

FS Private Residences Miami
Monthly Operating Statement
Final Actual Month: June Year: 2026

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FS Private Residences Miami
Summary Operating Statement
Month: June Year: 2026

Currency: Base Currency

Month: June				Description	Y-T-D(Month: June)			
Year: 2026 Final Actual	Year: 2026 Final Budget	Variance	Year: 2025 Final Actual		Year: 2026 Final Actual	Year: 2026 Final Budget	Variance	Year: 2025 Final Actual
				Revenues				
330,017	330,017	-	320,250	Associations Assmt	1,980,101	1,980,101	0	1,921,498
41,917	41,917	-	22,917	Pooled Reserves Assmt	251,500	251,500	0	137,500
3,993	3,993	-	3,883	Master Assmt	23,957	23,957	0	23,299
-	8,333	(8,333)	-	Property Support Rev Rev 4	100,000	50,000	50,000	-
10,561	-	10,561	10,754	Interest Income	105,218	-	105,218	83,468
56,975	56,975	-	65,095	Residences Shared Assmt	341,847	341,847	0	390,568
19,146	19,146	-	17,485	Condo Shared Assmt	114,875	114,875	-	104,913
8,028	8,028	-	6,802	Pool Deck Assmt	48,168	48,168	0	40,813
230,294	230,294	-	233,602	General Shared Assmt	1,381,765	1,381,765	0	1,401,614
997	-	997	596	Miscellaneous Revenue	9,690	-	9,690	3,458
3,806	-	3,806	(2,895)	Residences Lot	6,931	-	6,931	23,489
705,733	698,702	7,031	678,489	Total Revenues	4,364,051	4,192,213	171,838	4,130,619
				Cost of Goods Sold				
3,536	427	3,110	90	Information Systems Dept.	6,860	2,560	4,300	539
3,536	427	3,110	90	Total COGS	6,860	2,560	4,300	539
				Labor & Benefits				
42,375	38,522	3,853	57,753	Concierge Desk	254,310	232,508	21,802	326,127
30,385	30,556	(171)	30,602	Assoc. Housekeeping	184,878	184,205	673	169,340
37,885	46,114	(8,230)	39,980	Building Services	244,904	278,300	(33,395)	241,712
30,162	36,649	(6,486)	20,213	Executive Office	185,121	216,731	(31,611)	119,796
3,905	4,008	(103)	3,795	Finance	26,905	23,676	3,229	22,844
2,098	2,094	3	994	Purchasing	12,382	12,293	89	5,888
146,809	157,943	(11,134)	153,337	Total Labor & Benefits	908,500	947,713	(39,213)	885,707
				Operating Expenses				
9,377	11,706	(2,329)	10,889	Common Area Operations	53,731	67,236	(13,505)	51,389
12,136	11,983	154	10,362	Health Club Dept.	72,521	71,895	626	62,172
-	44,637	(44,637)	42,920	Valet	223,892	267,821	(43,929)	257,520
3,056	9,380	(6,324)	9,583	A&G Dept.	38,418	62,575	(24,156)	55,982
1,028	955	73	6,439	Information Systems Dept.	7,729	15,456	(7,727)	10,713
29,416	27,091	2,325	16,622	PO&M Dept.	153,701	166,145	(12,444)	103,131
37,657	41,213	(3,555)	31,078	Utilities	233,345	247,275	(13,930)	204,598
92,671	146,963	(54,293)	127,894	Total Operating Expenses	783,338	898,403	(115,065)	745,505
				Other Expenses				
24,073	23,980	93	23,561	Condominium Mgmt Fee	144,436	143,880	556	160,804
41,917	41,917	-	22,917	Other Misc. Expense	251,500	251,500	0	137,500
318,435	318,435	-	326,868	Common Area Charges	1,910,612	1,910,612	0	1,961,206
1,690	1,724	(34)	1,687	Liability Insurance	10,138	10,341	(203)	10,125

FS Private Residences Miami
Summary Operating Statement
Month: June Year: 2026

Currency: Base Currency

Month: June				Description	Y-T-D(Month: June)			
Year: 2026	Year: 2026		Year: 2025		Year: 2026	Year: 2026		Year: 2025
Final Actual	Final Budget	Variance	Final Actual		Final Actual	Final Budget	Variance	Final Actual
5,391	-	5,391	2,566	Interest Income.	68,417	-	68,417	33,340
393,763	386,056	7,708	379,897	Total Other Expenses	2,405,054	2,316,334	88,721	2,318,529
636,779	691,388	(54,609)	661,218	Total Expenses	4,103,752	4,165,010	(61,258)	3,950,280
68,953	7,314	61,639	17,271	Excess/(Shortfall)	260,299	27,203	233,096	180,339

