

**MIAMI PARKING AUTHORITY**

## Revenue and Expenses Summary

For the Seven Months ended April 30, 2025

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	Variances						
	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
	\$	\$	\$	\$	%	\$	%
Operating Revenue	38,175,980	36,988,887	35,760,957	2,415,023	6.8	1,187,093	3.2
Direct Operating Expenses	16,878,127	16,446,921	15,879,419	(998,708)	(6.3)	(431,206)	(2.6)
<b>Operating Results</b>	<b>21,297,853</b>	<b>20,541,966</b>	<b>19,881,538</b>	<b>1,416,315</b>	<b>7.1</b>	<b>755,887</b>	<b>3.7</b>
<b>Non-Operating Revenues (Expenses):</b>							
Depreciation & Amortization	(1,897,187)	(2,275,000)	(2,310,986)	413,799	17.9	377,813	16.6
Interest Income	1,127,153	93,331	998,177	128,976	(12.9)	1,033,822	(1,107.7)
Lower of Cost of Market - Investments	52,182	-	216,833	(164,651)	75.9	52,182	-
Gain (Loss) on Disposal Property	135,759	-	222,585	(86,826)	39.0	135,759	-
Interest Expense Net of Interest Income	(780,973)	(780,969)	(838,431)	57,458	6.9	(4)	(0.0)
<b>Net Revenue In Excess of Expenses</b>	<b>19,934,787</b>	<b>17,579,328</b>	<b>18,169,716</b>	<b>1,765,071</b>	<b>9.7</b>	<b>2,355,459</b>	<b>13.4</b>

The above summary represents the financial performance of the agency for the (7) months ended April 30, 2025 based on the reporting requirements of Ordinance No. 11719.

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**ALEJANDRA ARGUDIN**  
 CHIEF EXECUTIVE OFFICER

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**MIRTHA DZIEDZIC**  
 CHIEF FINANCIAL OFFICER

**MIAMI PARKING AUTHORITY**

## Revenue and Expenses Summary

For the Month Ended April 30, 2025

	Variances						
	FY 2025	FY 2025	FY 2024	Actual		FY 2025 Actual	
	Actual	Adopted Budget	Actual	FY 2025 vs. FY 2024		vs. FY 2025 Budget	
	\$	\$	\$	\$	%	\$	%
Operating Revenue	5,638,817	4,899,124	5,217,182	421,635	8.1	739,693	15.1
Direct Operating Expenses	2,538,541	2,248,992	2,383,116	(155,425)	(6.5)	(289,549)	(12.9)
<b>Operating Results</b>	<b>3,100,276</b>	<b>2,650,132</b>	<b>2,834,066</b>	<b>266,210</b>	<b>9.4</b>	<b>450,144</b>	<b>17.0</b>
<b>Non-Operating Revenues (Expenses):</b>							
Depreciation & Amortization	(265,531)	(325,000)	(320,197)	54,666	(17.1)	59,469	18.3
Interest Income	242,422	13,333	148,605	93,817	63.1	229,089	(1,718.2)
Lower of Cost of Market - Investments	75,025	-	(110,024)	185,049	(168.2)	75,025	-
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	(0.0)
<b>Net Revenue In Excess of Expenses</b>	<b>3,040,624</b>	<b>2,226,898</b>	<b>2,493,904</b>	<b>546,720</b>	<b>21.9</b>	<b>813,726</b>	<b>36.5</b>

