MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the One Month ended October 31, 2025

	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	5,303,309	4,965,209	4,874,136	429,173	8.8	338,100	6.8
Direct Operating Expenses	2,392,678	2,610,743	2,505,281	112,603	4.5	218,065	8.4
Operating Results	**2,910,631**	**2,354,466**	**2,368,855**	**541,776**	**22.9**	**556,165**	**23.6**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(260,574)	(300,000)	(289,482)	28,908	10.0	39,426	13.1
Interest Income	(755,857)	13,333	68,963	(824,820)	1,196.0	(769,190)	5,769.1
Lower of Cost of Market - Investments	(6,008)	-	(170,055)	164,047	96.5	(6,008)	-
Interest Expense Net of Interest Income	(105,268)	(102,963)	(111,568)	6,300	5.6	(2,305)	(2.2)
Net Revenue In Excess of Expenses	**1,782,924**	**1,964,836**	**2,002,472**	**(219,548)**	**(11.0)**	**(181,912)**	**(9.3)**

The above summary represents the financial performance of the agency for the (1) months ended October 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 October 31, 2025

	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	5,303,309	4,965,209	4,874,136	429,173	8.8	338,100	6.8
Direct Operating Expenses	2,392,678	2,610,743	2,505,281	112,603	4.5	218,065	8.4
Operating Results	**2,910,631**	**2,354,466**	**2,368,855**	**541,776**	**22.9**	**556,165**	**23.6**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(260,574)	(300,000)	(289,482)	28,908	(10.0)	39,426	13.1
Interest Income	(755,857)	13,333	68,963	(824,820)	(1,196.0)	(769,190)	5,769.1
Lower of Cost of Market - Investments	(6,008)	-	(170,055)	164,047	(96.5)	(6,008)	-
Interest Expense Net of Interest Income	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	**1,782,924**	**1,964,836**	**2,002,472**	**(219,548)**	**(11.0)**	**(181,912)**	**(9.3)**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the One Month ended October 31, 2025

	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	617,837	624,604	584,581	33,256	5.7	(6,767)	(1.1)
Parking Lots	931,690	867,431	857,920	73,770	8.6	64,259	7.4
On-Street	3,538,531	3,305,876	3,223,938	314,593	9.8	232,655	7.0
Management Fees	104,533	58,965	85,332	19,201	22.5	45,568	77.3
Other	110,718	108,333	122,364	(11,646)	(9.5)	2,385	2.2
Total Operating Revenue	**5,303,309**	**4,965,209**	**4,874,135**	**429,174**	**8.8**	**338,100**	**6.8**
Operating Expenses							
Salaries, Wages & Fringe Benefits	803,484	1,079,012	985,460	181,976	18.5	275,528	25.5
Repairs, Maintenance, Cleaning & Landscape	230,462	237,012	304,120	73,658	24.2	6,550	2.8
Security	177,860	179,630	170,668	(7,192)	(4.2)	1,770	1.0
Utilities	51,941	59,378	25,386	(26,555)	(104.6)	7,437	12.5
Insurance	127,554	125,274	138,223	10,669	7.7	(2,280)	(1.8)
Rental - Building/Land/Auto	40,681	62,746	39,518	(1,163)	(2.9)	22,065	35.2
Assessment Expenses	83,971	90,525	91,144	7,173	7.9	6,554	7.2
Revenue Sharing	229,079	205,206	207,272	(21,807)	(10.5)	(23,873)	(11.6)
Parking Meter Parts & Installation	2,242	8,529	5,629	3,387	60.2	6,287	73.7
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	97,576	53,643	79,903	(17,673)	(22.1)	(43,933)	(81.9)
Professional - Pay and Display Fees	10,150	6,842	6,194	(3,956)	(63.9)	(3,308)	(48.3)
Bank Charges	303,257	266,218	271,387	(31,870)	(11.7)	(37,039)	(13.9)
Supplies & Miscellaneous	92,465	86,830	57,303	(35,162)	(61.4)	(5,635)	(6.5)
Other Expenses	32,287	39,406	42,388	10,101	23.8	7,119	18.1
Advertising & Promotion	88,541	84,543	59,559	(28,982)	(48.7)	(3,998)	(4.7)
Total Operating Expenses	**2,392,678**	**2,610,743**	**2,505,282**	**112,604**	**4.5**	**218,065**	**8.4**
Operating Results Before Depr & Amort	**2,910,631**	**2,354,466**	**2,368,853**	**541,778**	**22.9**	**556,165**	**23.6**
Depreciation & Amortization	(260,574)	(300,000)	(289,482)	28,908	10.0	39,426	13.1
Operating Results	**2,650,057**	**2,054,466**	**2,079,371**	**570,686**	**27.4**	**595,591**	**29.0**
Non-Operating Revenues (Expenses):							
Interest Income	(755,857)	13,333	68,963	(824,820)	(1,196.0)	(769,190)	(5,769.1)
Lower of Cost of Market - Investments	(6,008)	-	(170,055)	164,047	(96.5)	(6,008)	-
Interest Expense Net of Interest Income	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2
Total Non-Operating	(867,133)	(89,630)	(76,901)	(790,232)	1,027.6	(777,503)	867.5
Net Revenue In Excess of Expenses	**1,782,924**	**1,964,836**	**2,002,470**	**(219,546)**	**(11.0)**	**(181,912)**	**(9.3)**

MIAMI PARKING AUTHORITY
Schedule of Revenue and Expenses
For the Month Ended October 31, 2025

	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	617,837	624,604	584,581	33,256	5.7	(6,767)	(1.1)	
Parking Lots	931,690	867,431	857,920	73,770	8.6	64,259	7.4	
On-Street	3,538,531	3,305,876	3,223,938	314,593	9.8	232,655	7.0	
Management Fees	104,533	58,965	85,332	19,201	22.5	45,568	77.3	
Other	110,718	108,333	122,364	(11,646)	(9.5)	2,385	2.2	
Total Operating Revenue	**5,303,309**	**4,965,209**	**4,874,135**	**429,174**	**8.8**	**338,100**	**6.8**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	803,484	1,079,012	985,460	181,976	18.5	275,528	25.5	
Repairs, Maintenance, Cleaning & Landscape	230,462	237,012	304,120	73,658	24.2	6,550	2.8	
Security	177,860	179,630	170,668	(7,192)	(4.2)	1,770	1.0	
Utilities	51,941	59,378	25,386	(26,555)	(104.6)	7,437	12.5	
Insurance	127,554	125,274	138,223	10,669	7.7	(2,280)	(1.8)	
Rental - Building/Land/Auto	40,681	62,746	39,518	(1,163)	(2.9)	22,065	35.2	
Assessment Expenses	83,971	90,525	91,144	7,173	7.9	6,554	7.2	
Revenue Sharing	229,079	205,206	207,272	(21,807)	(10.5)	(23,873)	(11.6)	1
Parking Meter Parts & Installation	2,242	8,529	5,629	3,387	60.2	6,287	73.7	
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	97,576	53,643	79,903	(17,673)	(22.1)	(43,933)	(81.9)	2
Professional - Pay and Display Fees	10,150	6,842	6,194	(3,956)	(63.9)	(3,308)	(48.3)	
Bank Charges	303,257	266,218	271,387	(31,870)	(11.7)	(37,039)	(13.9)	3
Supplies & Miscellaneous	92,465	86,830	57,303	(35,162)	(61.4)	(5,635)	(6.5)	
Other Expenses	32,287	39,406	42,388	10,101	23.8	7,119	18.1	
Advertising & Promotion	88,541	84,543	59,559	(28,982)	(48.7)	(3,998)	(4.7)	
Total Operating Expenses	**2,392,678**	**2,610,743**	**2,505,282**	**112,604**	**4.5**	**218,065**	**8.4**	
Operating Results Before Depr & Amort	**2,910,631**	**2,354,466**	**2,368,853**	**541,778**	**22.9**	**556,165**	**23.6**	
Depreciation & Amortization	(260,574)	(300,000)	(289,482)	28,908	10.0	39,426	(13.1)	
Operating Results	**2,650,057**	**2,054,466**	**2,079,371**	**570,686**	**27.4**	**595,591**	**29.0**	
Non-Operating Revenues (Expenses):								
Interest Income	(755,857)	13,333	68,963	(824,820)	1,196.0	(769,190)	(5,769.1)	
Lower of Cost of Market - Investments	(6,008)	-	(170,055)	164,047	96.5	(6,008)	-	
Interest Expense Net of Interest Income	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Total Non-Operating	(867,133)	(89,630)	(76,901)	(790,232)	1,027.6	(777,503)	867.5	
Net Revenue In Excess of Expenses	**1,782,924**	**1,964,836**	**2,002,470**	**(219,546)**	**(11.0)**	**(181,912)**	**(9.3)**	

Summary of Major Variances

For the Month Ended October 31, 2025

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 October this line item had a negative variance of $24k.

2 **Professional Other -** The unfavorable variance of $39k is mostly a result of the elevator improvements at G9.

3 **Bank Charges -** The negative variance of $37k is attributable to system-wide credit card usage being more than anticipated.

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

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

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the One Month ended October 31, 2025

	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	**336,246**	265,278	269,849	66,397	24.6	70,968	26.8
Direct Operating Expenses	**159,308**	114,141	109,090	(50,217)	(46.0)	(45,167)	(39.6)
Net Revenue In Excess of Expenses	**176,938**	**151,137**	**160,759**	**16,179**	**10.1**	**25,801**	**17.1**

The above summary represents the financial performance of the agency for the (1) months ended October 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 October 31, 2025

	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	336,246	265,278	269,849	66,397	24.6	70,968	26.8
Direct Operating Expenses	159,308	114,141	109,090	(50,217)	(46.0)	(45,167)	(39.6)
Net Revenue in Excess of Expenses	**176,938**	**151,137**	**160,759**	**16,179**	**10.1**	**25,801**	**17.1**

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the One Month ended October 31, 2025

	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	178,493	168,842	170,017	8,477	5.0	9,651	5.7	
Daily Revenue	130,693	78,515	79,615	51,077	64.2	52,178	66.5	
Special Event Revenue	27,030	17,921	20,187	6,843	33.9	9,109	50.8	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	**336,246**	**265,278**	**269,849**	**66,397**	**24.6**	**70,968**	**26.8**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	28,722	29,970	28,654	(68)	(0.2)	1,248	4.2	
Repairs, Maintenance, Cleaning & Landscape	57,801	15,376	14,898	(42,903)	(288.0)	(42,425)	(275.9)	
Security	37,151	39,248	34,514	(2,636)	(7.6)	2,097	5.3	
Utilities	8,829	8,373	7,920	(909)	(11.5)	(456)	(5.4)	
Insurance	5,952	4,885	5,845	(107)	(1.8)	(1,067)	(21.8)	
Legal & Professional	3,483	3,025	1,820	(1,663)	(91.4)	(458)	(15.1)	
Mgmt Fees & Admin O/H	17,370	13,264	14,011	(3,359)	(24.0)	(4,106)	(31.0)	
Other Expenses	-	-	1,427	1,427	100.0	-	-	
Total Operating Expenses	**159,308**	**114,141**	**109,090**	**(50,217)**	**(46.0)**	**(45,167)**	**(39.6)**	
Net Revenue In Excess of Expenses	**176,938**	**151,137**	**160,759**	**16,179**	**10.1**	**25,801**	**17.1**	

JAMES L. KNIGHT CENTER GARAGE

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

	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	**178,493**	168,842	170,017	8,477	5.0	9,651	5.7	
Daily Revenue	**130,693**	78,515	79,615	51,077	64.2	52,178	66.5	
Special Event Revenue	**27,030**	17,921	20,187	6,843	33.9	9,109	50.8	
Other	**30**	-	30	-	-	30	-	
Total Operating Revenue	**336,246**	**265,278**	**269,849**	**66,397**	**24.6**	**70,968**	**26.8**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	**28,722**	29,970	28,654	(68)	(0.2)	1,248	4.2	
Repairs, Maintenance, Cleaning & Landscape	**57,801**	15,376	14,898	(42,903)	(288.0)	(42,425)	(275.9)	1
Security	**37,151**	39,248	34,514	(2,636)	(7.6)	2,097	5.3	
Utilities	**8,829**	8,373	7,920	(909)	(11.5)	(456)	(5.4)	
Insurance	**5,952**	4,885	5,845	(107)	(1.8)	(1,067)	(21.8)	
Legal & Professional	**3,483**	3,025	1,820	(1,663)	(91.4)	(458)	(15.1)	
Mgmt Fees & Admin O/H	**17,370**	13,264	14,011	(3,359)	(24.0)	(4,106)	(31.0)	
Other Expenses	**-**	-	1,427	1,427	100.0	-	-	
Total Operating Expenses	**159,308**	**114,141**	**109,090**	**(50,217)**	**(46.0)**	**(45,167)**	**(39.6)**	
Net Revenue In Excess of Expenses	**176,938**	**151,137**	**160,759**	**16,179**	**10.1**	**25,801**	**17.1**	

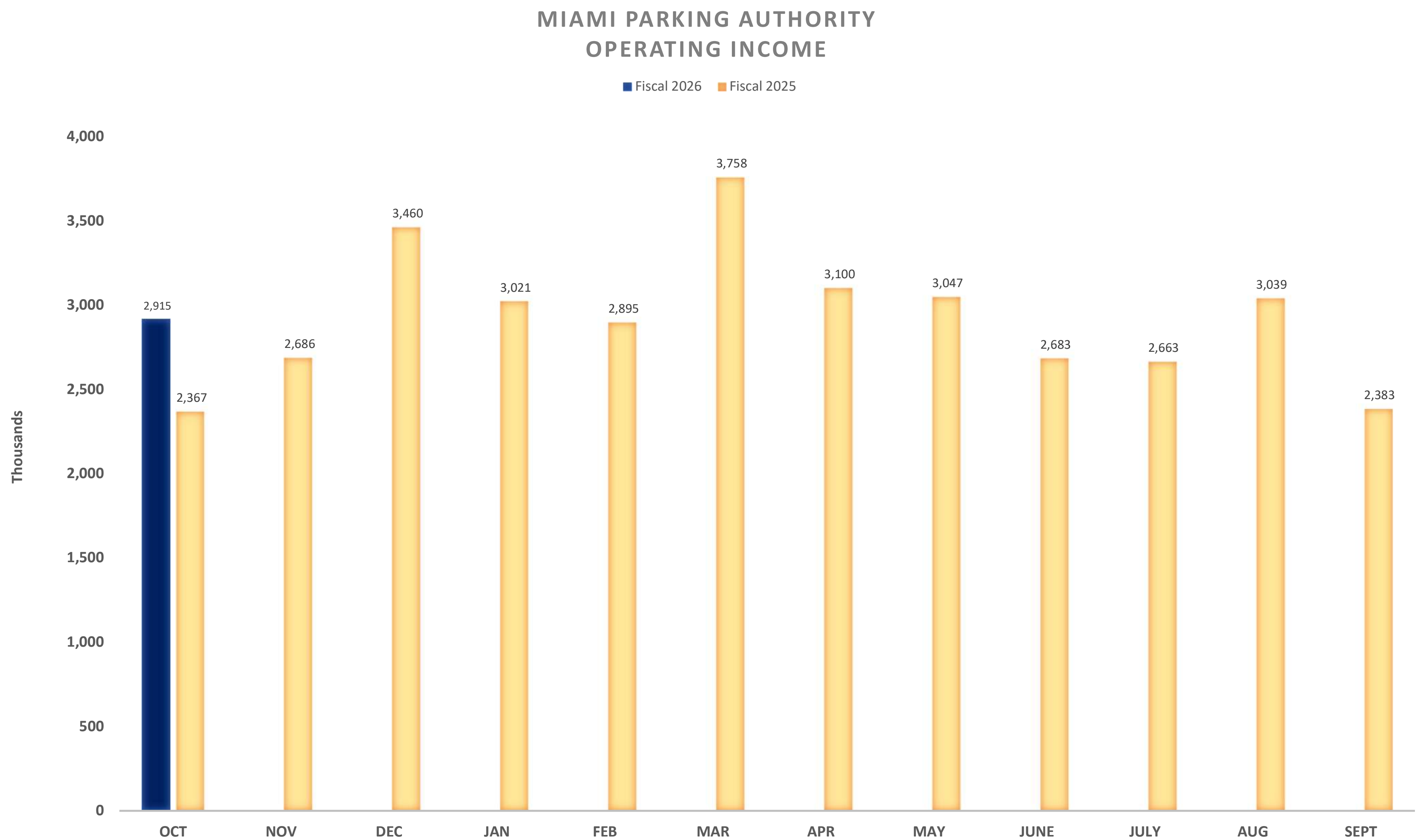
Summary of Major Variances

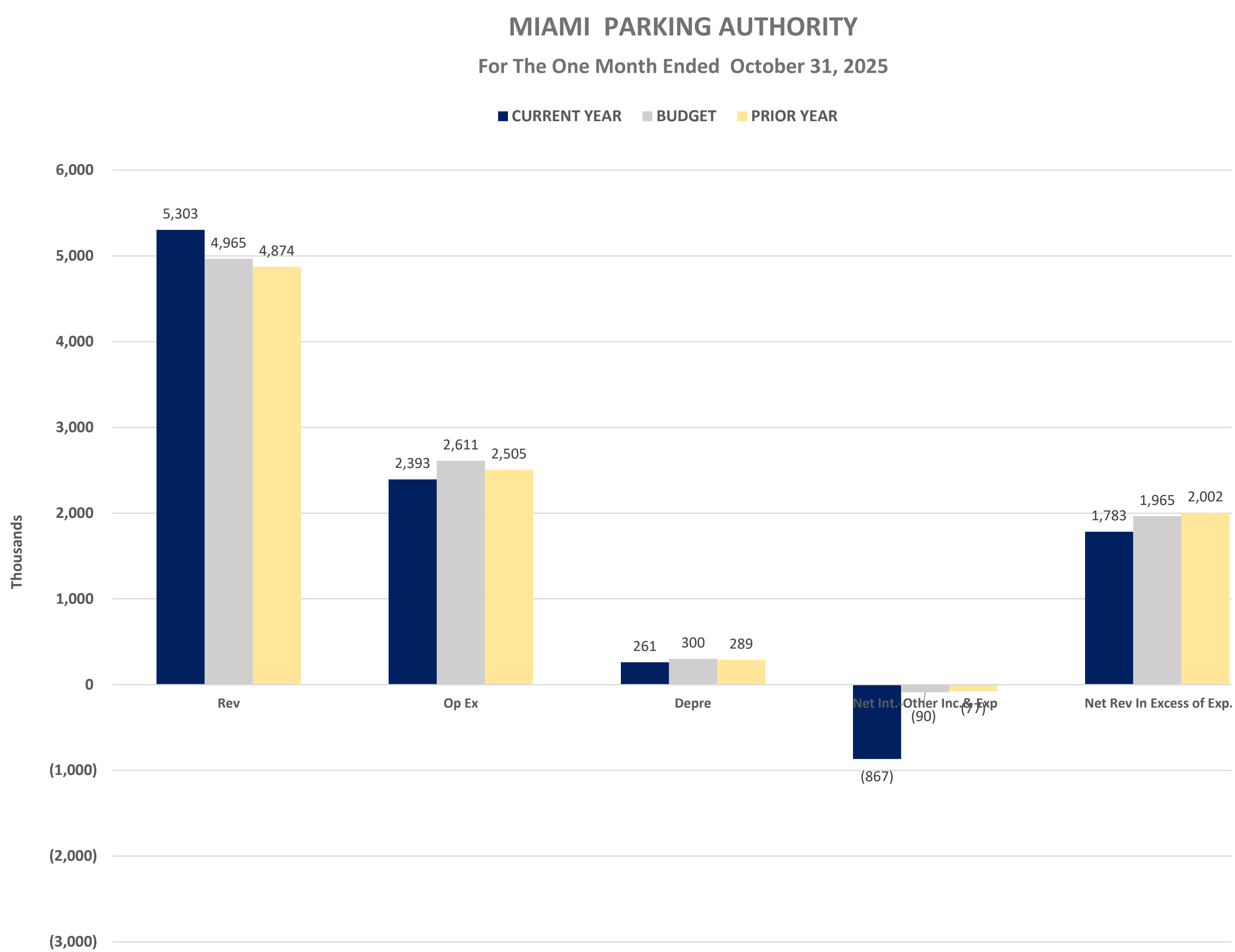
For the Month Ended October 31, 2025

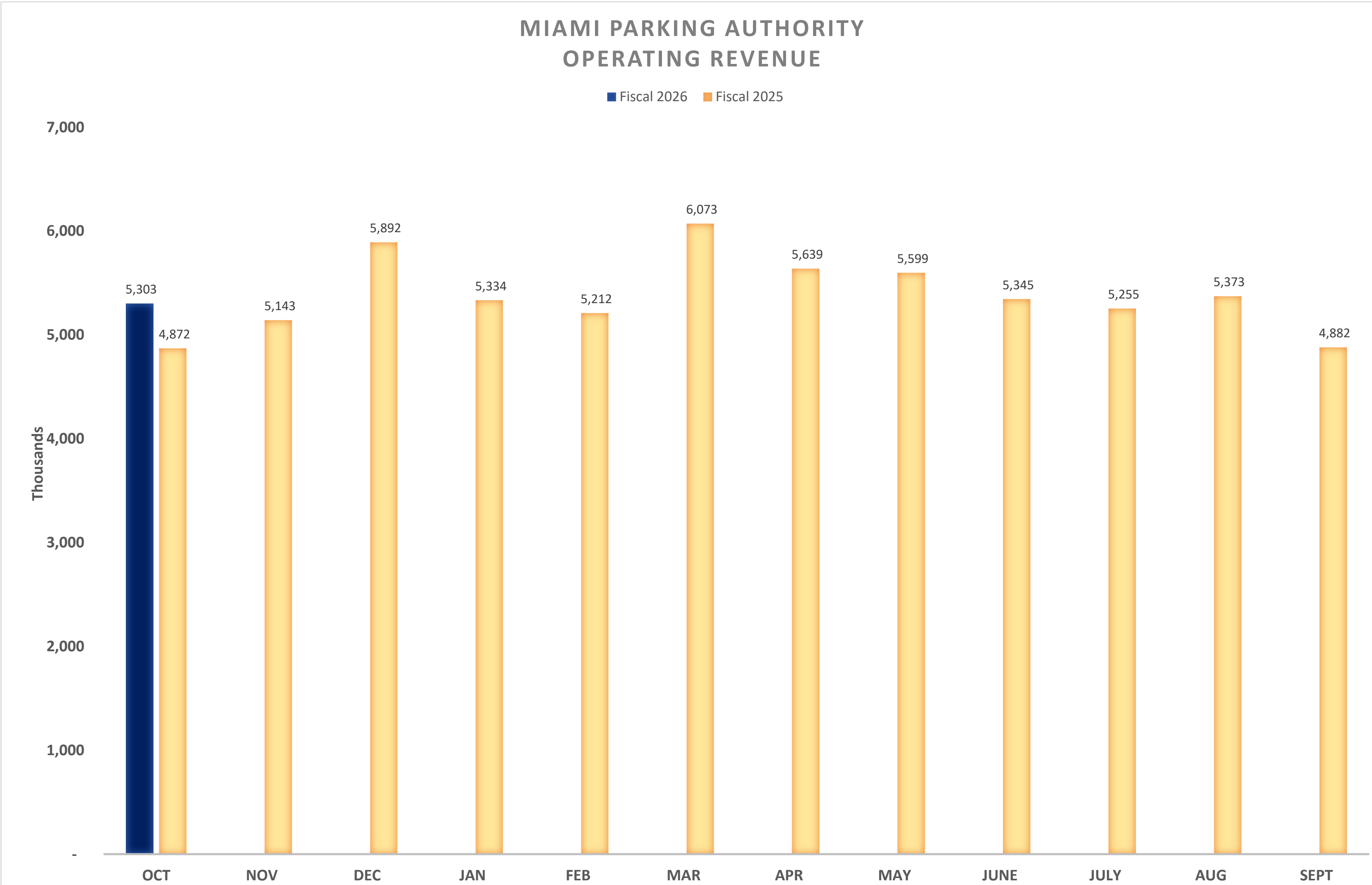
2 **Repairs, Maintenance, Cleaning & Landscaping** - The negative variance of $42k is due mainly to the final payment of the elevator repairs.

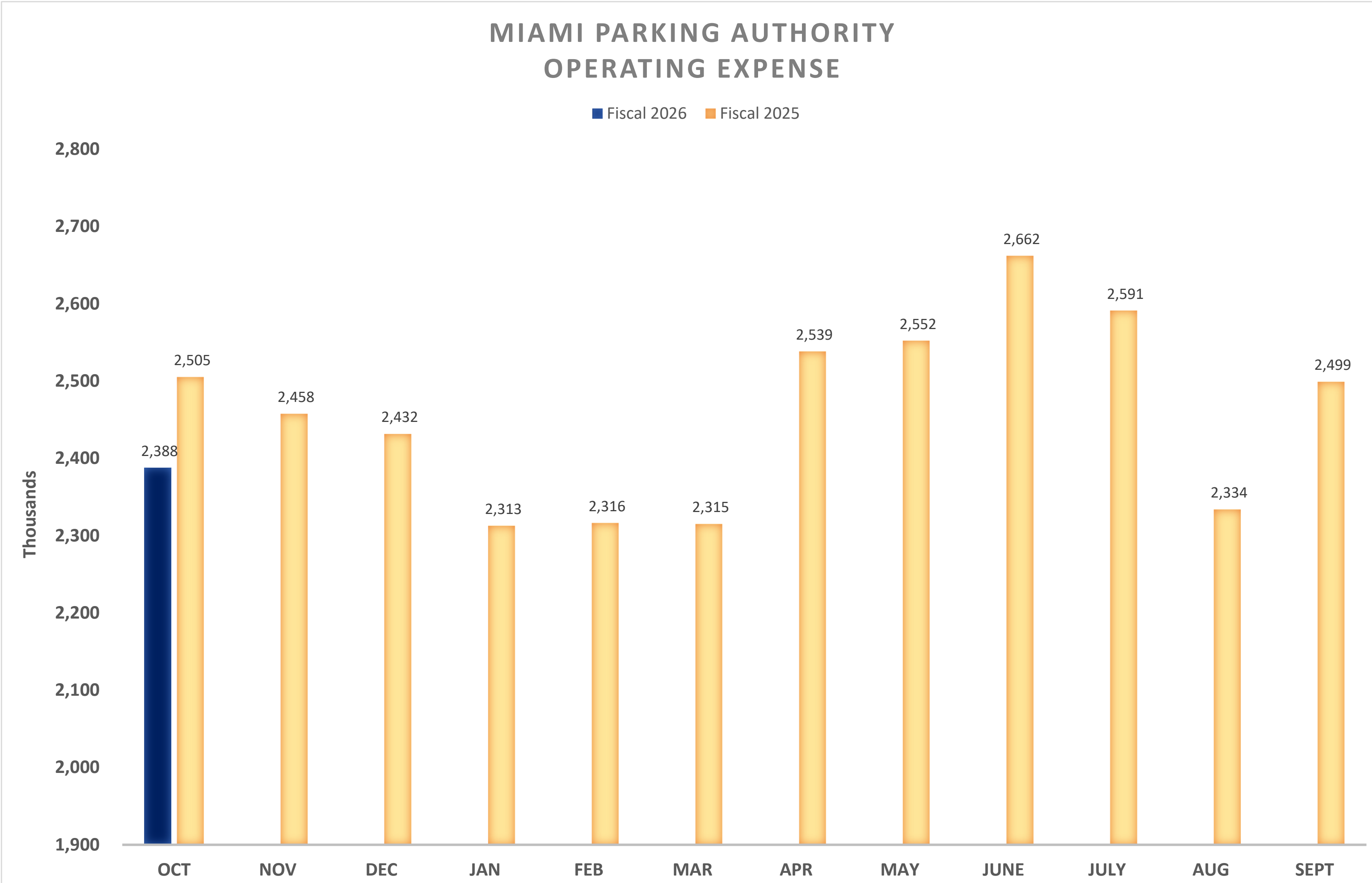
The above summary represents the major variances from budget for the month ended October 31, 2025

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


MIAMI PARKING AUTHORITY
OPERATING INCOME
Fiscal 2026
Fiscal 2025
Thousands
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2,915
2,367
2,686
3,460
3,021
2,895
3,758
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 One Month Ended October 31, 2025
CURRENT YEAR
BUDGET
PRIOR YEAR
Thousands
6,000
5,000
4,000
3,000
2,000
1,000
0
(1,000)
(2,000)
(3,000)
5,303
4,965
4,874
2,393
2,611
2,505
261
300
289
(867)
(90)
(77)
1,783
1,965
2,002
Rev
Op Ex
Depre
Net Int.-Other Inc.& Exp
Net Rev In Excess of Exp.


MIAMI PARKING AUTHORITY
OPERATING REVENUE
Fiscal 2026
Fiscal 2025
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
Thousands
5,303
4,872
5,143
5,892
5,334
5,212
6,073
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
2,388
2,505
2,458
2,432
2,313
2,316
2,315
2,539
2,552
2,662
2,591
2,334
2,499
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT