MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Eleven Months ended August 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget	
	$	$	$	$	%	$	%
Operating Revenue	59,753,626	56,656,514	55,694,234	4,059,392	7.3	3,097,112	5.5
Direct Operating Expenses	26,754,895	25,729,141	25,365,261	(1,389,634)	(5.5)	(1,025,754)	(4.0)
Operating Results	**32,998,731**	**30,927,373**	**30,328,973**	**2,669,758**	**8.8**	**2,071,358**	**6.7**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,948,302)	(3,575,000)	(3,517,185)	568,883	16.2	626,698	17.5
Interest Income	1,888,486	146,663	1,744,454	144,032	(8.3)	1,741,823	(1,187.6)
Lower of Cost of Market - Investments	152,867	-	623,015	(470,148)	75.5	152,867	-
Gain (Loss) on Disposal Property	66,759	-	(150,176)	216,935	144.5	66,759	-
Interest Expense Net of Interest Income	(1,227,243)	(1,227,237)	(1,317,535)	90,292	6.9	(6)	(0.0)
Net Revenue In Excess of Expenses	**30,931,298**	**26,271,799**	**27,711,546**	**3,219,752**	**11.6**	**4,659,499**	**17.7**

The above summary represents the financial performance of the agency for the (11) months ended August 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 August 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget	
	$	$	$	$	%	$	%
Operating Revenue	5,373,191	4,728,994	4,670,863	702,328	15.0	644,197	13.6
Direct Operating Expenses	2,334,026	2,253,637	2,209,529	(124,497)	(5.6)	(80,389)	(3.6)
Operating Results	**3,039,165**	**2,475,357**	**2,461,334**	**577,831**	**23.5**	**563,808**	**22.8**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(259,981)	(325,000)	(283,845)	23,864	(8.4)	65,019	20.0
Interest Income	202,470	13,333	199,982	2,488	1.2	189,137	(1,418.6)
Lower of Cost of Market - Investments	112,588	-	100,069	12,519	12.5	112,588	-
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	**2,982,674**	**2,052,123**	**2,377,181**	**605,493**	**25.5**	**930,551**	**45.3**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Eleven Months ended August 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget	
	$	$	$	$	%	$	%
Operating Revenue							
Off-Street Facilities	6,853,980	6,602,552	6,493,505	360,475	5.6	251,428	3.8
Parking Lots	10,530,298	10,459,176	10,384,992	145,306	1.4	71,122	0.7
On-Street	39,930,913	37,549,368	36,566,656	3,364,257	9.2	2,381,545	6.3
Management Fees	1,314,683	945,418	1,085,428	229,255	21.1	369,265	39.1
Other	1,123,753	1,100,000	1,163,654	(39,901)	(3.4)	23,753	2.2
Total Operating Revenue	**59,753,627**	**56,656,514**	**55,694,235**	**4,059,392**	**7.3**	**3,097,113**	**5.5**
Operating Expenses							
Salaries, Wages & Fringe Benefits	10,406,740	10,489,094	9,640,361	(766,379)	(7.9)	82,354	0.8
Repairs, Maintenance, Cleaning & Landscape	2,347,303	2,276,108	2,657,144	309,841	11.7	(71,195)	(3.1)
Security	1,625,879	1,741,846	1,552,315	(73,564)	(4.7)	115,967	6.7
Utilities	690,729	613,976	561,805	(128,924)	(22.9)	(76,753)	(12.5)
Insurance	1,551,270	1,223,211	1,358,982	(192,288)	(14.1)	(328,059)	(26.8)
Rental - Building/Land/Auto	436,535	454,205	368,792	(67,743)	(18.4)	17,670	3.9
Assessment Expenses	879,071	887,051	833,217	(45,854)	(5.5)	7,980	0.9
Revenue Sharing	2,555,724	2,524,855	2,450,030	(105,694)	(4.3)	(30,869)	(1.2)
Parking Meter Parts & Installation	55,227	93,330	290,823	235,596	81.0	38,103	40.8
Professional - Audit	124,586	162,085	124,586	-	-	37,499	23.1
Professional - Legal Services	107,822	107,833	107,822	-	-	11	0.0
Professional - Other	863,143	683,096	742,526	(120,617)	(16.2)	(180,047)	(26.4)
Professional - Pay and Display Fees	129,184	115,038	66,332	(62,852)	(94.8)	(14,146)	(12.3)
Bank Charges	3,170,798	2,887,722	2,846,344	(324,454)	(11.4)	(283,076)	(9.8)
Supplies & Miscellaneous	701,855	475,425	554,828	(147,027)	(26.5)	(226,430)	(47.6)
Other Expenses	439,812	272,346	398,542	(41,270)	(10.4)	(167,466)	(61.5)
Advertising & Promotion	669,218	721,920	810,812	141,594	17.5	52,702	7.3
Total Operating Expenses	**26,754,896**	**25,729,141**	**25,365,261**	**(1,389,635)**	**(5.5)**	**(1,025,755)**	**(4.0)**
Operating Results Before Depr & Amort	**32,998,731**	**30,927,373**	**30,328,974**	**2,669,757**	**8.8**	**2,071,358**	**6.7**
Depreciation & Amortization	(2,948,302)	(3,575,000)	(3,517,185)	568,883	16.2	626,698	17.5
Operating Results	**30,050,429**	**27,352,373**	**26,811,789**	**3,238,640**	**12.1**	**2,698,056**	**9.9**
Non-Operating Revenues (Expenses):							
Interest Income	1,888,486	146,663	1,744,454	144,032	8.3	1,741,823	1,187.6
Lower of Cost of Market - Investments	152,867	-	623,015	(470,148)	(75.5)	152,867	-
Gain (Loss) on Disposal Property	66,759	-	(150,176)	216,935	(144.5)	66,759	-
Interest Expense Net of Interest Income	(1,227,243)	(1,227,237)	(1,317,535)	90,292	(6.9)	(6)	0.0
Total Non-Operating	880,869	(1,080,574)	899,758	(18,889)	(2.1)	1,961,443	(181.5)
Net Revenue In Excess of Expenses	**30,931,298**	**26,271,799**	**27,711,547**	**3,219,751**	**11.6**	**4,659,499**	**17.7**

