

**MIAMI PARKING AUTHORITY**

## Revenue and Expenses Summary

For the Five Months ended February 28, 2026

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|                                           | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |            |                                      |             |
|-------------------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|------------|--------------------------------------|-------------|
|                                           |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |            | FY 2026 Actual<br>vs. FY 2026 Budget |             |
|                                           |                         |                                 |                         | \$                            | %          | \$                                   | %           |
| Operating Revenue                         | 27,662,124              | 26,692,909                      | 26,466,262              | 1,195,862                     | 4.5        | 969,215                              | 3.6         |
| Direct Operating Expenses                 | 12,365,548              | 12,935,315                      | 12,024,350              | (341,198)                     | (2.8)      | 569,767                              | 4.4         |
| <b>Operating Results</b>                  | <b>15,296,576</b>       | <b>13,757,594</b>               | <b>14,441,912</b>       | <b>854,664</b>                | <b>5.9</b> | <b>1,538,982</b>                     | <b>11.2</b> |
| <b>Non-Operating Revenues (Expenses):</b> |                         |                                 |                         |                               |            |                                      |             |
| Depreciation & Amortization               | (1,305,116)             | (1,500,000)                     | (1,366,120)             | 61,004                        | 4.5        | 194,884                              | 13.0        |
| Interest Income                           | 821,338                 | 66,665                          | 618,411                 | 202,927                       | (32.8)     | 754,673                              | (1,132.0)   |
| Lower of Cost of Market - Investments     | 55,735                  | -                               | (126,647)               | 182,382                       | 144.0      | 55,735                               | -           |
| Interest Expense                          | (526,338)               | (514,815)                       | (557,838)               | 31,500                        | 5.6        | (11,523)                             | (2.2)       |
| <b>Net Revenue In Excess of Expenses</b>  | <b>14,342,195</b>       | <b>11,809,444</b>               | <b>13,145,477</b>       | <b>1,196,718</b>              | <b>9.1</b> | <b>2,532,751</b>                     | <b>21.4</b> |

The above summary represents the financial performance of the agency for the (5) months ended February 28, 2026 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 February 28, 2026

|                                           | Variances        |                  |                  |                     |            |                    |             |
|-------------------------------------------|------------------|------------------|------------------|---------------------|------------|--------------------|-------------|
|                                           | FY 2026          | FY 2026          | FY 2025          | Actual              |            | FY 2026 Actual     |             |
|                                           | Actual           | Adopted Budget   | Actual           | FY 2026 vs. FY 2025 |            | vs. FY 2026 Budget |             |
|                                           | \$               | \$               | \$               | \$                  | %          | \$                 | %           |
| Operating Revenue                         | 5,343,041        | 5,208,529        | 5,221,220        | 121,821             | 2.3        | 134,512            | 2.6         |
| Direct Operating Expenses                 | 2,278,546        | 2,610,012        | 2,316,476        | 37,930              | 1.6        | 331,466            | 12.7        |
| <b>Operating Results</b>                  | <b>3,064,495</b> | <b>2,598,517</b> | <b>2,904,744</b> | <b>159,751</b>      | <b>5.5</b> | <b>465,978</b>     | <b>17.9</b> |
| <b>Non-Operating Revenues (Expenses):</b> |                  |                  |                  |                     |            |                    |             |
| Depreciation & Amortization               | (261,615)        | (300,000)        | (266,684)        | 5,069               | (1.9)      | 38,385             | 12.8        |
| Interest Income                           | 134,003          | 13,333           | 102,512          | 31,491              | 30.7       | 120,670            | (905.0)     |
| Lower of Cost of Market - Investments     | 40,575           | -                | -                | 40,575              | -          | 40,575             | -           |
| Interest Expense                          | (105,268)        | (102,963)        | (111,568)        | 6,300               | (5.6)      | (2,305)            | (2.2)       |
| <b>Net Revenue In Excess of Expenses</b>  | <b>2,872,190</b> | <b>2,208,887</b> | <b>2,629,004</b> | <b>243,186</b>      | <b>9.3</b> | <b>663,303</b>     | <b>30.0</b> |

