FS Private Residences Miami
Variance Report
Final Budget Full Year Year: 2026

Currency: Base Currency
Printed: 30-Dec-2025

Millennium Tower Residences Condominium Association - Summary of 2026 Budget

Budget	Total 2026 Budget	% Allocated to Residences	Annual Budget Amount Allocated to Residences	BUDGET 2025	VAR	%
Residences Association	4,463,201	**100%**	**4,463,201**	4,117,997	345,204.69	**8.4%**
Master Association	108,895	**44%**	**47,914**	46,598	1,315.84	**2.8%**
Residences Shared	683,694	**100%**	**683,694**	781,136	(97,442)	**-12.5%**
General Shared	6,280,749	**44%**	**2,763,530**	2,803,228	(39,698)	**-1.4%**
Condo Shared	280,184	**82%**	**229,751**	209,825	19,926	**9.5%**
Pool Deck Shared	963,367	**10%**	**96,337**	81,625	14,711.30	**18.0%**
	12,780,090		**8,284,426**	8,040,409	244,018	**3.0%**

Lot Type	Res Assoc. Budget	Master Assoc.	Residences Shared	General Shared	Condo Shared	Pool Deck Shared	TOTAL MONTHLY FEES 2026	TOTAL ANNUAL FEES 2026	TOTAL MONTHLY FEES 2025	TOTAL ANNUAL FEES 2025	Monthly Variance	Annual Variance	%
Total Monthly Budget Requirement	**371,933.45**	**9,074.60**	**56,974.51**	**523,395.74**	**23,348.65**	**80,280.58**							
	342,994.50	8,823.53	65,057.64	530,862.20	21,305.96	68,934.76							
Percentage of Lot Contribution	100%	44%	100%	44%	82.0%	10.0%							
	8%	**-55%**	**-12%**	**-57%**	**-10%**	**-88%**							
Total Fees Required to cover contribution	371,933.45	3,992.82	56,974.51	230,294.13	19,145.89	8,028.06	$690,368.85	$8,284,426.24	$670,034	$8,040,409			3.0%

Unit Number	Apportionment Share	Res Assoc.Budget	Master Budget	Residences Shared	General Shared	Condo Shared	Pool Deck Shared	2026 Monthly Fee	2026 Annual Fee	2025 Monthly Fee	2025 Annual Fee	Monthly Increase	Annual Increase	%
40A	0.4204%	1,563.61	16.79	239.52	968.16	80.49	33.75	$2,902.31	$34,827.73	$ 2,816.82	$33,801.88	$85.49	$1,025.85	3.0%
40B	0.5219%	1,941.12	20.84	297.35	1,201.91	99.92	41.90	$3,603.04	$43,236.42	$ 3,496.91	$41,962.89	$106.13	$1,273.53	3.0%
40C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
40D	0.3830%	1,424.51	15.29	218.21	882.03	73.33	30.75	$2,644.11	$31,729.35	$ 2,566.23	$30,794.77	$77.88	$934.59	3.0%
40E/F	1.5729%	5,850.14	62.80	896.15	3,622.30	301.15	126.27	$10,858.81	$130,305.74	$ 10,538.97	$126,467.59	$319.85	$3,838.15	3.0%
41A	0.4193%	1,559.52	16.74	238.89	965.62	80.28	33.66	$2,894.72	$34,736.60	$ 2,809.45	$33,713.43	$85.26	$1,023.17	3.0%
41B	0.5201%	1,934.43	20.77	296.32	1,197.76	99.58	41.75	$3,590.61	$43,087.30	$ 3,484.85	$41,818.17	$105.76	$1,269.14	3.0%
41C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
41D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
41E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
41F	0.9538%	3,547.50	38.08	543.42	2,196.55	182.61	76.57	$6,584.74	$79,016.86	$ 6,390.78	$76,689.42	$193.95	$2,327.44	3.0%
42A	0.4170%	1,550.96	16.65	237.58	960.33	79.84	33.48	$2,878.84	$34,546.06	$ 2,794.04	$33,528.50	$84.80	$1,017.55	3.0%
42B	0.5184%	1,928.10	20.70	295.36	1,193.84	99.25	41.62	$3,578.87	$42,946.47	$ 3,473.46	$41,681.48	$105.42	$1,264.99	3.0%
42C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
42D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
42E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
42F	0.9498%	3,532.62	37.92	541.14	2,187.33	181.85	76.25	$6,557.12	$78,685.48	$ 6,363.98	$76,367.80	$193.14	$2,317.68	3.0%
43A	0.4147%	1,542.41	16.56	236.27	955.03	79.40	33.29	$2,862.96	$34,355.52	$ 2,778.63	$33,343.58	$84.33	$1,011.94	3.0%
43B	0.5163%	1,920.29	20.61	294.16	1,189.01	98.85	41.45	$3,564.37	$42,772.49	$ 3,459.39	$41,512.63	$104.99	$1,259.86	3.0%
43C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
43D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
43E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
43F	0.9454%	3,516.26	37.75	538.64	2,177.20	181.01	75.90	$6,526.75	$78,320.97	$ 6,334.50	$76,014.02	$192.25	$2,306.94	3.0%
44A	0.4123%	1,533.48	16.46	234.91	949.50	78.94	33.10	$2,846.39	$34,156.69	$ 2,762.55	$33,150.61	$83.84	$1,006.08	3.0%
44B	0.5146%	1,913.97	20.55	293.19	1,185.09	98.52	41.31	$3,552.64	$42,631.66	$ 3,448.00	$41,375.94	$104.64	$1,255.71	3.0%
44C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
44D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
44E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
44F	0.9413%	3,501.01	37.58	536.30	2,167.76	180.22	75.57	$6,498.44	$77,981.30	$ 6,307.03	$75,684.37	$191.41	$2,296.94	3.0%
45A	0.4101%	1,525.30	16.37	233.65	944.44	78.52	32.92	$2,831.20	$33,974.43	$ 2,747.81	$32,973.72	$83.39	$1,000.72	3.0%
45B	0.5130%	1,908.02	20.48	292.28	1,181.41	98.22	41.18	$3,541.59	$42,499.11	$ 3,437.27	$41,247.30	$104.32	$1,251.81	3.0%
45C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
45D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
45E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
45F	0.9373%	3,486.13	37.42	534.02	2,158.55	179.45	75.25	$6,470.83	$77,649.93	$ 6,280.23	$75,362.75	$190.60	$2,287.18	3.0%
46A	0.4078%	1,516.74	16.28	232.34	939.14	78.08	32.74	$2,815.32	$33,783.89	$ 2,732.40	$32,788.79	$82.93	$995.10	3.0%
46B	0.5108%	1,899.84	20.40	291.03	1,176.34	97.80	41.01	$3,526.40	$42,316.85	$ 3,422.53	$41,070.41	$103.87	$1,246.44	3.0%
46C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%