MIAMI PARKING AUTHORITY

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

	FY 2025 Actual $	FY 2025 Adopted Budget $	FY 2024 Actual $	Variances: Actual FY 2025 vs. FY 2024 $	Variances: Actual FY 2025 vs. FY 2024 %	Variances: FY 2025 Actual vs. FY 2025 Budget $	Variances: FY 2025 Actual vs. FY 2025 Budget %	Note(s)
Operating Revenue								
Off-Street Facilities	573,731	502,111	555,998	17,733	3.2	71,620	14.3	
Parking Lots	868,280	796,087	790,682	77,598	9.8	72,193	9.1	
On-Street	3,713,226	3,243,952	3,120,226	593,000	19.0	469,274	14.5	
Management Fees	106,722	86,844	89,666	17,056	19.0	19,878	22.9	
Other	111,231	100,000	114,291	(3,060)	(2.7)	11,231	11.2	
Total Operating Revenue	**5,373,190**	**4,728,994**	**4,670,863**	**702,327**	**15.0**	**644,196**	**13.6**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	932,473	953,554	913,955	(18,518)	(2.0)	21,081	2.2	
Repairs, Maintenance, Cleaning & Landscape	202,200	236,934	246,421	44,221	17.9	34,734	14.7	
Security	137,649	134,401	91,265	(46,384)	(50.8)	(3,248)	(2.4)	
Utilities	55,154	57,243	(5,528)	(60,682)	1,097.7	2,089	3.6	
Insurance	136,385	111,201	130,417	(5,968)	(4.6)	(25,184)	(22.6)	1
Rental - Building/Land/Auto	40,341	41,291	39,581	(760)	(1.9)	950	2.3	
Assessment Expenses	80,641	80,641	91,144	10,503	11.5	-	-	
Revenue Sharing	191,208	209,702	175,714	(15,494)	(8.8)	18,494	8.8	
Parking Meter Parts & Installation	2,759	8,574	3,829	1,070	27.9	5,815	67.8	
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	74,727	59,353	85,547	10,820	12.6	(15,374)	(25.9)	2
Professional - Pay and Display Fees	9,643	10,458	6,712	(2,931)	(43.7)	815	7.8	
Bank Charges	303,731	200,103	241,855	(61,876)	(25.6)	(103,628)	(51.8)	3
Supplies & Miscellaneous	60,175	36,419	64,903	4,728	7.3	(23,756)	(65.2)	4
Other Expenses	27,313	26,066	43,130	15,817	36.7	(1,247)	(4.8)	
Advertising & Promotion	58,499	63,159	59,456	957	1.6	4,660	7.4	
Total Operating Expenses	**2,334,026**	**2,253,637**	**2,209,529**	**(124,497)**	**(5.6)**	**(80,389)**	**(3.6)**	
Operating Results Before Depr & Amort	**3,039,164**	**2,475,357**	**2,461,334**	**577,830**	**23.5**	**563,807**	**22.8**	
Depreciation & Amortization	(259,981)	(325,000)	(283,845)	23,864	8.4	65,019	(20.0)	
Operating Results	**2,779,183**	**2,150,357**	**2,177,489**	**601,694**	**27.6**	**628,826**	**29.2**	
Non-Operating Revenues (Expenses):								
Interest Income	202,470	13,333	199,982	2,488	(1.2)	189,137	1,418.6	
Lower of Cost of Market - Investments	112,588	-	100,069	12,519	(12.5)	112,588	-	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
Total Non-Operating	203,490	(98,234)	199,692	3,798	1.9	301,724	(307.1)	
Net Revenue In Excess of Expenses	**2,982,673**	**2,052,123**	**2,377,181**	**605,492**	**25.5**	**930,550**	**45.3**	

Summary of Major Variances
For the Month Ended September 30, 2024

1 **Insurance** - The negative variance of $25k is attributable to the final insurance premiums being higher than budgeted estimates.

3 **Professional Other -** The negative variance of $15k is mostly a result of the continuation of the software implementation project.

3 **Bank Charges -** The negative variance of $103.6k is attributable to system-wide credit card usage being more than anticipated.

4 **Supplies and Miscellaneous** - The negative variance of $23.8k 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 August 2025

ALEJANDRA ARGUDIN	**MIRTHA DZIEDZIC**
CHIEF EXECUTIVE OFFICER	**CHIEF FINANCIAL OFFICER**

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Eleven Months ended August 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget	
	$	$	$	$	%	$	%
Operating Revenue	**3,046,259**	2,737,154	2,988,371	57,888	1.9	309,105	11.3
Direct Operating Expenses	**3,954,761**	1,200,312	2,275,885	(1,678,876)	(73.8)	(2,754,449)	(229.5)
Net Revenue In Excess of Expenses	**(908,502)**	**1,536,842**	**712,486**	**(1,620,988)**	**(227.5)**	**3,063,554**	**199.3**

The above summary represents the financial performance of the agency for the (11) months ended August 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 August 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget	
	$	$	$	$	%	$	%
Operating Revenue	254,042	245,649	249,843	4,199	1.7	8,393	3.4
Direct Operating Expenses	528,338	105,060	459,108	(69,230)	(15.1)	(423,278)	(402.9)
Net Revenue in Excess of Expenses	**(274,296)**	**140,589**	**(209,265)**	**(65,031)**	**31.1**	**431,671**	**307.0**

