MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Seven Months ended April 30, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget	
	$	$	$	$	%	$	%
Operating Revenue	40,719,349	38,812,997	38,178,481	2,540,868	6.7	1,906,352	4.9
Direct Operating Expenses	17,325,643	18,071,166	16,874,588	(451,055)	(2.7)	745,523	4.1
Operating Results	**23,393,706**	**20,741,831**	**21,303,893**	**2,089,813**	**9.8**	**2,651,875**	**12.8**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(1,825,623)	(2,100,000)	(1,897,187)	71,564	3.8	274,377	13.1
Interest Income	1,091,338	93,331	1,127,153	(35,815)	3.2	998,007	(1,069.3)
Lower of Cost of Market - Investments	(155,428)	-	52,182	(207,610)	397.9	(155,428)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	46.3	72,900	-
Interest Expense	(736,873)	(720,741)	(780,973)	44,100	5.6	(16,132)	(2.2)
Net Revenue In Excess of Expenses	**21,840,020**	**18,014,421**	**19,940,827**	**1,899,193**	**9.5**	**3,825,599**	**21.2**

The above summary represents the financial performance of the agency for the (7) months ended April 30, 2026 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 April 30, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget	
	$	$	$	$	%	$	%
Operating Revenue	**6,719,152**	6,060,044	5,638,817	1,080,335	19.2	659,108	10.9
Direct Operating Expenses	**2,467,101**	2,603,426	2,535,002	67,901	2.7	136,325	5.2
Operating Results	**4,252,051**	**3,456,618**	**3,103,815**	**1,148,236**	**37.0**	**795,433**	**23.0**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	**(260,215)**	(300,000)	(265,531)	5,316	(2.0)	39,785	13.3
Interest Income	**124,535**	13,333	242,422	(117,887)	(48.6)	111,202	(834.0)
Lower of Cost of Market - Investments	**(4,021)**	-	75,025	(79,046)	(105.4)	(4,021)	-
Interest Expense	**(105,268)**	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	**4,007,082**	**3,066,988**	**3,044,163**	**962,919**	**31.6**	**940,094**	**30.7**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Seven Months ended April 30, 2026