## Schedule of Revenue and Expenses

For the Five Months ended February 28, 2026

|                                                  | Variances         |                   |                   |                     |              |                    |                |
|--------------------------------------------------|-------------------|-------------------|-------------------|---------------------|--------------|--------------------|----------------|
|                                                  | FY 2026           | FY 2026           | FY 2025           | Actual              |              | FY 2026 Actual     |                |
|                                                  | Actual            | Adopted Budget    | Actual            | FY 2026 vs. FY 2025 |              | vs. FY 2026 Budget |                |
|                                                  | \$                | \$                | \$                | \$                  | %            | \$                 | %              |
| <b>Operating Revenue</b>                         |                   |                   |                   |                     |              |                    |                |
| Off-Street Facilities                            | 3,198,507         | 3,238,555         | 3,043,875         | 154,632             | 5.1          | (40,048)           | (1.2)          |
| Parking Lots                                     | 4,857,566         | 4,797,766         | 4,772,648         | 84,918              | 1.8          | 59,800             | 1.2            |
| On-Street                                        | 18,534,599        | 17,693,176        | 17,493,076        | 1,041,523           | 6.0          | 841,423            | 4.8            |
| Management Fees                                  | 555,990           | 421,747           | 561,668           | (5,678)             | (1.0)        | 134,243            | 31.8           |
| Other                                            | 515,464           | 541,665           | 594,995           | (79,531)            | (13.4)       | (26,201)           | (4.8)          |
| <b>Total Operating Revenue</b>                   | <b>27,662,126</b> | <b>26,692,909</b> | <b>26,466,262</b> | <b>1,195,864</b>    | <b>4.5</b>   | <b>969,217</b>     | <b>3.6</b>     |
| <b>Operating Expenses</b>                        |                   |                   |                   |                     |              |                    |                |
| Salaries, Wages & Fringe Benefits                | 4,819,298         | 5,395,060         | 4,716,023         | (103,275)           | (2.2)        | 575,762            | 10.7           |
| Repairs, Maintenance, Cleaning & Landscape       | 1,028,725         | 1,102,732         | 1,054,206         | 25,481              | 2.4          | 74,007             | 6.7            |
| Security                                         | 778,874           | 803,715           | 744,134           | (34,740)            | (4.7)        | 24,841             | 3.1            |
| Utilities                                        | 289,400           | 303,457           | 315,538           | 26,138              | 8.3          | 14,057             | 4.6            |
| Insurance                                        | 636,216           | 626,370           | 715,298           | 79,082              | 11.1         | (9,846)            | (1.6)          |
| Rental - Building/Land/Auto                      | 218,727           | 253,734           | 197,595           | (21,132)            | (10.7)       | 35,007             | 13.8           |
| Assessment Expenses                              | 419,855           | 435,148           | 414,870           | (4,985)             | (1.2)        | 15,293             | 3.5            |
| Revenue Sharing                                  | 1,207,500         | 1,118,309         | 1,204,923         | (2,577)             | (0.2)        | (89,191)           | (8.0)          |
| Parking Meter Parts & Installation               | 14,914            | 42,655            | 20,522            | 5,608               | 27.3         | 27,741             | 65.0           |
| Professional - Audit                             | 56,630            | 76,620            | 56,630            | -                   | -            | 19,990             | 26.1           |
| Professional - Legal Services                    | 49,010            | 53,125            | 49,010            | -                   | -            | 4,115              | 7.7            |
| Professional - Other                             | 321,719           | 283,427           | 287,364           | (34,355)            | (12.0)       | (38,292)           | (13.5)         |
| Professional - Pay and Display Fees              | 80,787            | 79,033            | 48,248            | (32,539)            | (67.4)       | (1,754)            | (2.2)          |
| Bank Charges                                     | 1,587,922         | 1,444,200         | 1,376,964         | (210,958)           | (15.3)       | (143,722)          | (10.0)         |
| Supplies & Miscellaneous                         | 379,101           | 395,625           | 314,241           | (64,860)            | (20.6)       | 16,524             | 4.2            |
| Other Expenses                                   | 145,165           | 169,113           | 185,891           | 40,726              | 21.9         | 23,948             | 14.2           |
| Advertising & Promotion                          | 331,706           | 352,992           | 322,893           | (8,813)             | (2.7)        | 21,286             | 6.0            |
| <b>Total Operating Expenses</b>                  | <b>12,365,549</b> | <b>12,935,315</b> | <b>12,024,350</b> | <b>(341,199)</b>    | <b>(2.8)</b> | <b>569,766</b>     | <b>4.4</b>     |
| <b>Operating Results Before Depr &amp; Amort</b> | <b>15,296,577</b> | <b>13,757,594</b> | <b>14,441,912</b> | <b>854,665</b>      | <b>5.9</b>   | <b>1,538,983</b>   | <b>11.2</b>    |
| Depreciation & Amortization                      | (1,305,116)       | (1,500,000)       | (1,366,120)       | 61,004              | 4.5          | 194,884            | 13.0           |
| <b>Operating Results</b>                         | <b>13,991,461</b> | <b>12,257,594</b> | <b>13,075,792</b> | <b>915,669</b>      | <b>7.0</b>   | <b>1,733,867</b>   | <b>14.1</b>    |
| <b>Non-Operating Revenues (Expenses):</b>        |                   |                   |                   |                     |              |                    |                |
| Interest Income                                  | 821,338           | 66,665            | 618,411           | 202,927             | 32.8         | 754,673            | 1,132.0        |
| Lower of Cost of Market - Investments            | 55,735            | -                 | (126,647)         | 182,382             | (144.0)      | 55,735             | -              |
| Interest Expense                                 | (526,338)         | (514,815)         | (557,838)         | 31,500              | (5.6)        | (11,523)           | 2.2            |
| <b>Total Non-Operating</b>                       | <b>350,735</b>    | <b>(448,150)</b>  | <b>69,685</b>     | <b>281,050</b>      | <b>403.3</b> | <b>798,885</b>     | <b>(178.3)</b> |
| <b>Net Revenue In Excess of Expenses</b>         | <b>14,342,196</b> | <b>11,809,444</b> | <b>13,145,477</b> | <b>1,196,719</b>    | <b>9.1</b>   | <b>2,532,752</b>   | <b>21.4</b>    |