## Schedule of Revenue and Expenses

For the Seven Months ended April 30, 2025

				Variances			
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$ %		FY 2025 Actual vs. FY 2025 Budget \$ %	
<b>Operating Revenue</b>							
Off-Street Facilities	4,426,980	4,529,984	4,124,334	302,646	7.3	(103,004)	(2.3)
Parking Lots	6,942,256	6,947,216	6,842,435	99,821	1.5	(4,960)	(0.1)
On-Street	25,230,899	24,214,391	23,334,089	1,896,810	8.1	1,016,508	4.2
Management Fees	809,246	597,296	679,377	129,869	19.1	211,950	35.5
Other	766,598	700,000	780,723	(14,125)	(1.8)	66,598	9.5
<b>Total Operating Revenue</b>	<b>38,175,979</b>	<b>36,988,887</b>	<b>35,760,958</b>	<b>2,415,021</b>	<b>6.8</b>	<b>1,187,092</b>	<b>3.2</b>
<b>Operating Expenses</b>							
Salaries, Wages & Fringe Benefits	6,558,008	6,674,878	5,970,982	(587,026)	(9.8)	116,870	1.8
Repairs, Maintenance, Cleaning & Landscape	1,401,968	1,383,998	1,448,994	47,026	3.2	(17,970)	(1.3)
Security	1,039,974	1,169,386	1,045,647	5,673	0.5	129,412	11.1
Utilities	467,989	386,268	398,629	(69,360)	(17.4)	(81,721)	(21.2)
Insurance	1,000,087	778,407	860,676	(139,411)	(16.2)	(221,680)	(28.5)
Rental - Building/Land/Auto	276,631	289,041	199,061	(77,570)	(39.0)	12,410	4.3
Assessment Expenses	566,231	564,487	468,643	(97,588)	(20.8)	(1,744)	(0.3)
Revenue Sharing	1,750,384	1,678,614	1,651,225	(99,159)	(6.0)	(71,770)	(4.3)
Parking Meter Parts & Installation	22,405	59,805	226,434	204,029	90.1	37,400	62.5
Professional - Audit	79,282	103,145	79,282	-	-	23,863	23.1
Professional - Legal Services	68,614	68,621	68,614	-	-	7	0.0
Professional - Other	478,347	445,677	429,742	(48,605)	(11.3)	(32,670)	(7.3)
Professional - Pay and Display Fees	68,742	73,206	39,484	(29,258)	(74.1)	4,464	6.1
Bank Charges	1,954,605	1,834,843	1,827,189	(127,416)	(7.0)	(119,762)	(6.5)
Supplies & Miscellaneous	458,002	304,346	368,037	(89,965)	(24.4)	(153,656)	(50.5)
Other Expenses	247,861	167,511	250,675	2,814	1.1	(80,350)	(48.0)
Advertising & Promotion	438,997	464,688	546,106	107,109	19.6	25,691	5.5
<b>Total Operating Expenses</b>	<b>16,878,127</b>	<b>16,446,921</b>	<b>15,879,420</b>	<b>(998,707)</b>	<b>(6.3)</b>	<b>(431,206)</b>	<b>(2.6)</b>
<b>Operating Results Before Depr &amp; Amort</b>	<b>21,297,852</b>	<b>20,541,966</b>	<b>19,881,538</b>	<b>1,416,314</b>	<b>7.1</b>	<b>755,886</b>	<b>3.7</b>
Depreciation & Amortization	(1,897,187)	(2,275,000)	(2,310,986)	413,799	17.9	377,813	16.6
<b>Operating Results</b>	<b>19,400,665</b>	<b>18,266,966</b>	<b>17,570,552</b>	<b>1,830,113</b>	<b>10.4</b>	<b>1,133,699</b>	<b>6.2</b>
<b>Non-Operating Revenues (Expenses):</b>							
Interest Income	1,127,153	93,331	998,177	128,976	12.9	1,033,822	1,107.7
Lower of Cost of Market - Investments	52,182	-	216,833	(164,651)	(75.9)	52,182	-
Gain (Loss) on Disposal Property	135,759	-	222,585	(86,826)	(39.0)	135,759	-
Interest Expense Net of Interest Income	(780,973)	(780,969)	(838,431)	57,458	(6.9)	(4)	0.0
<b>Total Non-Operating</b>	<b>534,121</b>	<b>(687,638)</b>	<b>599,164</b>	<b>(65,043)</b>	<b>(10.9)</b>	<b>1,221,759</b>	<b>(177.7)</b>
<b>Net Revenue In Excess of Expenses</b>	<b>19,934,786</b>	<b>17,579,328</b>	<b>18,169,716</b>	<b>1,765,070</b>	<b>9.7</b>	<b>2,355,458</b>	<b>13.4</b>

