



Metropolitan Airports Commission

TO: Operations, Finance and Administration Committee

FROM: Kathy Fisher, Manager - Budget (612-726-8158)

SUBJECT: **Budget Variance Report – May 2026**

DATE: July 1, 2026

FOR ACTION

Summary

The Metropolitan Airports Commission Bylaws and Rules of Procedure indicate that staff would provide monthly Variance Reports to the Operations, Finance and Administration Committee for review/ratification.

Action Requested

Recommend that the full Commission accept the Budget Variance Report and authorize expenditures within these categories up to the approved budgeted or forecasted amounts.

Report

The May 2026 Budget Variance Report is attached, which summarizes year-to-date operating and non-operating revenue and expenses and variances from budgeted amounts.

Metropolitan Airports Commission
Budget Variance Report - May 2026
Operating Revenue

	2025	2026				Total
	Year to Date	Year To Date		Dollar	%	2026
	Actual	Actual	Budget	Variance	Variance	Budget
OPERATING REVENUE						
Airline Rates & Charges						
Airline Agreement						
Landing Fees	\$ 42,365,568	\$ 47,261,719	\$ 48,166,074	\$ (904,355)	-1.9%	\$ 123,186,889
Ramp Fees	4,055,781	4,092,610	4,222,871	(130,261)	-3.1%	10,134,890
Airline R & R	2,440,156	2,469,572	2,564,170	(94,598)	-3.7%	6,154,008
Terminal 1 Rentals	26,349,262	28,300,106	28,968,666	(668,560)	-2.3%	69,524,798
Terminal 1 Other Rentals	4,228,624	4,256,644	4,276,905	(20,261)	-0.5%	11,785,159
Concessions Rebate	-	-	-	-		(22,100,723)
Total Airline Agreement	79,439,391	86,380,651	88,198,686	(1,818,035)	-2.1%	198,685,021
Terminal 2 Lobby Fees	8,172,640	9,041,145	8,816,667	224,478	2.5%	18,522,410
Terminal 2 Other/Passenger Fees	3,524,068	3,644,972	3,829,319	(184,347)	-4.8%	7,242,782
Total Airline Rates & Charges	\$ 91,136,099	\$ 99,066,768	\$ 100,844,672	\$ (1,777,904)	-1.8%	\$ 224,450,213
Concessions						
Terminal/Other						
Food & Beverage	\$ 11,007,974	\$ 10,971,449	\$ 10,953,855	\$ 17,594	0.2%	\$ 31,682,896
News	1,864,795	1,931,706	1,855,188	76,518	4.1%	5,623,470
Retail	1,893,760	1,947,164	1,927,535	19,629	1.0%	5,437,507
Passenger Services	4,372,075	4,630,555	4,470,877	159,678	3.6%	10,476,662
Total Terminal/Other	\$ 19,138,604	\$ 19,480,874	\$ 19,207,455	\$ 273,419	1.4%	\$ 53,220,535
Parking/Ground Transportation						
Parking	\$ 63,750,209	\$ 64,225,234	\$ 64,086,903	\$ 138,331	0.2%	\$ 142,810,724
Ground Transportation Fees	5,660,059	6,182,150	5,834,341	347,809	6.0%	18,829,348
Auto Rental-On Airport	8,127,384	8,941,501	8,818,390	123,111	1.4%	24,228,015
Total Parking/Ground Transportation	77,537,652	79,348,885	78,739,634	609,251	0.8%	185,868,087
Other Concessions	1,179,812	1,196,347	1,205,110	(8,763)	-0.7%	3,282,845
Total Concessions	\$ 97,856,068	\$ 100,026,106	\$ 99,152,199	\$ 873,907	0.9%	\$ 242,371,466
Rentals/Fees						
Buildings & Facilities	\$ 7,684,295	\$ 8,084,406	\$ 8,019,069	\$ 65,337	0.8%	\$ 19,275,737
Building Auto - CFCs	4,761,884	5,152,294	5,137,533	14,761	0.3%	20,715,859
Ground Rentals	7,236,997	7,726,996	7,180,018	546,978	7.6%	16,553,075
Reliever Airports	4,660,666	4,747,043	4,609,710	137,333	3.0%	13,029,971
Total Rentals/Fees	\$ 24,343,842	\$ 25,710,739	\$ 24,946,330	\$ 764,409	3.1%	\$ 69,574,642
Utilities and Other Revenue						
Utilities	\$ 2,577,959	\$ 2,649,594	\$ 2,634,867	\$ 14,727	0.6%	\$ 7,697,072
GA/Airside Fees	3,007,484	3,127,888	2,970,333	157,555	5.3%	8,784,243
MCD Fees	1,644,916	1,639,990	1,668,343	(28,353)	-1.7%	5,225,694
Other Revenues	1,188,186	1,470,774	1,160,487	310,287	26.7%	2,551,631
Reimbursed Expense	985,279	1,133,581	1,349,281	(215,700)	-16.0%	4,254,478
Total Utilities and Other Revenue	\$ 9,403,824	\$ 10,021,827	\$ 9,783,311	\$ 238,516	2.4%	\$ 28,513,118
Total Operating Revenue	\$ 222,739,833	\$ 234,825,440	\$ 234,726,512	\$ 98,928	0.0%	\$ 564,909,440

