

**MIAMI PARKING AUTHORITY**

Revenue and Expenses Summary

For the Nine Months ended June 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	49,120,401	46,901,628	46,079,366	3,041,035	6.6	2,218,773	4.7
Direct Operating Expenses	21,829,512	21,110,837	20,562,111	(1,267,401)	(6.2)	(718,675)	(3.4)
<b>Operating Results</b>	<b>27,290,889</b>	<b>25,790,791</b>	<b>25,517,255</b>	<b>1,773,634</b>	<b>7.0</b>	<b>1,500,098</b>	<b>5.8</b>
<b>Non-Operating Revenues (Expenses):</b>							
Depreciation & Amortization	(2,425,741)	(2,925,000)	(2,944,781)	519,040	17.6	499,259	17.1
Interest Income	1,449,536	119,997	1,362,191	87,345	(6.4)	1,329,539	(1,108.0)
Lower of Cost of Market - Investments	(4,170)	-	345,199	(349,369)	101.2	(4,170)	-
Gain (Loss) on Disposal Property	135,759	-	(164,593)	300,352	182.5	135,759	-
Interest Expense Net of Interest Income	(1,004,108)	(1,004,103)	(1,077,983)	73,875	6.9	(5)	(0.0)
<b>Net Revenue In Excess of Expenses</b>	<b>25,442,165</b>	<b>21,981,685</b>	<b>23,037,288</b>	<b>2,404,877</b>	<b>10.4</b>	<b>3,460,480</b>	<b>15.7</b>

The above summary represents the financial performance of the agency for the (9) months ended June 30, 2025 based on the reporting requirements of Ordinance No. 11719.

**ALEJANDRA ARGUDIN**  
CHIEF EXECUTIVE OFFICER

**MIRTHA DZIEDZIC**  
CHIEF FINANCIAL OFFICER

**MIAMI PARKING AUTHORITY**

Revenue and Expenses Summary

For the Month Ended June 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	5,345,331	4,842,924	4,855,869	489,462	10.1	502,407	10.4
Direct Operating Expenses	2,402,623	2,339,391	2,398,524	(4,099)	(0.2)	(63,232)	(2.7)
<b>Operating Results</b>	<b>2,942,708</b>	<b>2,503,533</b>	<b>2,457,345</b>	<b>485,363</b>	<b>19.8</b>	<b>439,175</b>	<b>17.5</b>
<b>Non-Operating Revenues (Expenses):</b>							
Depreciation & Amortization	(262,848)	(325,000)	(317,532)	54,684	(17.2)	62,152	19.1
Interest Income	156,316	13,333	188,820	(32,504)	(17.2)	142,983	(1,072.4)
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>2,724,608</b>	<b>2,080,299</b>	<b>1,861,258</b>	<b>863,350</b>	<b>46.4</b>	<b>644,309</b>	<b>31.0</b>

Schedule of Revenue and Expenses

For the Nine Months ended June 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	
				\$	%	\$	%
<b>Operating Revenue</b>							
Off-Street Facilities	5,677,898	5,544,501	5,365,309	312,589	5.8	133,397	2.4
Parking Lots	8,772,009	8,754,174	8,682,903	89,106	1.0	17,835	0.2
On-Street	32,664,872	30,943,067	30,185,852	2,479,020	8.2	1,721,805	5.6
Management Fees	1,069,047	759,886	887,738	181,309	20.4	309,161	40.7
Other	936,575	900,000	957,565	(20,990)	(2.2)	36,575	4.1
<b>Total Operating Revenue</b>	<b>49,120,401</b>	<b>46,901,628</b>	<b>46,079,367</b>	<b>3,041,034</b>	<b>6.6</b>	<b>2,218,773</b>	<b>4.7</b>
<b>Operating Expenses</b>							
Salaries, Wages & Fringe Benefits	8,414,500	8,581,986	7,751,697	(662,803)	(8.6)	167,486	2.0
Repairs, Maintenance, Cleaning & Landscape	1,924,221	1,830,552	2,016,688	92,467	4.6	(93,669)	(5.1)
Security	1,365,645	1,483,143	1,226,493	(139,152)	(11.3)	117,498	7.9
Utilities	583,915	498,508	516,319	(67,596)	(13.1)	(85,407)	(17.1)
Insurance	1,276,405	1,000,809	1,106,139	(170,266)	(15.4)	(275,596)	(27.5)
Rental - Building/Land/Auto	355,667	371,623	288,897	(66,770)	(23.1)	15,956	4.3
Assessment Expenses	717,789	725,769	650,930	(66,859)	(10.3)	7,980	1.1
Revenue Sharing	2,173,902	2,094,696	2,101,766	(72,136)	(3.4)	(79,206)	(3.8)
Parking Meter Parts & Installation	25,136	76,498	275,728	250,592	90.9	51,362	67.1
Professional - Audit	101,934	132,615	101,934	-	-	30,681	23.1
Professional - Legal Services	88,218	88,227	88,218	-	-	9	0.0
Professional - Other	643,235	564,370	603,811	(39,424)	(6.5)	(78,865)	(14.0)
Professional - Pay and Display Fees	109,898	94,122	52,908	(56,990)	(107.7)	(15,776)	(16.8)
Bank Charges	2,570,336	2,359,964	2,335,212	(235,124)	(10.1)	(210,372)	(8.9)
Supplies & Miscellaneous	574,864	392,220	448,668	(126,196)	(28.1)	(182,644)	(46.6)
Other Expenses	348,592	222,354	310,291	(38,301)	(12.3)	(126,238)	(56.8)
Advertising & Promotion	555,255	593,381	686,412	131,157	19.1	38,126	6.4
<b>Total Operating Expenses</b>	<b>21,829,512</b>	<b>21,110,837</b>	<b>20,562,111</b>	<b>(1,267,401)</b>	<b>(6.2)</b>	<b>(718,675)</b>	<b>(3.4)</b>
<b>Operating Results Before Depr &amp; Amort</b>	<b>27,290,889</b>	<b>25,790,791</b>	<b>25,517,256</b>	<b>1,773,633</b>	<b>7.0</b>	<b>1,500,098</b>	<b>5.8</b>
Depreciation & Amortization	(2,425,741)	(2,925,000)	(2,944,781)	519,040	17.6	499,259	17.1
<b>Operating Results</b>	<b>24,865,148</b>	<b>22,865,791</b>	<b>22,572,475</b>	<b>2,292,673</b>	<b>10.2</b>	<b>1,999,357</b>	<b>8.7</b>
<b>Non-Operating Revenues (Expenses):</b>							
Interest Income	1,449,536	119,997	1,362,191	87,345	6.4	1,329,539	1,108.0
Lower of Cost of Market - Investments	(4,170)	-	345,199	(349,369)	(101.2)	(4,170)	-
Gain (Loss) on Disposal Property	135,759	-	(164,593)	300,352	(182.5)	135,759	-
Interest Expense Net of Interest Income	(1,004,108)	(1,004,103)	(1,077,983)	73,875	(6.9)	(5)	0.0
<b>Total Non-Operating</b>	<b>577,017</b>	<b>(884,106)</b>	<b>464,814</b>	<b>112,203</b>	<b>24.1</b>	<b>1,461,123</b>	<b>(165.3)</b>
<b>Net Revenue In Excess of Expenses</b>	<b>25,442,165</b>	<b>21,981,685</b>	<b>23,037,289</b>	<b>2,404,876</b>	<b>10.4</b>	<b>3,460,480</b>	<b>15.7</b>

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

			Variances					Note(s)
	FY 2025	FY 2025	FY 2024	Actual		FY 2025 Actual		
	Actual	Adopted Budget	Actual	FY 2025 vs. FY 2024		vs. FY 2025 Budget		
	\$	\$	\$	\$	%	\$	%	
<b>Operating Revenue</b>								
Off-Street Facilities	614,401	520,572	599,137	15,264	2.5	93,829	18.0	
Parking Lots	882,217	908,172	897,596	(15,379)	(1.7)	(25,955)	(2.9)	
On-Street	3,626,726	3,233,900	3,185,730	440,996	13.8	392,826	12.1	
Management Fees	124,449	80,280	94,131	30,318	32.2	44,169	55.0	
Other	97,538	100,000	79,276	18,262	23.0	(2,462)	(2.5)	
<b>Total Operating Revenue</b>	<b>5,345,331</b>	<b>4,842,924</b>	<b>4,855,870</b>	<b>489,461</b>	<b>10.1</b>	<b>502,407</b>	<b>10.4</b>	
<b>Operating Expenses</b>								
Salaries, Wages & Fringe Benefits	880,703	953,554	957,533	76,830	8.0	72,851	7.6	
Repairs, Maintenance, Cleaning & Landscape	191,633	230,138	290,675	99,042	34.1	38,505	16.7	
Security	177,710	166,440	122,325	(55,385)	(45.3)	(11,270)	(6.8)	
Utilities	62,637	57,317	60,534	(2,103)	(3.5)	(5,320)	(9.3)	
Insurance	138,073	111,201	122,789	(15,284)	(12.4)	(26,872)	(24.2)	1
Rental - Building/Land/Auto	39,518	41,291	41,050	1,532	3.7	1,773	4.3	
Assessment Expenses	80,641	80,641	91,144	10,503	11.5	-	-	
Revenue Sharing	206,133	203,698	221,675	15,542	7.0	(2,435)	(1.2)	
Parking Meter Parts & Installation	1,337	8,204	90	(1,247)	(1,385.6)	6,867	83.7	
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	93,251	59,340	88,687	(4,564)	(5.1)	(33,911)	(57.1)	2
Professional - Pay and Display Fees	31,513	10,458	4,212	(27,301)	(648.2)	(21,055)	(201.3)	3
Bank Charges	297,782	248,770	239,888	(57,894)	(24.1)	(49,012)	(19.7)	4
Supplies & Miscellaneous	57,225	48,819	37,018	(20,207)	(54.6)	(8,406)	(17.2)	
Other Expenses	67,890	29,750	33,158	(34,732)	(104.7)	(38,140)	(128.2)	5
Advertising & Promotion	55,449	65,232	66,618	11,169	16.8	9,783	15.0	
<b>Total Operating Expenses</b>	<b>2,402,623</b>	<b>2,339,391</b>	<b>2,398,524</b>	<b>(4,099)</b>	<b>(0.2)</b>	<b>(63,232)</b>	<b>(2.7)</b>	
<b>Operating Results Before Depr &amp; Amort</b>	<b>2,942,708</b>	<b>2,503,533</b>	<b>2,457,346</b>	<b>485,362</b>	<b>19.8</b>	<b>439,175</b>	<b>17.5</b>	
Depreciation & Amortization	(262,848)	(325,000)	(317,532)	54,684	17.2	62,152	(19.1)	
<b>Operating Results</b>	<b>2,679,860</b>	<b>2,178,533</b>	<b>2,139,814</b>	<b>540,046</b>	<b>25.2</b>	<b>501,327</b>	<b>23.0</b>	
<b>Non-Operating Revenues (Expenses):</b>								
Interest Income	156,316	13,333	188,820	(32,504)	17.2	142,983	1,072.4	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
<b>Total Non-Operating</b>	<b>44,748</b>	<b>(98,234)</b>	<b>(278,555)</b>	<b>323,303</b>	<b>(116.1)</b>	<b>142,982</b>	<b>(145.6)</b>	
<b>Net Revenue In Excess of Expenses</b>	<b>2,724,608</b>	<b>2,080,299</b>	<b>1,861,259</b>	<b>863,349</b>	<b>46.4</b>	<b>644,309</b>	<b>31.0</b>	

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

- 1 **Insurance** - The unfavorable variance of \$27k is attributable to the final insurance premiums being higher than budgeted estimates.
  