**MIAMI PARKING AUTHORITY**

Schedule of Revenue and Expenses

For the Month Ended April 30, 2025

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				Variances				
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$ %		FY 2025 Actual vs. FY 2025 Budget \$ %		Note(s)
Operating Revenue								
Off-Street Facilities	697,041	465,286	651,285	45,756	7.0	231,755	49.8	
Parking Lots	1,003,282	930,190	994,239	9,043	0.9	73,092	7.9	
On-Street	3,730,695	3,328,962	3,336,126	394,569	11.8	401,733	12.1	
Management Fees	120,180	74,686	118,508	1,672	1.4	45,494	60.9	
Other	87,618	100,000	117,023	(29,405)	(25.1)	(12,382)	(12.4)	
Total Operating Revenue	5,638,816	4,899,124	5,217,181	421,635	8.1	739,692	15.1	
Operating Expenses								
Salaries, Wages & Fringe Benefits	990,574	953,554	893,835	(96,739)	(10.8)	(37,020)	(3.9)	
Repairs, Maintenance, Cleaning & Landscape	190,056	195,173	260,705	70,649	27.1	5,117	2.6	
Security	154,319	155,001	125,926	(28,393)	(22.5)	682	0.4	
Utilities	57,969	56,357	60,394	2,425	4.0	(1,612)	(2.9)	
Insurance	146,463	111,201	122,196	(24,267)	(19.9)	(35,262)	(31.7)	1
Rental - Building/Land/Auto	39,518	41,291	37,086	(2,432)	(6.6)	1,773	4.3	
Assessment Expenses	80,641	80,641	76,844	(3,797)	(4.9)	-	-	
Revenue Sharing	268,860	229,275	254,901	(13,959)	(5.5)	(39,585)	(17.3)	2
Parking Meter Parts & Installation	1,619	8,286	681	(938)	(137.7)	6,667	80.5	
Professional - Audit	11,326	14,735	11,326	-	-	3,409	23.1	
Professional - Legal Services	9,802	9,803	9,802	-	-	1	0.0	
Professional - Other	112,457	59,353	55,107	(57,350)	(104.1)	(53,104)	(89.5)	3
Professional - Pay and Display Fees	10,851	10,458	6,712	(4,139)	(61.7)	(393)	(3.8)	
Bank Charges	293,009	192,280	271,499	(21,510)	(7.9)	(100,729)	(52.4)	4
Supplies & Miscellaneous	82,575	43,901	58,756	(23,819)	(40.5)	(38,674)	(88.1)	5
Other Expenses	31,527	22,875	41,861	10,334	24.7	(8,652)	(37.8)	
Advertising & Promotion	56,976	64,808	95,484	38,508	40.3	7,832	12.1	
Total Operating Expenses	2,538,542	2,248,992	2,383,115	(155,427)	(6.5)	(289,550)	(12.9)	
Operating Results Before Depr & Amort	3,100,274	2,650,132	2,834,066	266,208	9.4	450,142	17.0	
Depreciation & Amortization	(265,531)	(325,000)	(320,197)	54,666	17.1	59,469	(18.3)	
Operating Results	2,834,743	2,325,132	2,513,869	320,874	12.8	509,611	21.9	
Non-Operating Revenues (Expenses):								
Interest Income	242,422	13,333	148,605	93,817	(63.1)	229,089	1,718.2	
Lower of Cost of Market - Investments	75,025	-	(110,024)	185,049	168.2	75,025	-	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
Total Non-Operating	205,879	(98,234)	(19,965)	225,844	(1,131.2)	304,113	(309.6)	
Net Revenue In Excess of Expenses	3,040,622	2,226,898	2,493,904	546,718	21.9	813,724	36.5	

**Summary of Major Variances  
For the Month Ended April 30, 2025**

- 1 **Insurance** - The unfavorable variance of \$35.3k is attributable to the final insurance premiums being higher than budgeted estimates.
- 2 **Revenue Sharing** - This category is a contractual amount that is either a percentage of revenue or net revenue in excess of expenses. This number has a direct relationship with revenues as revenues increase/decrease for these managed operations there will be a proportional increase/decrease in the expense category.
- 3 **Professional Other** - The unfavorable variance of \$53.1k is a result of several invoices totaling approximately \$40.7k submitted late by vendors which increased the normal monthly activity.
- 4 **Bank Charges** - The negative variance of \$100.7k is attributable to system-wide credit card usage being more than anticipated.
- 5 **Supplies and Miscellaneous** - The negative variance of \$38.7k is the due to several ITD hardware/software purchases for systemwide use.