## Schedule of Revenue and Expenses

For the Month Ended February 28, 2026

|                                            |                   |                           |                   | Variances                     |         |                                      |         |         |
|--------------------------------------------|-------------------|---------------------------|-------------------|-------------------------------|---------|--------------------------------------|---------|---------|
|                                            | FY 2026<br>Actual | FY 2026<br>Adopted Budget | FY 2025<br>Actual | Actual<br>FY 2026 vs. FY 2025 |         | FY 2026 Actual<br>vs. FY 2026 Budget |         |         |
|                                            | \$                | \$                        | \$                | \$                            | %       | \$                                   | %       | Note(s) |
| Operating Revenue                          |                   |                           |                   |                               |         |                                      |         |         |
| Off-Street Facilities                      | 657,623           | 644,725                   | 610,538           | 47,085                        | 7.7     | 12,898                               | 2.0     |         |
| Parking Lots                               | 915,825           | 900,335                   | 885,363           | 30,462                        | 3.4     | 15,490                               | 1.7     |         |
| On-Street                                  | 3,566,494         | 3,459,024                 | 3,432,677         | 133,817                       | 3.9     | 107,470                              | 3.1     |         |
| Management Fees                            | 115,548           | 96,112                    | 124,978           | (9,430)                       | (7.5)   | 19,436                               | 20.2    |         |
| Other                                      | 87,550            | 108,333                   | 167,664           | (80,114)                      | (47.8)  | (20,783)                             | (19.2)  |         |
| Total Operating Revenue                    | 5,343,040         | 5,208,529                 | 5,221,220         | 121,820                       | 2.3     | 134,511                              | 2.6     |         |
| Operating Expenses                         |                   |                           |                   |                               |         |                                      |         |         |
| Salaries, Wages & Fringe Benefits          | 890,020           | 1,079,012                 | 865,799           | (24,221)                      | (2.8)   | 188,992                              | 17.5    |         |
| Repairs, Maintenance, Cleaning & Landscape | 216,075           | 203,410                   | 193,240           | (22,835)                      | (11.8)  | (12,665)                             | (6.2)   |         |
| Security                                   | 125,789           | 138,972                   | 118,309           | (7,480)                       | (6.3)   | 13,183                               | 9.5     |         |
| Utilities                                  | 49,432            | 59,161                    | 79,694            | 30,262                        | 38.0    | 9,729                                | 16.4    |         |
| Insurance                                  | 127,359           | 125,274                   | 144,519           | 17,160                        | 11.9    | (2,085)                              | (1.7)   |         |
| Rental - Building/Land/Auto                | 56,139            | 62,746                    | 39,518            | (16,621)                      | (42.1)  | 6,607                                | 10.5    |         |
| Assessment Expenses                        | 83,971            | 81,787                    | 70,720            | (13,251)                      | (18.7)  | (2,184)                              | (2.7)   |         |
| Revenue Sharing                            | 227,785           | 211,142                   | 221,869           | (5,916)                       | (2.7)   | (16,643)                             | (7.9)   |         |
| Parking Meter Parts & Installation         | 1,349             | 8,590                     | 368               | (981)                         | (266.6) | 7,241                                | 84.3    |         |
| Professional - Audit                       | 11,326            | 15,324                    | 11,326            | -                             | -       | 3,998                                | 26.1    |         |
| Professional - Legal Services              | 9,802             | 10,625                    | 9,802             | -                             | -       | 823                                  | 7.7     |         |
| Professional - Other                       | 50,588            | 61,018                    | 39,257            | (11,331)                      | (28.9)  | 10,430                               | 17.1    |         |
| Professional - Technology Fees             | 4,018             | 13,326                    | 12,143            | 8,125                         | 66.9    | 9,308                                | 69.8    |         |
| Bank Charges                               | 304,538           | 339,607                   | 318,858           | 14,320                        | 4.5     | 35,069                               | 10.3    |         |
| Supplies & Miscellaneous                   | 39,132            | 74,807                    | 59,178            | 20,046                        | 33.9    | 35,675                               | 47.7    |         |
| Other Expenses                             | 24,598            | 51,590                    | 60,026            | 35,428                        | 59.0    | 26,992                               | 52.3    |         |
| Advertising & Promotion                    | 56,625            | 73,621                    | 71,850            | 15,225                        | 21.2    | 16,996                               | 23.1    |         |
| Total Operating Expenses                   | 2,278,546         | 2,610,012                 | 2,316,476         | 37,930                        | 1.6     | 331,466                              | 12.7    |         |
| Operating Results Before Depr & Amort      | 3,064,494         | 2,598,517                 | 2,904,744         | 159,750                       | 5.5     | 465,977                              | 17.9    |         |
| Depreciation & Amortization                | (261,615)         | (300,000)                 | (266,684)         | 5,069                         | 1.9     | 38,385                               | (12.8)  |         |
| Operating Results                          | 2,802,879         | 2,298,517                 | 2,638,060         | 164,819                       | 6.2     | 504,362                              | 21.9    |         |
| Non-Operating Revenues (Expenses):         |                   |                           |                   |                               |         |                                      |         |         |
| Interest Income                            | 134,003           | 13,333                    | 102,512           | 31,491                        | (30.7)  | 120,670                              | 905.0   |         |
| Lower of Cost or Market - Investments      | 40,575            | -                         | -                 | 40,575                        | -       | 40,575                               | -       |         |
| Interest Expense                           | (105,268)         | (102,963)                 | (111,568)         | 6,300                         | (5.6)   | (2,305)                              | 2.2     |         |
| Total Non-Operating                        | 69,310            | (89,630)                  | (9,056)           | 78,366                        | (865.3) | 158,940                              | (177.3) |         |
| Net Revenue In Excess of Expenses          | 2,872,189         | 2,208,887                 | 2,629,004         | 243,185                       | 9.3     | 663,302                              | 30.0    |         |