Unit Number	Apportionment Share	Res Assoc.Budget	Master Budget	Residences Shared	General Shared	Condo Shared	Pool Deck Shared	2026 Monthly Fee	2026 Annual Fee	2025 Monthly Fee	2025 Annual Fee	Monthly Increase	Annual Increase	%
46D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
46E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
46F	0.9329%	3,469.77	37.25	531.52	2,148.41	178.61	74.89	$6,440.45	$77,285.41	$ 6,250.75	$75,008.97	$189.70	$2,276.44	3.0%
47A	0.4055%	1,508.19	16.19	231.03	933.84	77.64	32.55	$2,799.45	$33,593.35	$ 2,716.99	$32,603.86	$82.46	$989.49	3.0%
47B	0.5092%	1,893.89	20.33	290.11	1,172.66	97.49	40.88	$3,515.36	$42,184.30	$ 3,411.81	$40,941.76	$103.54	$1,242.54	3.0%
47C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
47D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
47E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
47F	0.9290%	3,455.26	37.09	529.29	2,139.43	177.87	74.58	$6,413.53	$76,962.32	$ 6,224.62	$74,695.40	$188.91	$2,266.92	3.0%
48A	0.4031%	1,499.26	16.10	229.66	928.32	77.18	32.36	$2,782.88	$33,394.52	$ 2,700.91	$32,410.89	$81.97	$983.63	3.0%
48B	0.5075%	1,887.56	20.26	289.15	1,168.74	97.17	40.74	$3,503.62	$42,043.46	$ 3,400.42	$40,805.07	$103.20	$1,238.39	3.0%
48C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
48D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
48E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
48F	0.9248%	3,439.64	36.93	526.90	2,129.76	177.06	74.24	$6,384.53	$76,614.37	$ 6,196.48	$74,357.70	$188.06	$2,256.67	3.0%
49A	0.4008%	1,490.71	16.00	228.35	923.02	76.74	32.18	$2,767.00	$33,203.98	$ 2,685.50	$32,225.96	$81.50	$978.02	3.0%
49B	0.5054%	1,879.75	20.18	287.95	1,163.91	96.76	40.57	$3,489.12	$41,869.49	$ 3,386.35	$40,636.23	$102.77	$1,233.26	3.0%
49C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
49D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
49E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
49F	0.9204%	3,423.28	36.75	524.39	2,119.63	176.22	73.89	$6,354.15	$76,249.86	$ 6,166.99	$74,003.92	$187.16	$2,245.94	3.0%
50A	0.3986%	1,482.53	15.92	227.10	917.95	76.32	32.00	$2,751.81	$33,021.72	$ 2,670.76	$32,049.07	$81.05	$972.65	3.0%
50B	0.5037%	1,873.43	20.11	286.98	1,159.99	96.44	40.44	$3,477.39	$41,728.65	$ 3,374.96	$40,499.54	$102.43	$1,229.12	3.0%
50C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
50D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
50E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
50F	0.9165%	3,408.77	36.59	522.17	2,110.65	175.47	73.58	$6,327.23	$75,926.77	$ 6,140.86	$73,690.35	$186.37	$2,236.42	3.0%
51A	0.3963%	1,473.97	15.82	225.79	912.66	75.88	31.82	$2,735.93	$32,831.18	$ 2,655.34	$31,864.14	$80.59	$967.04	3.0%
51B	0.5021%	1,867.48	20.05	286.07	1,156.31	96.13	40.31	$3,466.34	$41,596.10	$ 3,364.24	$40,370.89	$102.10	$1,225.21	3.0%
51C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
51D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
51E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
51F	0.9125%	3,393.89	36.43	519.89	2,101.43	174.71	73.26	$6,299.62	$75,595.39	$ 6,114.06	$73,368.73	$185.55	$2,226.66	3.0%
52A	0.3180%	1,182.75	12.70	181.18	732.34	60.88	25.53	$2,195.37	$26,344.48	$ 2,130.71	$25,568.50	$64.66	$775.98	3.0%
52B	0.5760%	2,142.34	23.00	328.17	1,326.49	110.28	46.24	$3,976.52	$47,718.30	$ 3,859.40	$46,312.75	$117.13	$1,405.54	3.0%
52C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
52D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
52E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
52F	0.9081%	3,377.53	36.26	517.39	2,091.30	173.86	72.90	$6,269.24	$75,230.87	$ 6,084.58	$73,014.95	$184.66	$2,215.92	3.0%
53A	0.3916%	1,456.49	15.64	223.11	901.83	74.98	31.44	$2,703.48	$32,441.81	$ 2,623.85	$31,486.24	$79.63	$955.57	3.0%
53B	0.4982%	1,852.97	19.89	283.85	1,147.33	95.38	40.00	$3,439.42	$41,273.01	$ 3,338.11	$40,057.32	$101.31	$1,215.70	3.0%
53C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
53D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
53E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
53F	0.9040%	3,362.28	36.10	515.05	2,081.86	173.08	72.57	$6,240.93	$74,891.21	$ 6,057.11	$72,685.30	$183.83	$2,205.92	3.0%
54A	0.3893%	1,447.94	15.54	221.80	896.54	74.53	31.25	$2,687.61	$32,251.27	$ 2,608.44	$31,301.31	$79.16	$949.96	3.0%
54B	0.4966%	1,847.02	19.83	282.94	1,143.64	95.08	39.87	$3,428.37	$41,140.46	$ 3,327.39	$39,928.67	$100.98	$1,211.79	3.0%
54C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
54D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%