The above summary represents the major variances from budget for the month of April 2025

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**ALEJANDRA ARGUDIN**  
**CHIEF EXECUTIVE OFFICER**

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**MIRTHA DZIEDZIC**  
**CHIEF FINANCIAL OFFICER**

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary  
For the Seven Months ended April 30, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances			
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
				\$	%	\$	%
Operating Revenue	1,892,755	1,806,395	1,930,635	(37,880)	(2.0)	86,360	4.8
Direct Operating Expenses	2,404,480	777,465	1,324,172	(1,080,308)	(81.6)	(1,627,015)	(209.3)
Net Revenue In Excess of Expenses	(511,725)	1,028,930	606,463	(1,118,188)	(184.4)	1,713,375	166.5

The above summary represents the financial performance of the agency for the (7) months ended April 30, 2025 based on the reporting requirements of Ordinance No. 11719.

ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER

MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary  
For the Month Ended April 30, 2025

	Variances						
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$ %		FY 2025 Actual vs. FY 2025 Budget \$ %	
Operating Revenue	283,975	271,267	292,806	(8,831)	(3.0)	12,708	4.7
Direct Operating Expenses	444,366	105,459	196,207	(248,159)	(126.5)	(338,907)	(321.4)
Net Revenue in Excess of Expenses	(160,391)	165,808	96,599	(256,990)	(266.0)	351,615	212.1

# JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses  
For the Seven Months ended April 30, 2025

				Variances				
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$      %		FY 2025 Actual vs. FY 2025 Budget \$      %		Note(s)
Operating Revenue								
Monthly Revenue	1,185,967	1,073,984	1,114,203	71,764	6.4	111,983	10.4	
Daily Revenue	582,157	579,191	611,834	(29,677)	(4.9)	2,966	0.5	
Special Event Revenue	124,421	153,220	207,737	(83,316)	(40.1)	(28,799)	(18.8)	
Other	210	-	(3,138)	3,348	(106.7)	210	-	
Total Operating Revenue	1,892,755	1,806,395	1,930,635	(37,880)	(2.0)	86,360	4.8	
Operating Expenses								
Salaries, Wages & Fringe Benefits	186,090	191,729	198,361	12,271	6.2	5,639	2.9	
Repairs, Maintenance, Cleaning & Landscape	93,127	104,517	70,930	(22,197)	(31.3)	11,390	10.9	
Security	272,749	280,178	255,471	(17,278)	(6.8)	7,429	2.7	
Utilities	56,863	56,606	56,448	(415)	(0.7)	(257)	(0.5)	
Insurance	41,672	33,975	70,862	29,190	41.2	(7,697)	(22.7)	
Legal & Professional	1,649,611	12,390	561,495	(1,088,116)	(193.8)	(1,637,221)	(13,214.1)	
Supplies & Printing	3,645	7,750	7,827	4,182	53.4	4,105	53.0	
Mgmt Fees & Admin O/H	98,269	90,320	96,553	(1,715)	(1.8)	(7,949)	(8.8)	
Other Expenses	2,454	-	464	(1,990)	(429.0)	(2,454)	-	
Taxes & Permits	-	-	5,761	5,761	100.0	-	-	
Total Operating Expenses	2,404,480	777,465	1,324,172	(1,080,308)	(81.6)	(1,627,015)	(209.3)	
Net Revenue In Excess of Expenses	(511,725)	1,028,930	606,463	(1,118,188)	(184.4)	(1,540,655)	(149.7)	



# JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses  
For the Month Ended April 30, 2025

				Variances				Note(s)
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$                  %		FY 2025 Actual vs. FY 2025 Budget \$                  %		
Operating Revenue								
Monthly Revenue	168,550	157,601	163,503	5,047	3.1	10,949	6.9	
Daily Revenue	96,557	78,061	81,558	15,000	18.4	18,496	23.7	
Special Event Revenue	18,838	35,605	48,273	(29,435)	(61.0)	(16,767)	(47.1)	
Other	30	-	(528)	558	(105.7)	30	-	
Total Operating Revenue	283,975	271,267	292,806	(8,831)	(3.0)	12,708	4.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	27,304	26,689	27,289	(15)	(0.1)	(615)	(2.3)	
Repairs, Maintenance, Cleaning & Landscape	12,796	13,666	10,200	(2,597)	(25.5)	870	6.4	
Security	36,758	37,187	33,908	(2,850)	(8.4)	429	1.2	
Utilities	7,773	7,728	8,648	875	10.1	(45)	(0.6)	
Insurance	5,862	4,855	10,005	4,143	41.4	(1,007)	(20.7)	
Legal & Professional	338,206	1,770	91,321	(246,885)	(270.3)	(336,436)	(19,007.7)	
Mgmt Fees & Admin O/H	14,717	13,564	14,662	(56)	(0.4)	(1,153)	(8.5)	
Other Expenses	949	-	174	(775)	(445.4)	(949)	-	
Total Operating Expenses	444,366	105,459	196,207	(248,159)	(126.5)	(338,907)	(321.4)	
Net Revenue In Excess of Expenses	(160,391)	165,808	96,599	(256,990)	(266.0)	(326,199)	(196.7)	

