MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Three Months ended December 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	16,562,885	16,095,336	15,943,396	619,489	3.9	467,549	2.9
Direct Operating Expenses	7,510,765	7,741,590	7,394,812	(115,953)	(1.6)	230,825	3.0
Operating Results	**9,052,120**	**8,353,746**	**8,548,584**	**503,536**	**5.9**	**698,374**	**8.4**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(782,626)	(900,000)	(833,333)	50,707	6.1	117,374	13.0
Interest Income	554,420	39,999	371,530	182,890	(49.2)	514,421	(1,286.1)
Lower of Cost of Market - Investments	25,534	-	(174,905)	200,439	114.6	25,534	-
Interest Expense	(315,803)	(308,889)	(334,703)	18,900	5.6	(6,914)	(2.2)
Net Revenue In Excess of Expenses	**8,533,645**	**7,184,856**	**7,712,932**	**820,713**	**10.6**	**1,348,789**	**18.8**

The above summary represents the financial performance of the agency for the (3) months ended December 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 December 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	5,820,814	5,873,287	5,925,339	(104,525)	(1.8)	(52,473)	(0.9)
Direct Operating Expenses	2,561,621	2,574,449	2,431,734	(129,887)	(5.3)	12,828	0.5
Operating Results	**3,259,193**	**3,298,838**	**3,493,605**	**(234,412)**	**(6.7)**	**(39,645)**	**(1.2)**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(260,875)	(300,000)	(268,517)	7,642	(2.8)	39,125	13.0
Interest Income	171,605	13,333	145,068	26,537	18.3	158,272	(1,187.1)
Lower of Cost of Market - Investments	(3,962)	-	(53,870)	49,908	(92.6)	(3,962)	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	**3,060,693**	**2,909,208**	**3,204,718**	**(144,025)**	**(4.5)**	**151,485**	**5.2**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Three Months ended December 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 %
Operating Revenue							
Off-Street Facilities	1,845,590	1,939,944	1,822,642	22,948	1.3	(94,354)	(4.9)
Parking Lots	2,937,346	2,918,037	2,927,375	9,971	0.3	19,309	0.7
On-Street	11,169,382	10,673,450	10,543,966	625,416	5.9	495,932	4.6
Management Fees	329,741	238,906	317,938	11,803	3.7	90,835	38.0
Other	280,825	324,999	331,475	(50,650)	(15.3)	(44,174)	(13.6)
Total Operating Revenue	16,562,884	**16,095,336**	**15,943,396**	**619,488**	**3.9**	**467,548**	**2.9**
Operating Expenses							
Salaries, Wages & Fringe Benefits	2,948,793	3,237,036	2,883,720	(65,073)	(2.3)	288,243	8.9
Repairs, Maintenance, Cleaning & Landscape	598,084	678,124	698,569	100,485	14.4	80,040	11.8
Security	492,922	498,358	490,167	(2,755)	(0.6)	5,436	1.1
Utilities	167,882	174,319	179,281	11,399	6.4	6,437	3.7
Insurance	383,510	375,822	424,627	41,117	9.7	(7,688)	(2.0)
Rental - Building/Land/Auto	122,351	148,242	118,558	(3,793)	(3.2)	25,891	17.5
Assessment Expenses	251,913	271,575	273,431	21,518	7.9	19,662	7.2
Revenue Sharing	730,060	678,115	744,663	14,603	2.0	(51,945)	(7.7)
Parking Meter Parts & Installation	4,309	25,637	18,866	14,557	77.2	21,328	83.2
Professional - Audit	33,978	45,972	33,978	-	-	11,994	26.1
Professional - Legal Services	29,406	31,875	29,406	-	-	2,469	7.7
Professional - Other	207,231	166,921	204,988	(2,243)	(1.1)	(40,310)	(24.1)
Professional - Pay and Display Fees	54,001	50,143	26,462	(27,539)	(104.1)	(3,858)	(7.7)
Bank Charges	954,546	826,387	797,045	(157,501)	(19.8)	(128,159)	(15.5)
Supplies & Miscellaneous	244,889	235,433	195,386	(49,503)	(25.3)	(9,456)	(4.0)
Other Expenses	92,205	90,704	95,111	2,906	3.1	(1,501)	(1.7)
Advertising & Promotion	194,687	206,927	180,554	(14,133)	(7.8)	12,240	5.9
Total Operating Expenses	7,510,767	**7,741,590**	**7,394,812**	**(115,955)**	**(1.6)**	**230,823**	**3.0**
Operating Results Before Depr & Amort	9,052,117	**8,353,746**	**8,548,584**	**503,533**	**5.9**	**698,371**	**8.4**
Depreciation & Amortization	(782,626)	(900,000)	(833,333)	50,707	6.1	117,374	13.0
Operating Results	8,269,491	**7,453,746**	**7,715,251**	**554,240**	**7.2**	**815,745**	**10.9**
Non-Operating Revenues (Expenses):							
Interest Income	554,420	39,999	371,530	182,890	49.2	514,421	1,286.1
Lower of Cost of Market - Investments	25,534	-	(174,905)	200,439	(114.6)	25,534	-
Interest Expense	(315,803)	(308,889)	(334,703)	18,900	(5.6)	(6,914)	2.2
Total Non-Operating	264,151	(268,890)	(2,319)	266,470	(11,490.7)	533,041	(198.2)
Net Revenue In Excess of Expenses	8,533,642	**7,184,856**	**7,712,932**	**820,710**	**10.6**	**1,348,786**	**18.8**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Month Ended December 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								
Off-Street Facilities	660,734	672,026	633,489	27,245	4.3	(11,292)	(1.7)	
Parking Lots	1,074,060	1,056,472	1,086,878	(12,818)	(1.2)	17,588	1.7	
On-Street	3,931,990	3,925,046	3,967,264	(35,274)	(0.9)	6,944	0.2	
Management Fees	99,976	111,410	137,799	(37,823)	(27.4)	(11,434)	(10.3)	
Other	54,055	108,333	99,908	(45,853)	(45.9)	(54,278)	(50.1)	
Total Operating Revenue	**5,820,815**	**5,873,287**	**5,925,338**	**(104,523)**	**(1.8)**	**(52,472)**	**(0.9)**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,035,358	1,079,012	906,996	(128,362)	(14.2)	43,654	4.0	
Repairs, Maintenance, Cleaning & Landscape	205,008	205,601	194,983	(10,025)	(5.1)	593	0.3	
Security	157,691	159,364	149,693	(7,998)	(5.3)	1,673	1.0	
Utilities	61,339	57,274	62,274	935	1.5	(4,065)	(7.1)	
Insurance	127,662	125,274	138,227	10,565	7.6	(2,388)	(1.9)	
Rental - Building/Land/Auto	41,433	42,746	39,518	(1,915)	(4.8)	1,313	3.1	
Assessment Expenses	83,971	90,525	91,144	7,173	7.9	6,554	7.2	
Revenue Sharing	275,136	234,350	292,549	17,413	6.0	(40,786)	(17.4)	1
Parking Meter Parts & Installation	1,178	8,778	3,032	1,854	61.1	7,600	86.6	
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	43,495	50,285	69,481	25,986	37.4	6,790	13.5	
Professional - Pay and Display Fees	23,583	21,564	9,643	(13,940)	(144.6)	(2,019)	(9.4)	
Bank Charges	331,616	306,943	288,111	(43,505)	(15.1)	(24,673)	(8.0)	2
Supplies & Miscellaneous	75,160	71,940	74,658	(502)	(0.7)	(3,220)	(4.5)	
Other Expenses	33,878	29,055	26,226	(7,652)	(29.2)	(4,823)	(16.6)	
Advertising & Promotion	43,984	65,789	64,071	20,087	31.4	21,805	33.1	
Total Operating Expenses	**2,561,620**	**2,574,449**	**2,431,734**	**(129,886)**	**(5.3)**	**12,829**	**0.5**	
Operating Results Before Depr & Amort	**3,259,195**	**3,298,838**	**3,493,604**	**(234,409)**	**(6.7)**	**(39,643)**	**(1.2)**	
Depreciation & Amortization	(260,875)	(300,000)	(268,517)	7,642	2.8	39,125	(13.0)	
Operating Results	**2,998,320**	**2,998,838**	**3,225,087**	**(226,767)**	**(7.0)**	**(518)**	**(0.0)**	
Non-Operating Revenues (Expenses):								
Interest Income	171,605	13,333	145,068	26,537	(18.3)	158,272	1,187.1	
Lower of Cost of Market - Investments	(3,962)	-	(53,870)	49,908	92.6	(3,962)	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Total Non-Operating	62,375	(89,630)	(20,370)	82,745	(406.2)	152,005	(169.6)	
Net Revenue In Excess of Expenses	**3,060,695**	**2,909,208**	**3,204,717**	**(144,022)**	**(4.5)**	**151,487**	**5.2**	

Summary of Major Variances
For the Month Ended December 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 November this line item had a negative variance of $41k.

3 **Bank Charges -** The negative variance of $25k 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 December 2025

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

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Three Months ended December 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	922,258	790,573	804,345	117,913	14.7	131,685	16.7
Direct Operating Expenses	787,398	353,440	855,929	68,531	8.0	(433,958)	(122.8)
Net Revenue In Excess of Expenses	**134,860**	**437,133**	**(51,584)**	**186,444**	**(361.4)**	**(302,273)**	**(69.1)**

The above summary represents the financial performance of the agency for the (3) months ended December 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 December 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	268,698	266,652	270,779	(2,081)	(0.8)	2,046	0.8
Direct Operating Expenses	525,481	116,322	231,428	(294,053)	(127.1)	(409,159)	(351.7)
Net Revenue in Excess of Expenses	**(256,783)**	**150,330**	**39,352**	**(296,135)**	**(752.5)**	**(407,113)**	**(270.8)**

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Three Months ended December 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	**525,151**	505,400	508,916	16,234	3.2	19,751	3.9	
Daily Revenue	**327,757**	235,624	239,524	88,234	36.8	92,133	39.1	
Special Event Revenue	**68,525**	49,549	55,815	12,710	22.8	18,976	38.3	
Other	**825**	-	90	735	816.7	825	-	
Total Operating Revenue	**922,258**	**790,573**	**804,345**	**117,913**	**14.7**	**131,685**	**16.7**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	**83,938**	89,910	81,397	(2,540)	(3.1)	5,972	6.6	
Repairs, Maintenance, Cleaning & Landscape	**87,332**	46,128	45,793	(41,539)	(90.7)	(41,204)	(89.3)	
Security	**112,659**	123,119	108,270	(4,389)	(4.1)	10,460	8.5	
Utilities	**25,117**	26,491	24,954	(163)	(0.7)	1,374	5.2	
Insurance	**17,733**	14,655	17,529	(204)	(1.2)	(3,078)	(21.0)	
Legal & Professional	**412,871**	9,075	531,102	118,231	22.3	(403,796)	(4,449.5)	
Supplies & Printing	**-**	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	**47,749**	39,528	41,773	(5,976)	(14.3)	(8,221)	(20.8)	
Other Expenses	**-**	-	1,465	1,465	100.0	-	-	
Total Operating Expenses	**787,398**	**353,440**	**855,929**	**68,531**	**8.0**	**(433,958)**	**(122.8)**	
Net Revenue In Excess of Expenses	**134,860**	**437,133**	**(51,584)**	**186,444**	**(361.4)**	**(302,273)**	**(69.1)**	

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Month Ended December 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	174,336	168,717	169,891	4,446	2.6	5,619	3.3	
Daily Revenue	80,919	83,362	84,443	(3,524)	(4.2)	(2,443)	(2.9)	
Special Event Revenue	12,678	14,573	16,416	(3,738)	(22.8)	(1,895)	(13.0)	
Other	765	-	30	735	2,450.0	765	-	
Total Operating Revenue	**268,698**	**266,652**	**270,779**	**(2,081)**	**(0.8)**	**2,046**	**0.8**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	32,185	29,970	26,380	(5,804)	(22.0)	(2,215)	(7.4)	
Repairs, Maintenance, Cleaning & Landscape	17,915	15,376	10,842	(7,072)	(65.2)	(2,539)	(16.5)	
Security	37,738	41,631	36,610	(1,128)	(3.1)	3,893	9.4	
Utilities	10,027	8,103	7,695	(2,331)	(30.3)	(1,924)	(23.7)	
Insurance	6,006	4,885	5,815	(190)	(3.3)	(1,121)	(22.9)	
Legal & Professional	407,655	3,025	129,984	(277,671)	(213.6)	(404,630)	(13,376.2)	1
Mgmt Fees & Admin O/H	13,956	13,332	14,070	114	0.8	(624)	(4.7)	
Other Expenses	-	-	30	30	100.0	-	-	
Total Operating Expenses	**525,481**	**116,322**	**231,428**	**(294,053)**	**(127.1)**	**(409,159)**	**(351.7)**	
Net Revenue In Excess of Expenses	**(256,783)**	**150,330**	**39,352**	**(296,135)**	**(752.5)**	**(407,113)**	**(270.8)**	

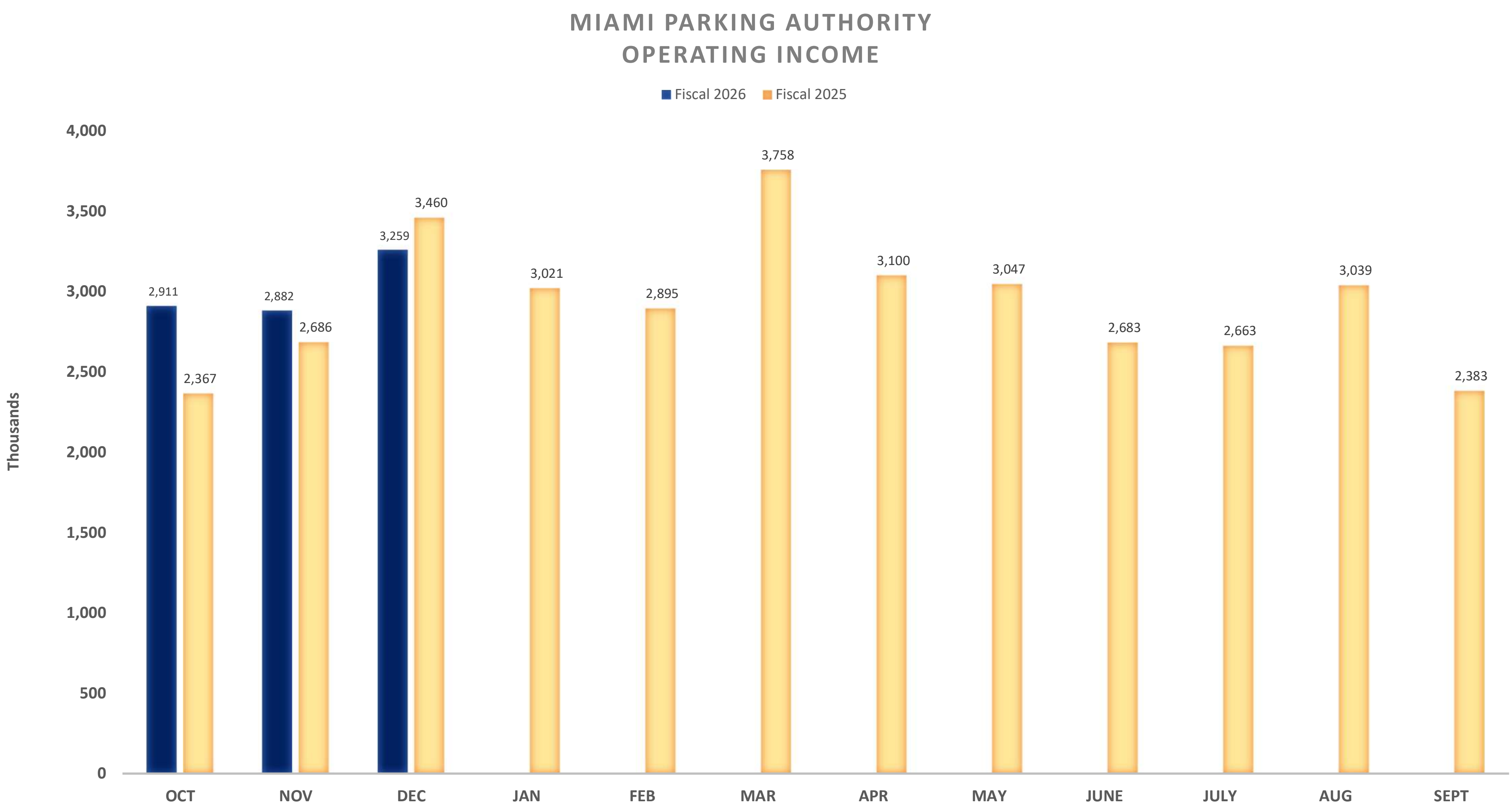
Summary of Major Variances

For the Month Ended December 31, 2025

2 **Legal & Professional** - The negative variance of $405k is for the current draw for the Phase 2 Upgrade Project. The total for this project is approximately $7.3 million.

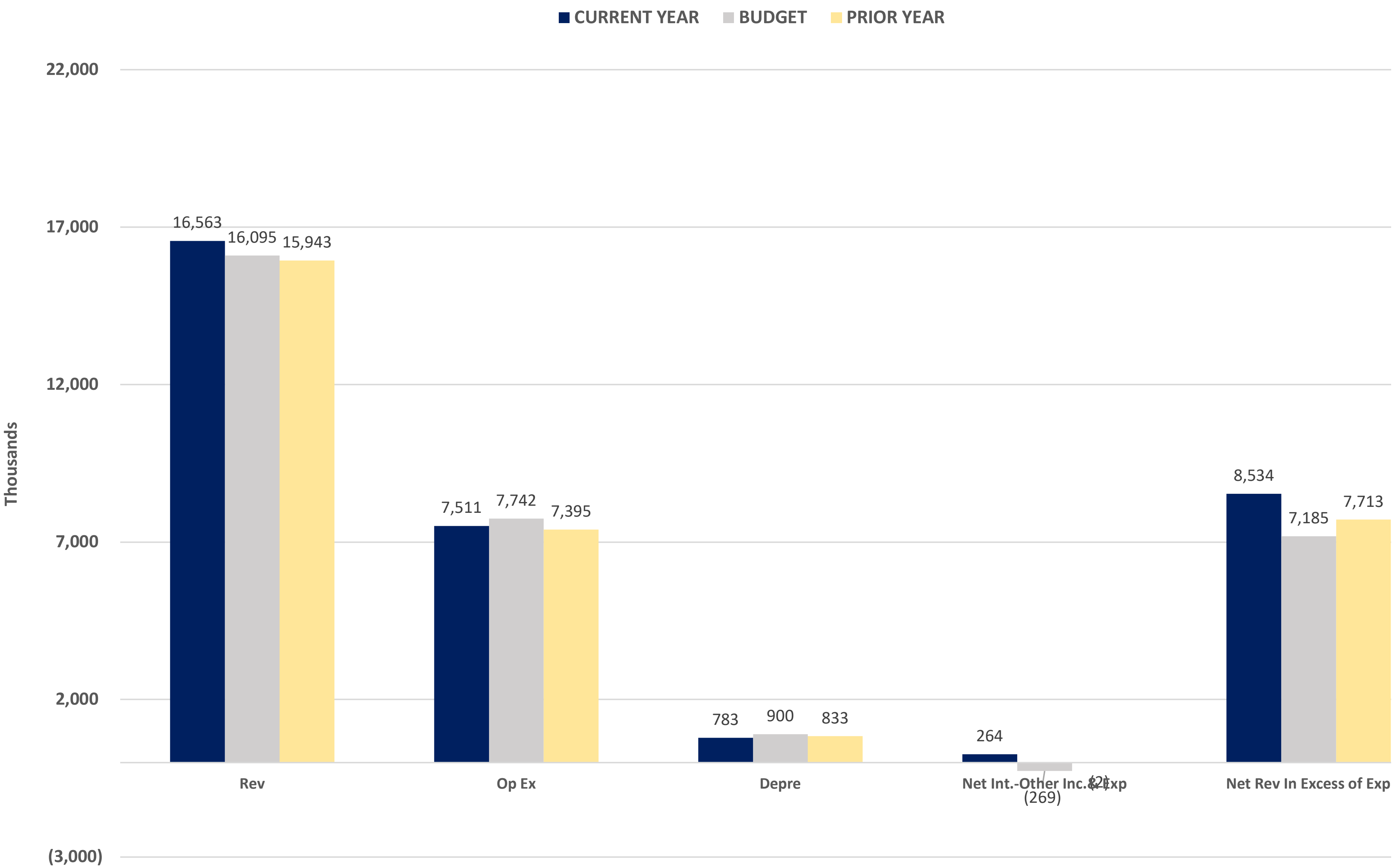
The above summary represents the major variances from budget for the month ended December 31, 2025

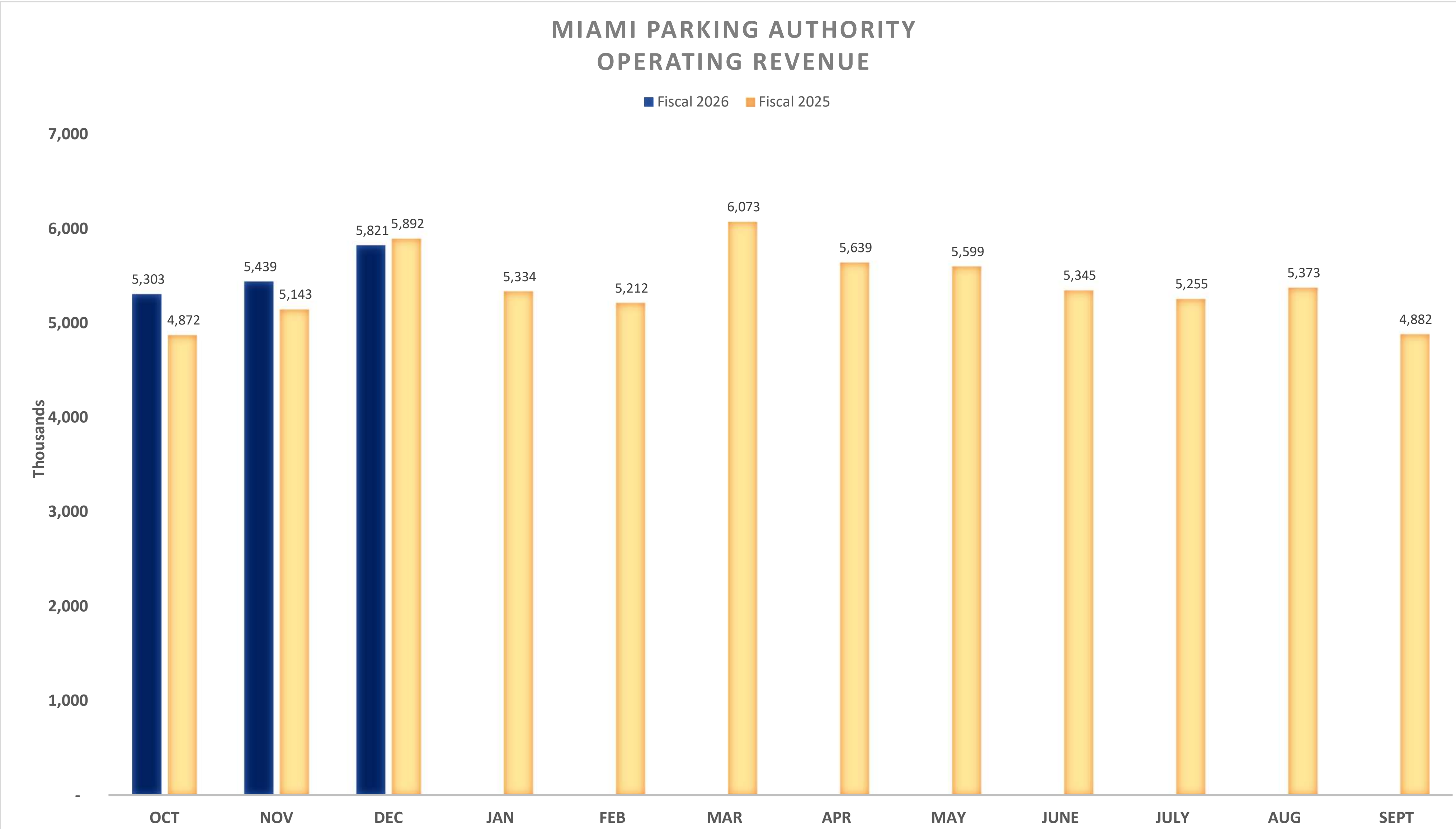
ALEJANDRA ARGUDIN **CHIEF EXECUTIVE OFFICER**	**MIRTHA DZIEDZIC** **CHIEF FINANCIAL OFFICER**


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
3,259
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 Three Months Ended December 31, 2025




MIAMI PARKING AUTHORITY
OPERATING REVENUE
Fiscal 2026
Fiscal 2025
Thousands
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
5,334
5,212
6,073
5,639
5,599
5,345
5,255
5,373
4,882
OCT
NOV
DEC
JAN
FEB
MAR
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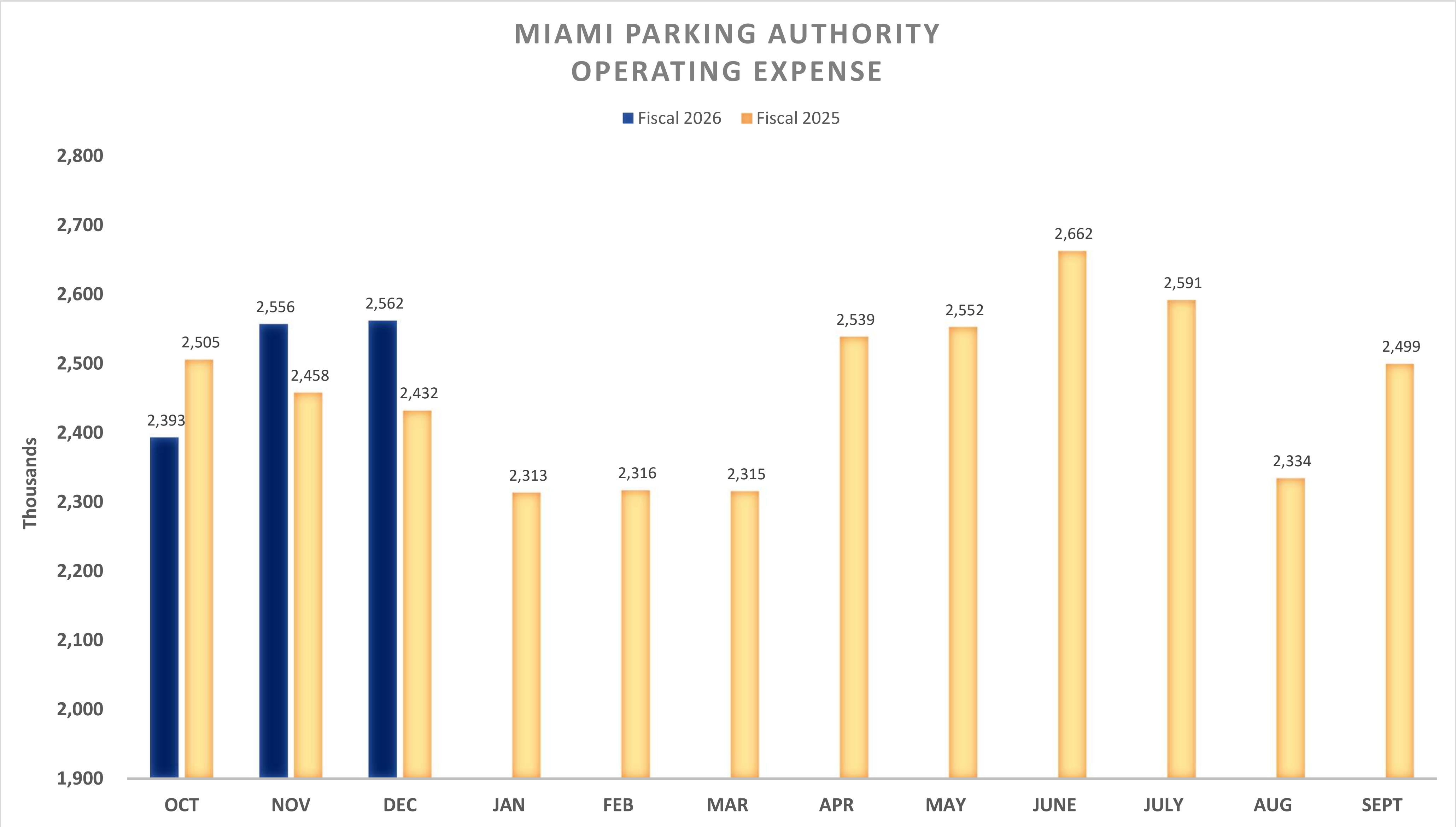
MAY
JUNE
JULY
AUG
SEPT


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
2,313
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