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%
Operating Revenue							
Off-Street Facilities	4,619,013	4,663,755	4,427,082	191,931	4.3	(44,742)	(1.0)
Parking Lots	7,048,999	7,003,418	6,942,256	106,743	1.5	45,581	0.7
On-Street	27,505,510	25,770,604	25,233,299	2,272,211	9.0	1,734,906	6.7
Management Fees	846,391	616,889	809,246	37,145	4.6	229,502	37.2
Other	699,437	758,331	766,598	(67,161)	(8.8)	(58,894)	(7.8)
Total Operating Revenue	**40,719,350**	**38,812,997**	**38,178,481**	**2,540,869**	**6.7**	**1,906,353**	**4.9**
Operating Expenses							
Salaries, Wages & Fringe Benefits	6,756,020	7,553,084	6,558,008	(198,012)	(3.0)	797,064	10.6
Repairs, Maintenance, Cleaning & Landscape	1,426,480	1,505,718	1,401,968	(24,512)	(1.7)	79,238	5.3
Security	1,047,059	1,119,195	1,039,974	(7,085)	(0.7)	72,136	6.4
Utilities	385,693	421,267	467,989	82,296	17.6	35,574	8.4
Insurance	891,054	876,918	1,000,087	109,033	10.9	(14,136)	(1.6)
Rental - Building/Land/Auto	324,688	379,226	276,631	(48,057)	(17.4)	54,538	14.4
Assessment Expenses	599,981	598,721	566,231	(33,750)	(6.0)	(1,260)	(0.2)
Revenue Sharing	1,740,806	1,593,623	1,746,845	6,039	0.3	(147,183)	(9.2)
Parking Meter Parts & Installation	17,122	59,305	22,405	5,283	23.6	42,183	71.1
Professional - Audit	79,282	107,268	79,282	-	-	27,986	26.1
Professional - Legal Services	68,614	74,375	68,614	-	-	5,761	7.7
Professional - Other	433,305	402,911	478,347	45,042	9.4	(30,394)	(7.5)
Professional - Pay and Display Fees	88,823	100,161	68,742	(20,081)	(29.2)	11,338	11.3
Bank Charges	2,256,027	2,050,692	1,954,605	(301,422)	(15.4)	(205,335)	(10.0)
Supplies & Miscellaneous	544,343	522,725	458,002	(86,341)	(18.9)	(21,618)	(4.1)
Other Expenses	230,439	235,165	247,861	17,422	7.0	4,726	2.0
Advertising & Promotion	435,909	470,812	438,997	3,088	0.7	34,903	7.4
Total Operating Expenses	**17,325,645**	**18,071,166**	**16,874,588**	**(451,057)**	**(2.7)**	**745,521**	**4.1**
Operating Results Before Depr & Amort	**23,393,705**	**20,741,831**	**21,303,893**	**2,089,812**	**9.8**	**2,651,874**	**12.8**
Depreciation & Amortization	(1,825,623)	(2,100,000)	(1,897,187)	71,564	3.8	274,377	13.1
Operating Results	**21,568,082**	**18,641,831**	**19,406,706**	**2,161,376**	**11.1**	**2,926,251**	**15.7**
Non-Operating Revenues (Expenses):							
Interest Income	1,091,338	93,331	1,127,153	(35,815)	(3.2)	998,007	1,069.3
Lower of Cost of Market - Investments	(155,428)	-	52,182	(207,610)	(397.9)	(155,428)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	(46.3)	72,900	-
Interest Expense	(736,873)	(720,741)	(780,973)	44,100	(5.6)	(16,132)	2.2
Total Non-Operating	271,937	(627,410)	534,121	(262,184)	(49.1)	899,347	(143.3)