**Summary of Major Variances  
For the Month Ended April 30, 2025**

- 1 **Legal & Professional** - The unfavorable variance of \$336.4 is for the current draw for Phase 2 Upgrade Project. The total for this project is approximately \$7.3 million.

The above summary represents the major variances from budget for the month of April 2025

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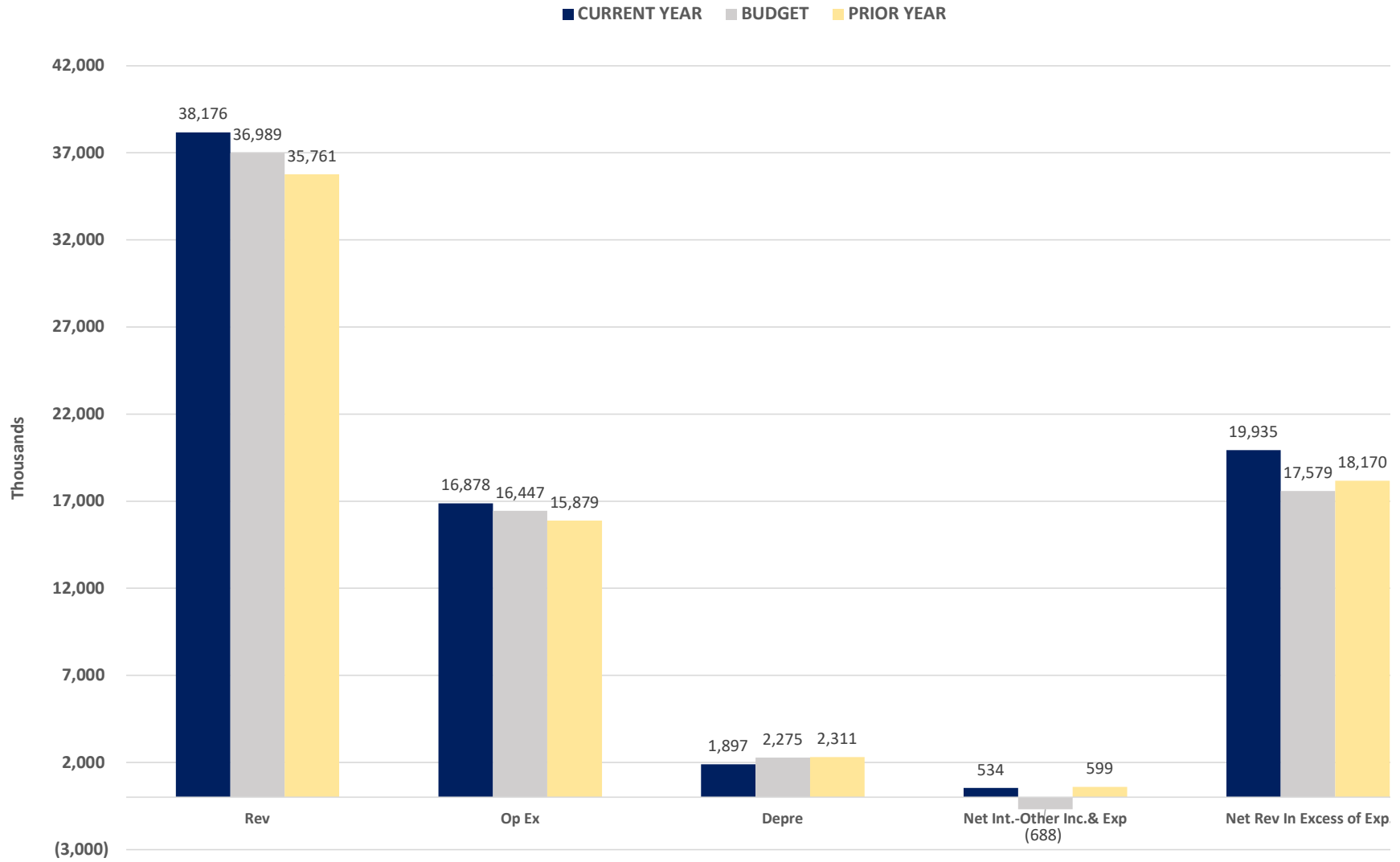
**ALEJANDRA ARGUDIN**  
**CHIEF EXECUTIVE OFFICER**

