MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Two Months ended November 30, 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	10,742,071	10,222,049	10,018,057	724,014	7.2	520,022	5.1
Direct Operating Expenses	4,949,144	5,167,141	4,963,078	13,934	0.3	217,997	4.2
Operating Results	**5,792,927**	**5,054,908**	**5,054,979**	**737,948**	**14.6**	**738,019**	**14.6**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(521,751)	(600,000)	(564,816)	43,065	7.6	78,249	13.0
Interest Income	382,815	26,666	226,461	156,354	(69.0)	356,149	(1,335.6)
Lower of Cost of Market - Investments	29,496	-	(121,035)	150,531	124.4	29,496	-
Interest Expense	(210,535)	(205,926)	(223,135)	12,600	5.6	(4,609)	(2.2)
Net Revenue In Excess of Expenses	**5,472,952**	**4,275,648**	**4,508,213**	**964,739**	**21.4**	**1,197,304**	**28.0**

The above summary represents the financial performance of the agency for the (2) months ended November 30, 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 November 30, 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	**5,438,660**	5,256,840	5,143,921	294,739	5.7	181,820	3.5
Direct Operating Expenses	**2,556,466**	2,556,398	2,457,797	(98,669)	(4.0)	(68)	(0.0)
Operating Results	**2,882,194**	**2,700,442**	**2,686,124**	**196,070**	**7.3**	**181,752**	**6.7**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	**(261,176)**	(300,000)	(275,335)	14,159	(5.1)	38,824	12.9
Interest Income	**183,473**	13,333	157,498	25,975	16.5	170,140	(1,276.1)
Lower of Cost of Market - Investments	**35,504**	-	49,020	(13,516)	(27.6)	35,504	-
Interest Expense	**(105,268)**	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	**2,734,727**	**2,310,812**	**2,505,739**	**228,988**	**9.1**	**423,915**	**18.3**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Two Months ended November 30, 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 %
Operating Revenue							
Off-Street Facilities	1,184,857	1,267,918	1,189,153	(4,296)	(0.4)	(83,061)	(6.6)
Parking Lots	1,863,286	1,861,565	1,840,497	22,789	1.2	1,721	0.1
On-Street	7,237,392	6,748,404	6,576,701	660,691	10.0	488,988	7.2
Management Fees	229,765	127,496	180,139	49,626	27.5	102,269	80.2
Other	226,771	216,666	231,567	(4,796)	(2.1)	10,105	4.7
Total Operating Revenue	**10,742,071**	**10,222,049**	**10,018,057**	**724,014**	**7.2**	**520,022**	**5.1**
Operating Expenses							
Salaries, Wages & Fringe Benefits	1,913,435	2,158,024	1,976,724	63,289	3.2	244,589	11.3
Repairs, Maintenance, Cleaning & Landscape	393,076	472,523	503,586	110,510	21.9	79,447	16.8
Security	335,231	338,994	340,474	5,243	1.5	3,763	1.1
Utilities	106,542	117,045	117,007	10,465	8.9	10,503	9.0
Insurance	255,847	250,548	286,400	30,553	10.7	(5,299)	(2.1)
Rental - Building/Land/Auto	80,918	105,496	79,040	(1,878)	(2.4)	24,578	23.3
Assessment Expenses	167,942	181,050	182,287	14,345	7.9	13,108	7.2
Revenue Sharing	454,924	443,765	452,114	(2,810)	(0.6)	(11,159)	(2.5)
Parking Meter Parts & Installation	3,131	16,859	15,834	12,703	80.2	13,728	81.4
Professional - Audit	22,652	30,648	22,652	-	-	7,996	26.1
Professional - Legal Services	19,604	21,250	19,604	-	-	1,646	7.7
Professional - Other	163,736	116,636	135,507	(28,229)	(20.8)	(47,100)	(40.4)
Professional - Pay and Display Fees	30,418	28,579	16,819	(13,599)	(80.9)	(1,839)	(6.4)
Bank Charges	622,930	519,444	508,934	(113,996)	(22.4)	(103,486)	(19.9)
Supplies & Miscellaneous	169,728	163,493	120,728	(49,000)	(40.6)	(6,235)	(3.8)
Other Expenses	58,327	61,649	68,885	10,558	15.3	3,322	5.4
