

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Ten Months ended July 31, 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	54,376,074	51,927,520	51,020,312	3,355,762	6.6	2,448,554	4.7
Direct Operating Expenses	24,420,869	23,475,504	23,155,732	(1,265,137)	(5.5)	(945,365)	(4.0)
Operating Results	29,955,205	28,452,016	27,864,580	2,090,625	7.5	1,503,189	5.3
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,688,321)	(3,250,000)	(3,233,340)	545,019	16.9	561,679	17.3
Interest Income	1,686,016	133,330	1,544,471	141,545	(9.2)	1,552,686	(1,164.5)
Lower of Cost of Market - Investments	40,279	-	522,946	(482,667)	92.3	40,279	-
Gain (Loss) on Disposal Property	66,759	-	(169,593)	236,352	139.4	66,759	-
Interest Expense Net of Interest Income	(1,115,675)	(1,115,670)	(1,197,759)	82,084	6.9	(5)	(0.0)
Net Revenue In Excess of Expenses	27,944,263	24,219,676	25,331,305	2,612,958	10.3	3,724,587	15.4

The above summary represents the financial performance of the agency for the (10) months ended July 31, 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 July 31, 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	5,254,534	5,025,892	4,940,945	313,589	6.3	228,642	4.5
Direct Operating Expenses	2,591,357	2,364,667	2,593,621	2,264	0.1	(226,690)	(9.6)
Operating Results	2,663,177	2,661,225	2,347,324	315,853	13.5	1,952	0.1
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(262,580)	(325,000)	(288,559)	25,979	(9.0)	62,420	19.2
Interest Income	201,486	13,333	182,280	19,206	10.5	188,153	(1,411.2)
Lower of Cost of Market - Investments	(43,293)	-	177,747	(221,040)	(124.4)	(43,293)	-
Gain (Loss) on Disposal Property	(69,000)	-	(5,000)	(64,000)	1,280.0	(69,000)	-
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	(0.0)
Net Revenue In Excess of Expenses	2,378,222	2,237,991	2,294,016	84,206	3.7	140,231	6.3

Schedule of Revenue and Expenses
For the Ten Months ended July 31, 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							
Off-Street Facilities	6,280,147	6,100,441	5,937,507	342,640	5.8	179,706	2.9
Parking Lots	9,662,017	9,663,089	9,594,310	67,707	0.7	(1,072)	(0.0)
On-Street	36,213,426	34,305,416	33,443,370	2,770,056	8.3	1,908,010	5.6
Management Fees	1,207,961	858,574	995,762	212,199	21.3	349,387	40.7
Other	1,012,523	1,000,000	1,049,363	(36,840)	(3.5)	12,523	1.3
Total Operating Revenue	54,376,074	51,927,520	51,020,312	3,355,762	6.6	2,448,554	4.7
Operating Expenses							
Salaries, Wages & Fringe Benefits	9,474,268	9,535,540	8,726,406	(747,862)	(8.6)	61,272	0.6
Repairs, Maintenance, Cleaning & Landscape	2,145,103	2,039,174	2,410,722	265,619	11.0	(105,929)	(5.2)
Security	1,488,230	1,607,445	1,461,050	(27,180)	(1.9)	119,215	7.4
Utilities	635,575	556,733	567,333	(68,242)	(12.0)	(78,842)	(14.2)
Insurance	1,414,885	1,112,010	1,228,565	(186,320)	(15.2)	(302,875)	(27.2)
Rental - Building/Land/Auto	396,195	412,914	329,211	(66,984)	(20.3)	16,719	4.0
Assessment Expenses	798,430	806,410	742,074	(56,356)	(7.6)	7,980	1.0
Revenue Sharing	2,364,515	2,315,153	2,274,317	(90,198)	(4.0)	(49,362)	(2.1)
Parking Meter Parts & Installation	52,468	84,756	286,994	234,526	81.7	32,288	38.1
Professional - Audit	113,260	147,350	113,260	-	-	34,090	23.1
Professional - Legal Services	98,020	98,030	98,020	-	-	10	0.0
Professional - Other	788,416	623,743	656,979	(131,437)	(20.0)	(164,673)	(26.4)
Professional - Pay and Display Fees	119,541	104,580	59,620	(59,921)	(100.5)	(14,961)	(14.3)
Bank Charges	2,867,067	2,687,619	2,604,489	(262,578)	(10.1)	(179,448)	(6.7)
Supplies & Miscellaneous	641,680	439,006	489,925	(151,755)	(31.0)	(202,674)	(46.2)
Other Expenses	412,499	246,280	355,412	(57,087)	(16.1)	(166,219)	(67.5)
Advertising & Promotion	610,718	658,761	751,357	140,639	18.7	48,043	7.3
Total Operating Expenses	24,420,870	23,475,504	23,155,734	(1,265,136)	(5.5)	(945,366)	(4.0)
Operating Results Before Depr & Amort	29,955,204	28,452,016	27,864,578	2,090,626	7.5	1,503,188	5.3
Depreciation & Amortization	(2,688,321)	(3,250,000)	(3,233,340)	545,019	16.9	561,679	17.3
Operating Results	27,266,883	25,202,016	24,631,238	2,635,645	10.7	2,064,867	8.2
Non-Operating Revenues (Expenses):							
Interest Income	1,686,016	133,330	1,544,471	141,545	9.2	1,552,686	1,164.5
Lower of Cost of Market - Investments	40,279	-	522,946	(482,667)	(92.3)	40,279	-
Gain (Loss) on Disposal Property	66,759	-	(169,593)	236,352	(139.4)	66,759	-
Interest Expense Net of Interest Income	(1,115,675)	(1,115,670)	(1,197,759)	82,084	(6.9)	(5)	0.0
Total Non-Operating	677,379	(982,340)	700,065	(22,686)	(3.2)	1,659,719	(169.0)
Net Revenue In Excess of Expenses	27,944,262	24,219,676	25,331,303	2,612,959	10.3	3,724,586	15.4

Schedule of Revenue and Expenses
For the Month Ended July 31, 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		
\$	\$	\$	\$	%	\$	%		
Operating Revenue								
Off-Street Facilities	602,135	555,940	572,198	29,937	5.2	46,195	8.3	
Parking Lots	890,008	908,915	911,407	(21,399)	(2.3)	(18,907)	(2.1)	
On-Street	3,548,520	3,362,349	3,257,518	291,002	8.9	186,171	5.5	
Management Fees	137,924	98,688	108,024	29,900	27.7	39,236	39.8	
Other	75,948	100,000	91,798	(15,850)	(17.3)	(24,052)	(24.1)	
Total Operating Revenue	5,254,535	5,025,892	4,940,945	313,590	6.3	228,643	4.5	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,059,767	953,554	974,709	(85,058)	(8.7)	(106,213)	(11.1)	
Repairs, Maintenance, Cleaning & Landscape	220,882	208,622	394,035	173,153	43.9	(12,260)	(5.9)	
Security	122,585	124,302	234,557	111,972	47.7	1,717	1.4	
Utilities	51,660	58,225	51,014	(646)	(1.3)	6,565	11.3	
Insurance	138,480	111,201	122,425	(16,055)	(13.1)	(27,279)	(24.5)	1
Rental - Building/Land/Auto	40,528	41,291	40,314	(214)	(0.5)	763	1.8	
Assessment Expenses	80,641	80,641	91,144	10,503	11.5	-	-	
Revenue Sharing	190,613	220,457	172,551	(18,062)	(10.5)	29,844	13.5	
Parking Meter Parts & Installation	27,332	8,258	11,266	(16,066)	(142.6)	(19,074)	(231.0)	2
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	145,182	59,373	53,167	(92,015)	(173.1)	(85,809)	(144.5)	3
Professional - Pay and Display Fees	9,643	10,458	6,712	(2,931)	(43.7)	815	7.8	
Bank Charges	296,731	327,655	269,277	(27,454)	(10.2)	30,924	9.4	
Supplies & Miscellaneous	66,815	46,786	41,257	(25,558)	(61.9)	(20,029)	(42.8)	4
Other Expenses	63,908	23,926	45,121	(18,787)	(41.6)	(39,982)	(167.1)	5
Advertising & Promotion	55,463	65,380	64,945	9,482	14.6	9,917	15.2	
Total Operating Expenses	2,591,358	2,364,667	2,593,622	2,264	0.1	(226,691)	(9.6)	
Operating Results Before Depr & Amort	2,663,177	2,661,225	2,347,323	315,854	13.5	1,952	0.1	
Depreciation & Amortization	(262,580)	(325,000)	(288,559)	25,979	9.0	62,420	(19.2)	
Operating Results	2,400,597	2,336,225	2,058,764	341,833	16.6	64,372	2.8	
Non-Operating Revenues (Expenses):								
Interest Income	201,486	13,333	182,280	19,206	(10.5)	188,153	1,411.2	
Lower of Cost of Market - Investments	(43,293)	-	177,747	(221,040)	124.4	(43,293)	-	
Gain (Loss) on Disposal Property	(69,000)	-	(5,000)	(64,000)	1,280.0	(69,000)	-	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
Total Non-Operating	(22,375)	(98,234)	235,251	(257,626)	(109.5)	75,859	(77.2)	
Net Revenue In Excess of Expenses	2,378,222	2,237,991	2,294,015	84,207	3.7	140,231	6.3	