Net Revenue In Excess of Expenses	**21,840,019**	**18,014,421**	**19,940,827**	**1,899,192**	**9.5**	**3,825,598**	**21.2**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Month Ended April 30, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget		Note(s)
	$	$	$	$	%	$	%	
Operating Revenue								
Off-Street Facilities	720,269	712,600	697,041	23,228	3.3	7,669	1.1	
Parking Lots	1,035,563	1,102,826	1,003,282	32,281	3.2	(67,263)	(6.1)	
On-Street	4,713,067	4,038,714	3,730,695	982,372	26.3	674,353	16.7	
Management Fees	157,672	97,571	120,180	37,492	31.2	60,101	61.6	
Other	92,580	108,333	87,618	4,962	5.7	(15,753)	(14.5)	
Total Operating Revenue	**6,719,151**	**6,060,044**	**5,638,816**	**1,080,335**	**19.2**	**659,107**	**10.9**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	917,543	1,079,012	990,574	73,031	7.4	161,469	15.0	
Repairs, Maintenance, Cleaning & Landscape	205,798	201,493	190,056	(15,742)	(8.3)	(4,305)	(2.1)	
Security	125,069	157,740	154,319	29,250	19.0	32,671	20.7	
Utilities	47,509	58,905	57,969	10,460	18.0	11,396	19.3	
Insurance	127,391	125,274	146,463	19,072	13.0	(2,117)	(1.7)	
Rental - Building/Land/Auto	52,910	62,746	39,518	(13,392)	(33.9)	9,836	15.7	
Assessment Expenses	90,063	81,787	80,641	(9,422)	(11.7)	(8,276)	(10.1)	
Revenue Sharing	272,080	237,657	265,321	(6,759)	(2.5)	(34,423)	(14.5)	1
Parking Meter Parts & Installation	1,319	8,325	1,619	300	18.5	7,006	84.2	
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	51,684	59,742	112,457	60,773	54.0	8,058	13.5	
Professional - Technology Fees	4,018	10,564	10,851	6,833	63.0	6,546	62.0	
Bank Charges	342,330	303,246	293,009	(49,321)	(16.8)	(39,084)	(12.9)	2
Supplies & Miscellaneous	113,004	93,550	82,575	(30,429)	(36.9)	(19,454)	(20.8)	3
Other Expenses	42,130	38,526	31,527	(10,603)	(33.6)	(3,604)	(9.4)	
Advertising & Promotion	53,126	58,910	56,976	3,850	6.8	5,784	9.8	
Total Operating Expenses	**2,467,102**	**2,603,426**	**2,535,003**	**67,901**	**2.7**	**136,324**	**5.2**	
Operating Results Before Depr & Amort	**4,252,049**	**3,456,618**	**3,103,813**	**1,148,236**	**37.0**	**795,431**	**23.0**	
Depreciation & Amortization	(260,215)	(300,000)	(265,531)	5,316	2.0	39,785	(13.3)	
Operating Results	**3,991,834**	**3,156,618**	**2,838,282**	**1,153,552**	**40.6**	**835,216**	**26.5**	
Non-Operating Revenues (Expenses):								
Interest Income	124,535	13,333	242,422	(117,887)	48.6	111,202	834.0	
Lower of Cost or Market - Investments	(4,021)	-	75,025	(79,046)	105.4	(4,021)	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Total Non-Operating	15,246	(89,630)	205,879	(190,633)	(92.6)	104,876	(117.0)	
Net Revenue In Excess of Expenses	**4,007,080**	**3,066,988**	**3,044,161**	**962,919**	**31.6**	**940,092**	**30.7**	

Summary of Major Variances
For the Month Ended April 30, 2026

1 **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. For the month of April this line item had a negative variance of $34k.

2 **Bank Charges -** The negative variance of $39k is attributable to system-wide credit card usage being more than anticipated.

3 **Supplies and Miscellaneous** - The negative variance of $19k is the due primarily to the payment of 2 invoices submitted late by the vendor.

The above summary represents the major variances from budget for the month ended April 30, 2026

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

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Seven Months ended April 30, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget	
	$	$	$	$	%	$	%
Operating Revenue	2,003,700	1,866,472	1,892,755	110,945	5.9	137,228	7.4
Direct Operating Expenses	828,766	817,649	1,165,180	336,414	28.9	(11,117)	(1.4)
Net Revenue In Excess of Expenses	**1,174,934**	**1,048,823**	**727,576**	**447,359**	**61.5**	**126,111**	**12.0**
Captial Expenses	1,672,002	-	1,239,300	432,702	34.9	1,672,002	0.0
Total Net of Captial Expenses	**(497,068)**	**1,048,823**	**(511,725)**	**14,657**	**(2.9)**	**(1,545,891)**	**(147.4)**

The above summary represents the financial performance of the agency for the (7) months ended April 30, 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 April 30, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget	
	$	$	$	$	%	$	%
Operating Revenue	280,818	285,402	283,975	(3,156)	(1.1)	(4,584)	(1.6)
Direct Operating Expenses	111,718	115,106	107,982	(3,736)	(3.5)	3,388	2.9
Net Revenue in Excess of Expenses	**169,101**	**170,296**	**175,993**	**(6,892)**	**(3.9)**	**(1,195)**	**(0.7)**
Captial Expenses	-	-	336,384	(336,384)	(100.0)	-	0.0
Total Net of Captial Expenses	**169,101**	**170,296**	**(160,391)**	**329,492**	**(205.4)**	**(1,195)**	**(0.7)**

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Seven Months ended April 30, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget		Note(s)
	$	$	$	$	%	$	%	
Operating Revenue								
Monthy Revenue	1,190,195	1,172,758	1,185,967	4,228	0.4	17,437	1.5	
Daily Revenue	692,271	557,130	582,157	110,114	18.9	135,141	24.3	
Special Event Revenue	121,024	136,584	124,421	(3,397)	(2.7)	(15,560)	(11.4)	
Other	210	-	210	-	-	210	-	
Total Operating Revenue	**2,003,700**	**1,866,472**	**1,892,755**	**110,945**	**5.9**	**137,228**	**7.4**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	177,748	209,807	186,090	8,342	4.5	32,059	15.3	
Repairs, Maintenance, Cleaning & Landscape	158,748	107,632	93,127	(65,621)	(70.5)	(51,116)	(47.5)	
Security	272,123	286,070	272,749	626	0.2	13,947	4.9	
Utilities	58,594	60,914	56,863	(1,730)	(3.0)	2,320	3.8	
Insurance	41,373	34,195	41,672	299	0.7	(7,178)	(21.0)	
Legal & Professional	16,091	21,175	410,310	394,219	96.1	5,084	24.0	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	104,089	93,322	98,269	(5,820)	(5.9)	(10,767)	(11.5)	
Other Expenses	-	-	2,454	2,454	100.0	-	-	
Total Operating Expenses	**828,766**	**817,649**	**1,165,180**	**336,414**	**28.9**	**(11,117)**	**(1.4)**	
Net Revenue In Excess of Expenses	**1,174,934**	**1,048,823**	**727,576**	**447,359**	**61.5**	**126,111**	**12.0**	
Captial Expenses	1,672,002	-	1,239,300	432,702	34.9	1,672,002	0.0	
Total Net of Captial Expenses	**(497,068)**	**1,048,823**	**(511,725)**	**14,657**	**(2.9)**	**(1,545,891)**	**(147.4)**	

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Month Ended April 30, 2026

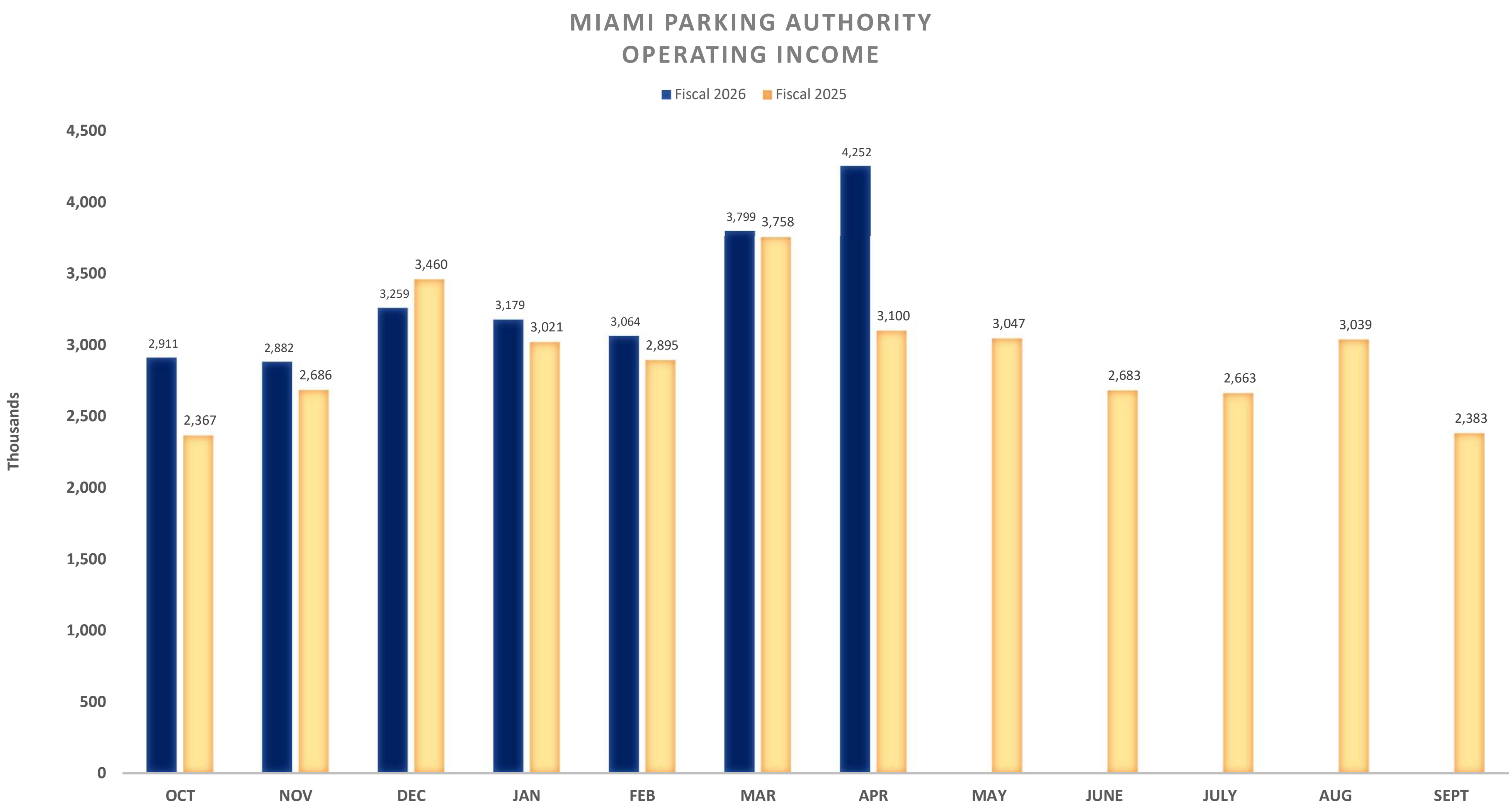
	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	Variances: Actual FY 2026 vs. FY 2025 %	Variances: FY 2026 Actual vs. FY 2026 Budget $	Variances: FY 2026 Actual vs. FY 2026 Budget %	Note(s)
Operating Revenue								
Monthy Revenue	162,885	162,373	168,550	(5,664)	(3.4)	512	0.3	
Daily Revenue	100,073	80,175	96,557	3,516	3.6	19,898	24.8	
Special Event Revenue	17,830	42,854	18,838	(1,008)	(5.3)	(25,024)	(58.4)	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	**280,818**	**285,402**	**283,975**	**(3,156)**	**(1.1)**	**(4,584)**	**(1.6)**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	23,206	29,971	27,304	4,098	15.0	6,765	22.6	
Repairs, Maintenance, Cleaning & Landscape	18,141	15,376	12,796	(5,344)	(41.8)	(2,765)	(18.0)	
Security	37,575	38,559	36,758	(816)	(2.2)	984	2.6	
Utilities	8,139	9,020	7,773	(366)	(4.7)	881	9.8	
Insurance	5,732	4,885	5,862	130	2.2	(847)	(17.3)	
Legal & Professional	4,327	3,025	1,822	(2,505)	(137.5)	(1,302)	(43.0)	
Mgmt Fees & Admin O/H	14,599	14,270	14,717	119	0.8	(329)	(2.3)	
Other Expenses	-	-	949	949	100.0	-	-	
Total Operating Expenses	**111,718**	**115,106**	**107,982**	**(3,736)**	**(3.5)**	**3,388**	**2.9**	
Net Revenue In Excess of Expenses	**169,101**	**170,296**	**175,993**	**(6,892)**	**(3.9)**	**(1,195)**	**(0.7)**	
Captial Expenses	-	-	336,384	(336,384)	(100.0)	-	0.0	
Total Net of Captial Expenses	**169,101**	**170,296**	**(160,391)**	**329,492**	**(205.4)**	**(1,195)**	**(0.7)**	

Summary of Major Variances
For the Month Ended April 30, 2026

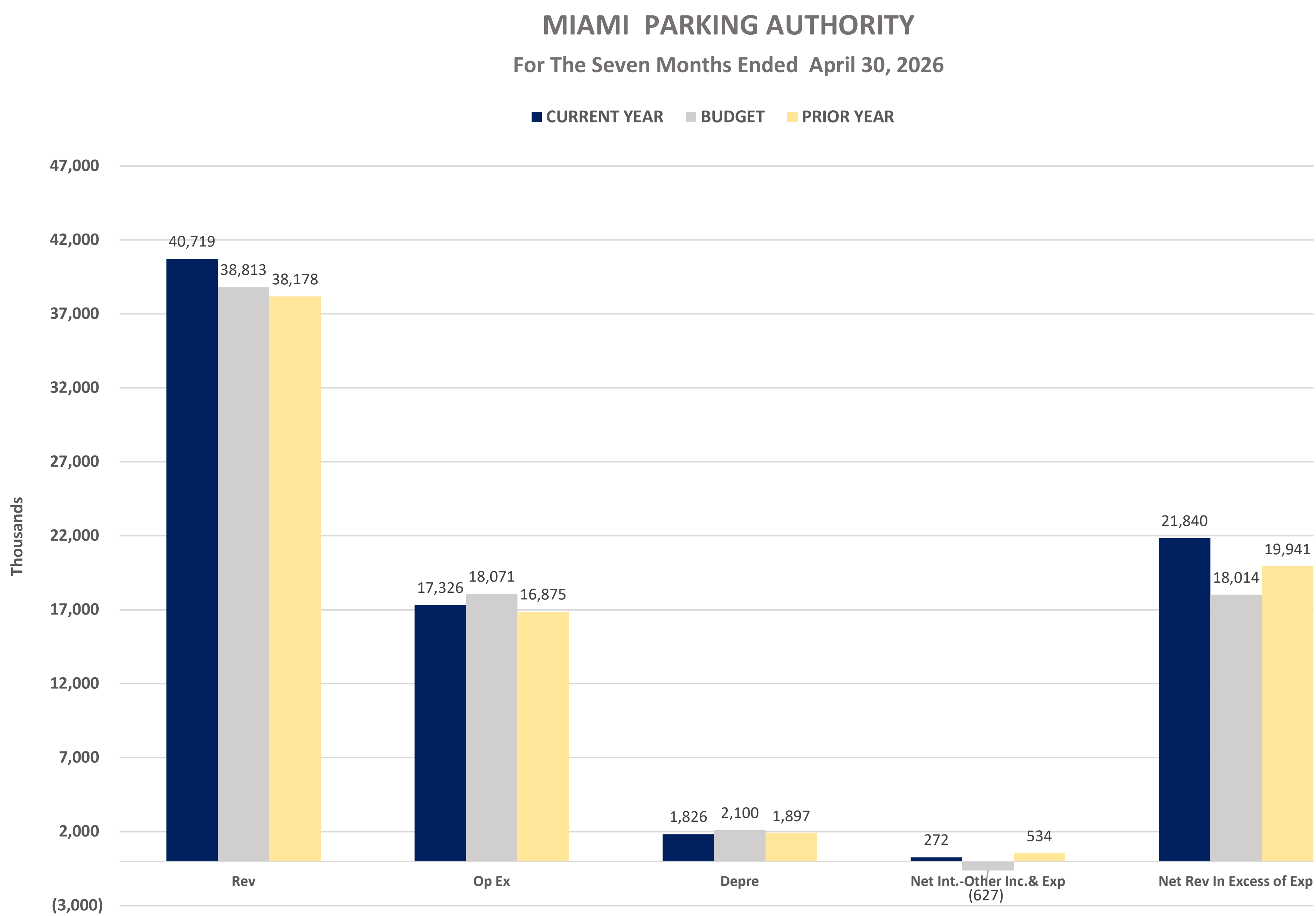
No variances to report.

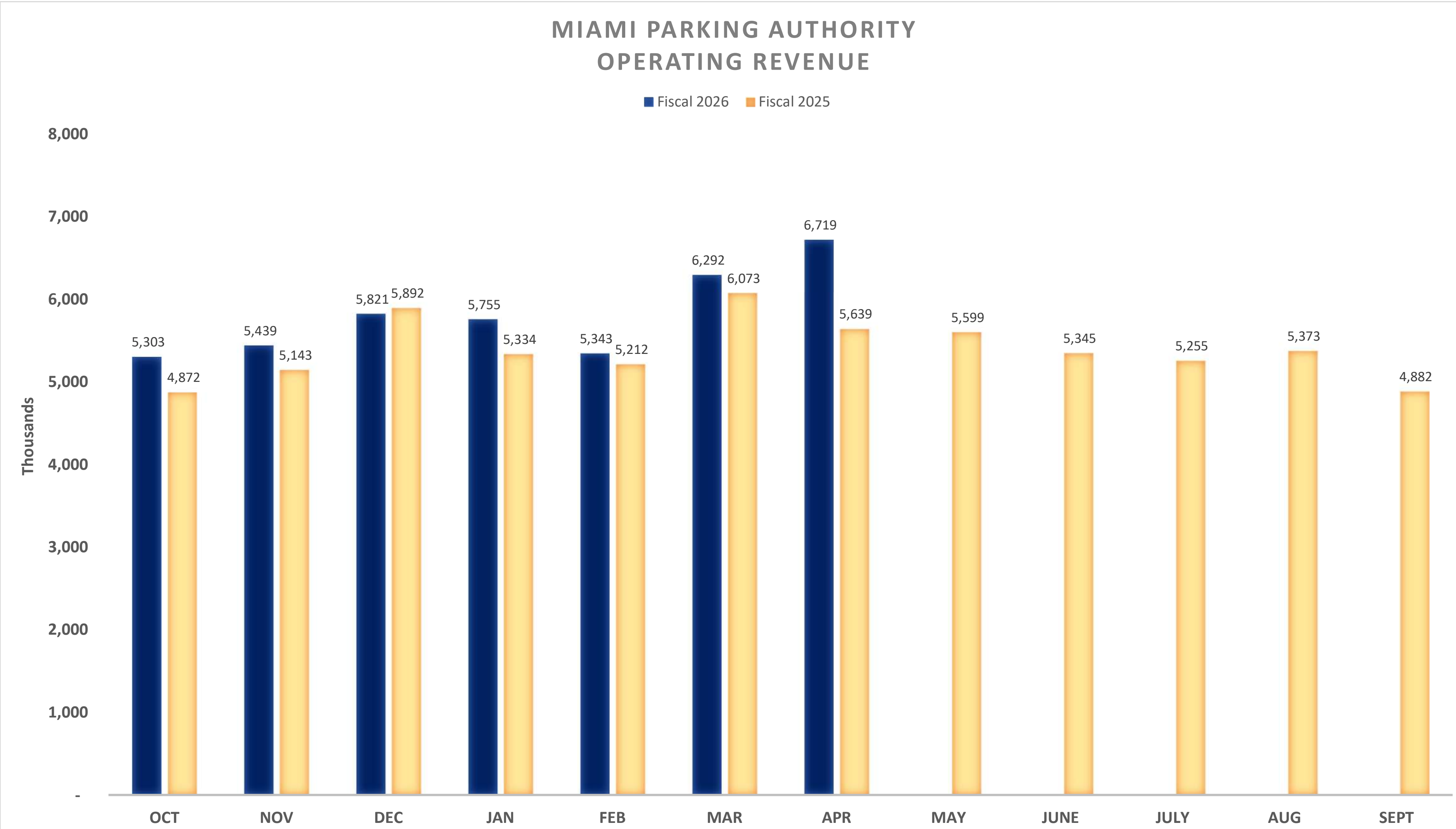
The above summary represents the major variances from budget for the month ended April 30, 2026

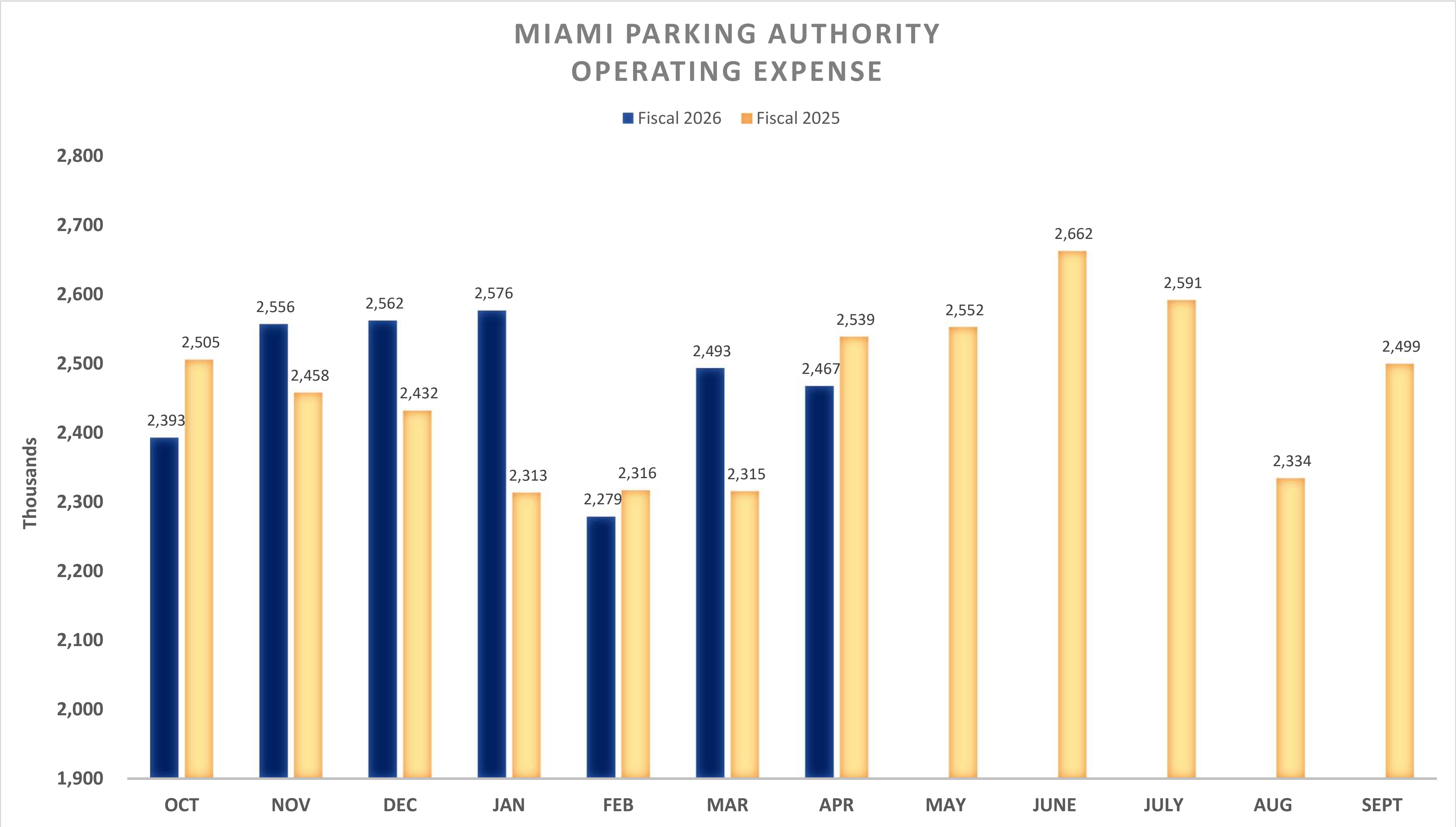
ALEJANDRA ARGUDIN	**MIRTHA DZIEDZIC**
CHIEF EXECUTIVE OFFICER	**CHIEF FINANCIAL OFFICER**



MIAMI PARKING AUTHORITY
OPERATING INCOME
Fiscal 2026
Fiscal 2025
Thousands
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2,911
2,367
2,882
2,686
3,259
3,460
3,179
3,021
3,064
2,895
3,799
3,758
4,252
3,100
3,047
2,683
2,663
3,039
2,383
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT


MIAMI PARKING AUTHORITY
For The Seven Months Ended April 30, 2026
CURRENT YEAR
BUDGET
PRIOR YEAR
Thousands
47,000
42,000
37,000
32,000
27,000
22,000
17,000
12,000
7,000
2,000
(3,000)
40,719
38,813
38,178
17,326
18,071
16,875
1,826
2,100
1,897
272
(627)
534
21,840
18,014
19,941
Rev
Op Ex
Depre
Net Int.-Other Inc.& Exp
Net Rev In Excess of Exp


MIAMI PARKING AUTHORITY
OPERATING REVENUE
Fiscal 2026
Fiscal 2025
Thousands
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
5,303
4,872
5,439
5,143
5,821
5,892
5,755
5,334
5,343
5,212
6,292
6,073
6,719
5,639
5,599
5,345
5,255
5,373
4,882
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT


MIAMI PARKING AUTHORITY
OPERATING EXPENSE
Fiscal 2026
Fiscal 2025
Thousands
2,800
2,700
2,600
2,500
2,400
2,300
2,200
2,100
2,000
1,900
2,393
2,505
2,556
2,458
2,562
2,432
2,576
2,313
2,279
2,316
2,493
2,315
2,467
2,539
2,552
2,662
2,591
2,334
2,499
OCT
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JAN
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