Advertising & Promotion	150,703	141,138	116,483	(34,220)	(29.4)	(9,565)	(6.8)
Total Operating Expenses	**4,949,144**	**5,167,141**	**4,963,078**	**13,934**	**0.3**	**217,997**	**4.2**
Operating Results Before Depr & Amort	**5,792,927**	**5,054,908**	**5,054,979**	**737,948**	**14.6**	**738,019**	**14.6**
Depreciation & Amortization	(521,751)	(600,000)	(564,816)	43,065	7.6	78,249	13.0
Operating Results	**5,271,176**	**4,454,908**	**4,490,163**	**781,013**	**17.4**	**816,268**	**18.3**
Non-Operating Revenues (Expenses):							
Interest Income	382,815	26,666	226,461	156,354	69.0	356,149	1,335.6
Lower of Cost of Market - Investments	29,496	-	(121,035)	150,531	(124.4)	29,496	-
Interest Expense	(210,535)	(205,926)	(223,135)	12,600	(5.6)	(4,609)	2.2
Total Non-Operating	201,776	(179,260)	18,050	183,726	1,017.9	381,036	(212.6)
Net Revenue In Excess of Expenses	**5,472,952**	**4,275,648**	**4,508,213**	**964,739**	**21.4**	**1,197,304**	**28.0**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Month Ended November 30, 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	566,918	643,314	604,572	(37,654)	(6.2)	(76,396)	(11.9)	
Parking Lots	931,596	994,134	982,577	(50,981)	(5.2)	(62,538)	(6.3)	
On-Street	3,698,861	3,442,528	3,352,763	346,098	10.3	256,333	7.4	
Management Fees	125,233	68,531	94,807	30,426	32.1	56,702	82.7	
Other	116,052	108,333	109,203	6,849	6.3	7,719	7.1	
Total Operating Revenue	**5,438,660**	**5,256,840**	**5,143,922**	**294,738**	**5.7**	**181,820**	**3.5**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,109,952	1,079,012	991,263	(118,689)	(12.0)	(30,940)	(2.9)	
Repairs, Maintenance, Cleaning & Landscape	162,613	235,511	199,466	36,853	18.5	72,898	31.0	
Security	157,371	159,364	169,806	12,435	7.3	1,993	1.3	
Utilities	54,601	57,667	91,621	37,020	40.4	3,066	5.3	
Insurance	128,293	125,274	148,177	19,884	13.4	(3,019)	(2.4)	
Rental - Building/Land/Auto	40,236	42,750	39,522	(714)	(1.8)	2,514	5.9	
Assessment Expenses	83,971	90,525	91,144	7,173	7.9	6,554	7.2	
Revenue Sharing	225,845	238,559	244,842	18,997	7.8	12,714	5.3	
Parking Meter Parts & Installation	889	8,330	10,205	9,316	91.3	7,441	89.3	
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	66,160	62,993	55,604	(10,556)	(19.0)	(3,167)	(5.0)	
Professional - Pay and Display Fees	20,268	21,737	10,625	(9,643)	(90.8)	1,469	6.8	
Bank Charges	319,673	253,226	237,547	(82,126)	(34.6)	(66,447)	(26.2)	1
Supplies & Miscellaneous	77,264	76,663	63,425	(13,839)	(21.8)	(601)	(0.8)	
Other Expenses	26,040	22,243	26,497	457	1.7	(3,797)	(17.1)	
Advertising & Promotion	62,162	56,595	56,924	(5,238)	(9.2)	(5,567)	(9.8)	
Total Operating Expenses	**2,556,466**	**2,556,398**	**2,457,796**	**(98,670)**	**(4.0)**	**(68)**	**(0.0)**	
Operating Results Before Depr & Amort	**2,882,194**	**2,700,442**	**2,686,126**	**196,068**	**7.3**	**181,752**	**6.7**	
Depreciation & Amortization	(261,176)	(300,000)	(275,335)	14,159	5.1	38,824	(12.9)	
Operating Results	**2,621,018**	**2,400,442**	**2,410,791**	**210,227**	**8.7**	**220,576**	**9.2**	
Non-Operating Revenues (Expenses):								
Interest Income	183,473	13,333	157,498	25,975	(16.5)	170,140	1,276.1	
Lower of Cost of Market - Investments	35,504	-	49,020	(13,516)	27.6	35,504	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Total Non-Operating	113,709	(89,630)	94,950	18,759	19.8	203,339	(226.9)	
Net Revenue In Excess of Expenses	**2,734,727**	**2,310,812**	**2,505,741**	**228,986**	**9.1**	**423,915**	**18.3**	

Summary of Major Variances

For the Month Ended November 30, 2025

1 **Bank Charges -** The negative variance of $66k 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 November 2025

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

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Two Months ended November 30, 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	653,560	523,921	533,565	119,995	22.5	129,639	24.7
Direct Operating Expenses	261,917	237,118	624,501	362,584	58.1	(24,799)	(10.5)
Net Revenue In Excess of Expenses	**391,643**	**286,803**	**(90,936)**	**482,579**	**(530.7)**	**104,840**	**36.6**

The above summary represents the financial performance of the agency for the (2) months ended November 30, 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 November 30, 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	317,314	258,643	263,716	53,598	20.3	58,671	22.7
Direct Operating Expenses	102,609	122,977	515,411	412,801	80.1	20,368	16.6
Net Revenue in Excess of Expenses	**214,705**	**135,666**	**(251,694)**	**466,400**	**(185.3)**	**79,039**	**58.3**

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Two Months ended November 30, 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	350,814	336,683	339,026	11,789	3.5	14,131	4.2	
Daily Revenue	246,839	152,262	155,081	91,758	59.2	94,577	62.1	
Special Event Revenue	55,847	34,976	39,399	16,449	41.7	20,871	59.7	
Other	60	-	60	-	-	60	-	
Total Operating Revenue	**653,560**	**523,921**	**533,565**	**119,995**	**22.5**	**129,639**	**24.7**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	51,753	59,940	55,017	3,264	5.9	8,187	13.7	
Repairs, Maintenance, Cleaning & Landscape	69,417	30,752	34,951	(34,467)	(98.6)	(38,665)	(125.7)	
Security	74,921	81,488	71,660	(3,261)	(4.6)	6,567	8.1	
Utilities	15,090	18,388	17,258	2,169	12.6	3,298	17.9	
Insurance	11,727	9,770	11,713	(13)	(0.1)	(1,957)	(20.0)	
Legal & Professional	5,216	6,050	401,118	395,902	98.7	834	13.8	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	33,793	26,196	27,703	(6,090)	(22.0)	(7,597)	(29.0)	
Other Expenses	-	-	1,435	1,435	100.0	-	-	
Total Operating Expenses	**261,917**	**237,118**	**624,501**	**362,584**	**58.1**	**(24,799)**	**(10.5)**	
Net Revenue In Excess of Expenses	**391,643**	**286,803**	**(90,936)**	**482,579**	**(530.7)**	**104,840**	**36.6**	

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Month Ended November 30, 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	172,321	167,841	169,009	3,312	2.0	4,480	2.7	
Daily Revenue	116,146	73,747	75,466	40,680	53.9	42,399	57.5	
Special Event Revenue	28,818	17,055	19,212	9,606	50.0	11,763	69.0	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	**317,314**	**258,643**	**263,716**	**53,598**	**20.3**	**58,671**	**22.7**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	23,030	29,970	26,363	3,332	12.6	6,940	23.2	
Repairs, Maintenance, Cleaning & Landscape	11,616	15,376	20,052	8,436	42.1	3,760	24.5	
Security	37,770	42,240	37,145	(624)	(1.7)	4,470	10.6	
Utilities	6,261	10,015	9,338	3,077	33.0	3,754	37.5	
Insurance	5,775	4,885	5,868	93	1.6	(890)	(18.2)	
Legal & Professional	1,733	3,025	399,298	397,565	99.6	1,292	42.7	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	16,423	12,932	13,692	(2,731)	(19.9)	(3,491)	(27.0)	1
Other Expenses	-	-	8	8	100.0	-	-	
Total Operating Expenses	**102,609**	**122,977**	**515,411**	**412,801**	**80.1**	**20,368**	**16.6**	
Net Revenue In Excess of Expenses	**214,705**	**135,666**	**(251,694)**	**466,400**	**(185.3)**	**79,039**	**58.3**	

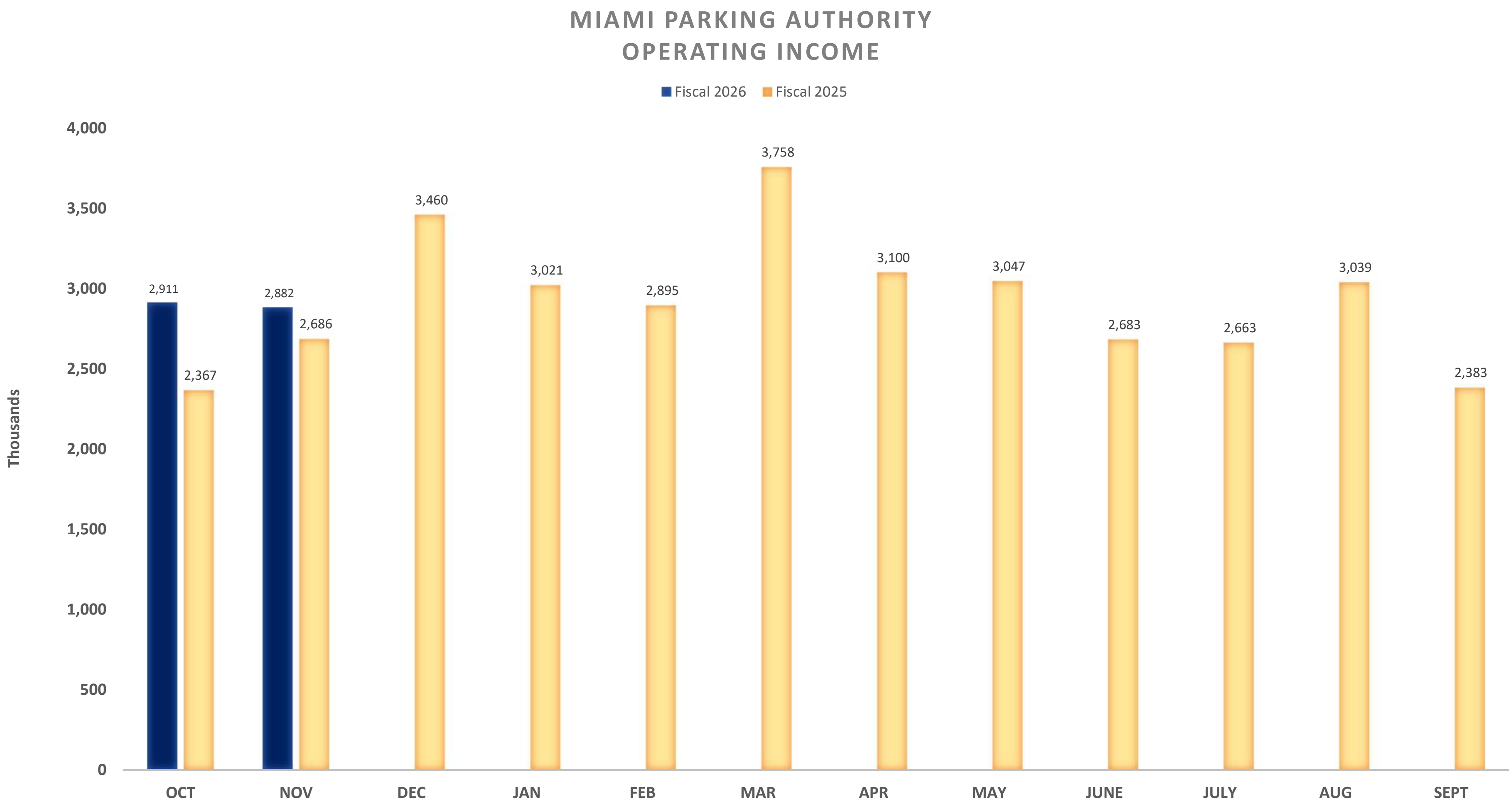
Summary of Major Variances

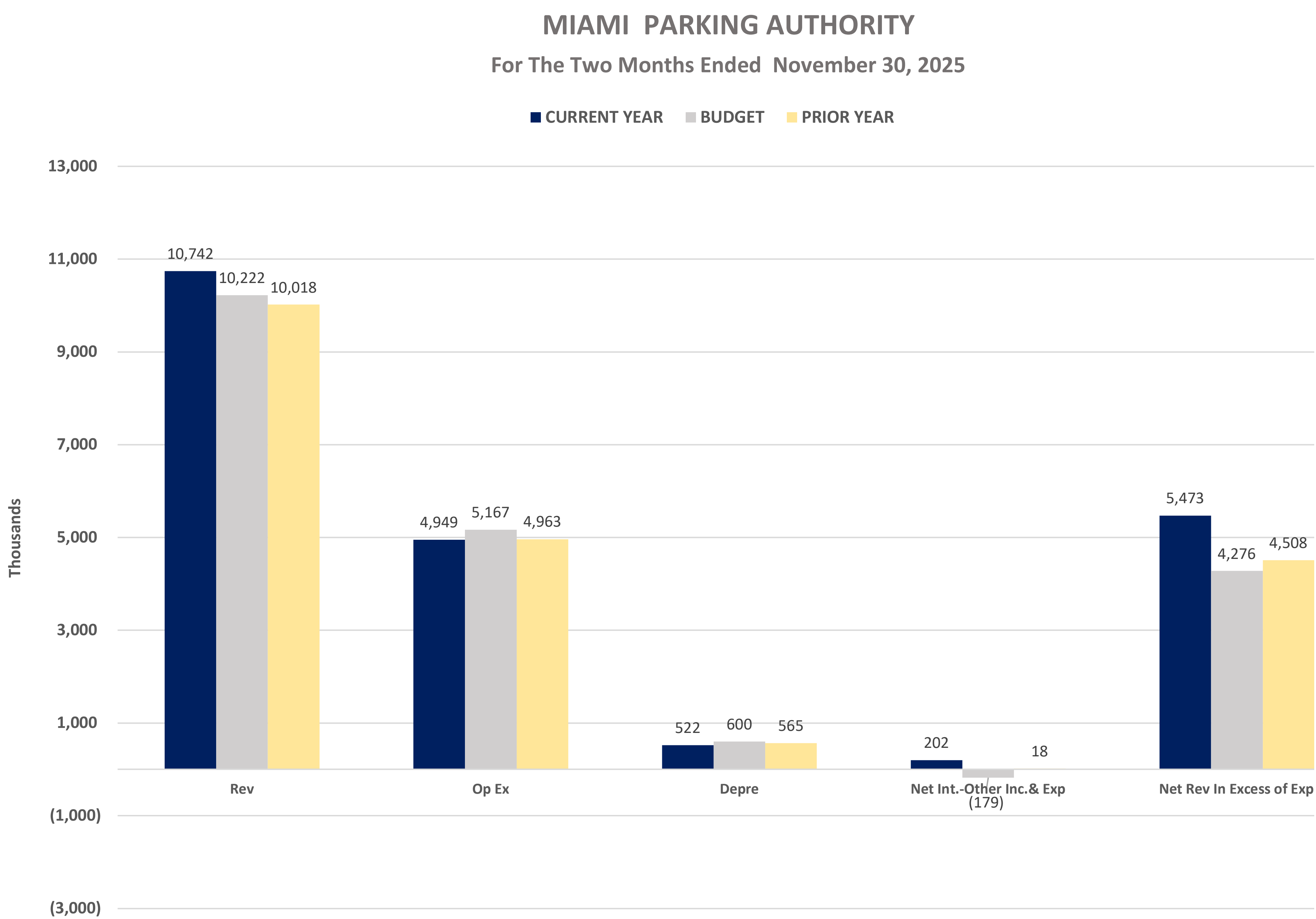
For the Month Ended November 30, 2025

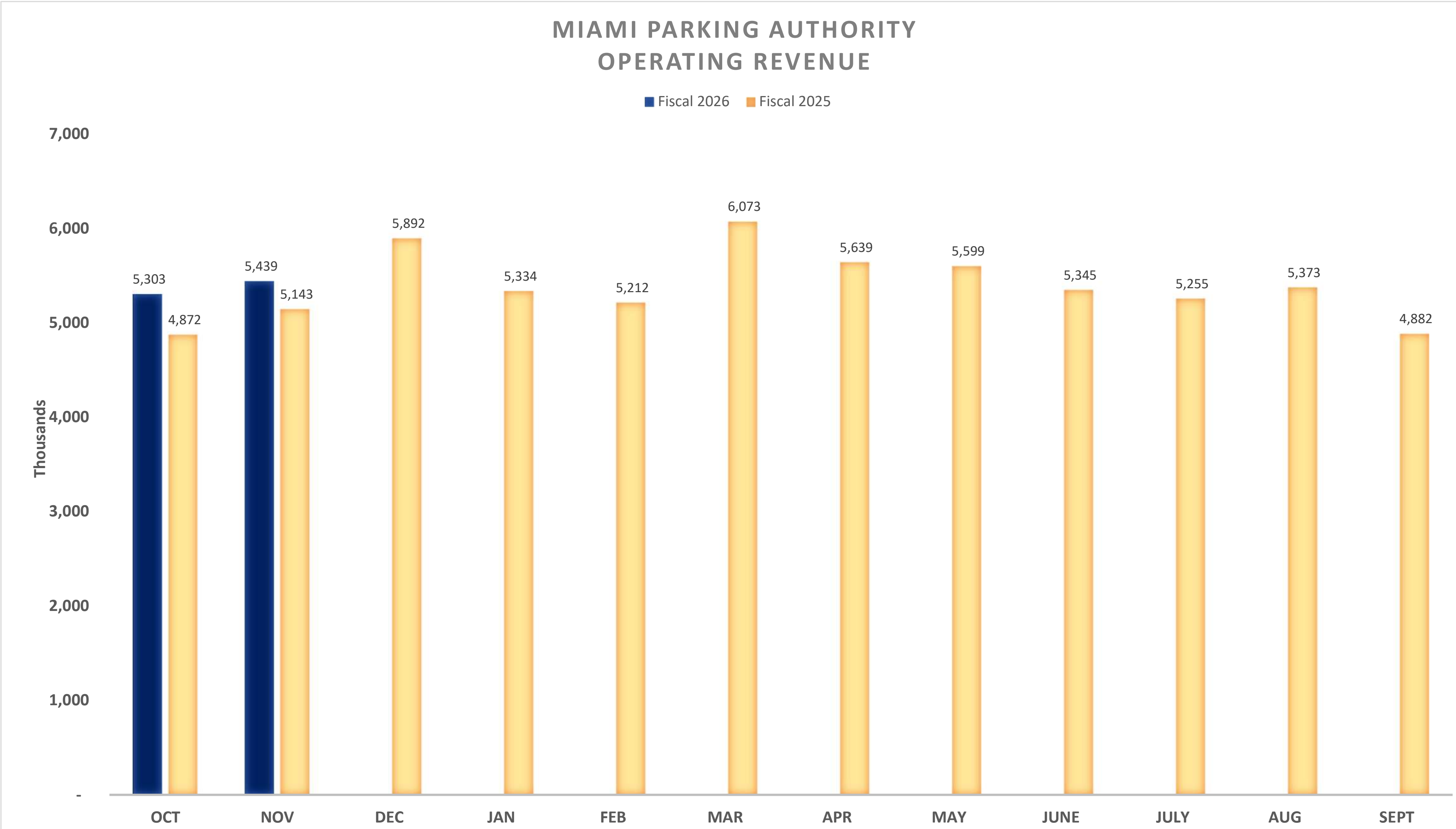
2 **Mgmt Fees & Admin O/H** - The management fees and administrative overhead is calculated as a percent of revenue collected. The negative variance of $3k is due to higher than anticipated collections.

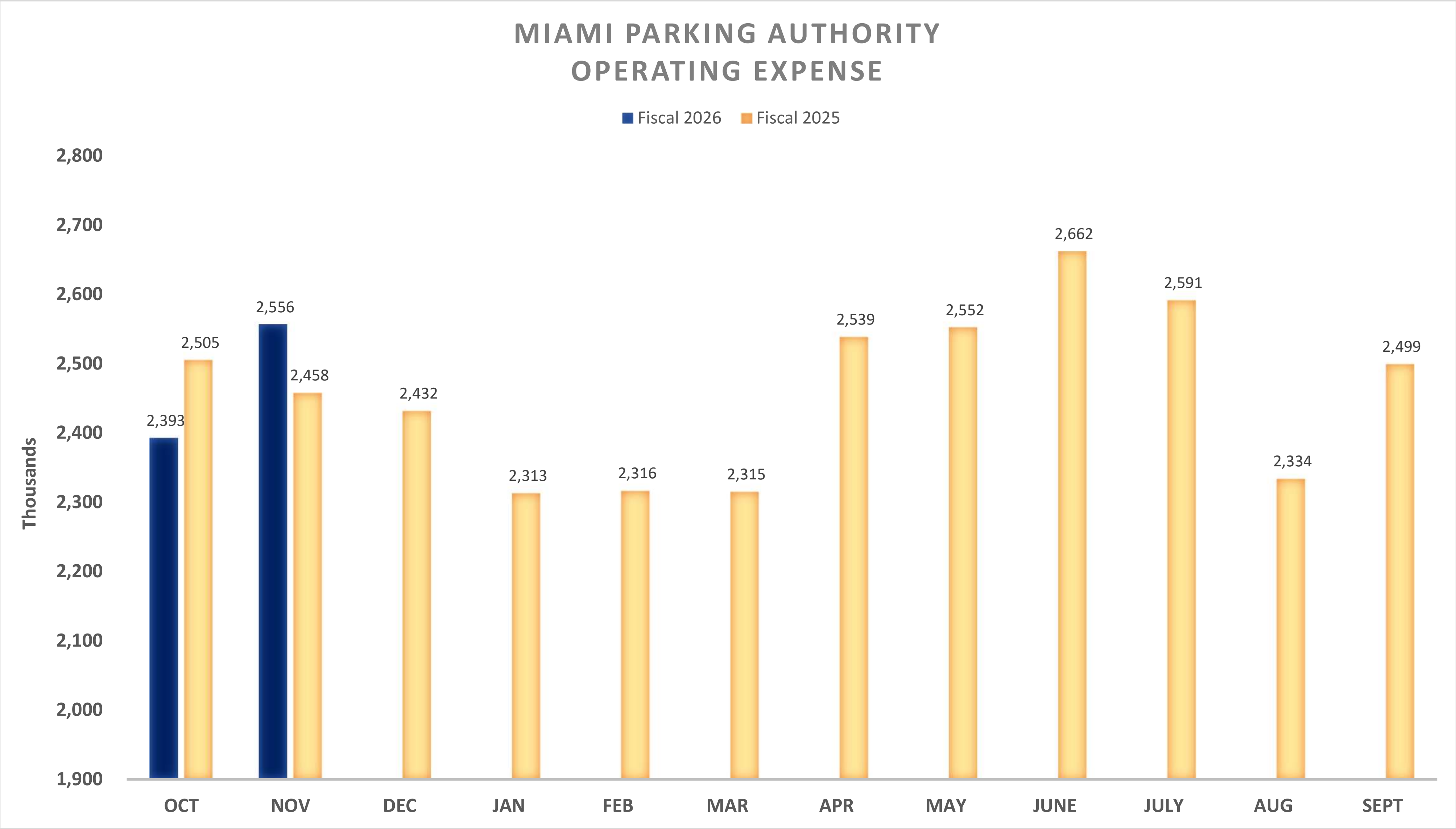
The above summary represents the major variances from budget for the month ended November 30, 2025

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
2,911
2,367
2,882
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 Two Months Ended November 30, 2025
CURRENT YEAR
BUDGET
PRIOR YEAR
Thousands
13,000
11,000
9,000
7,000
5,000
3,000
1,000
(1,000)
(3,000)
10,742
10,222
10,018
4,949
5,167
4,963
522
600
565
202
(179)
18
5,473
4,276
4,508
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
5,439
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
2,393
2,505
2,556
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