- 2 **Professional Other** - The unfavorable variance of \$34k is mostly a result of the structural assessment reports for G1 & G3.
  
- 3 **Professional - Pay and Display Fees** - The unfavorable variance of \$21k is due to the engineering services for the MPA 14th Lane/Terrace Restriping project.
  
- 4 **Bank Charges** - The negative variance of \$49k is attributable to system-wide credit card usage being more than anticipated.
  
- 5 **Other Expenses** - The negative variance of \$38.1k is the due to several ITD hardware/software purchases for systemwide use, as well as, travel costs for the IPMI conference.

The above summary represents the major variances from budget for the month of June 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 Nine Months ended June 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	2,533,944	2,274,235	2,485,816	48,128	1.9	259,709	11.4
Direct Operating Expenses	3,279,190	990,424	1,681,197	(1,597,993)	(95.1)	(2,288,766)	(231.1)
<b>Net Revenue In Excess of Expenses</b>	<b>(745,246)</b>	<b>1,283,811</b>	<b>804,619</b>	<b>(1,549,864)</b>	<b>(192.6)</b>	<b>2,548,474</b>	<b>198.5</b>

The above summary represents the financial performance of the agency for the (9) months ended June 30, 2025 based on the reporting requirements of Ordinance No. 11719.

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**ALEJANDRA ARGUDIN**  
CHIEF EXECUTIVE OFFICER

\_\_\_\_\_  
**MIRTHA DZIEDZIC**  
CHIEF FINANCIAL OFFICER

**JAMES L. KNIGHT CENTER GARAGE**

Revenue and Expenses Summary  
For the Month Ended June 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	278,511	223,892	274,592	3,919	1.4	54,619	24.4
Direct Operating Expenses	737,040	105,821	96,858	(640,182)	(660.9)	(631,219)	(596.5)
<b>Net Revenue in Excess of Expenses</b>	<b>(458,528)</b>	<b>118,071</b>	<b>177,734</b>	<b>(636,262)</b>	<b>(358.0)</b>	<b>685,838</b>	<b>580.9</b>

**JAMES L. KNIGHT CENTER GARAGE**

Schedule of Revenue and Expenses  
For the Nine Months ended June 30, 2025

	Variances							Note(s)
	FY 2025	FY 2025	FY 2024	Actual		FY 2025 Actual		
	Actual	Adopted Budget	Actual	FY 2025 vs. FY 2024		vs. FY 2025 Budget		
	\$	\$	\$	\$	%	\$	%	
<b>Operating Revenue</b>								
Monthly Revenue	1,530,093	1,359,131	1,442,794	87,299	6.1	170,962	12.6	
Daily Revenue	806,134	717,132	758,242	47,893	6.3	89,002	12.4	
Special Event Revenue	196,457	197,972	289,005	(92,548)	(32.0)	(1,515)	(0.8)	
Other	1,260	-	(4,224)	5,484	(129.8)	1,260	-	
<b>Total Operating Revenue</b>	<b>2,533,944</b>	<b>2,274,235</b>	<b>2,485,816</b>	<b>48,128</b>	<b>1.9</b>	<b>259,709</b>	<b>11.4</b>	
<b>Operating Expenses</b>								
Salaries, Wages & Fringe Benefits	225,238	244,330	254,753	29,515	11.6	19,092	7.8	
Repairs, Maintenance, Cleaning & Landscape	134,003	136,784	80,150	(53,853)	(67.2)	2,781	2.0	
Security	364,969	355,427	324,323	(40,646)	(12.5)	(9,542)	(2.7)	
Utilities	75,590	72,782	71,226	(4,364)	(6.1)	(2,808)	(3.9)	
Insurance	53,341	43,685	90,793	37,452	41.3	(9,656)	(22.1)	
Legal & Professional	2,295,207	15,954	720,541	(1,574,666)	(218.5)	(2,279,253)	(14,286.4)	
Supplies & Printing	3,645	7,750	7,827	4,182	53.4	4,105	53.0	
Mgmt Fees & Admin O/H	124,388	113,712	124,291	(98)	(0.1)	(10,676)	(9.4)	
Other Expenses	2,809	-	1,533	(1,276)	(83.3)	(2,809)	-	
Taxes & Permits	-	-	5,761	5,761	100.0	-	-	
<b>Total Operating Expenses</b>	<b>3,279,190</b>	<b>990,424</b>	<b>1,681,197</b>	<b>(1,597,993)</b>	<b>(95.1)</b>	<b>(2,288,766)</b>	<b>(231.1)</b>	
<b>Net Revenue In Excess of Expenses</b>	<b>(745,246)</b>	<b>1,283,811</b>	<b>804,619</b>	<b>(1,549,864)</b>	<b>(192.6)</b>	<b>(2,029,057)</b>	<b>(158.0)</b>	