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**MIRTHA DZIEDZIC**  
**CHIEF FINANCIAL OFFICER**

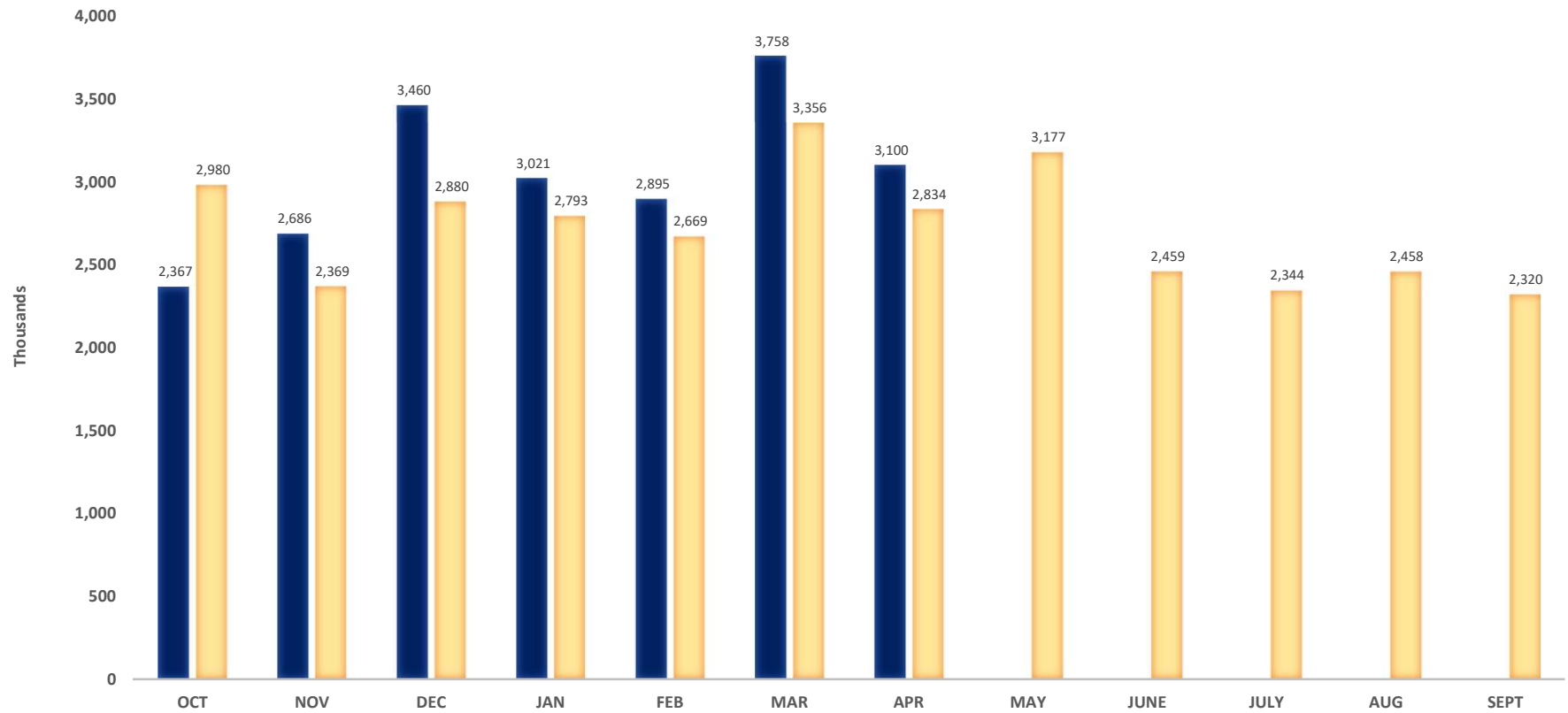
# MIAMI PARKING AUTHORITY

## For The Seven Months Ended April 30, 2025



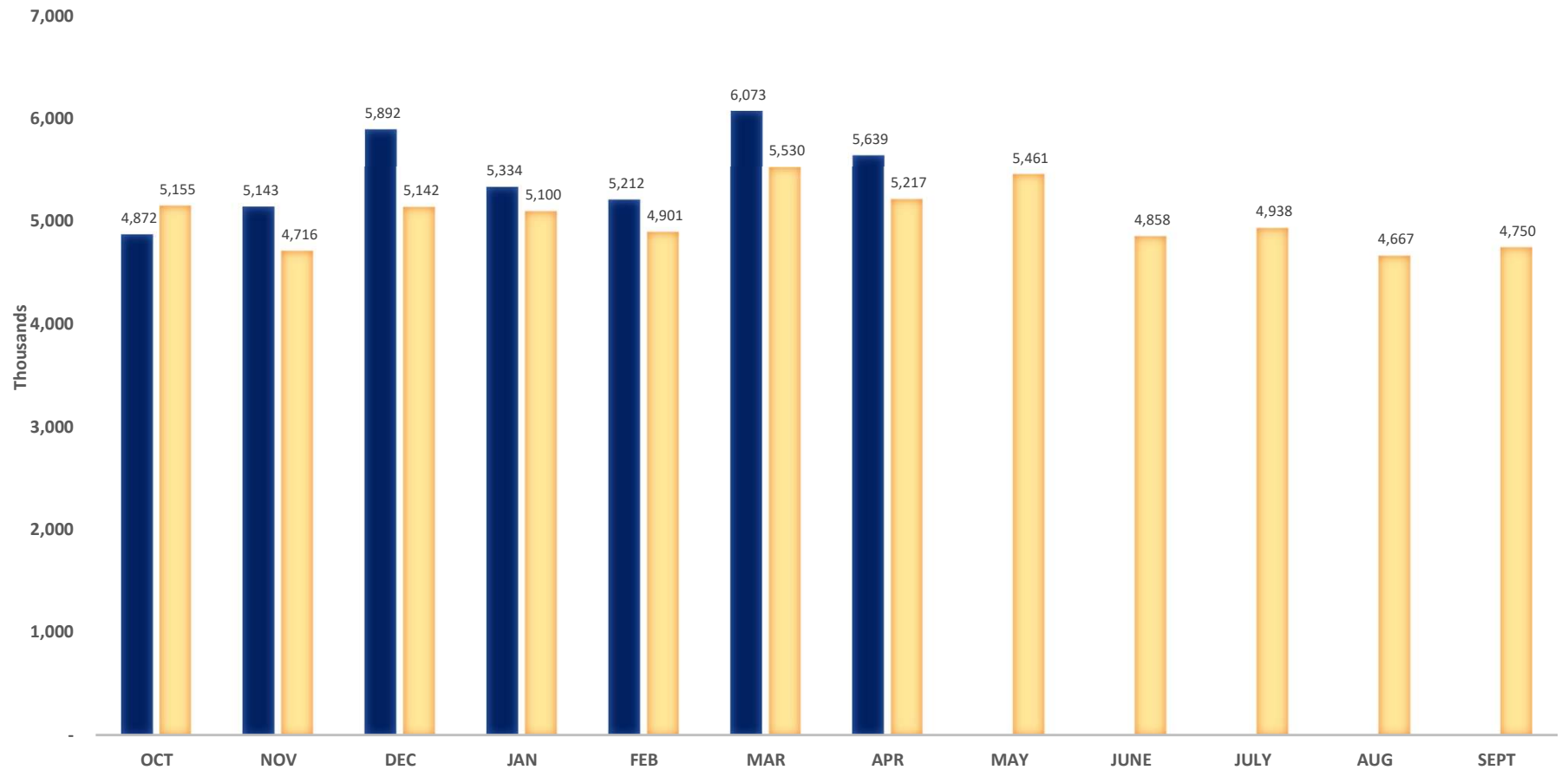
## MIAMI PARKING AUTHORITY OPERATING INCOME

■ Fiscal 2025 ■ Fiscal 2024



## MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2025 ■ Fiscal 2024



## MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2025 ■ Fiscal 2024