FS Private Residences Miami
Labor and Benefits Detail
Month: June Year: 2026

Currency: Base Currency

Month: June				Description	Y-T-D(Month: June)			
Year: 2026 Final Actual	Year: 2026 Final Budget	Variance	Year: 2025 Final Actual		Year: 2026 Final Actual	Year: 2026 Final Budget	Variance	Year: 2025 Final Actual
25,876	26,858	(983)	29,079	Concierge Desk	151,430	162,343	(10,913)	186,659
18,169	18,319	(150)	16,125	Assoc. Housekeeping	108,194	110,670	(2,476)	95,898
23,094	31,271	(8,176)	21,828	Building Services	144,706	189,013	(44,308)	140,906
16,534	18,179	(1,644)	10,364	Executive Office	88,214	107,339	(19,125)	60,424
2,368	2,632	(264)	2,528	Finance	15,976	15,541	435	15,002
1,426	1,426	0	830	Purchasing	8,419	8,419	-	4,784
87,467	98,684	(11,217)	80,753	Salaries and Wages	516,938	593,325	(76,387)	503,673
-	-	--	561	Concierge Desk	-	-	-	2,717
3,959	4,127	(168)	3,368	Executive Office	28,307	24,200	4,107	20,423
3,959	4,127	(168)	3,930	Bonuses and Incentives	28,307	24,200	4,107	23,140
2,402	2,417	(15)	3,160	Concierge Desk	16,222	14,611	1,611	18,808
1,554	1,649	(95)	1,665	Assoc. Housekeeping	11,024	9,960	1,064	10,524
2,036	2,814	(779)	2,146	Building Services	15,338	17,011	(1,673)	14,204
1,590	1,707	(117)	1,249	Executive Office	11,761	10,015	1,747	7,486
252	247	5	238	Finance	1,674	1,450	224	1,521
134	134	-	64	Purchasing	785	785	0	467
7,967	8,968	(1,001)	8,522	Government-Mandated Payroll Taxes	56,804	53,832	2,972	53,011
4,176	3,596	580	10,242	Concierge Desk	24,946	20,407	4,539	36,007
3,170	2,454	716	4,490	Assoc. Housekeeping	15,446	13,920	1,525	20,025
3,196	4,188	(992)	4,715	Building Services	21,623	23,765	(2,142)	22,627
2,742	2,497	245	2,073	Executive Office	21,855	13,909	7,946	11,273
592	360	231	328	Finance	4,545	2,008	2,537	2,197
66	66	-	-	Purchasing	329	329	-	-
13,941	13,161	781	21,848	Supplemental Pay	88,744	74,338	14,406	92,128
9,922	5,651	4,271	14,710	Concierge Desk	61,712	35,146	26,565	81,936
7,492	8,134	(642)	8,323	Assoc. Housekeeping	50,215	49,655	560	42,893
9,559	7,842	1,717	11,291	Building Services	63,237	48,510	14,727	63,975
5,337	10,139	(4,802)	3,160	Executive Office	34,983	61,268	(26,286)	20,190
693	768	(76)	701	Finance	4,710	4,677	33	4,124
472	469	3	101	Purchasing	2,850	2,761	89	637
33,475	33,003	472	38,285	Total Employee Benefits	217,707	202,018	15,689	213,755
42,375	38,522	3,853	57,753	Concierge Desk	254,310	232,508	21,802	326,127
30,385	30,556	(171)	30,602	Assoc. Housekeeping	184,878	184,205	673	169,340
37,885	46,114	(8,230)	39,980	Building Services	244,904	278,300	(33,395)	241,712
30,162	36,649	(6,486)	20,213	Executive Office	185,121	216,731	(31,611)	119,796
3,905	4,008	(103)	3,795	Finance	26,905	23,676	3,229	22,844
2,098	2,094	3	994	Purchasing	12,382	12,293	89	5,888
146,809	157,943	(11,134)	153,337	Payroll and Related Expenses	908,500	947,713	(39,213)	885,707

FS Private Residences Miami
Operating Expenses Detail
Month: June Year: 2026

Currency: Base Currency

Month: June				Description	Y-T-D(Month: June)			
Year: 2026 Actual Final	Year: 2026 Budget Final	Variance	Year: 2025 Actual Final		Year: 2026 Actual Final	Year: 2026 Budget Final	Variance	Year: 2025 Actual Final
2,044	833	1,211	2,003	Common Area Operations				
107	500	(393)	374	Cleaning Supplies	4,880	5,000	(120)	4,340
3,326	3,135	191	2,493	Complimentary Services and Gifts	2,415	3,000	(585)	1,036
3,381	4,918	(1,537)	3,381	Contract Services	20,372	18,808	1,565	12,509
-	333	(333)	1,278	Decorations	20,832	26,506	(5,675)	29,946
519	1,204	(685)	88	Operating Supplies	628	2,000	(1,372)	1,278
-	783	(783)	1,272	Uniforms	2,360	7,222	(4,862)	143
				Uniforms Laundry	2,245	4,700	(2,455)	2,137
9,377	11,706	(2,329)	10,889	Total	53,731	67,236	(13,505)	51,389
12,136	11,983	154	10,362	Health Club Dept.				
				Dues and Subscriptions	72,521	71,895	626	62,172
12,136	11,983	154	10,362	Total	72,521	71,895	626	62,172
-	44,637	(44,637)	42,920	Valet				
				Contract Services	223,892	267,821	(43,929)	257,520
-	44,637	(44,637)	42,920	Total	223,892	267,821	(43,929)	257,520
(153)	-	(153)	1,163	A&G Dept.				
416	-	416	540	Audit Charges	(153)	-	(153)	6,977
(5)	-	(5)	(1)	Bank Charges	2,936	-	2,936	4,659
176	176	-	-	Cash Overages and Shortages	(5)	-	(5)	(5)
907	2,015	(1,108)	825	Contract Services	1,055	1,055	0	-
-	5,417	(5,417)	5,417	Human Resources Expense	13,771	12,091	1,680	7,067
-	-	-	-	Legal Services	11,088	32,500	(21,412)	32,502
748	333	414	235	Licenses and Permits	1,505	1,138	367	740
230	230	-	138	Operating Supplies	1,329	2,000	(671)	1,457
382	461	(80)	1,189	Payroll Processing	1,382	1,382	0	828
(128)	747	(875)	-	Professional Services	2,490	2,828	(338)	1,613
484	-	484	79	Training	2,398	4,484	(2,086)	-
-	-	-	-	Travel - Other	615	5,096	(4,481)	79
				Postage and Overnight Delivery Charge	7	-	7	67
3,056	9,380	(6,324)	9,583	Total	38,418	62,575	(24,156)	55,982
1,028	955	73	6,439	Information Systems Dept.				
				Information Systems Expense	7,729	15,456	(7,727)	10,713
1,028	955	73	6,439	Total	7,729	15,456	(7,727)	10,713
6,966	13,917	(6,951)	5,773	PO&M Dept.				
-	-	-	-	Building	65,078	83,500	(18,422)	41,810
2,516	2,593	(76)	2,516	Cleaning Supplies	47	-	47	-
14,570	9,038	5,532	5,812	Contract Services	15,097	15,555	(458)	15,097
2,895	1,169	1,726	2,521	Elevators and Escalators	56,165	56,378	(213)	34,863
-	125	(125)	-	Engineering Supplies	13,004	7,012	5,991	10,732
-	-	-	-	Licenses and Permits	-	750	(750)	-
				Life Safety	1,485	2,000	(515)	(3)

FS Private Residences Miami
Operating Expenses Detail
Month: June Year: 2026

Currency: Base Currency

Month: June				Description	Y-T-D(Month: June)			
Year: 2026 Actual Final	Year: 2026 Budget Final	Variance	Year: 2025 Actual Final		Year: 2026 Actual Final	Year: 2026 Budget Final	Variance	Year: 2025 Actual Final
2,468	250	2,218	-	Light Bulbs	2,825	950	1,875	631
29,416	27,091	2,325	16,622	Total	153,701	166,145	(12,444)	103,131
				Utilities				
21,332	23,358	(2,026)	20,396	Electricity	113,928	140,150	(26,223)	108,042
16,325	17,854	(1,529)	10,683	Municipal Water	119,417	107,125	12,293	96,556
37,657	41,213	(3,555)	31,078	Total	233,345	247,275	(13,930)	204,598
92,671	146,963	(54,293)	127,894	Total Operating Expenses	783,338	898,403	(115,065)	745,505