**JAMES L. KNIGHT CENTER GARAGE**

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

	Variances							Note(s)
	FY 2025	FY 2025	FY 2024	Actual		FY 2025 Actual		
	Actual	Adopted Budget	Actual	FY 2025 vs. FY 2024		vs. FY 2025 Budget		
\$	\$	\$	\$	%	\$	%		
<b>Operating Revenue</b>								
Monthly Revenue	174,418	132,306	166,230	8,188	4.9	42,112	31.8	
Daily Revenue	87,795	77,308	69,529	18,266	26.3	10,487	13.6	
Special Event Revenue	15,278	14,278	40,081	(24,803)	(61.9)	1,000	7.0	
Other	1,020	-	(1,248)	2,268	(181.7)	1,020	-	
<b>Total Operating Revenue</b>	<b>278,511</b>	<b>223,892</b>	<b>274,592</b>	<b>3,919</b>	<b>1.4</b>	<b>54,619</b>	<b>24.4</b>	
<b>Operating Expenses</b>								
Salaries, Wages & Fringe Benefits	12,032	26,270	22,808	10,776	47.2	14,238	54.2	
Repairs, Maintenance, Cleaning & Landscape	8,188	14,332	4,306	(3,882)	(90.2)	6,144	42.9	
Security	53,821	38,964	35,882	(17,939)	(50.0)	(14,857)	(38.1)	1
Utilities	8,122	8,424	7,444	(679)	(9.1)	302	3.6	
Insurance	5,771	4,855	9,848	4,077	41.4	(916)	(18.9)	
Legal & Professional	641,637	1,782	1,909	(639,728)	(33,511.2)	(639,855)	(35,906.6)	2
Mgmt Fees & Admin O/H	7,467	11,194	13,764	6,297	45.7	3,727	33.3	
Other Expenses	-	-	898	898	100.0	-	-	
<b>Total Operating Expenses</b>	<b>737,040</b>	<b>105,821</b>	<b>96,858</b>	<b>(640,182)</b>	<b>(660.9)</b>	<b>(631,219)</b>	<b>(596.5)</b>	
<b>Net Revenue In Excess of Expenses</b>	<b>(458,528)</b>	<b>118,071</b>	<b>177,734</b>	<b>(636,262)</b>	<b>(358.0)</b>	<b>(576,599)</b>	<b>(488.3)</b>	

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

- 1 **Security** - The unfavorable variance of \$14.8k is due to the timing of the billis received which crossed service dates with May.
  