Summary of Major Variances

For the Month Ended July 31, 2025

- 1 **Insurance** - The unfavorable variance of \$27k is attributable to the final insurance premiums being higher than budgeted estimates.

- 2 **Parking Meter Parts & Installation** - The unfavorable variance of \$19k is due to the implementation of the License Plate Reader Pilot Program at Pelican Marina Lot.

- 3 **Professional - Other** - The negative variance of \$86k is primarily due to G5 structural assessment, Lot 52 surface evaluation as well as the approved improvements to G9.

- 4 **Supplies and Miscellaneous** - The negative variance of \$20k is the due to several ITD hardware/software purchases for systemwide use.

- 5 **Other Expenses** - The negative variance of \$40k is the due to the purchase of ITD licenses, sponsorships for the TPO and Chamber of Commerce, as well as, travel costs for the FPTA training.

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

ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Ten Months ended July 31, 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	2,792,217	2,491,505	2,738,528	53,689	2.0	300,712	12.1
Direct Operating Expenses	3,426,423	1,095,252	1,816,776	(1,609,646)	(88.6)	(2,331,171)	(212.8)
Net Revenue In Excess of Expenses	(634,205)	1,396,253	921,752	(1,555,957)	(168.8)	2,631,883	188.5

The above summary represents the financial performance of the agency for the (10) months ended July 31, 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 July 31, 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	259,263	217,270	252,712	6,551	2.6	41,993	19.3
Direct Operating Expenses	128,221	104,828	135,579	7,358	5.4	(23,393)	(22.3)
Net Revenue in Excess of Expenses	131,042	112,442	117,133	13,909	11.9	65,387	58.2