Unit Number	Apportionment Share	Res Assoc.Budget	Master Budget	Residences Shared	General Shared	Condo Shared	Pool Deck Shared	2026 Monthly Fee	2026 Annual Fee	2025 Monthly Fee	2025 Annual Fee	Monthly Increase	Annual Increase	%
54E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
54F	0.9000%	3,347.40	35.94	512.77	2,072.65	172.31	72.25	$6,213.32	$74,559.84	$ 6,030.31	$72,363.68	$183.01	$2,196.16	3.0%
55A	0.3871%	1,439.75	15.46	220.55	891.47	74.11	31.08	$2,672.42	$32,069.01	$ 2,593.70	$31,124.42	$78.72	$944.59	3.0%
55B	0.4945%	1,839.21	19.74	281.74	1,138.80	94.68	39.70	$3,413.87	$40,966.49	$ 3,313.32	$39,759.82	$100.56	$1,206.67	3.0%
55C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
55D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
55E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
55F	0.8956%	3,331.04	35.76	510.26	2,062.51	171.47	71.90	$6,182.94	$74,195.32	$ 6,000.83	$72,009.90	$182.12	$2,185.42	3.0%
56A	0.3848%	1,431.20	15.36	219.24	886.17	73.67	30.89	$2,656.54	$31,878.47	$ 2,578.29	$30,939.49	$78.25	$938.98	3.0%
56B	0.4929%	1,833.26	19.68	280.83	1,135.12	94.37	39.57	$3,402.83	$40,833.94	$ 3,302.60	$39,631.17	$100.23	$1,202.76	3.0%
56C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
56D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
56E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
56F	0.8917%	3,316.53	35.60	508.04	2,053.53	170.72	71.59	$6,156.02	$73,872.23	$ 5,974.69	$71,696.32	$181.33	$2,175.90	3.0%
57A	0.3824%	1,422.27	15.27	217.87	880.64	73.21	30.70	$2,639.97	$31,679.65	$ 2,562.21	$30,746.52	$77.76	$933.12	3.0%
57B	0.4911%	1,826.57	19.61	279.80	1,130.97	94.03	39.43	$3,390.40	$40,684.82	$ 3,290.54	$39,486.45	$99.86	$1,198.37	3.0%
57C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
57D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
57E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
57F	0.8876%	3,301.28	35.44	505.71	2,044.09	169.94	71.26	$6,127.71	$73,532.57	$ 5,947.22	$71,366.67	$180.49	$2,165.90	3.0%
58A	0.3801%	1,413.72	15.18	216.56	875.35	72.77	30.51	$2,624.09	$31,489.10	$ 2,546.80	$30,561.59	$77.29	$927.51	3.0%
58B	0.4890%	1,818.75	19.52	278.61	1,126.14	93.62	39.26	$3,375.90	$40,510.84	$ 3,276.47	$39,317.60	$99.44	$1,193.25	3.0%
58C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
58D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
58E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
58F	0.8831%	3,284.54	35.26	503.14	2,033.73	169.08	70.90	$6,096.65	$73,159.77	$ 5,917.07	$71,004.85	$179.58	$2,154.92	3.0%
59A	0.3779%	1,405.54	15.09	215.31	870.28	72.35	30.34	$2,608.90	$31,306.85	$ 2,532.06	$30,384.70	$76.85	$922.14	3.0%
59B	0.4874%	1,812.80	19.46	277.69	1,122.45	93.32	39.13	$3,364.86	$40,378.29	$ 3,265.75	$39,188.95	$99.11	$1,189.34	3.0%
59C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
59D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
59E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
59F	0.8792%	3,270.04	35.10	500.92	2,024.75	168.33	70.58	$6,069.72	$72,836.68	$ 5,890.94	$70,691.27	$178.78	$2,145.40	3.0%
60A	0.3756%	1,396.98	15.00	214.00	864.98	71.91	30.15	$2,593.03	$31,116.30	$ 2,516.65	$30,199.78	$76.38	$916.53	3.0%
60B	0.4857%	1,806.48	19.39	276.73	1,118.54	92.99	38.99	$3,353.12	$40,237.46	$ 3,254.36	$39,052.27	$98.77	$1,185.19	3.0%
60C	0.4756%	1,768.92	18.99	270.97	1,095.28	91.06	38.18	$3,283.39	$39,400.73	$ 3,186.68	$38,240.18	$96.71	$1,160.55	3.0%
60D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
60E	0.7396%	2,750.82	29.53	421.38	1,703.26	141.60	59.38	$5,105.97	$61,271.62	$ 4,955.57	$59,466.86	$150.40	$1,804.75	3.0%
60F	0.8752%	3,255.16	34.95	498.64	2,015.53	167.56	70.26	$6,042.11	$72,505.30	$ 5,864.14	$70,369.66	$177.97	$2,135.64	3.0%
61A	0.3731%	1,387.68	14.90	212.57	859.23	71.43	29.95	$2,575.77	$30,909.19	$ 2,499.90	$29,998.77	$75.87	$910.43	3.0%
61B	0.4837%	1,799.04	19.31	275.59	1,113.93	92.61	38.83	$3,339.31	$40,071.77	$ 3,240.95	$38,891.46	$98.36	$1,180.31	3.0%
61C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
61D	0.3658%	1,360.53	14.61	208.41	842.42	70.04	29.37	$2,525.37	$30,304.43	$ 2,450.98	$29,411.82	$74.38	$892.62	3.0%
61E	0.6070%	2,257.64	24.24	345.84	1,397.89	116.22	48.73	$4,190.54	$50,286.47	$ 4,067.11	$48,805.28	$123.43	$1,481.19	3.0%
61F	0.8697%	3,234.71	34.73	495.51	2,002.87	166.51	69.82	$6,004.14	$72,049.66	$ 5,827.29	$69,927.43	$176.85	$2,122.22	3.0%
62A	0.3707%	1,378.76	14.80	211.20	853.70	70.97	29.76	$2,559.20	$30,710.37	$ 2,483.82	$29,805.80	$75.38	$904.57	3.0%
62B	0.4820%	1,792.72	19.25	274.62	1,110.02	92.28	38.70	$3,327.58	$39,930.93	$ 3,229.56	$38,754.77	$98.01	$1,176.16	3.0%
62C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
62D	0.3658%	1,360.53	14.61	208.41	842.42	70.04	29.37	$2,525.37	$30,304.43	$ 2,450.98	$29,411.82	$74.38	$892.62	3.0%
62E	0.6070%	2,257.64	24.24	345.84	1,397.89	116.22	48.73	$4,190.54	$50,286.47	$ 4,067.11	$48,805.28	$123.43	$1,481.19	3.0%

Unit Number	Apportionment Share	Res Assoc.Budget	Master Budget	Residences Shared	General Shared	Condo Shared	Pool Deck Shared	2026 Monthly Fee	2026 Annual Fee	2025 Monthly Fee	2025 Annual Fee	Monthly Increase	Annual Increase	%
62F	0.8656%	3,219.46	34.56	493.17	1,993.43	165.73	69.49	$5,975.83	$71,709.99	$ 5,799.81	$69,597.78	$176.02	$2,112.22	3.0%
63A	0.3684%	1,370.20	14.71	209.89	848.40	70.53	29.58	$2,543.32	$30,519.83	$ 2,468.41	$29,620.87	$74.91	$898.96	3.0%
63B	0.4804%	1,786.77	19.18	273.71	1,106.33	91.98	38.57	$3,316.53	$39,798.38	$ 3,218.84	$38,626.12	$97.69	$1,172.26	3.0%
63C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
63D	0.3659%	1,360.90	14.61	208.47	842.65	70.05	29.37	$2,526.06	$30,312.72	$ 2,451.65	$29,419.86	$74.41	$892.86	3.0%
63E	0.6071%	2,258.01	24.24	345.89	1,398.12	116.23	48.74	$4,191.23	$50,294.75	$ 4,067.78	$48,813.32	$123.45	$1,481.43	3.0%
63F	0.8616%	3,204.58	34.40	490.89	1,984.21	164.96	69.17	$5,948.22	$71,378.62	$ 5,773.01	$69,276.16	$175.20	$2,102.45	3.0%
64A	0.3662%	1,362.02	14.62	208.64	843.34	70.11	29.40	$2,528.13	$30,337.57	$ 2,453.66	$29,443.98	$74.47	$893.59	3.0%
64B	0.4783%	1,778.96	19.10	272.51	1,101.50	91.57	38.40	$3,302.03	$39,624.41	$ 3,204.77	$38,457.27	$97.26	$1,167.14	3.0%
64C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
64D	0.3659%	1,360.90	14.61	208.47	842.65	70.05	29.37	$2,526.06	$30,312.72	$ 2,451.65	$29,419.86	$74.41	$892.86	3.0%
64E	0.6071%	2,258.01	24.24	345.89	1,398.12	116.23	48.74	$4,191.23	$50,294.75	$ 4,067.78	$48,813.32	$123.45	$1,481.43	3.0%
64F	0.8572%	3,188.21	34.23	488.39	1,974.08	164.12	68.82	$5,917.84	$71,014.10	$ 5,743.53	$68,922.38	$174.31	$2,091.72	3.0%
65A	0.3639%	1,353.47	14.53	207.33	838.04	69.67	29.21	$2,512.25	$30,147.03	$ 2,438.25	$29,259.05	$74.00	$887.98	3.0%
65B	0.4766%	1,772.63	19.03	271.54	1,097.58	91.25	38.26	$3,290.30	$39,483.58	$ 3,193.38	$38,320.59	$96.92	$1,162.99	3.0%
65C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
65D	0.3659%	1,360.90	14.61	208.47	842.65	70.05	29.37	$2,526.06	$30,312.72	$ 2,451.65	$29,419.86	$74.41	$892.86	3.0%
65E	0.6071%	2,258.01	24.24	345.89	1,398.12	116.23	48.74	$4,191.23	$50,294.75	$ 4,067.78	$48,813.32	$123.45	$1,481.43	3.0%
65F	0.8533%	3,173.71	34.07	486.16	1,965.10	163.37	68.50	$5,890.92	$70,691.01	$ 5,717.40	$68,608.81	$173.52	$2,082.20	3.0%
66A	0.3615%	1,344.54	14.43	205.96	832.51	69.21	29.02	$2,495.68	$29,948.20	$ 2,422.17	$29,066.08	$73.51	$882.12	3.0%
66B	0.4749%	1,766.31	18.96	270.57	1,093.67	90.92	38.13	$3,278.56	$39,342.74	$ 3,181.99	$38,183.90	$96.57	$1,158.84	3.0%
66C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
66D	0.3659%	1,360.90	14.61	208.47	842.65	70.05	29.37	$2,526.06	$30,312.72	$ 2,451.65	$29,419.86	$74.41	$892.86	3.0%
66E	0.6071%	2,258.01	24.24	345.89	1,398.12	116.23	48.74	$4,191.23	$50,294.75	$ 4,067.78	$48,813.32	$123.45	$1,481.43	3.0%
66F	0.8491%	3,158.09	33.90	483.77	1,955.43	162.57	68.17	$5,861.92	$70,343.06	$ 5,689.26	$68,271.11	$172.66	$2,071.95	3.0%
PH1A	0.3592%	1,335.98	14.34	204.65	827.22	68.77	28.84	$2,479.80	$29,757.66	$ 2,406.76	$28,881.15	$73.04	$876.51	3.0%
PH1B	0.4728%	1,758.50	18.88	269.38	1,088.83	90.52	37.96	$3,264.06	$39,168.77	$ 3,167.92	$38,015.05	$96.14	$1,153.71	3.0%
PH1C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
PH1D	0.2320%	862.89	9.26	132.18	534.28	44.42	18.63	$1,601.66	$19,219.87	$ 1,554.48	$18,653.75	$47.18	$566.12	3.0%
PH1E	0.7410%	2,756.03	29.59	422.18	1,706.48	141.87	59.49	$5,115.63	$61,387.60	$ 4,964.95	$59,579.43	$150.68	$1,808.17	3.0%
PH1F	0.8447%	3,141.72	33.73	481.26	1,945.29	161.73	67.81	$5,831.55	$69,978.55	$ 5,659.78	$67,917.33	$171.77	$2,061.22	3.0%
PH2A	0.3569%	1,327.43	14.25	203.34	821.92	68.33	28.65	$2,463.93	$29,567.12	$ 2,391.35	$28,696.22	$72.57	$870.90	3.0%
PH2B	0.4712%	1,752.55	18.81	268.46	1,085.15	90.22	37.83	$3,253.02	$39,036.22	$ 3,157.20	$37,886.41	$95.82	$1,149.81	3.0%
PH2C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
PH2D	0.2492%	926.86	9.95	141.98	573.89	47.71	20.01	$1,720.40	$20,644.79	$ 1,669.72	$20,036.70	$50.67	$608.09	3.0%
PH2E	0.7238%	2,692.05	28.90	412.38	1,666.87	138.58	58.11	$4,996.89	$59,962.68	$ 4,849.71	$58,196.48	$147.18	$1,766.20	3.0%
PH2F	0.8408%	3,127.22	33.57	479.04	1,936.31	160.98	67.50	$5,804.62	$69,655.46	$ 5,633.65	$67,603.76	$170.97	$2,051.70	3.0%
PH3A	0.3547%	1,319.25	14.16	202.09	816.85	67.91	28.48	$2,448.74	$29,384.86	$ 2,376.61	$28,519.33	$72.13	$865.53	3.0%
PH3B	0.4695%	1,746.23	18.75	267.50	1,081.23	89.89	37.69	$3,241.28	$38,895.38	$ 3,145.81	$37,749.72	$95.47	$1,145.66	3.0%
PH3C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
PH3D	0.2492%	926.86	9.95	141.98	573.89	47.71	20.01	$1,720.40	$20,644.79	$ 1,669.72	$20,036.70	$50.67	$608.09	3.0%
PH3E	0.7238%	2,692.05	28.90	412.38	1,666.87	138.58	58.11	$4,996.89	$59,962.68	$ 4,849.71	$58,196.48	$147.18	$1,766.20	3.0%
PH3F	0.8368%	3,112.34	33.41	476.76	1,927.10	160.21	67.18	$5,777.01	$69,324.08	$ 5,606.85	$67,282.14	$170.16	$2,041.94	3.0%
PH4A	0.3523%	1,310.32	14.07	200.72	811.33	67.45	28.28	$2,432.17	$29,186.03	$ 2,360.53	$28,326.36	$71.64	$859.67	3.0%
PH4B	0.4678%	1,739.90	18.68	266.53	1,077.32	89.56	37.56	$3,229.55	$38,754.55	$ 3,134.42	$37,613.03	$95.13	$1,141.51	3.0%
PH4C	0.4764%	1,771.89	19.02	271.43	1,097.12	91.21	38.25	$3,288.92	$39,467.01	$ 3,192.04	$38,304.51	$96.87	$1,162.50	3.0%
PH4D	0.3659%	1,360.90	14.61	208.47	842.65	70.05	29.37	$2,526.06	$30,312.72	$ 2,451.65	$29,419.86	$74.41	$892.86	3.0%
PH4E	0.6071%	2,258.01	24.24	345.89	1,398.12	116.23	48.74	$4,191.23	$50,294.75	$ 4,067.78	$48,813.32	$123.45	$1,481.43	3.0%
PH4F	0.8327%	3,097.09	33.25	474.43	1,917.66	159.43	66.85	$5,748.70	$68,984.42	$ 5,579.37	$66,952.48	$169.33	$2,031.93	3.0%

Unit Number	Apportionment Share	Res Assoc.Budget	Master Budget	Residences Shared	General Shared	Condo Shared	Pool Deck Shared	2026 Monthly Fee	2026 Annual Fee	2025 Monthly Fee	2025 Annual Fee	Monthly Increase	Annual Increase	%
Total	100.0000%	371,933.45	3,992.82	56,974.51	230,294.13	19,145.89	8,028.06	690,368.85	8,284,426.24	$670,034.06	$8,040,408.74	20,334.79	$244,017.50	3.0%
Check	100.0000%													
								Per SQFT	$18.28	Per SQFT	$17.74			3.0%
								Monthly	$1.52	Monthly	$1.48			3.0%

Millennium Tower Residences Condominium Association - Summary of 2026 Budget

Budget	Total 2026 Budget	% Allocated to Residences	Annual Budget Amount Allocated to Residences		BUDGET 2025	VAR	%
Residences Association	4,463,201	**100%**	**4,463,201**		4,117,997	345,204.69	**8.4%**
Master Association	108,895	**44%**	**47,914**		46,598	1,315.84	**2.8%**
Residences Shared	683,694	**100%**	**683,694**		781,136	(97,442)	**-12.5%**
General Shared	6,280,749	**44%**	**2,763,530**		2,803,228	(39,698)	**-1.4%**
Condo Shared	280,184	**82%**	**229,751**		209,825	19,926	**9.5%**
Pool Deck Shared	963,367	**10%**	**96,337**		81,625	14,711.30	**18.0%**
	12,780,090		**8,284,426**		8,040,409	244,018	**3.0%**

FS Private Residences Miami
Variance Report
Full Year

Currency: Base Currency

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2024 Final Actual	%	Variance	%
Revenues										
Associations Assmt	3,960,201	47.2	3,842,997	47.8	117,205	3.0	3,665,342	47.4	294,859	8.0
Pooled Reserves Assmt	503,000	6.0	275,000	3.4	228,000	82.9	275,000	3.6	228,000	82.9
Master Assmt	47,914	0.6	46,598	0.6	1,316	2.8	41,738	0.5	6,175	14.8
Property Support Rev Rev 4	100,000	1.2	-	-	100,000	-	-	-	100,000	-
Interest Income	-	-	-	-	-	-	213,095	2.8	(213,095)	(100.0)
Residences Shared Assmt	683,694	8.2	781,136	9.7	(97,442)	(12.5)	709,858	9.2	(26,164)	(3.7)
Condo Shared Assmt	229,751	2.7	209,825	2.6	19,926	9.5	191,587	2.5	38,164	19.9
Pool Deck Assmt	96,337	1.1	81,625	1.0	14,711	18.0	75,425	1.0	20,912	27.7
General Shared Assmt	2,763,530	33.0	2,803,228	34.9	(39,698)	(1.4)	2,617,974	33.9	145,556	5.6
Miscellaneous Revenue	-	-	-	-	-	-	12,490	0.2	(12,490)	(100.0)
Residences Lot	-	-	-	-	-	-	8,086	0.1	(8,086)	(100.0)
Total Revenues	**8,384,426**	**100.0**	**8,040,409**	**100.0**	**344,018**	**4.3**	**7,810,595**	**101.1**	**573,832**	**7.3**
Cost of Goods Sold										
Information Systems Dept.	5,121	0.1	6,133	0.1	(1,012)	(16.5)	821	-	4,300	524.0
Total COGS	**5,121**	**0.1**	**6,133**	**0.1**	**(1,012)**	**(16.5)**	**821**	**-**	**4,300**	**524.0**
Labor & Benefits										
Concierge Desk	466,055	5.6	600,112	7.5	(134,057)	(22.3)	682,016	8.8	(215,960)	(31.7)
Assoc. Housekeeping	369,730	4.4	322,388	4.0	47,342	14.7	295,994	3.8	73,736	24.9
Building Services	558,217	6.7	563,720	7.0	(5,503)	(1.0)	448,375	5.8	109,841	24.5
Executive Office	436,678	5.2	237,545	3.0	199,133	83.8	202,998	2.6	233,680	115.1
Finance	47,733	0.6	45,051	0.6	2,683	6.0	51,431	0.7	(3,698)	(7.2)
Purchasing	24,891	0.3	12,074	0.2	12,817	106.2	8,432	0.1	16,459	195.2
Total Labor & Benefits	**1,903,304**	**22.7**	**1,780,890**	**22.1**	**122,414**	**6.9**	**1,689,246**	**21.9**	**214,057**	**12.7**
Operating Expenses										
Common Area Operations	174,472	2.1	153,857	1.9	20,615	13.4	160,224	2.1	14,248	8.9
Health Club Dept.	143,790	1.7	124,344	1.5	19,446	15.6	102,798	1.3	40,993	39.9
Valet	535,642	6.4	515,040	6.4	20,602	4.0	500,242	6.5	35,400	7.1
A&G Dept.	139,557	1.7	108,931	1.4	30,626	28.1	120,125	1.6	19,432	16.2
Information Systems Dept.	24,683	0.3	19,225	0.2	5,458	28.4	11,266	0.1	13,417	119.1
PO&M Dept.	330,241	3.9	312,946	3.9	17,295	5.5	315,213	4.1	15,028	4.8
Utilities	494,550	5.9	518,694	6.5	(24,144)	(4.7)	338,128	4.4	156,422	46.3
Total Operating Expenses	**1,842,935**	**22.0**	**1,753,036**	**21.8**	**89,898**	**5.1**	**1,547,996**	**20.0**	**294,939**	**19.1**
Other Expenses										
Condominium Mgmt Fee	288,159	3.4	281,679	3.5	6,480	2.3	199,851	2.6	88,308	44.2
Other Misc. Expense	503,000	6.0	275,000	3.4	228,000	82.9	275,000	3.6	228,000	82.9
Common Area Charges	3,821,225	45.6	3,922,412	48.8	(101,187)	(2.6)	3,636,582	47.1	184,643	5.1
Liability Insurance	20,683	0.2	21,259	0.3	(576)	(2.7)	17,419	0.2	3,263	18.7
Cost Recovery Expense	-	-	-	-	-	-	206,995	2.7	(206,995)	(100.0)

FS Private Residences Miami
Variance Report
Full Year

Currency: Base Currency

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2024 Final Actual	%	Variance	%
Cost Recovery Income	-	-	-	-	-	-	(42,211)	(0.5)	42,211	(100.0)
Interest Income.	-	-	-	-	-	-	127,560	1.7	(127,560)	(100.0)
Total Other Expenses	4,633,067	55.3	4,500,350	56.0	132,717	2.9	4,487,795	58.1	145,272	3.2
Total Expenses	8,384,426	100.0	8,040,409	100.0	344,018	4.3	7,725,857	100.0	658,569	8.5
Excess/(Shortfall)	**-**	**-**	**-**	**-**	**-**		**84,738**	**1.1**	**(84,738)**	

Miami Master Association
Variance Report
Full Year

Currency: Base Currency

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2025 Working Forecast	%	Variance	%
Revenues										
Residences Lot	47,914	44.0	46,598	44.0	1,316	2.8	46,598	46.1	1,316	2.8
Condo Hotel	10,890	10.0	10,590	10.0	299	2.8	10,590	10.5	299	2.8
Hotel Lot	25,046	23.0	24,358	23.0	688	2.8	24,358	24.1	688	2.8
Spa Lot	4,356	4.0	4,236	4.0	120	2.8	4,236	4.2	120	2.8
Garage Lot	1,089	1.0	1,059	1.0	30	2.8	1,059	1.0	30	2.8
Office Lot	18,512	17.0	18,004	17.0	508	2.8	18,004	17.8	508	2.8
Retail Lot	1,089	1.0	1,059	1.0	30	2.8	1,059	1.0	30	2.8
Total Revenues	**108,895**	**100.0**	**105,905**	**100.0**	**2,991**	**2.8**	**105,905**	**104.8**	**2,991**	**2.8**
Labor & Benefits										
Finance	24,129	22.2	19,281	18.2	4,848	25.1	18,491	18.3	5,639	30.5
Total Labor & Benefits	**24,129**	**22.2**	**19,281**	**18.2**	**4,848**	**25.1**	**18,491**	**18.3**	**5,639**	**30.5**
Operating Expenses										
A&G Dept.	41,874	38.5	47,316	44.7	(5,441)	(11.5)	42,672	42.2	(798)	(1.9)
Information Systems Dept.	1,655	1.5	22	-	1,633	7,391.4	275	0.3	1,380	501.0
Total Operating Expenses	**43,530**	**40.0**	**47,338**	**44.7**	**(3,808)**	**(8.0)**	**42,948**	**42.5**	**582**	**1.4**
Other Expenses										
Condominium Mgmt Fee	20,553	18.9	18,027	17.0	2,526	14.0	19,356	19.2	1,197	6.2
Liability Insurance	20,683	19.0	21,259	20.1	(576)	(2.7)	20,266	20.1	417	2.1
Total Other Expenses	41,236	37.9	39,286	37.1	1,950	5.0	39,622	39.2	1,614	4.1
Total Expenses	108,895	100.0	105,905	100.0	2,991	2.8	101,061	100.0	7,834	7.8
Excess/(Shortfall)	**-**	**-**	**0**	**-**	**0**		**4,844**	**4.8**	**(4,844)**	

Currency: Base Currency

Residences Shared
Variance Report
Full Year

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2025 Working Forecast	%	Variance	%
Revenues										
Residences Shared Assmt	683,694	100.0	781,136	100.0	(97,442)	(12.5)	781,136	95.6	(97,442)	(12.5)
Total Revenues	**683,694**	**100.0**	**781,136**	**100.0**	**(97,442)**	**(12.5)**	**781,136**	**95.6**	**(97,442)**	**(12.5)**
Labor & Benefits										
Finance	50,096	7.3	39,735	5.1	10,361	26.1	38,557	4.7	11,540	29.9
PO&M Dept.	332,011	48.6	468,657	60.0	(136,646)	(29.2)	463,423	56.7	(131,412)	(28.4)
Total Labor & Benefits	**382,107**	**55.9**	**508,392**	**65.1**	**(126,285)**	**(24.8)**	**501,980**	**61.4**	**(119,873)**	**(23.9)**
Operating Expenses										
Common Area Operations	2,000	0.3	2,000	0.3	-	-	2,000	0.2	-	-
A&G Dept.	7,068	1.0	2,535	0.3	4,532	178.8	3,242	0.4	3,826	118.0
Information Systems Dept.	4,880	0.7	744	0.1	4,136	555.6	1,274	0.2	3,606	283.1
PO&M Dept.	188,685	27.6	249,436	31.9	(60,752)	(24.4)	289,401	35.4	(100,717)	(34.8)
Utilities	75,000	11.0	-	-	75,000	-	-	-	75,000	-
Total Operating Expenses	**277,633**	**40.6**	**254,716**	**32.6**	**22,917**	**9.0**	**295,917**	**36.2**	**(18,284)**	**(6.2)**
Other Expenses										
Condominium Mgmt Fee	23,954	3.5	18,027	2.3	5,926	32.9	19,356	2.4	4,597	23.8
Total Other Expenses	23,954	3.5	18,027	2.3	5,926	32.9	19,356	2.4	4,597	23.8
Total Expenses	683,694	100.0	781,136	100.0	(97,442)	(12.5)	817,254	100.0	(133,560)	(16.3)
Excess/(Shortfall)	**-**	**-**	**-**	**-**	**-**		**(36,118)**	**(4.4)**	**36,118**	

General Shared
Variance Report
Full Year

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2025 Working Forecast	%	Variance	%
Revenues										
Residences Lot	2,763,530	44.0	2,803,228	44.0	(39,698)	(1.4)	2,803,228	43.8	(39,698)	(1.4)
Condo Hotel	628,075	10.0	637,097	10.0	(9,022)	(1.4)	637,097	10.0	(9,022)	(1.4)
Hotel Lot	1,444,572	23.0	1,465,324	23.0	(20,751)	(1.4)	1,465,323	22.9	(20,751)	(1.4)
Spa Lot	251,230	4.0	254,839	4.0	(3,609)	(1.4)	254,839	4.0	(3,609)	(1.4)
Garage Lot	62,807	1.0	63,710	1.0	(902)	(1.4)	63,710	1.0	(902)	(1.4)
Office Lot	1,067,727	17.0	1,083,065	17.0	(15,338)	(1.4)	1,083,065	16.9	(15,338)	(1.4)
Retail Lot	62,807	1.0	63,710	1.0	(902)	(1.4)	63,710	1.0	(902)	(1.4)
Total Revenues	**6,280,749**	**100.0**	**6,370,972**	**100.0**	**(90,223)**	**(1.4)**	**6,370,972**	**99.6**	**(90,223)**	**(1.4)**
Cost of Goods Sold										
Information Systems Dept.	3,378	0.1	3,378	0.1	-	-	4,193	0.1	(815)	(19.4)
Total COGS	**3,378**	**0.1**	**3,378**	**0.1**	**-**	**-**	**4,193**	**0.1**	**(815)**	**(19.4)**
Labor & Benefits										
Assoc. Housekeeping	31,379	0.5	32,892	0.5	(1,513)	(4.6)	32,912	0.5	(1,533)	(4.7)
Finance	50,097	0.8	40,508	0.6	9,589	23.7	38,596	0.6	11,501	29.8
Purchasing	39,167	0.6	23,177	0.4	15,990	69.0	22,881	0.4	16,286	71.2
Security	738,622	11.8	702,463	11.0	36,159	5.1	708,288	11.1	30,334	4.3
Information Systems Dept Labor.	52,393	0.8	45,735	0.7	6,658	14.6	46,043	0.7	6,350	13.8
PO&M Dept.	93,236	1.5	-	-	93,236	-	-	-	93,236	-
Total Labor & Benefits	**1,004,893**	**16.0**	**844,774**	**13.3**	**160,118**	**19.0**	**848,719**	**13.3**	**156,173**	**18.4**
Operating Expenses										
Common Area Operations	68,924	1.1	41,433	0.7	27,491	66.3	45,260	0.7	23,664	52.3
Pool and Beach	-	-	-	-	-	-	215	-	(215)	(100.0)
Valet	6,000	0.1	7,282	0.1	(1,282)	(17.6)	3,984	0.1	2,016	50.6
A&G Dept.	36,330	0.6	17,825	0.3	18,505	103.8	21,455	0.3	14,875	69.3
Information Systems Dept.	154,183	2.5	116,344	1.8	37,839	32.5	135,869	2.1	18,314	13.5
PO&M Dept.	1,156,526	18.4	1,063,969	16.7	92,557	8.7	1,683,906	26.3	(527,380)	(31.3)
Utilities	183,801	2.9	173,163	2.7	10,639	6.1	182,826	2.9	975	0.5
Total Operating Expenses	**1,605,764**	**25.6**	**1,420,016**	**22.3**	**185,748**	**13.1**	**2,073,514**	**32.4**	**(467,751)**	**(22.6)**
Other Expenses										
Condominium Mgmt Fee	33,761	0.5	28,168	0.4	5,593	19.9	30,217	0.5	3,545	11.7
Prop & Bus. Interruption Insurance	3,358,931	53.5	3,890,159	61.1	(531,228)	(13.7)	3,218,049	50.3	140,882	4.4
Liability Insurance	274,022	4.4	184,477	2.9	89,545	48.5	221,875	3.5	52,147	23.5
Total Other Expenses	3,666,714	58.4	4,102,803	64.4	(436,089)	(10.6)	3,470,141	54.3	196,574	5.7
Total Expenses	6,280,749	100.0	6,370,972	100.0	(90,223)	(1.4)	6,396,567	100.0	(115,818)	(1.8)
Excess/(Shortfall)	**-**	**-**	**-**	**-**	**-**		**(25,595)**	**(0.4)**	**25,595**	

Condo Shared
Variance Report
Full Year

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2025 Working Forecast	%	Variance	%
Revenues										
Miscellaneous Revenue	-	-	-	-	-	-	8,000	3.3	(8,000)	(100.0)
Residences Lot	229,751	82.0	209,825	82.0	19,926	9.5	209,825	87.4	19,926	9.5
Condo Hotel	50,433	18.0	46,059	18.0	4,374	9.5	46,059	19.2	4,374	9.5
Total Revenues	**280,184**	**100.0**	**255,884**	**100.0**	**24,300**	**9.5**	**263,884**	**109.9**	**16,300**	**6.2**
Cost of Goods Sold										
Information Systems Dept.	95	-	95	-	-	-	95	-	-	-
Total COGS	**95**	**-**	**95**	**-**	**-**	**-**	**95**	**-**	**-**	**-**
Labor & Benefits										
Pool and Beach	81,279	29.0	83,967	32.8	(2,687)	(3.2)	84,963	35.4	(3,684)	(4.3)
Finance	23,878	8.5	15,735	6.1	8,143	51.7	17,915	7.5	5,962	33.3
PO&M Dept.	13,751	4.9	-	-	13,751	-	-	-	13,751	-
Total Labor & Benefits	**118,908**	**42.4**	**99,702**	**39.0**	**19,206**	**19.3**	**102,878**	**42.9**	**16,030**	**15.6**
Operating Expenses										
Common Area Operations	11,161	4.0	14,259	5.6	(3,098)	(21.7)	10,888	4.5	273	2.5
Pool and Beach	12,456	4.4	10,833	4.2	1,623	15.0	9,422	3.9	3,034	32.2
A&G Dept.	3,570	1.3	1,039	0.4	2,531	243.5	2,079	0.9	1,491	71.7
Information Systems Dept.	1,931	0.7	280	0.1	1,651	590.0	533	0.2	1,398	262.1
PO&M Dept.	102,633	36.6	108,623	42.4	(5,990)	(5.5)	90,228	37.6	12,405	13.7
Utilities	8,876	3.2	3,026	1.2	5,851	193.4	4,592	1.9	4,285	93.3
Total Operating Expenses	**140,628**	**50.2**	**138,060**	**54.0**	**2,568**	**1.9**	**117,742**	**49.0**	**22,886**	**19.4**
Other Expenses										
Condominium Mgmt Fee	20,553	7.3	18,027	7.0	2,526	14.0	19,356	8.1	1,197	6.2
Total Other Expenses	20,553	7.3	18,027	7.0	2,526	14.0	19,356	8.1	1,197	6.2
Total Expenses	280,184	100.0	255,884	100.0	24,300	9.5	240,071	100.0	40,112	16.7
Excess/(Shortfall)	**-**	**-**	**-**	**-**	**-**		**23,813**	**9.9**	**(23,813)**	

Pool Deck Shared
Variance Report
Full Year

Currency: Base Currency

Description	Year: 2026 Final Budget	%	Year: 2025 Final Budget	%	Variance	%	Year: 2025 Working Forecast	%	Variance	%
Revenues										
Residences Lot	96,337	10.0	81,625	10.0	14,711	18.0	81,625	9.8	14,711	18.0
Condo Hotel	24,084	2.5	20,406	2.5	3,678	18.0	20,406	2.5	3,678	18.0
Hotel Lot	794,778	82.5	673,410	82.5	121,368	18.0	673,410	81.0	121,368	18.0
Spa Lot	48,168	5.0	40,813	5.0	7,356	18.0	40,813	4.9	7,356	18.0
Total Revenues	**963,367**	**100.0**	**816,254**	**100.0**	**147,113**	**18.0**	**816,254**	**98.2**	**147,113**	**18.0**
Labor & Benefits										
Pool and Beach	283,950	29.5	297,488	36.4	(13,538)	(4.6)	292,105	35.1	(8,155)	(2.8)
Finance	49,562	5.1	40,344	4.9	9,218	22.8	38,710	4.7	10,852	28.0
PO&M Dept.	58,694	6.1	-	-	58,694	-	-	-	58,694	-
Total Labor & Benefits	**392,207**	**40.7**	**337,832**	**41.4**	**54,374**	**16.1**	**330,815**	**39.8**	**61,392**	**18.6**
Operating Expenses										
Common Area Operations	33,654	3.5	20,276	2.5	13,378	66.0	20,072	2.4	13,582	67.7
Pool and Beach	39,236	4.1	27,523	3.4	11,713	42.6	37,747	4.5	1,489	3.9
A&G Dept.	62,084	6.4	3,549	0.4	58,535	1,649.5	4,568	0.5	57,516	1,259.2
Information Systems Dept.	5,436	0.6	316	-	5,120	1,621.0	846	0.1	4,591	542.9
PO&M Dept.	336,224	34.9	341,931	41.9	(5,707)	(1.7)	350,902	42.2	(14,678)	(4.2)
Utilities	70,572	7.3	66,799	8.2	3,773	5.6	67,116	8.1	3,456	5.1
Total Operating Expenses	**547,206**	**56.8**	**460,394**	**56.4**	**86,812**	**18.9**	**481,251**	**57.9**	**65,955**	**13.7**
Other Expenses										
Condominium Mgmt Fee	23,954	2.5	18,027	2.2	5,926	32.9	19,356	2.3	4,597	23.8
Total Other Expenses	23,954	2.5	18,027	2.2	5,926	32.9	19,356	2.3	4,597	23.8
Total Expenses	963,367	100.0	816,254	100.0	147,113	18.0	831,423	100.0	131,944	15.9
Excess/(Shortfall)	**-**	**-**	**-**	**-**	**-**		**(15,169)**	**(1.8)**	**15,169**	