- 2 **Legal & Professional** - The unfavorable variance of \$640k 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 ended June 30, 2025

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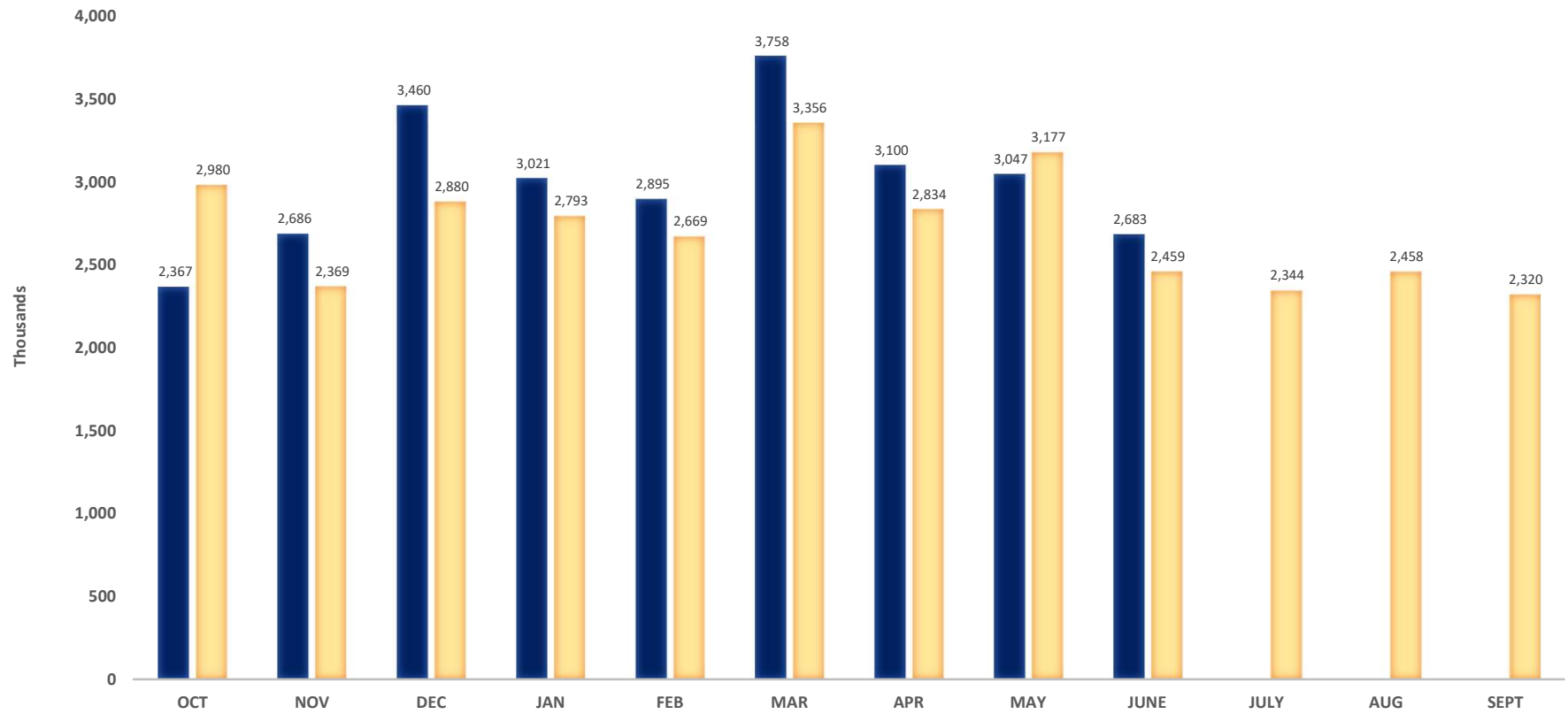
**ALEJANDRA ARGUDIN**  
**CHIEF EXECUTIVE OFFICER**