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Ten Months ended July 31, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances				Note(s)
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	1,706,274	1,502,439	1,614,029	92,245	5.7	203,835	13.6	
Daily Revenue	889,187	786,958	837,608	51,579	6.2	102,229	13.0	
Special Event Revenue	196,457	202,108	291,673	(95,216)	(32.6)	(5,651)	(2.8)	
Other	300	-	(4,782)	5,082	(106.3)	300	-	
Total Operating Revenue	2,792,217	2,491,505	2,738,528	53,689	2.0	300,712	12.1	
Operating Expenses								
Salaries, Wages & Fringe Benefits	266,578	270,614	283,441	16,863	5.9	4,036	1.5	
Repairs, Maintenance, Cleaning & Landscape	154,492	151,731	91,858	(62,634)	(68.2)	(2,761)	(1.8)	
Security	400,314	392,144	375,041	(25,274)	(6.7)	(8,170)	(2.1)	
Utilities	83,664	82,161	78,278	(5,386)	(6.9)	(1,503)	(1.8)	
Insurance	59,156	48,540	100,812	41,656	41.3	(10,616)	(21.9)	
Legal & Professional	2,310,941	17,736	732,512	(1,578,429)	(215.5)	(2,293,205)	(12,929.7)	
Supplies & Printing	3,645	7,750	10,614	6,969	65.7	4,105	53.0	
Mgmt Fees & Admin O/H	144,798	124,576	136,926	(7,871)	(5.7)	(20,222)	(16.2)	
Other Expenses	2,809	-	1,533	(1,276)	(83.3)	(2,809)	-	
Taxes & Permits	25	-	5,761	5,736	99.6	(25)	-	
Total Operating Expenses	3,426,423	1,095,252	1,816,776	(1,609,646)	(88.6)	(2,331,171)	(212.8)	
Net Revenue In Excess of Expenses	(634,205)	1,396,253	921,752	(1,555,957)	(168.8)	(2,030,458)	(145.4)	

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Month Ended July 31, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances				Note(s)
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	176,181	143,308	171,236	4,946	2.9	32,873	22.9	
Daily Revenue	83,052	69,826	79,366	3,686	4.6	13,226	18.9	
Other	30	-	(558)	588	(105.4)	30	-	
Total Operating Revenue	259,263	217,270	252,712	6,551	2.6	41,993	19.3	
Operating Expenses								
Salaries, Wages & Fringe Benefits	29,250	26,284	28,688	(562)	(2.0)	(2,966)	(11.3)	
Repairs, Maintenance, Cleaning & Landscape	20,490	14,947	11,708	(8,781)	(75.0)	(5,543)	(37.1)	
Security	35,345	36,717	50,718	15,373	30.3	1,372	3.7	
Utilities	8,074	9,379	7,052	(1,022)	(14.5)	1,305	13.9	
Insurance	5,815	4,855	10,019	4,204	42.0	(960)	(19.8)	
Legal & Professional	15,734	1,782	11,971	(3,763)	(31.4)	(13,952)	(782.9)	1
Supplies & Printing	-	-	2,787	2,787	100.0	-	-	
Mgmt Fees & Admin O/H	13,488	10,864	12,636	(853)	(6.7)	(2,624)	(24.2)	
Taxes & Permits	25	-	-	(25)	-	(25)	-	
Total Operating Expenses	128,221	104,828	135,579	7,358	5.4	(23,393)	(22.3)	
Net Revenue In Excess of Expenses	131,042	112,442	117,133	13,909	11.9	18,600	16.5	

**Summary of Major Variances
For the Month Ended July 31, 2025**

2 **Legal & Professional** - The unfavorable variance of \$14k is due mainly to the cost of the G4 Structural Assessment.