**Summary of Major Variances  
For the Month Ended February 28, 2026**

**No variances to report.**

The above summary represents the major variances from budget for the month ended February 28, 2026

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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 Five Months ended February 28, 2026

|                                   | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |        |                                      |         |
|-----------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|--------|--------------------------------------|---------|
|                                   |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |        | FY 2026 Actual<br>vs. FY 2026 Budget |         |
|                                   |                         |                                 |                         | \$                            | %      | \$                                   | %       |
| Operating Revenue                 | 1,449,353               | 1,308,356                       | 1,331,117               | 118,236                       | 8.9    | 140,997                              | 10.8    |
| Direct Operating Expenses         | 2,103,581               | 583,830                         | 1,489,098               | (614,482)                     | (41.3) | (1,519,751)                          | (260.3) |
| Net Revenue In Excess of Expenses | (654,228)               | 724,526                         | (157,982)               | (496,246)                     | 314.1  | (1,378,754)                          | (190.3) |

The above summary represents the financial performance of the agency for the (5) months ended February 28, 2026 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 February 28, 2026

|                                   | Variances               |                                 |                         |                     |        |                    |         |
|-----------------------------------|-------------------------|---------------------------------|-------------------------|---------------------|--------|--------------------|---------|
|                                   | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual              |        | FY 2026 Actual     |         |
|                                   |                         |                                 |                         | FY 2026 vs. FY 2025 |        | vs. FY 2026 Budget |         |
|                                   |                         |                                 |                         | \$                  | %      | \$                 | %       |
| Operating Revenue                 | 262,968                 | 257,419                         | 278,317                 | (15,348)            | (5.5)  | 5,549              | 2.2     |
| Direct Operating Expenses         | 300,608                 | 94,606                          | 386,350                 | 85,741              | 22.2   | (206,002)          | (217.7) |
| Net Revenue in Excess of Expenses | (37,640)                | 162,813                         | (108,033)               | 70,393              | (65.2) | (200,453)          | (123.1) |

# JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses  
For the Five Months ended February 28, 2026

|                                            |                         |                                 |                         | Variances                                  |        |                                                   |           | Note(s) |  |
|--------------------------------------------|-------------------------|---------------------------------|-------------------------|--------------------------------------------|--------|---------------------------------------------------|-----------|---------|--|
|                                            | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual<br>FY 2026 vs. FY 2025<br>\$      % |        | FY 2026 Actual<br>vs. FY 2026 Budget<br>\$      % |           |         |  |
|                                            |                         |                                 |                         |                                            |        |                                                   |           |         |  |
|                                            |                         |                                 |                         |                                            |        |                                                   |           |         |  |
|                                            |                         |                                 |                         |                                            |        |                                                   |           |         |  |
| <b>Operating Revenue</b>                   |                         |                                 |                         |                                            |        |                                                   |           |         |  |
| Monthly Revenue                            | 858,418                 | 844,046                         | 849,920                 | 8,498                                      | 1.0    | 14,372                                            | 1.7       |         |  |
| Daily Revenue                              | 502,105                 | 386,654                         | 393,570                 | 108,535                                    | 27.6   | 115,451                                           | 29.9      |         |  |
| Special Event Revenue                      | 88,679                  | 77,656                          | 87,477                  | 1,203                                      | 1.4    | 11,023                                            | 14.2      |         |  |
| Other                                      | 150                     | -                               | 150                     | -                                          | -      | 150                                               | -         |         |  |
| Total Operating Revenue                    | 1,449,353               | 1,308,356                       | 1,331,117               | 118,236                                    | 8.9    | 140,997                                           | 10.8      |         |  |
|                                            |                         |                                 |                         |                                            |        |                                                   |           |         |  |
| <b>Operating Expenses</b>                  |                         |                                 |                         |                                            |        |                                                   |           |         |  |
| Salaries, Wages & Fringe Benefits          | 130,319                 | 149,852                         | 136,468                 | 6,149                                      | 4.5    | 19,533                                            | 13.0      |         |  |
| Repairs, Maintenance, Cleaning & Landscape | 127,626                 | 76,880                          | 69,729                  | (57,896)                                   | (83.0) | (50,746)                                          | (66.0)    |         |  |
| Security                                   | 196,996                 | 204,126                         | 197,838                 | 842                                        | 0.4    | 7,130                                             | 3.5       |         |  |
| Utilities                                  | 41,866                  | 43,472                          | 41,088                  | (779)                                      | (1.9)  | 1,606                                             | 3.7       |         |  |
| Insurance                                  | 29,904                  | 24,425                          | 29,998                  | 94                                         | 0.3    | (5,479)                                           | (22.4)    |         |  |
| Legal & Professional                       | 1,501,615               | 15,125                          | 939,678                 | (561,937)                                  | (59.8) | (1,486,490)                                       | (9,828.0) |         |  |
| Supplies & Printing                        | -                       | 4,534                           | 3,645                   | 3,645                                      | 100.0  | 4,534                                             | 100.0     |         |  |
| Mgmt Fees & Admin O/H                      | 75,256                  | 65,416                          | 69,149                  | (6,107)                                    | (8.8)  | (9,840)                                           | (15.0)    |         |  |
| Other Expenses                             | -                       | -                               | 1,505                   | 1,505                                      | 100.0  | -                                                 | -         |         |  |
| Total Operating Expenses                   | 2,103,581               | 583,830                         | 1,489,098               | (614,482)                                  | (41.3) | (1,519,751)                                       | (260.3)   |         |  |
| Net Revenue In Excess of Expenses          | (654,228)               | 724,526                         | (157,982)               | (496,246)                                  | 314.1  | (1,378,754)                                       | (190.3)   |         |  |



# JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses  
For the Month Ended February 28, 2026

|                                            |                         |                                 |                         | Variances                                                  |         |                                                                   |           | Note(s) |
|--------------------------------------------|-------------------------|---------------------------------|-------------------------|------------------------------------------------------------|---------|-------------------------------------------------------------------|-----------|---------|
|                                            | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual<br>FY 2026 vs. FY 2025<br>\$                      % |         | FY 2026 Actual<br>vs. FY 2026 Budget<br>\$                      % |           |         |
| Operating Revenue                          |                         |                                 |                         |                                                            |         |                                                                   |           |         |
| Monthly Revenue                            | 167,006                 | 169,341                         | 170,520                 | (3,515)                                                    | (2.1)   | (2,335)                                                           | (1.4)     |         |
| Daily Revenue                              | 79,728                  | 74,025                          | 76,104                  | 3,624                                                      | 4.8     | 5,703                                                             | 7.7       |         |
| Special Event Revenue                      | 16,205                  | 14,053                          | 31,662                  | (15,457)                                                   | (48.8)  | 2,152                                                             | 15.3      |         |
| Other                                      | 30                      | -                               | 30                      | -                                                          | -       | 30                                                                | -         |         |
| Total Operating Revenue                    | 262,968                 | 257,419                         | 278,317                 | (15,348)                                                   | (5.5)   | 5,549                                                             | 2.2       |         |
| Operating Expenses                         |                         |                                 |                         |                                                            |         |                                                                   |           |         |
| Salaries, Wages & Fringe Benefits          | 22,181                  | 29,696                          | 29,366                  | 7,186                                                      | 24.5    | 7,515                                                             | 25.3      |         |
| Repairs, Maintenance, Cleaning & Landscape | 29,569                  | 15,376                          | 9,555                   | (20,014)                                                   | (209.5) | (14,193)                                                          | (92.3)    |         |
| Security                                   | 25,143                  | 20,122                          | 36,027                  | 10,884                                                     | 30.2    | (5,021)                                                           | (25.0)    |         |
| Utilities                                  | 8,044                   | 8,632                           | 8,200                   | 156                                                        | 1.9     | 588                                                               | 6.8       |         |
| Insurance                                  | 5,733                   | 4,885                           | 6,096                   | 363                                                        | 5.9     | (848)                                                             | (17.4)    |         |
| Legal & Professional                       | 196,233                 | 3,025                           | 282,612                 | 86,380                                                     | 30.6    | (193,208)                                                         | (6,387.0) |         |
| Mgmt Fees & Admin O/H                      | 13,706                  | 12,870                          | 14,453                  | 747                                                        | 5.2     | (836)                                                             | (6.5)     |         |
| Other Expenses                             | -                       | -                               | 40                      | 40                                                         | 100.0   | -                                                                 | -         |         |
| Total Operating Expenses                   | 300,608                 | 94,606                          | 386,350                 | 85,741                                                     | 22.2    | (206,002)                                                         | (217.7)   |         |
| Net Revenue In Excess of Expenses          | (37,640)                | 162,813                         | (108,033)               | 70,393                                                     | (65.2)  | (200,453)                                                         | (123.1)   |         |

**Summary of Major Variances  
For the Month Ended February 28, 2026**

- 1 **Repairs, Maintenance, Cleaning & Landscape** - The negative variance of \$14k is mainly due to elevator repairs.
  
- 2 **Legal & Professional** - The negative variance of \$193k is for the current draw for the 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 February 28, 2026

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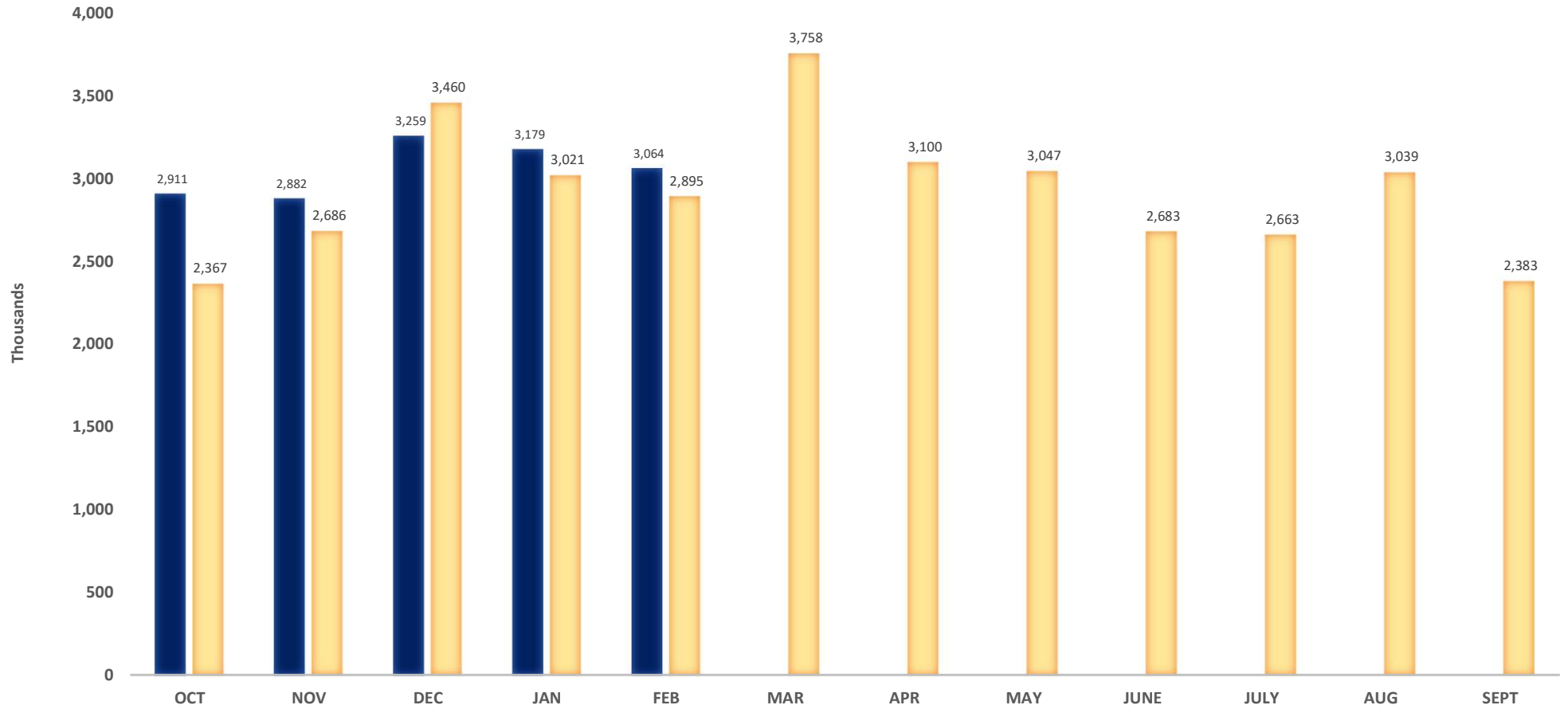
**ALEJANDRA ARGUDIN**  
**CHIEF EXECUTIVE OFFICER**

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

## MIAMI PARKING AUTHORITY OPERATING INCOME

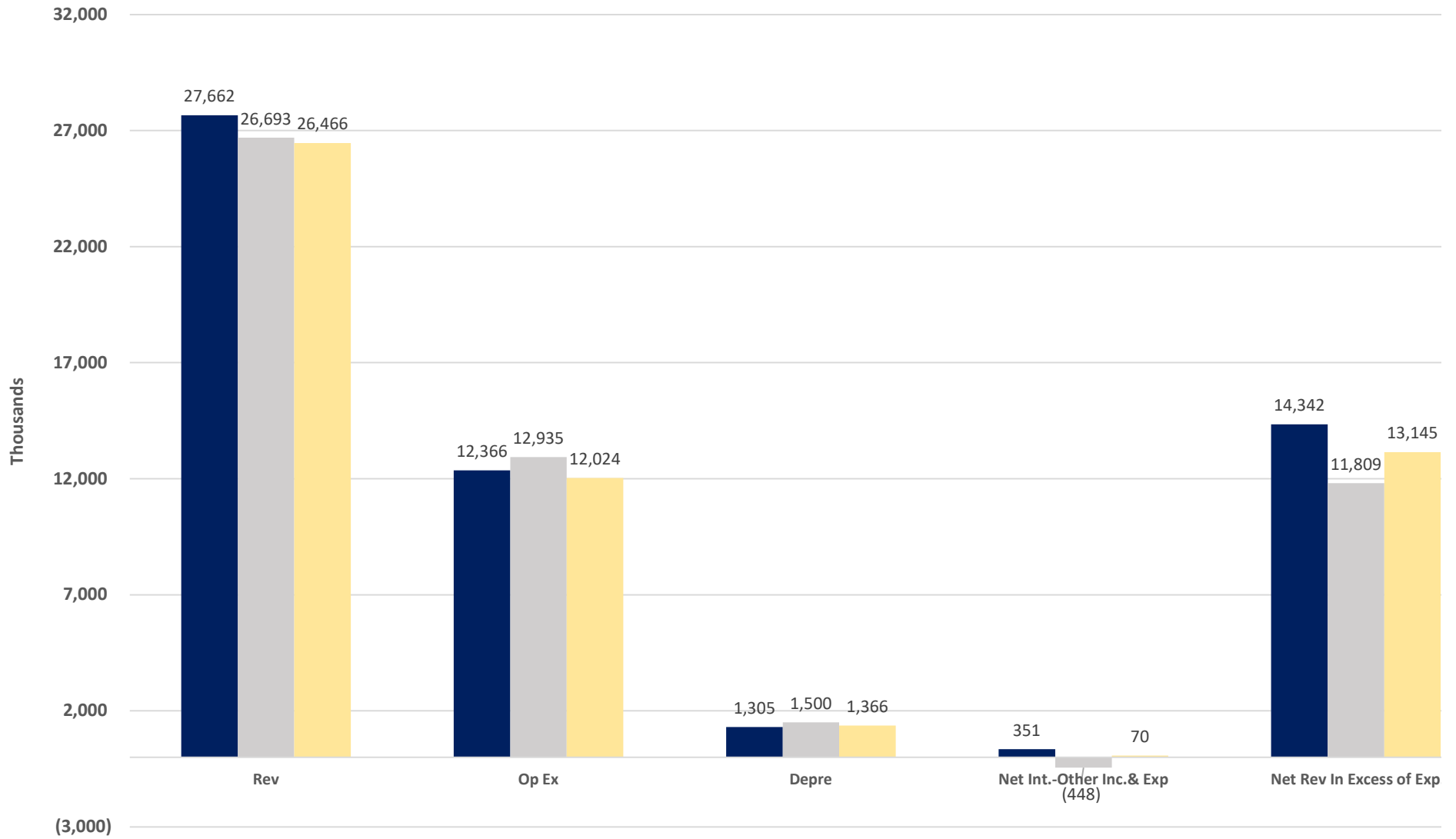
■ Fiscal 2026 ■ Fiscal 2025



# MIAMI PARKING AUTHORITY

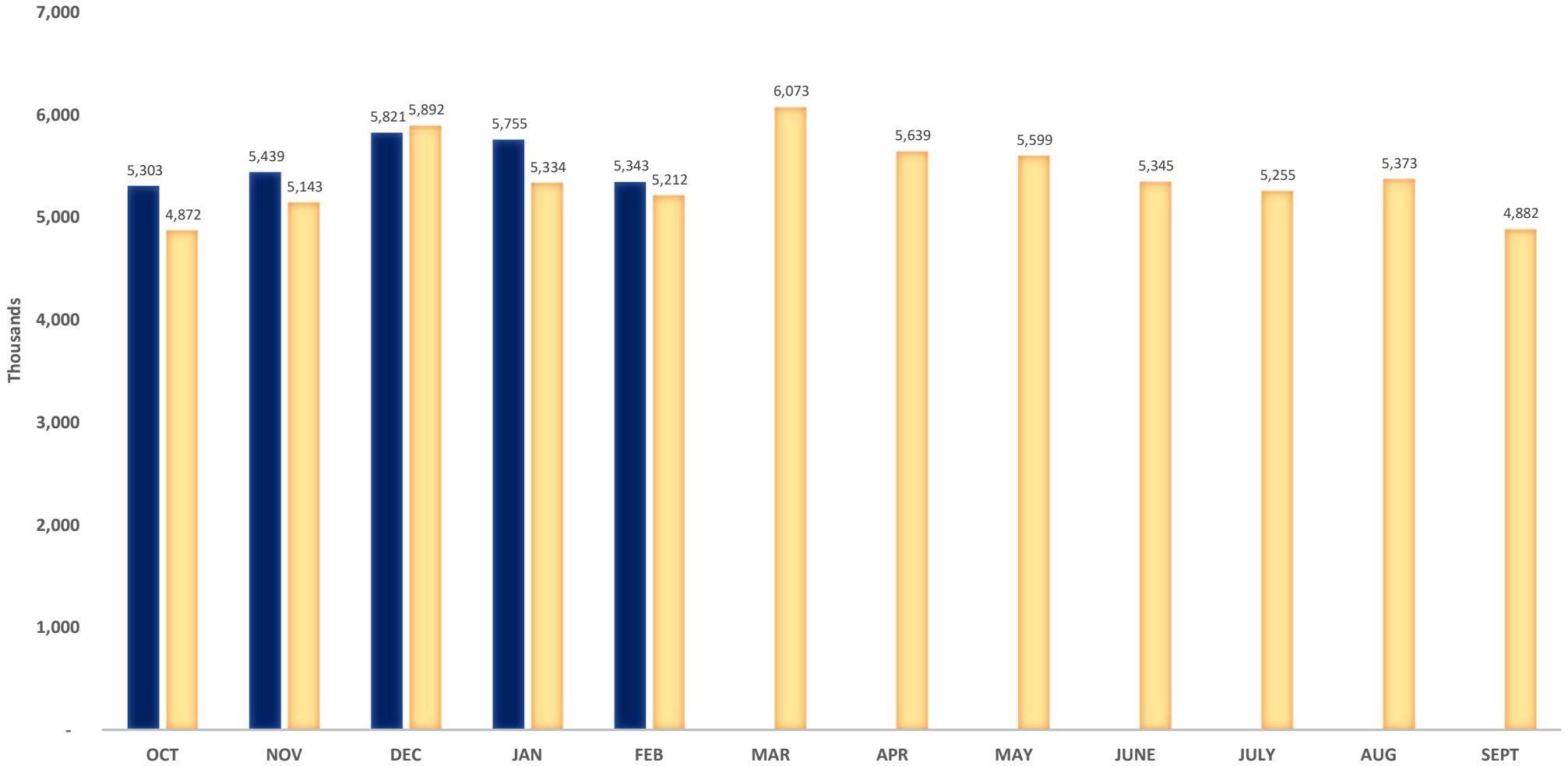
## For The Five Months Ended February 28, 2026

■ CURRENT YEAR ■ BUDGET ■ PRIOR YEAR



## MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2026 ■ Fiscal 2025



## MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2026 ■ Fiscal 2025