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Eleven Months ended August 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget		Note(s)
	$	$	$	$	%	$	%	
Operating Revenue								
Monthy Revenue	**1,878,721**	1,651,345	1,778,194	100,527	5.7	227,376	13.8	
Daily Revenue	**970,752**	855,170	912,738	58,014	6.4	115,582	13.5	
Special Event Revenue	**196,457**	230,639	302,779	(106,322)	(35.1)	(34,182)	(14.8)	
Other	**330**	-	(5,340)	5,670	(106.2)	330	-	
Total Operating Revenue	**3,046,259**	**2,737,154**	**2,988,371**	**57,888**	**1.9**	**309,105**	**11.3**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	**290,308**	297,770	310,283	19,975	6.4	7,462	2.5	
Repairs, Maintenance, Cleaning & Landscape	**180,732**	165,814	99,382	(81,349)	(81.9)	(14,918)	(9.0)	
Security	**434,309**	429,258	410,407	(23,903)	(5.8)	(5,051)	(1.2)	
Utilities	**92,058**	89,949	85,121	(6,937)	(8.1)	(2,109)	(2.3)	
Insurance	**65,632**	53,395	111,348	45,716	41.1	(12,237)	(22.9)	
Legal & Professional	**2,723,808**	19,518	1,091,601	(1,632,208)	(149.5)	(2,704,290)	(13,855.4)	
Supplies & Printing	**6,752**	7,750	10,614	3,863	36.4	998	12.9	
Mgmt Fees & Admin O/H	**158,019**	136,858	149,419	(8,600)	(5.8)	(21,161)	(15.5)	
Other Expenses	**3,118**	-	1,533	(1,585)	(103.4)	(3,118)	-	
Taxes & Permits	**25**	-	6,176	6,151	99.6	(25)	-	
Total Operating Expenses	**3,954,761**	**1,200,312**	**2,275,885**	**(1,678,876)**	**(73.8)**	**(2,754,449)**	**(229.5)**	
Net Revenue In Excess of Expenses	**(908,502)**	**1,536,842**	**712,486**	**(1,620,988)**	**(227.5)**	**(2,445,344)**	**(159.1)**	

JAMES L. KNIGHT CENTER GARAGE

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

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances: Actual FY 2025 vs. FY 2024		Variances: FY 2025 Actual vs. FY 2025 Budget		Note(s)
	$	$	$	$	%	$	%	
Operating Revenue								
Monthy Revenue	172,447	148,906	164,165	8,282	5.0	23,541	15.8	
Daily Revenue	81,565	68,212	75,130	6,435	8.6	13,353	19.6	
Other	30	-	(558)	588	(105.4)	30	-	
Total Operating Revenue	**254,042**	**245,649**	**249,843**	**4,199**	**1.7**	**8,393**	**3.4**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	23,730	27,156	26,842	3,112	11.6	3,426	12.6	
Repairs, Maintenance, Cleaning & Landscape	26,239	14,083	7,524	(18,715)	(248.7)	(12,156)	(86.3)	1
Security	33,995	37,114	35,366	1,371	3.9	3,119	8.4	
Utilities	8,394	7,788	6,844	(1,551)	(22.7)	(606)	(7.8)	
Insurance	6,477	4,855	10,537	4,060	38.5	(1,622)	(33.4)	
Legal & Professional	412,867	1,782	359,089	(53,779)	(15.0)	(411,085)	(23,068.7)	2
Supplies & Printing	3,107	-	-	(3,107)	-	(3,107)	-	
Mgmt Fees & Admin O/H	13,221	12,282	12,492	(729)	(5.8)	(939)	(7.6)	
Other Expenses	309	-	-	(309)	-	(309)	-	
Taxes & Permits	-	-	416	416	100.0	-	-	
Total Operating Expenses	**528,338**	**105,060**	**459,108**	**(69,230)**	**(15.1)**	**(423,278)**	**(402.9)**	
Net Revenue In Excess of Expenses	**(274,296)**	**140,589**	**(209,265)**	**(65,031)**	**31.1**	**(414,885)**	**(295.1)**	

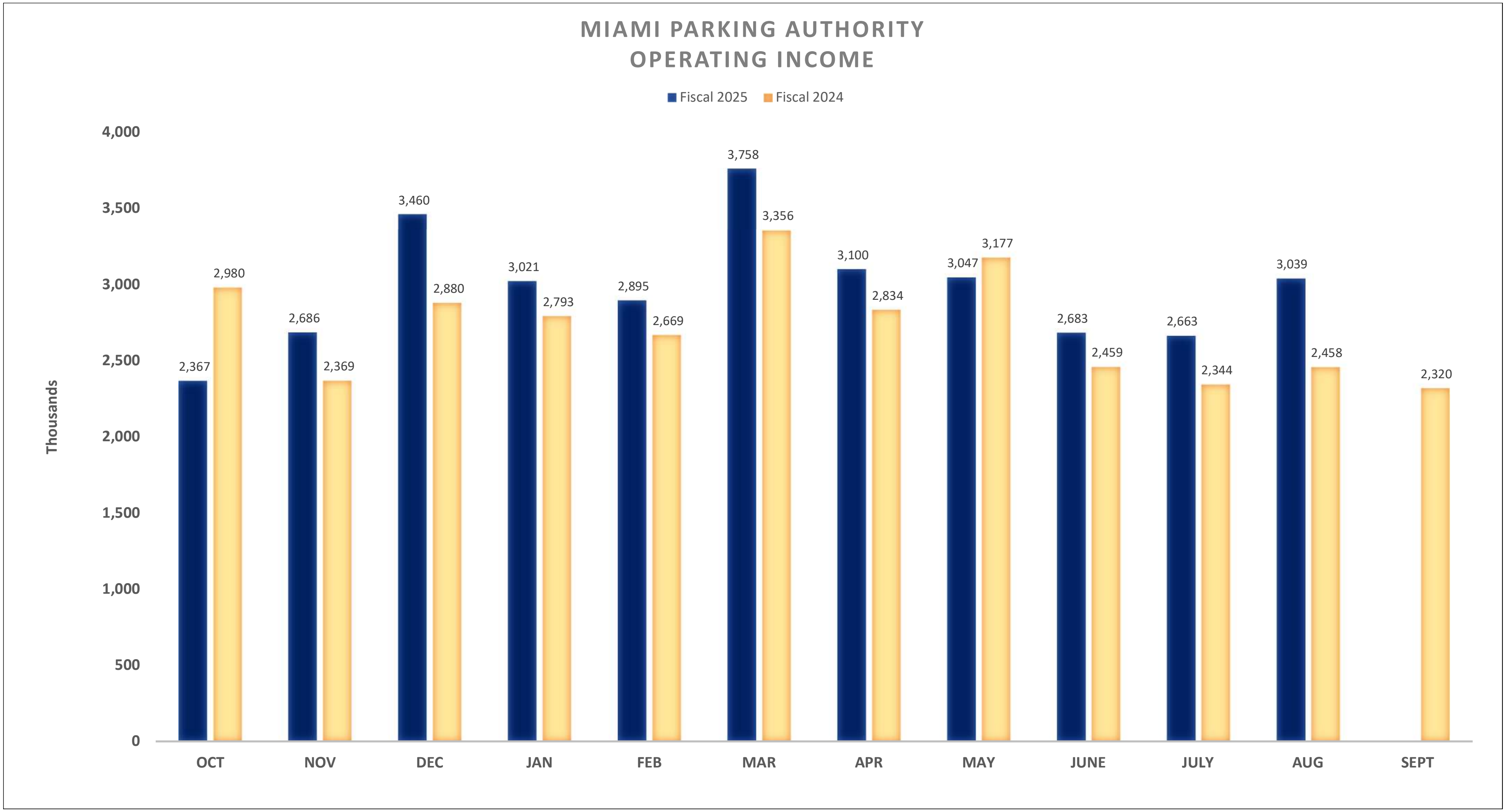
Summary of Major Variances
For the Month Ended August 31, 2025