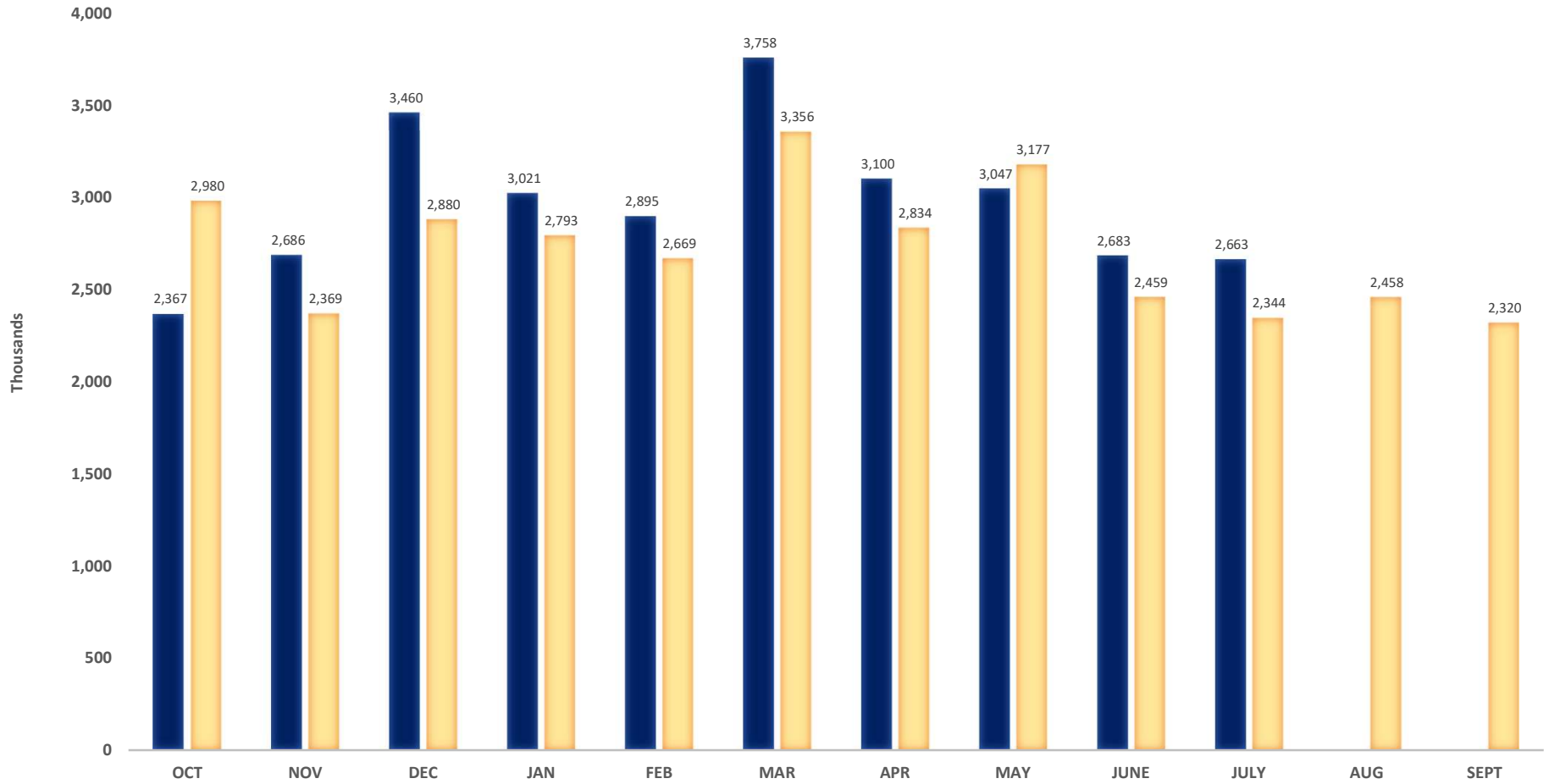
The above summary represents the major variances from budget for the month ended July 31, 2025

**ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER**

**MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER**

MIAMI PARKING AUTHORITY OPERATING INCOME

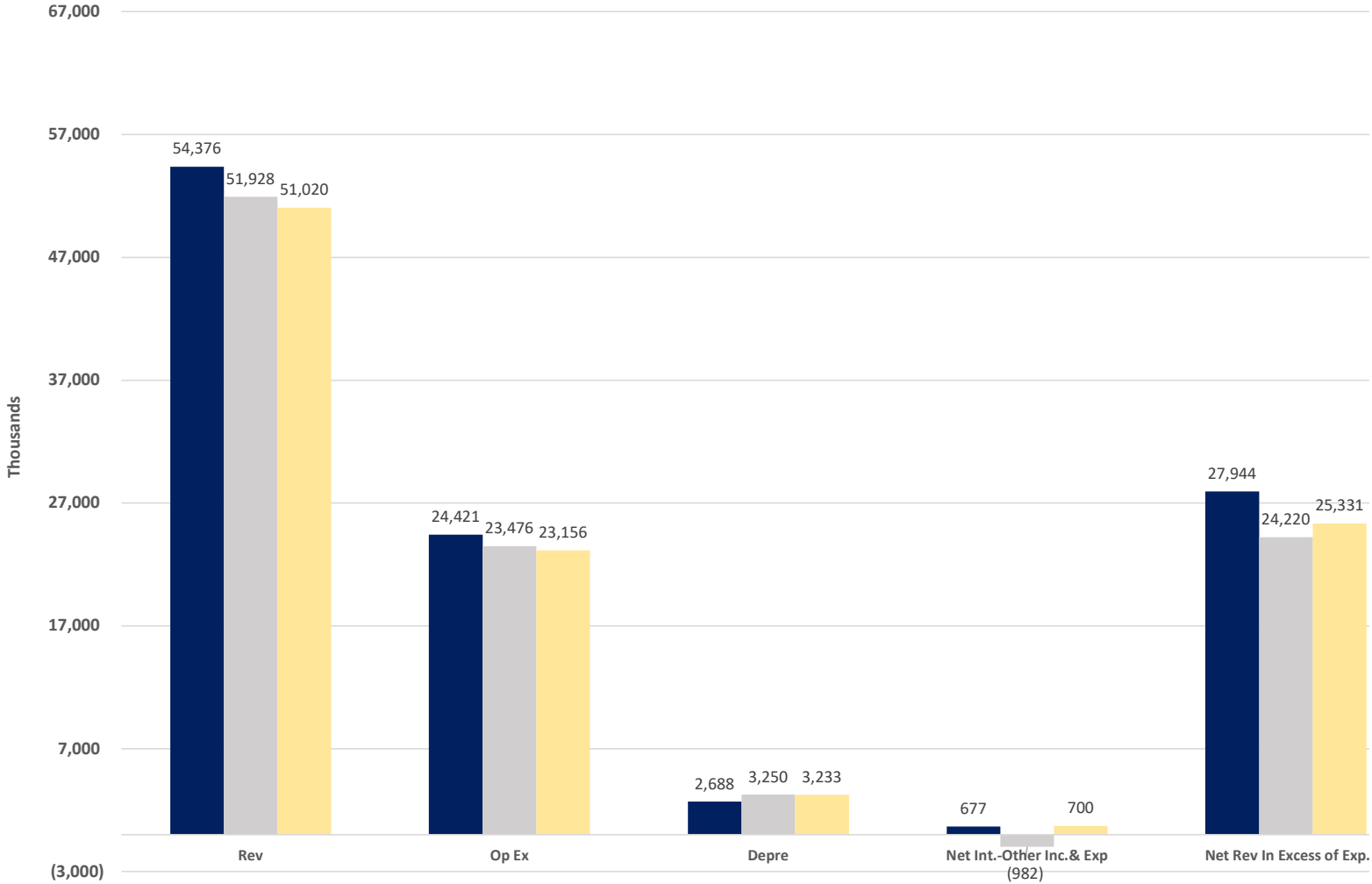
■ Fiscal 2025 ■ Fiscal 2024



MIAMI PARKING AUTHORITY

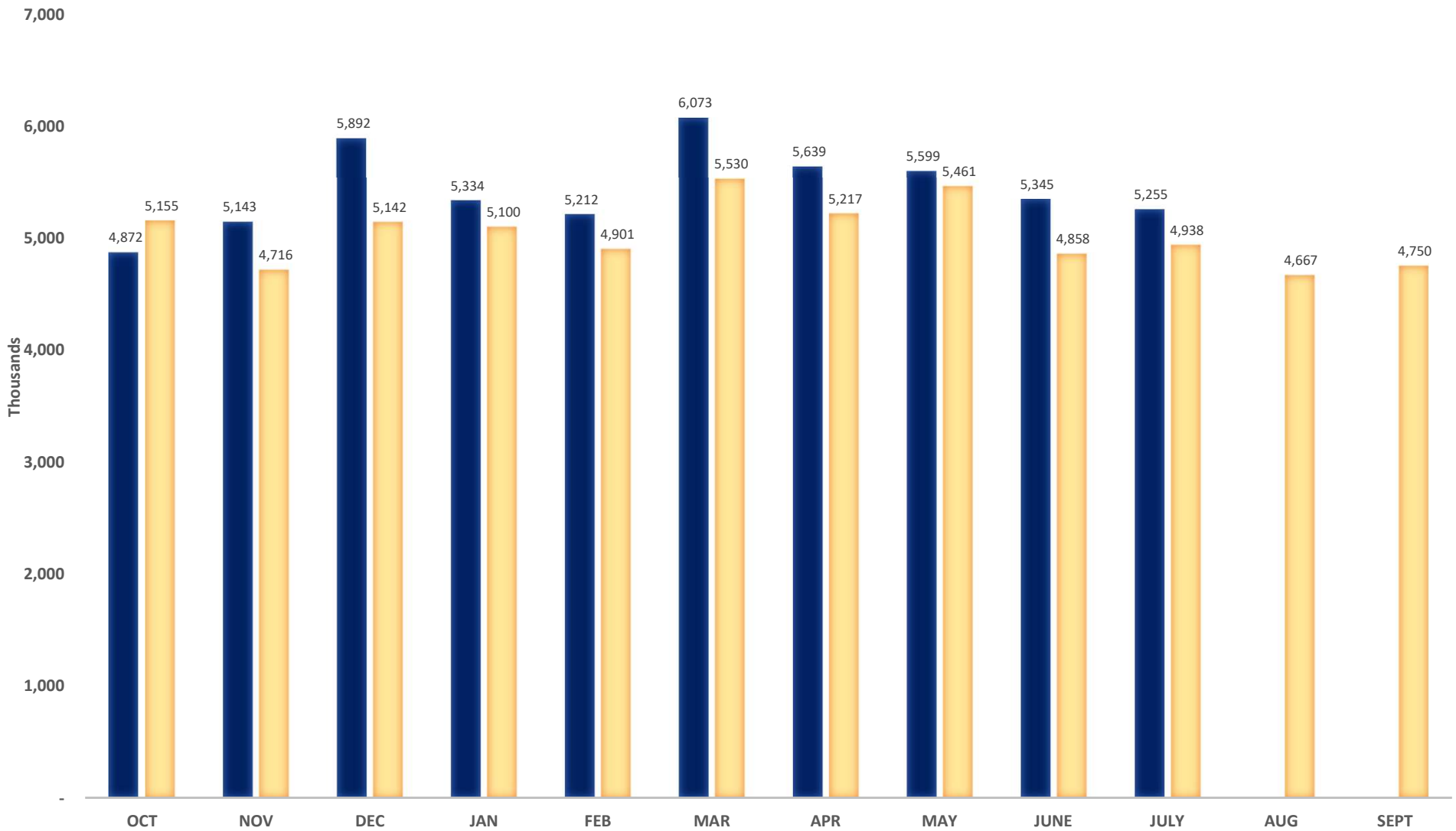
For The Ten Months Ended July 31, 2025

■ CURRENT YEAR
 ■ BUDGET
 ■ PRIOR YEAR



MIAMI PARKING AUTHORITY OPERATING REVENUE

Fiscal 2025 Fiscal 2024



MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2025 ■ Fiscal 2024