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

### MIAMI PARKING AUTHORITY OPERATING INCOME

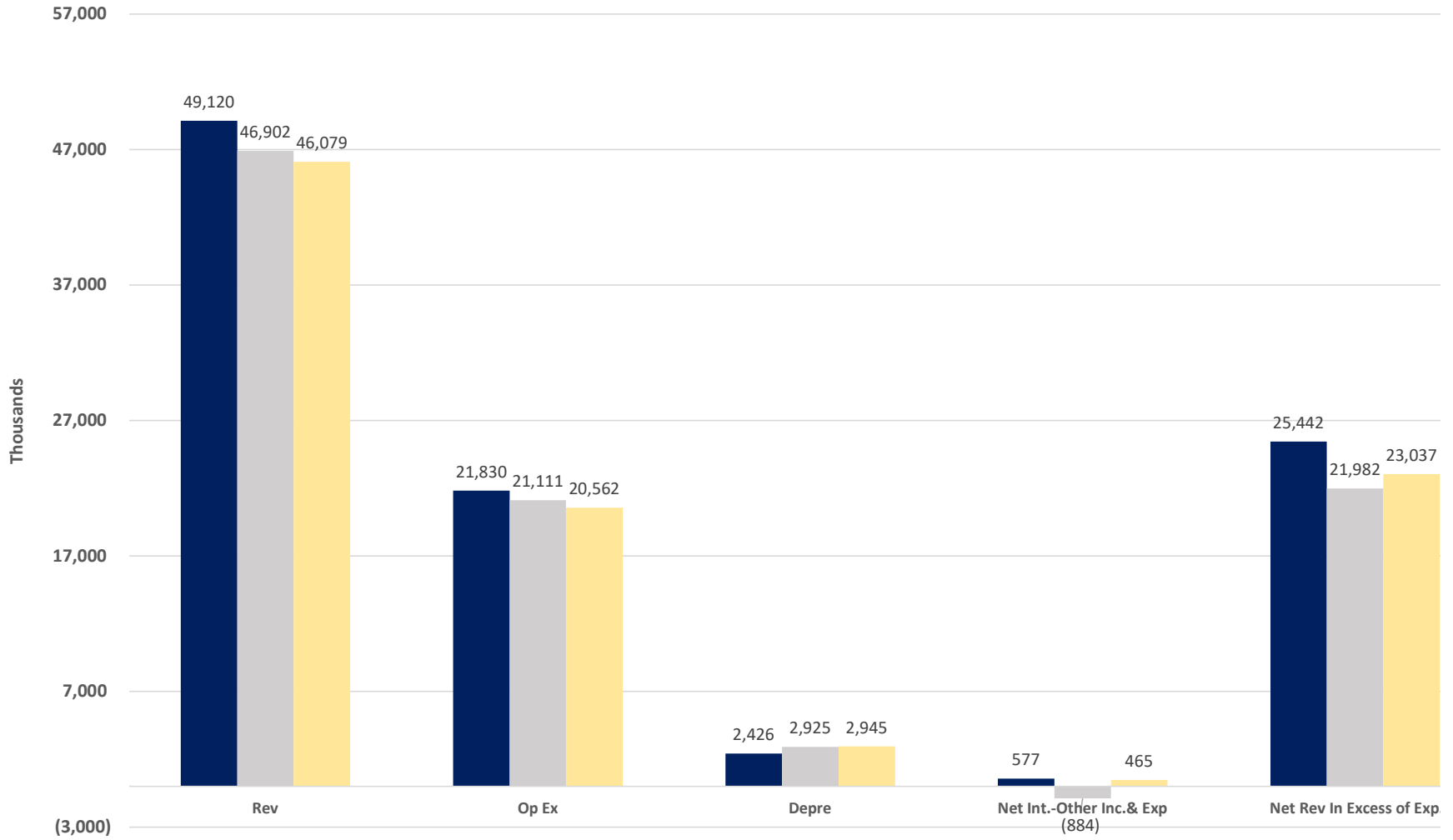
■ Fiscal 2025 ■ Fiscal 2024



# MIAMI PARKING AUTHORITY

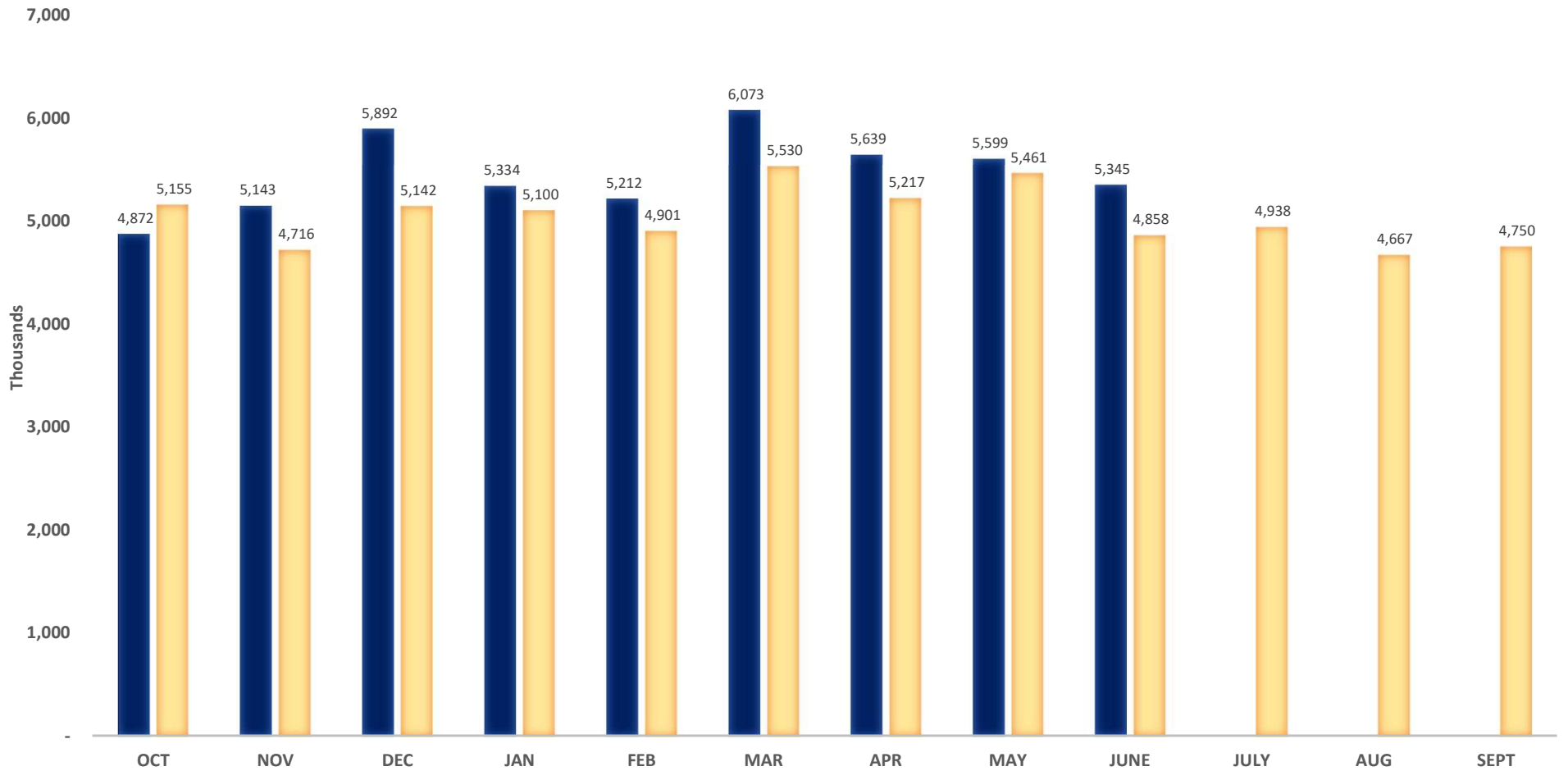
## For The Nine Months Ended June 30, 2025

■ CURRENT YEAR   ■ BUDGET   ■ PRIOR YEAR



# MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2025 ■ Fiscal 2024



# MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2025 ■ Fiscal 2024