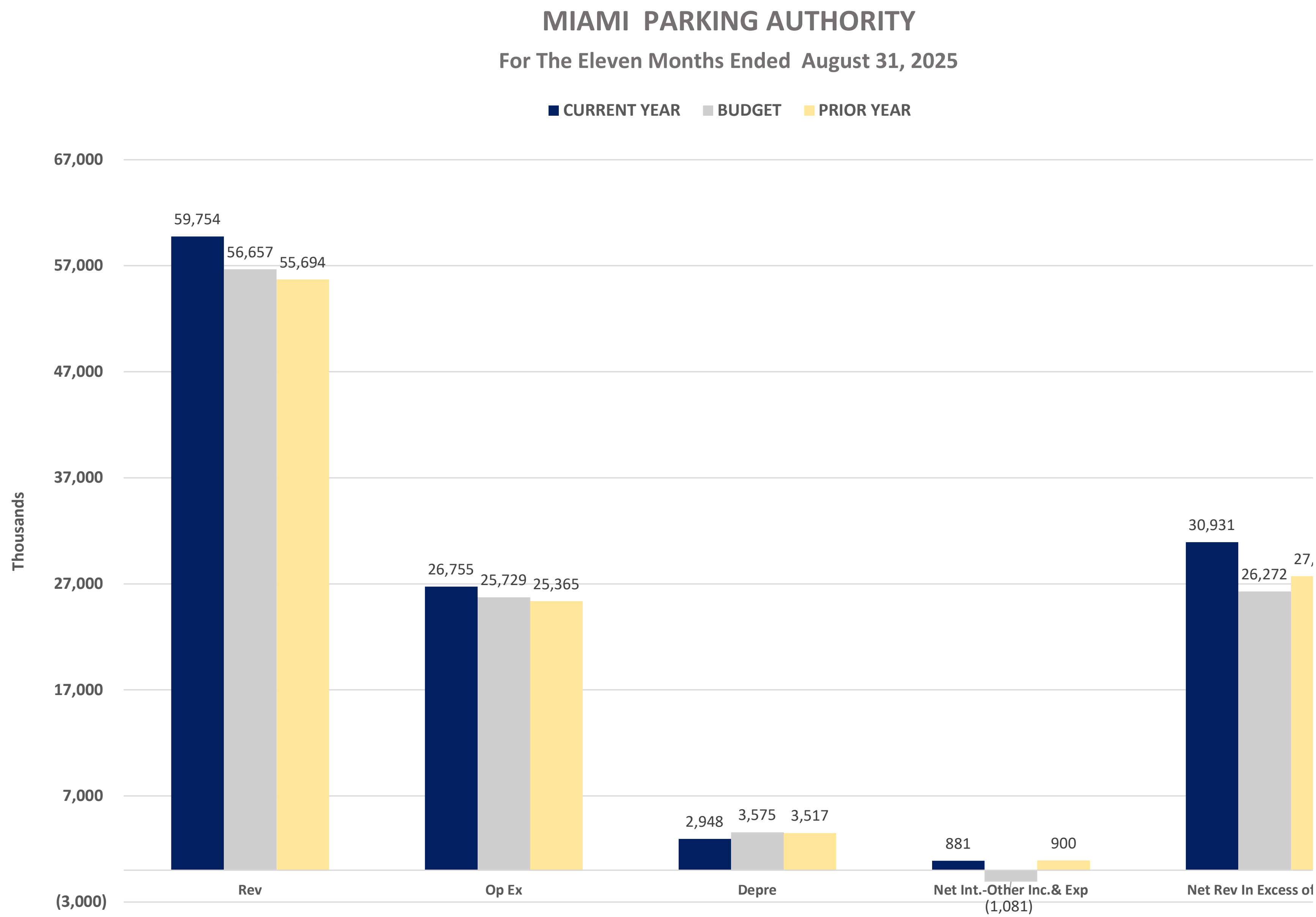
1 **Repairs, Maintenance, Cleaning & Landscape** - The negative variance of $12k is due mainly to the cost of the emergency replacement of the fuel lines of the generator.