Brackets () Represent Revenue Items under Budget and Expense Items over Budget

Budget Variance Report - May 2026
Operating Expense
Non-Operating Revenue & Expense

	2025		2026				Total 2026 Budget
	Year to Date Actual		Year To Date		Dollar	%	
			Actual	Budget	Variance	Variance	
Total Operating Revenue	\$ 222,739,833	\$ 234,825,440	\$ 234,726,512	\$ 98,928	0.0%	\$ 564,909,440	
OPERATING EXPENSE							
Personnel	\$ 52,798,629	\$ 54,298,729	\$ 54,037,790	\$ (260,939)	-0.5%	\$ 140,699,852	
Administrative Expenses	1,039,897	981,222	997,415	16,193	1.6%	2,567,009	
Professional Services	3,220,048	3,346,126	3,480,362	134,236	3.9%	14,070,374	
Utilities	7,380,444	9,057,877	8,768,133	(289,744)	-3.3%	24,727,709	
Operating Services/Expenses	17,216,029	18,512,447	18,877,876	365,429	1.9%	48,109,729	
Maintenance	29,044,873	33,228,010	28,602,395	(4,625,615)	-16.2%	74,094,733	
Other	3,023,793	2,608,647	2,680,774	72,127	2.7%	7,737,246	
Total Operating Expense	\$ 113,723,713	\$ 122,033,058	\$ 117,444,745	\$ (4,588,313)	-3.9%	\$ 312,006,652	
<i>(excludes depreciation and noise amortization)</i>							

Net Operating Revenue	\$ 109,016,120	\$ 112,792,382	\$ 117,281,767	\$ (4,489,385)	-3.8%	\$ 252,902,788	
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NON-OPERATING REVENUE (EXPENSE)

	2025		2026				Total
	Year to Date		Year To Date		Dollar	719	2026
	Actual		Actual	Budget	Variance	Variance	Budget
Other Non-Operating Revenue							
Interest Income	\$ 4,327,529	\$	4,510,736	\$ 3,860,243	\$ 650,493	16.9%	\$ 9,264,824
Unrealized Gain/Loss-Investments	1,833,815		(112,604)	-	(112,604)	-	-
Self-Liquidating Income	590,985		1,311,542	1,311,542	-	0.0%	3,145,717
	<u>\$ 6,752,329</u>	<u>\$</u>	<u>5,709,674</u>	<u>\$ 5,171,785</u>	<u>\$ 537,889</u>	<u>10.4%</u>	<u>\$ 12,410,541</u>
Debt Service							
Short Term Financing	\$ (1,530,061)	\$	(578,239)	\$ (578,239)	\$ -	0.0%	\$ (3,035,039)
Equipment Financing Principal & Interest	(3,620,362)		(4,046,253)	(4,046,253)	-	0.0%	(9,812,347)
Bond Principal & Interest	-		-	-	-	0.0%	(146,027,175)
	<u>\$ (5,150,423)</u>	<u>\$</u>	<u>(4,624,492)</u>	<u>\$ (4,624,492)</u>	<u>\$ -</u>	<u>0.0%</u>	<u>\$ (158,874,561)</u>
Equipment							
Capital Expenditures	\$ (885,104)	\$	(997,101)	\$ (995,313)	\$ (1,788)	0.2%	\$ (2,388,750)
Equipment Purchases	(14,160,950)		(9,637,333)	(9,637,333)	-	0.0%	(43,612,805)
Equipment Financing	-		-	-	-	0.0%	25,500,000
	<u>\$ (15,046,054)</u>	<u>\$</u>	<u>(10,634,434)</u>	<u>\$ (10,632,646)</u>	<u>\$ (1,788)</u>	<u>0.0%</u>	<u>\$ (20,501,555)</u>
Other							
Six Month Reserve Transfer	\$ (8,427,819)	\$	(4,615,406)	\$ (4,615,406)	\$ -	0.0%	\$ (4,615,406)
Gain (Loss) on Equipment & Other	(26,887)		76,883	66,667	10,216	15.3%	160,000
	<u>\$ (8,454,706)</u>	<u>\$</u>	<u>(4,538,523)</u>	<u>\$ (4,548,739)</u>	<u>\$ 10,216</u>	<u>-0.2%</u>	<u>\$ (4,455,406)</u>
Total Non-Operating Revenue (Expense)	\$ (21,898,854)	\$	(14,087,775)	\$ (14,634,092)	\$ 546,317	-3.7%	\$ (171,420,981)

Net Revenue Available for Designation	\$ 87,117,266	\$ 98,704,607	\$ 102,647,675	\$ (3,943,068)	-3.8%	\$ 81,481,807	
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Brackets () Represent Revenue Items under Budget and Expense Items over Budget

OPERATING REVENUE

Total Operating Revenue for May year-to-date is slightly over budget by \$98,928. The larger variances are explained within the following categories.

Airline Rates & Charges

Revenue from Airline Rates & Charges is below budget by \$1,777,904 or 1.8%. Enplanements through May were 2.8% below the forecast, which affected revenue in this category.

Concessions

Concessions revenue exceeded the budget by \$873,907 or 0.9 %. The two largest favorable variances came from increased passenger identity services and ground transportation fees, mainly driven by higher-than-anticipated demand for ride-hailing services, resulting in revenues exceeding the budget by \$159,678 and \$347,809, respectively.

Rentals/Fees

Revenue from Rentals/Fees is greater than budget by \$764,409 or 3.1%. The main contributor to the variance was a new fueling agreement that was executed after the budget was developed.

Utilities and Other Revenue

Utilities and Other Revenue exceeded the budget by \$238,516 or 2.4%. This favorable variance was primarily the result of multiple sponsorship agreements, including one major agreement, which together generated \$145,606 above projected revenue. Additionally, activity from Signature and general aviation outperformed projections by \$157,555.

OPERATING EXPENSE

Total Operating Expense for May year-to-date is over budget by \$4,588,313 or 3.9%. The larger variances are explained below.

Personnel

Personnel costs are over budget by \$260,939 or 0.5%. This variance results from overtime exceeding the budget by \$646,220 and temporary employee costs greater than budget by \$381,978, primarily due to field maintenance support required for multiple winter weather events in the first quarter of 2026. These overages were partially offset by salary and wage savings of \$615,179 from vacant positions.

Maintenance

Maintenance expenses exceeded the budget by \$4,625,615 or 16.2%. This variance is primarily due to additional snow removal materials and contracted services required to maintain safe runway conditions during multiple winter weather events in the first quarter.

NON-OPERATING EXPENSE

Non-Operating Expense is under budget by \$546,317 or 3.7%, which is attributable to interest income exceeding the budget by \$650,493 due to higher-than-anticipated investment interest rates.