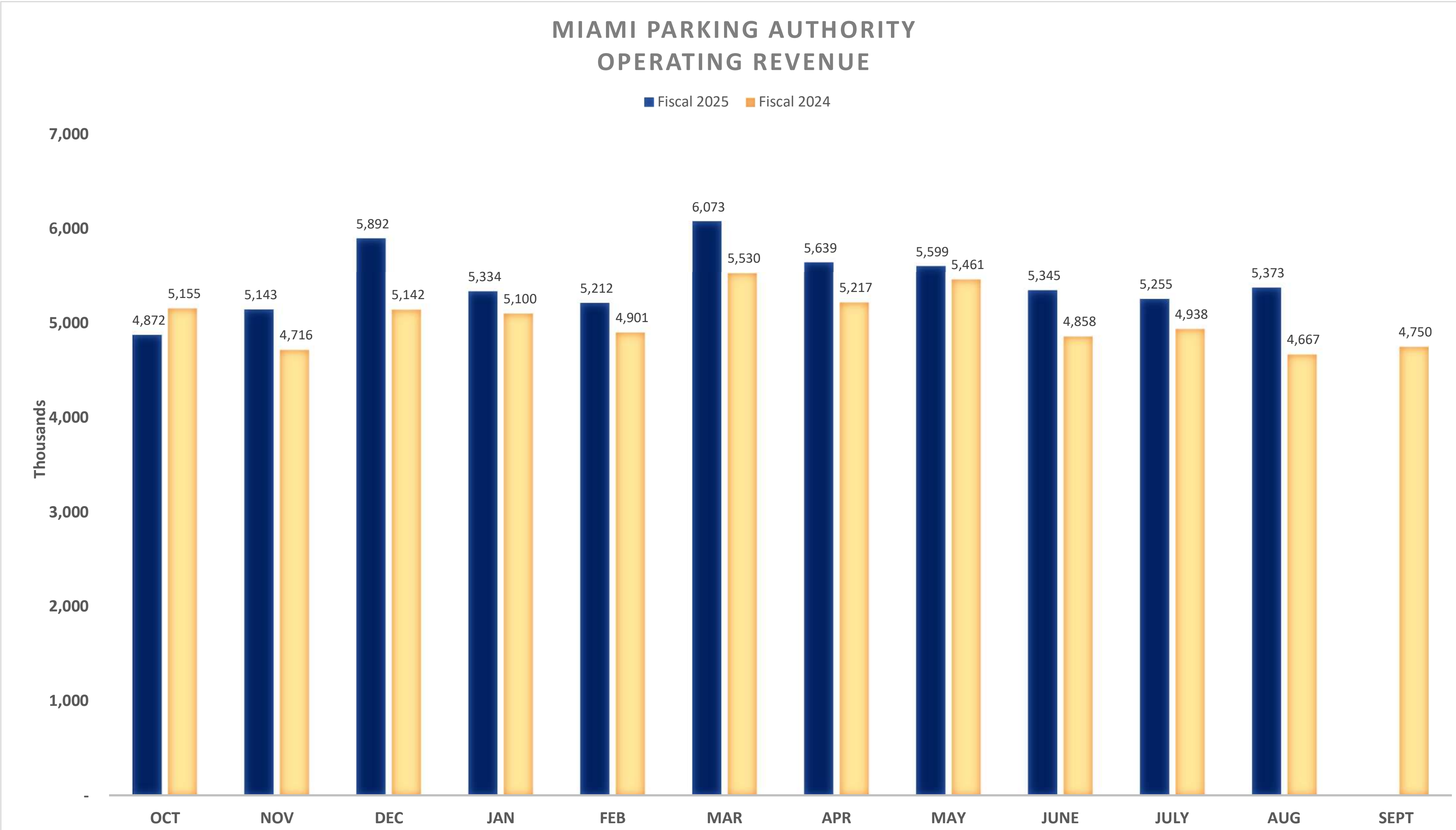
2 **Legal & Professional** - The negative variance of $411k is for the current draw for Phase 2 Upgrade Project. The total for this project is approximately $7.3 million.

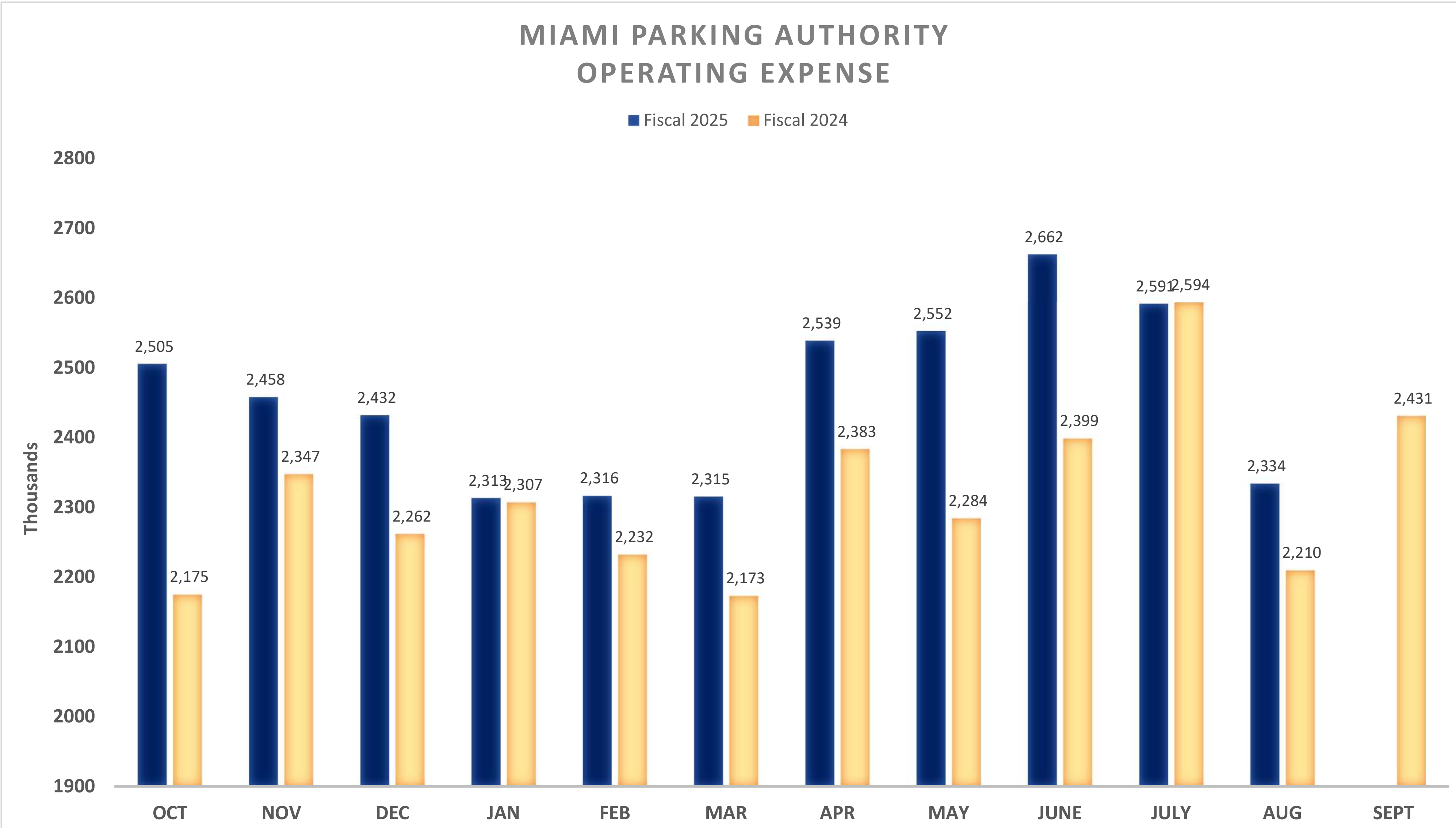
The above summary represents the major variances from budget for the month ended August 31, 2025

ALEJANDRA ARGUDIN **CHIEF EXECUTIVE OFFICER**	**MIRTHA DZIEDZIC** **CHIEF FINANCIAL OFFICER**


MIAMI PARKING AUTHORITY
OPERATING INCOME
Fiscal 2025
Fiscal 2024
Thousands
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2,367
2,980
2,686
2,369
3,460
2,880
3,021
2,793
2,895
2,669
3,758
3,356
3,100
2,834
3,047
3,177
2,683
2,459
2,663
2,344
3,039
2,458
2,320
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT


MIAMI PARKING AUTHORITY
For The Eleven Months Ended August 31, 2025
CURRENT YEAR
BUDGET
PRIOR YEAR
Thousands
67,000
57,000
47,000
37,000
27,000
17,000
7,000
(3,000)
59,754
56,657
55,694
26,755
25,729
25,365
2,948
3,575
3,517
881
(1,081)
900
30,931
26,272
27,
Rev
Op Ex
Depre
Net Int.-Other Inc.& Exp
Net Rev In Excess of


MIAMI PARKING AUTHORITY
OPERATING REVENUE
Fiscal 2025
Fiscal 2024
Thousands
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
4,872
5,155
5,143
4,716
5,892
5,142
5,334
5,100
5,212
4,901
6,073
5,530
5,639
5,217
5,599
5,461
5,345
4,858
5,255
4,938
5,373
4,667
4,750
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT


MIAMI PARKING AUTHORITY
OPERATING EXPENSE
Fiscal 2025
Fiscal 2024
Thousands
2800
2700
2600
2500
2400
2300
2200
2100
2000
1900
2,505
2,175
2,458
2,347
2,432
2,262
2,313
2,307
2,316
2,232
2,315
2,173
2,539
2,383
2,552
2,284
2,662
2,399
2,591
2,594
2,334
2,210
2,431
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT