

Bal Harbour North South Condominium Association Inc.

23/ 906 Bal Harbour SR North South Condo_2025

Approved Budget January 1st 2025- December 31st 2025

BUDGET SUMMARY

Account Title	2024 FINAL Budget	2024 FINAL Forecast	2025 FINAL Budget	VARIANCE 2025 Budget vs 2024 Forecast \$	VARIANCE 2025 Budget vs 2024 Forecast %	VARIANCE 2024 Forecast vs 2024 Budget \$	VARIANCE 2024 Forecast vs 2024 Budget %	VARIANCE 2025 Budget vs 2024 Budget \$	VARIANCE 2025 Budget vs 2024 Budget %
RESIDENTIAL INCOME									
Member Assessments	1,369,470	1,372,014	8,211,099	6,839,085	498.47%	2,544	0.19%	6,841,629	499.58%
Special Assessment	-	2,550,000	1	(2,549,999)	-100.00%	2,550,000	-100.00%	1	100.00%
TOTAL RESIDENTIAL INCOME	1,369,470	3,922,014	8,211,100	4,289,086	109.36%	2,552,544	186.39%	6,841,630	499.58%
OTHER INCOME									
Processing fees	700	250	500	250	100.00%	(450)	-64.29%	(200)	-28.57%
Interest Revenue Operations	500	57,013	60,000	2,987	5.24%	56,513	11302.63%	59,500	11900.00%
NSF and Late fees	-	(405)	1,500	1,905	-470.37%	(405)	-100.00%	1,500	100.00%
Finance Charges	-	12,422	-	(12,422)	-100.00%	12,422	-100.00%	-	0.00%
Miscellaneous Income	1,500	250	1,500	1,250	500.00%	(1,250)	-83.33%	-	0.00%
Movein fees	-	1,000	-	(1,000)	-100.00%	1,000	-100.00%	-	0.00%
TOTAL OTHER INCOME	2,700	70,530	63,500	(7,030)	-9.97%	67,830	2512.22%	60,800	2251.85%
TOTAL REVENUE	1,372,170	3,992,544	8,274,600	4,282,056	107.25%	2,620,374	190.97%	6,902,430	503.03%
GENERAL & ADMINISTRATIVE									
Postage & Delivery	800	-	850	850	-100.00%	(800)	0.00%	50	6.25%
Management Fees	12,865	12,865	13,508	643	5.00%	-	0.00%	643	5.00%
Legal Fees	1,200,000	1,252,675	8,000,000	6,747,325	538.63%	52,675	4.39%	6,800,000	566.67%
Licenses & Fees	2,200	1,333	2,500	1,167	87.55%	(867)	-39.41%	300	13.64%
Audit Fees	15,000	5,717	10,000	4,284	74.93%	(9,284)	-61.89%	(5,000)	-33.33%
Accounting Fees	10,805	14,433	11,442	(2,991)	-20.72%	3,628	33.58%	637	5.90%
Bad Debt Expense	100,000	147,457	170,000	22,543	15.29%	47,457	47.46%	70,000	70.00%
Miscellaneous Administrative	-	909	800	(109)	-12.00%	909	-100.00%	800	100.00%
Board Meeting Expense	5,000	-	10,000	10,000	-100.00%	(5,000)	0.00%	5,000	100.00%
Credit Cards & Bank Charges	500	270	500	230	85.19%	(230)	-46.00%	-	0.00%
TOTAL GENERAL & ADMIN.	1,347,170	1,435,659	8,219,600	6,783,942	472.53%	88,489	6.57%	6,872,430	510.14%
Federal Taxes	-	30,132	30,000	(132)	-0.44%	30,132	-100.00%	30,000	100.00%
Insurance	25,000	21,493	25,000	3,507	16.31%	(3,507)	-14.03%	-	0.00%
TOTAL OPERATIONS	25,000	51,625	55,000	3,375	6.54%	26,625	106.50%	30,000	120.00%
TOTAL OPERATING EXPENSE	1,372,170	1,487,284	8,274,600	6,787,316	456.36%	115,114	8.39%	6,902,430	503.03%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT	-	2,505,260	(0)	(2,505,260)	-100.00%	2,505,260	-100.00%	(0)	-100.00%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT, INCLUDING PRIOR YEAR SURPLUS	-	-	(0)	(2,505,260)	-100.00%	2,505,260	-100.00%	(0)	-100.00%
ASSESSMENTS									
Reserve Assessment - Interest Inc.	-	-	-	-	0.00%	-	0.00%	-	0.00%
TOTAL ASSESSMENTS	-	-	-	-	0.00%	-	0.00%	-	0.00%
Total Operating & Reserve/Assessments	1,369,470	1,372,014	8,211,099	(6,839,085)	-498.47%	2,544	0.19%	6,841,629	499.58%

Bal Harbour North South Condominium Association Inc.
24/ 907 Bal Harbour SR Master_2025
Approved Budget January 1st 2025- December 31st 2025

BUDGET SUMMARY

Account Title	2024 FINAL Budget	2024 FINAL Forecast	2025 FINAL Budget	VARIANCE 2025 Budget vs 2024 Forecast \$	VARIANCE 2025 Budget vs 2024 Forecast %	VARIANCE 2024 Forecast vs 2024 Budget \$	VARIANCE 2024 Forecast vs 2024 Budget %	VARIANCE 2025 Budget vs 2024 Budget \$	VARIANCE 2025 Budget vs 2024 Budget %
RESIDENTIAL INCOME									
Member Assessments	40,482	39,953	44,020	4,067	10.18%	(529)	-1.31%	3,538	8.74%
TOTAL RESIDENTIAL INCOME	40,482	39,953	44,020	4,067	10.18%	(529)	-1.31%	3,538	8.74%
OTHER INCOME									
Interest Revenue Operations	-	88	50	(38)	-43.16%	88	-100.00%	50	100.00%
NSF and Late fees	120	-	50	50	100.00%	(120)	0.00%	(70)	-58.33%
Finance Charges	150	-	150	150	100.00%	(150)	0.00%	-	0.00%
TOTAL OTHER INCOME	270	88	250	162	184.22%	(182)	-67.42%	(20)	-7.41%
TOTAL REVENUE	40,752	40,041	44,270	4,229	10.56%	(711)	-1.74%	3,518	8.63%
GENERAL & ADMINISTRATIVE									
Office Supplies	200	-	200	200	-100.00%	(200)	0.00%	-	0.00%
Postage & Delivery	400	-	400	400	-100.00%	(400)	0.00%	-	0.00%
Management Fees	12,865	12,865	13,508	643	5.00%	-	0.00%	643	5.00%
Legal Fees	5,500	-	5,500	5,500	-100.00%	(5,500)	0.00%	-	0.00%
Licenses & Fees	950	481	1,000	519	107.90%	(469)	-49.37%	50	5.26%
Audit Fees	600	717	600	(117)	-16.26%	117	19.42%	-	0.00%
Accounting Fees	6,831	6,427	9,655	3,228	50.23%	(404)	-5.91%	2,824	41.35%
Bad Debt Expense	500	-	500	500	-100.00%	(500)	0.00%	-	0.00%
Board Meeting Expense	1,000	-	1,000	1,000	-100.00%	(1,000)	0.00%	-	0.00%
Credit Cards & Bank Charges	200	-	200	200	-100.00%	(200)	0.00%	-	0.00%
TOTAL GENERAL & ADMIN.	29,046	20,490	32,563	12,074	58.93%	(8,557)	-29.46%	3,517	12.11%
Insurance	11,706	4,196	11,706	7,510	178.98%	(7,510)	-64.15%	0	0.00%
TOTAL OPERATIONS	11,706	4,196	11,706	7,510	178.98%	(7,510)	-64.15%	0	0.00%
TOTAL OPERATING EXPENSE	40,752	24,686	44,270	19,584	79.33%	(16,066)	-39.42%	3,518	8.63%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT	-	15,356	0	(15,356)	-100.00%	15,356	-100.00%	0	100.00%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT, INCLUDING PRIOR YEAR SURPLUS	-	15,356	0	(15,356)	-100.00%	15,356	-100.00%	0	100.00%
ASSESSMENTS									
Reserve Assessment - Interest Inc.	-	-	-	-	0.00%	-	0.00%	-	0.00%
TOTAL ASSESSMENTS	-	-	-	-	0.00%	-	0.00%	-	0.00%
Total Operating & Reserve Assessments	40,482	39,953	44,020	(4,067)	-10.18%	(529)	-1.31%	3,538	8.74%

Bal Harbour North South Condominium Association Inc.

70/928 Bal Harbour SR NS Shared_2025

Approved Budget January 1st 2025- December 31st 2025

BUDGET SUMMARY

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RESIDENTIAL INCOME									
Member Assessments	13,656,617	13,656,613	17,290,058	3,633,445	26.61%	(4)	0.00%	3,633,441	26.61%
TOTAL RESIDENTIAL INCOME	13,656,617	13,656,613	17,290,058	3,633,445	26.61%	(4)	0.00%	3,633,441	26.61%
OTHER INCOME									
Interest Revenue Operations	-	1,763	1,800	37	2.08%	1,763	-100.00%	1,800	100.00%
NSF and Late fees	8,000	-	-	-	0.00%	(8,000)	0.00%	(8,000)	-100.00%
Finance Charges	10,000	-	-	-	0.00%	(10,000)	0.00%	(10,000)	-100.00%
TOTAL OTHER INCOME	18,000	1,763	1,800	37	2.08%	(16,237)	-90.20%	(16,200)	-90.00%
TOTAL REVENUE	13,674,617	13,658,376	17,291,858	3,633,482	26.60%	(16,241)	-0.12%	3,617,241	26.45%
GENERAL & ADMINISTRATIVE									
Health Club/Amenities Expense	184,435	300,922	235,000	(65,922)	-21.91%	116,487	63.16%	50,565	27.42%
Misc Usage Charges Fund	800,000	-	800,000	800,000	-100.00%	(800,000)	0.00%	-	0.00%
Office Supplies	31,930	39,415	39,450	35	0.09%	7,485	23.44%	7,520	23.55%
Postage & Delivery	-	4,424	4,500	76	1.73%	4,424	-100.00%	4,500	100.00%
Recruiting, Relocation & Training	-	5,416	5,350	(66)	-1.21%	5,416	-100.00%	5,350	100.00%
Management Fees	182,271	136,700	191,385	54,685	40.00%	(45,571)	-25.00%	9,114	5.00%
Program and Services Bundle	-	18,985	40,871	21,886	115.28%	18,985	-100.00%	40,871	100.00%
Legal Fees	-	-	1,500	1,500	-100.00%	-	0.00%	1,500	100.00%
Audit Fees	7,000	(17,528)	7,000	24,528	-139.94%	(24,528)	-350.39%	-	0.00%
Accounting Fees	12,325	10,541	11,442	901	8.55%	(1,784)	-14.47%	(883)	-7.16%
CAM Expense	1,114,788	1,308,842	4,074,802	2,765,960	211.33%	194,054	17.41%	2,960,014	265.52%
Parking Expenses	1,158,837	1,221,992	1,190,517	(31,475)	-2.58%	63,155	5.45%	31,680	2.73%
Miscellaneous Administrative	43,000	13,248	25,500	12,252	92.48%	(29,752)	-69.19%	(17,500)	-40.70%
Reserve Study	-	-	-	-	0.00%	-	0.00%	-	0.00%
Dues & Subscriptions	-	5,217	3,100	(2,117)	-40.58%	5,217	-100.00%	3,100	100.00%
Professional Development	40,000	33,190	40,000	6,810	20.52%	(6,810)	-17.03%	-	0.00%
Hospitality	175,000	78,620	103,000	24,380	31.01%	(96,380)	-55.07%	(72,000)	-41.14%
TOTAL GENERAL & ADMIN.	3,749,586	3,175,180	6,773,417	3,598,237	113.32%	(574,406)	-15.32%	3,023,831	80.64%
PAYROLL - SALARIES									
S&W - Administrative / Office Salaries	83,410	71,973	92,568	20,595	28.62%	(11,437)	-13.71%	9,158	10.98%
Salaries-Engineering	289,338	360,576	344,415	(16,161)	-4.48%	71,238	24.62%	55,077	19.04%
Salaries-Porters	48,815	-	63,597	63,597	-100.00%	(48,815)	0.00%	14,782	30.28%
Butler Payroll	283,692	299,882	277,445	(22,437)	-7.48%	16,190	5.71%	(6,247)	-2.20%
S & W - Director of Residences	196,988	187,215	266,743	79,528	42.48%	(9,773)	-4.96%	69,755	35.41%
S & W - Director of Loss Prevention	-	(0)	-	0	-100.00%	(0)	-100.00%	-	0.00%
S & W - Director of Engineering	81,384	21,798	116,553	94,755	434.69%	(59,586)	-73.22%	35,169	43.21%
Shared Services-Administrative	66,215	46,542	70,388	23,846	51.24%	(19,673)	-29.71%	4,173	6.30%
Shared Services-General & Administrative	21,766	30,079	29,454	(625)	-2.08%	8,313	38.19%	7,688	35.32%
Loss Prevention Payroll	277,993	288,907	297,231	8,325	2.88%	10,914	3.93%	19,238	6.92%
Concierge Payroll	518,341	381,704	532,087	150,383	39.40%	(136,637)	-26.36%	13,746	2.65%
Doorman Payroll	180,305	81,272	180,731	99,459	122.38%	(99,033)	-54.92%	426	0.24%
Salary - 24 Hour Loading Dock	-	33,086	-	(33,086)	-100.00%	33,086	-100.00%	-	0.00%
S & W - Housekeeping	217,907	272,310	277,429	5,119	1.88%	54,403	24.97%	59,522	27.32%
TOTAL PAYROLL COSTS	2,266,154	2,102,884	2,548,642	445,758	21.20%	(163,270)	-7.20%	282,488	12.47%

Bal Harbour North South Association Condominium Inc.

70/928 Bal Harbour SR NS Shared_2025

Approved Budget January 1st 2025- December 31st 2025

BUDGET SUMMARY

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OTHER PAYROLL COSTS									
<u>PTEB</u>	40,296	(7,149)	-	7,149	-100.00%	(47,445)	-117.74%	(40,296)	-100.00%
<u>Paid Time Off (if budgeted in PTEB)</u>	65,345	194,698	220,392	25,694	13.20%	129,353	197.95%	155,047	237.27%
<u>Payroll Tax Expense</u>	239,599	187,874	208,148	20,274	10.79%	(51,725)	-21.59%	(31,451)	-13.13%
<u>Med/Profit Sharing</u>	326,726	236,376	264,470	28,095	11.89%	(90,350)	-27.65%	(62,256)	-19.05%
<u>Union Benefits</u>	108,909	126,684	147,418	20,734	16.37%	17,775	16.32%	38,509	35.36%
<u>Other Benefits</u>	102,810	126,175	146,928	20,753	16.45%	23,365	22.73%	44,118	42.91%
TOTAL OTHER PAYROLL COSTS	883,685	886,437	987,356	100,919	11.38%	2,752	0.31%	103,671	11.73%
TOTAL PAYROLL COSTS	3,149,839	2,989,321	3,535,998	546,677	18.29%	(160,518)	-5.10%	386,159	12.26%
UTILITIES									
<u>Electricity</u>	978,600	889,678	930,840	41,162	4.63%	(88,922)	-9.09%	(47,760)	-4.88%
<u>Water & Sewer</u>	739,425	721,690	759,788	38,098	5.28%	(17,735)	-2.40%	20,363	2.75%
<u>Gas</u>	29,247	24,181	28,411	4,230	17.49%	(5,066)	-17.32%	(836)	-2.86%
TOTAL UTILITIES	1,747,272	1,635,549	1,719,039	83,489	5.10%	(111,723)	-6.39%	(28,233)	-1.62%
OPERATIONS									
<u>Janitor & Cleaning Contract</u>	171,600	187,729	189,000	1,271	0.68%	16,129	9.40%	17,400	10.14%
<u>Uniforms</u>	30,587	-	30,000	30,000	-100.00%	(30,587)	0.00%	(587)	-1.92%
<u>Uniforms - Cleaning/Repairs</u>	-	25,837	26,612	775	3.00%	25,837	-100.00%	26,612	100.00%
<u>Exterminating - Common</u>	13,520	3,464	8,034	4,570	131.93%	(10,056)	-74.38%	(5,486)	-40.58%
<u>Window Washing</u>	96,820	89,880	98,393	8,513	9.47%	(6,940)	-7.17%	1,573	1.62%
<u>Rubbish Removal</u>	80,850	124,864	129,150	4,286	3.43%	44,014	54.44%	48,300	59.74%
<u>Fire Prevention/Contract</u>	-	10,000	10,500	500	5.00%	10,000	-100.00%	10,500	100.00%
<u>Life Safety Equipment</u>	74,880	136,499	81,370	(55,129)	-40.39%	61,619	82.29%	6,490	8.67%
<u>Landscaping/Grounds</u>	-	7,418	8,725	1,307	17.62%	7,418	-100.00%	8,725	100.00%
<u>Building Repairs & Maintenance</u>	40,560	388,311	160,071	(228,241)	-58.78%	347,751	857.37%	119,511	294.65%
<u>Plumbing Repairs & Maintenance</u>	117,000	17,610	42,123	24,513	139.20%	(99,390)	-84.95%	(74,877)	-64.00%
<u>Lid Common - Painting - EDITION ONLY</u>	13,000	-	-	-	0.00%	(13,000)	0.00%	(13,000)	-100.00%
<u>Computer System Maintenance</u>	11,750	15,794	17,000	1,206	7.63%	4,044	34.42%	5,250	44.68%
<u>Building Supplies - Common</u>	26,000	24,594	38,500	13,906	56.54%	(1,406)	-5.41%	12,500	48.08%
<u>Equipment Repairs & Maintenance</u>	123,000	63,797	65,711	1,914	3.00%	(59,203)	-48.13%	(57,289)	-46.58%
<u>Painting - EDITION ONLY</u>	-	-	-	-	0.00%	-	0.00%	-	0.00%
<u>Repairs Contracts</u>	-	(22,728)	-	22,728	-100.00%	(22,728)	-100.00%	-	0.00%
<u>MC - HVAC</u>	50,741	39,881	788,475	748,594	1877.07%	(10,860)	-21.40%	737,734	1453.92%
<u>MC - Elevator</u>	208,000	155,784	160,458	4,674	3.00%	(52,216)	-25.10%	(47,542)	-22.86%
<u>Pool Expense</u>	-	10,057	10,359	302	3.00%	10,057	-100.00%	10,359	100.00%
<u>Decorating Expense</u>	62,000	78,056	80,398	2,341	3.00%	16,056	25.90%	18,398	29.67%
<u>Misc Operating Costs</u>	190,003	148,607	188,110	39,503	26.58%	(41,396)	-21.79%	(1,893)	-1.00%
<u>Insurance</u>	3,377,755	3,969,534	3,130,418	(839,116)	-21.14%	591,779	17.52%	(247,337)	-7.32%
TOTAL OPERATIONS	4,688,066	5,474,993	5,263,404	(211,589)	-3.86%	786,927	16.79%	575,338	12.27%
COMMON ELEMENT									
TOTAL COMMON ELEMENT	-	1,084	-	(1,084)	-100.00%	1,084	-100.00%	-	0.00%
TOTAL OPERATING EXPENSE	13,334,763	13,276,127	17,291,858	4,015,731	30.25%	(58,636)	-0.44%	3,957,095	29.68%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT	339,854	382,249	(0)	(382,249)	-100.00%	42,395	-11.09%	(339,854)	-100.00%
<u>Prior Year Surplus</u>	(339,856)	-	-	-	0.00%	339,856	0.00%	339,856	-100.00%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT, INCLUDING PRIOR YEAR SURPLUS	(2)	382,249	(0)	(382,249)	-100.00%	382,251	-100.00%	2	-97.33%
ASSESSMENTS									
<u>Reserve Assessments</u>	944,000	944,004	876,077	(67,927)	-7.20%	4	0.00%	(67,923)	-7.20%
<u>Reserve Assessment - Interest Inc.</u>	-	1,800	-	(1,800)	-100.00%	1,800	-100.00%	-	0.00%
TOTAL ASSESSMENTS	944,000	945,804	876,077	(69,727)	-7.37%	1,804	-2.59%	(67,923)	-7.20%
Total Operating & Reserve Assessments	14,600,617	14,600,617	18,166,135	(3,565,518)	-24.42%	(0)	0.00%	3,565,518	24.42%

Bal Harbour North South Condominium Association Inc.

71/929 Bal Harbour SR Shared Facilities_2025

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RESIDENTIAL INCOME									
<u>Member Assessments</u>	5,493,578	5,493,574	6,061,734	568,160	10.34%	(4)	0.00%	568,156	10.34%
TOTAL RESIDENTIAL INCOME	5,493,578	5,493,574	6,061,734	568,160	10.34%	(4)	0.00%	568,156	10.34%
OTHER INCOME									
<u>Interest Revenue Operations</u>	-	2,031	1,000	(1,031)	-50.77%	2,031	-100.00%	1,000	100.00%
<u>NSF and Late fees</u>	21,000	-	-	-	0.00%	(21,000)	0.00%	(21,000)	-100.00%
<u>Finance Charges</u>	11,000	-	-	-	0.00%	(11,000)	0.00%	(11,000)	-100.00%
TOTAL OTHER INCOME	32,000	2,031	1,000	(1,031)	-50.77%	(29,969)	-93.65%	(31,000)	-96.88%
TOTAL REVENUE	5,525,578	5,495,605	6,062,734	567,129	10.32%	(29,973)	-0.54%	537,156	9.72%
GENERAL & ADMINISTRATIVE									
<u>Health Club/Amenities Expense</u>	56,888	37,016	48,389	11,373	30.72%	(19,872)	-34.93%	(8,499)	-14.94%
<u>Office Supplies</u>	17,000	6,105	24,000	17,895	293.11%	(10,895)	-64.09%	7,000	41.18%
<u>Postage & Delivery</u>	-	2,163	-	(2,163)	-100.00%	2,163	-100.00%	-	0.00%
<u>Recruiting, Relocation & Training</u>	-	2,201	-	(2,201)	-100.00%	2,201	-100.00%	-	0.00%
<u>Program and Services Bundle</u>	-	-	40,871	40,871	-100.00%	-	0.00%	40,871	100.00%
<u>Licenses & Fees</u>	-	105	-	(105)	-100.00%	105	-100.00%	-	0.00%
<u>Audit Fees</u>	7,000	(17,284)	7,350	24,634	-142.52%	(24,284)	-346.92%	350	5.00%
<u>Accounting Fees</u>	10,320	3,786	9,550	5,764	152.26%	(6,534)	-63.31%	(770)	-7.46%
<u>CAM Expense</u>	5,227	5,227	5,690	463	8.85%	-	0.00%	463	8.85%
<u>Parking Expenses</u>	14,500	92,951	-	(92,951)	-100.00%	78,451	541.04%	(14,500)	-100.00%
<u>Miscellaneous Administrative</u>	43,000	82	1,000	918	1119.51%	(42,918)	-99.81%	(42,000)	-97.67%
<u>Consulting/Professional Fees</u>	-	4,324	-	(4,324)	-100.00%	4,324	-100.00%	-	0.00%
<u>Professional Development</u>	20,276	23,904	25,276	1,372	5.74%	3,628	17.89%	5,000	24.66%
<u>Hospitality</u>	20,000	4,700	66,982	62,282	1325.09%	(15,300)	-76.50%	46,982	234.91%
TOTAL GENERAL & ADMIN.	194,211	165,280	229,109	63,829	38.62%	(28,931)	-14.90%	34,898	17.97%
PAYROLL - SALARIES									
<u>Salaries:Engineering</u>	656,342	592,103	677,037	84,934	14.34%	(64,239)	-9.79%	20,695	3.15%
<u>S & W - Director of Loss Prevention</u>	120,120	101,833	134,052	32,220	31.64%	(18,287)	-15.22%	13,932	11.60%
<u>S & W - Director of Engineering</u>	58,042	7,050	57,572	50,522	716.63%	(50,992)	-87.85%	(470)	-0.81%
<u>Shared Services Administrative</u>	-	1,576	-	(1,576)	-100.00%	1,576	-100.00%	-	0.00%
<u>Loss Prevention Payroll</u>	689,517	696,019	695,174	(844)	-0.12%	6,502	0.94%	5,657	0.82%
<u>Misc Payroll costs</u>	-	3,561	-	(3,561)	-100.00%	3,561	-100.00%	-	0.00%
<u>Salary- 24 Hour Loading Dock</u>	35,693	23,102	38,467	15,365	66.51%	(12,591)	-35.28%	2,774	7.77%
<u>S & W - Housekeeping</u>	56,165	11,838	55,614	43,776	369.78%	(44,327)	-78.92%	(551)	-0.98%
TOTAL PAYROLL COSTS	1,615,879	1,437,083	1,657,918	220,835	15.37%	(178,796)	-11.06%	42,039	2.60%
OTHER PAYROLL COSTS									
<u>PTEB</u>	7,876	-	-	-	0.00%	(7,876)	0.00%	(7,876)	-100.00%
<u>Allocation costs - PTEB</u>	278,266	-	-	-	0.00%	(278,266)	0.00%	(278,266)	-100.00%
<u>Paid Time Off (if budgeted in PTEB)</u>	50,538	141,245	162,476	21,231	15.03%	90,707	179.48%	111,938	221.49%
<u>Payroll Tax Expense</u>	45,944	118,371	137,607	19,237	16.25%	72,427	157.64%	91,663	199.51%
<u>Med/Profit Sharing</u>	91,888	133,879	126,002	(7,877)	-5.88%	41,991	45.70%	34,114	37.13%
<u>Union Benefits</u>	26,254	104,135	121,028	16,893	16.22%	77,881	296.64%	94,774	360.99%
<u>Other Benefits</u>	-	64,509	99,475	34,966	54.20%	64,509	-100.00%	99,475	100.00%
TOTAL OTHER PAYROLL COSTS	500,766	562,138	646,588	84,450	15.02%	61,372	12.26%	145,822	29.12%
TOTAL PAYROLL COSTS	2,116,645	1,999,222	2,304,506	305,285	15.27%	(117,423)	-5.55%	187,861	8.88%
UTILITIES									
<u>Water & Sewer</u>	189,000	139,173	167,692	28,518	20.49%	(49,827)	-26.36%	(21,308)	-11.27%
TOTAL UTILITIES	189,000	139,173	167,692	28,518	20.49%	(49,827)	-26.36%	(21,308)	-11.27%

Bal Harbour North South Condominium Association Inc.

71/929 Bal Harbour SR Shared Facilities_2025

Approved Budget January 1st 2025- December 31st 2025

BUDGET SUMMARY

Account Title	2024 FINAL Budget	2024 FINAL Forecast	2025 FINAL Budget	VARIANCE 2025 Budget vs 2024 Forecast \$	VARIANCE 2025 Budget vs 2024 Forecast %	VARIANCE 2024 Forecast vs 2024 Budget \$	VARIANCE 2024 Forecast vs 2024 Budget %	VARIANCE 2025 Budget vs 2024 Budget \$	VARIANCE 2025 Budget vs 2024 Budget %
OPERATIONS									
Janitor & Cleaning Supplies	-	505	-	(505)	-100.00%	505	-100.00%	-	0.00%
Janitor & Cleaning Contract	89,120	89,868	96,106	6,239	6.94%	748	0.84%	6,986	7.84%
Uniforms	8,000	780	-	(780)	-100.00%	(7,220)	-90.25%	(8,000)	-100.00%
Uniforms - Cleaning/Repairs	-	71,942	74,100	2,158	3.00%	71,942	-100.00%	74,100	100.00%
Rubbish Removal	121,984	118,874	131,817	12,943	10.89%	(3,110)	-2.55%	9,833	8.06%
Life Safety Equipment	82,995	45,202	73,000	27,798	61.50%	(37,793)	-45.54%	(9,995)	-12.04%
Landscaping/Grounds	333,002	357,778	363,499	5,721	1.60%	24,776	7.44%	30,497	9.16%
Building Repairs & Maintenance	67,600	187,554	192,610	5,056	2.70%	119,954	177.45%	125,010	184.93%
Plumbing Repairs & Maintenance	89,482	42,672	62,484	19,812	46.43%	(46,810)	-52.31%	(26,998)	-30.17%
Garage Repairs & Maintenance	12,000	13,715	13,950	235	1.71%	1,715	14.29%	1,950	16.25%
Computer System Maintenance	-	25,344	31,518	6,174	24.36%	25,344	-100.00%	31,518	100.00%
Building Supplies - Common	25,000	50,750	58,710	7,960	15.68%	25,750	103.00%	33,710	134.84%
Equipment Repairs & Maintenance	173,524	54,894	55,000	106	0.19%	(118,630)	-68.37%	(118,524)	-68.30%
MC - Air Conditioning	-	7,593	-	(7,593)	-100.00%	7,593	-100.00%	-	0.00%
MC - HVAC	161,580	218,153	224,525	6,372	2.92%	56,573	35.01%	62,945	38.96%
MC - Elevator	44,543	60,464	69,016	8,552	14.14%	15,921	35.74%	24,473	54.94%
Pool Expense	665,228	649,669	676,449	26,780	4.12%	(15,559)	-2.34%	11,221	1.69%
Decorating Expense	41,658	1,123	42,908	41,785	3720.13%	(40,535)	-97.30%	1,250	3.00%
Misc Operating Costs	1,110,006	1,177,802	1,195,734	17,932	1.52%	67,796	6.11%	85,728	7.72%
Insurance	-	8,280	-	(8,280)	-100.00%	8,280	-100.00%	-	0.00%
TOTAL OPERATIONS	3,025,722	3,182,963	3,361,427	178,464	5.61%	157,241	5.20%	335,705	11.10%
TOTAL OPERATING EXPENSE	5,525,578	5,486,637	6,062,734	576,096	10.50%	(38,941)	-0.70%	537,156	9.72%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT	-	8,968	(0)	(8,968)	-100.00%	8,968	-100.00%	(0)	-100.00%
Prior Year Surplus	-	-	-	-	0.00%	-	0.00%	-	0.00%
SURPLUS/DEFICIENCY BEFORE RESERVE ASSESSMENT, INCLUDING PRIOR YEAR SURPLUS	-	8,968	(0)	(8,968)	-100.00%	8,968	-100.00%	(0)	-100.00%
ASSESSMENTS									
Reserve Assessments	918,000	918,000	7,058,367	6,140,367	668.89%	-	0.00%	6,140,367	668.89%
Additional Reserve Assessment - KAPALUA ONLY	-	-	-	-	0.00%	-	0.00%	-	0.00%
Reserve Assessment - Interest Inc.	-	-	-	-	0.00%	-	0.00%	-	0.00%
TOTAL ASSESSMENTS	918,000	918,000	7,058,367	6,140,367	668.89%	-	0.00%	6,140,367	668.89%
Total Operating & ReserveAssessments	6,411,578	6,411,574	13,120,101	(6,708,527)	-104.63%	(4)	0.00%	6,708,523	104.63%

2025 Capital Expenditures: 5 Year Budget Cash Flow - North/South 70/928

							2025	2026	2027	2028	2029
Beginning Escrow Balance							634,132	634,132	43,260	12,174	1,311,128
Annual Contribution							876,077	10,050,000	6,800,000	1,500,000	1,500,000
							2025	2026	2027	2028	2029
Line Item	Classification	Total Quantity	Reserve Component Elements	Estimated Year	Useful Life	Estimated Cost					
1.065	Exterior Building Elements	201,500 sf	Balconies, Concrete, Repairs and Waterproof Coating Applications	2026	10 to 15	4,532,889		4,532,889			
1.500	Exterior Building Elements	33,000 sf	Roofs, Modified Bitumen	2029	15 to 20	1,740,198					1,740,198
1.820	Exterior Building Elements	18,600 sf	Walls, Concrete, Inspections, Partial Replacements and Repairs	2026	8 to 12	119,549		119,549			
1.880	Exterior Building Elements	305,000 sf	Walls, Stucco, Paint Finishes and Capital Repairs	2026	5 to 7	1,706,894	400,000	1,306,894			
1.981	Exterior Building Elements	2	Windows and Doors, Doors, Entrances, Automatic	2029	15 to 20	190,030					190,030
3.555	Building Services Elements	2	Life Safety Systems, Control Panels	2027	10 to 15	133,046			133,046		
8.100	Building Services Elements	1	Proposed Near Term Waterproofing Restoration (Phase 1)	2025	N/A	116,409	116,409				
2.100	Interior Building Elements	8	Elevator Cab Finishes, Main Residential Elevators	2027	10 to 14	443,487			443,487		
1.155	Interior Building Elements	1	Exercise Equipment, Cardiovascular	2027	3 to 5	205,113			205,113		
2.135	Interior Building Elements	1	Exercise Equipment, Strength Training	2027	8 to 10	166,308			166,308		
2.180	Interior Building Elements	1	Exercise Rooms, Renovation	2029	10 to 14	190,030					190,030
2.235	Interior Building Elements	3,630 sf	Floor Coverings, Tile, Elevator Landings	2027	10 to 14	965,915			965,915		
2.240	Interior Building Elements	4,980 sf	Floor and Wall Coverings, Tile, Lobbies (Incl. Mezzanine Level)	2027	10 to 14	1,325,140			1,325,140		
2.300	Interior Building Elements	2,810 sf	Floor Coverings, Vinyl Tile, Rear Access Hallways	2027	10 to 14	264,817			264,817		
2.560	Interior Building Elements	415	Light Fixtures, Stairwells	2029	15 to 20	98,578					98,578
2.561	Interior Building Elements	275	Light Fixtures, Rear Access Hallways	2029	15 to 20	52,258					52,258
2.600	Interior Building Elements	1	Lobby Furniture and Décor, Hard Goods	2027	10 to 14	1,086,544			1,086,544		
2.605	Interior Building Elements	1	Lobby Furniture and Décor, Soft Goods	2027	5 to 7	332,615			332,615		
2.800	Interior Building Elements	83,500 sf	Paint Finishes, Common Areas and Rear Access Hallways, Phased	2027	4 to 6	185,156			185,156		
2.820	Interior Building Elements	8	Paint Finishes, Stairwells (Including Railings)	2029	15 to 20	237,537					237,537
2.900	Interior Building Elements	4	Rest Rooms, Renovation, Mezzanine Levels	2027	10 to 14	532,185			532,185		
2.980	Interior Building Elements	37,000 sf	Wall Coverings, Elevator Landings, Phased	2027	10 to 14	492,271			492,271		
	Interior Building Elements		Gym Floor Repairs/Replacement	2025		100,000	100,000				
3.059	Building Services Elements	4	Air Handling Units, Rooftop Packaged Air Units, Replacement	2024	8 to 10	3,000,000		3,000,000			
	Building Services Elements		Remediation of Corridors	2025		140,000	140,000				
3.070	Building Services Elements	12	Air Handling and Condensing Units, Split Systems	2025	10 to 15	86,940	86,940				
3.159	Building Services Elements	4	Boilers, Domestic Hot Water, 300-MBH, Lower Floors	2028	15 to 20	49,573				49,573	
3.160	Building Services Elements	4	Boilers, Domestic Hot Water, 1,000-MBH, Upper Floors	2028	15 to 20	151,473				151,473	
3.700	Building Services Elements	3	Pumps, Domestic Water, 15- to 25-HP, Phased	2027	15 to 20	698,489			698,489		
6.200	Pool Elements	34,600 sf	Decks, Stone Tiles (Incl. Planter and Cabana Walls)	2026	15 to 20	1,556,704		1,556,704			
6.600	Pool Elements	1	Mechanical Equipment, Phased	2024	10 to 15	-					
6.801	Pool Elements	3,120 sf	Pool Finishes, Plaster and Tile	2026	8 to 12	113,636		113,636			
	Building Services Elements	1	Reserve Study Update with Site Visit	2026	2	11,200		11,200			
	Building Services Elements		Emergency Phones for Elevators	2025		32,728	32,728				
Escrow Expenditures							876,077	10,640,872	6,831,086	201,046	2,508,631
Ending Escrow Balance							634,132	43,260	12,174	1,311,128	302,497

Study was completed in 2023. All costs are estimated with 2023 pricing.

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2025 Capital Expenditures: 5 Year Budget Cash Flow - Base Shared Facilities 71/929

							2025	2026	2027	2028	2029
Beginning Escrow Balance							-487,096	536,382	499,125	531,076	878,866
Escrow Contribution							7,058,367	18,000,000	600,000	600,000	600,000
							2025	2026	2027	2028	2029
Line Item	Classification	Total Quantity	Reserve Component Elements	Estimated Year	Useful Life	Estimated Cost					
3.440	Building Services Elements	1	Generator, Emergency, 1,000-kW, Capital Repairs	2027	10 to 15	105,328			105,328		
3.442	Building Services Elements	1	Generator, Emergency, 2,800-kW, Capital Repairs (2025 for Transfer Switch)	2025	10 to 15	25,000	25,000				
3.555	Building Services Elements	1	Life Safety System, Control Panels	2026	10 to 15	85,698		85,698			
	Building Services Elements		HVAC systems and Fire Dampers	2026	10 to 15	275,000	100,000	175,000			
4.955	Property Site Elements	102,000 sf	Waterproof Membrane and Concrete Capital Repairs, Interim Repairs	2026	15 to 20	2,503,829	1,500,000	1,003,829			
7.400	Garage Elements	2	Doors and Operators, Phased	2029	10 to 15	59,384					59,384
8.100	Garage Elements	256,000 sf	Proposed Near Term Structural and Waterproofing Restoration (Phase 1)	2025	N/A	13,975,253		13,975,253			
3.020	Building Services Elements	1	Building Automation System	2025	10 to 15	181,125	181,125				
3.200	Building Services Elements	3	Chillers, 800-tons, Capital Repairs	2029	8 to 10	641,351					641,351
3.260	Building Services Elements	1	Cooling Tower, 2,785-tons, Capital Repairs (2024 Budgeted)	2024	8 to 10	250,000	250,000				
3.700	Building Services Elements	4	Pumps, Chilled Water, 75-HP, Phased (2024 Budgeted Repair)	2024	15 to 20	-					
3.820	Building Services Elements	1	Security System, Access Control	2025	10 to 15	284,625	284,625				
3.821	Building Services Elements	1	Security System, Radio System	2025	10 to 15	82,800	82,800				
3.822	Building Services Elements	2	Security System, Surveillance System	2024	5 to 10	250,000	250,000				
4.020	Property Site Elements	22,000 sf	Fountains, Entrances and Cabanas, Partial Renovations and Repairs	2026	5 to 10	471,339	471,339				
4.080	Property Site Elements	1	Music System, Controls	2028	8 to 12	137,703				137,703	
4.100	Property Site Elements	40	Music System, Outdoor Speakers	2025	3 to 5	66,240		66,240			
4.105	Property Site Elements	360	Light Fixtures, Bollards	2026	15 to 20	578,461		578,461			
5.300	Pool Elements	20	Cabanas, Awnings (Incl. Light Fixtures)	2029	10 to 15	154,399					154,399
5.310	Pool Elements	42,000 sf	Decks, Stone Tiles, Center and Tranquility Pools (Incl. Planter and Cabana Walls)	2026	15 to 20	1,889,641		1,889,641			
5.510	Pool Elements	1	Mechanical Equipment, Center and Tranquility Pools, Phased	2024	8 to 12	144,692	40,000	25,000	25,000	25,000	29,692
5.513	Pool Elements	1	Mechanical Equipment, Water Features, Phased	2024	8 to 12	64,426	30,000			34,426	
5.600	Pool Elements	4,730 sf	Pool Finishes, Plaster and Tile, Center and Tranquility Pools	2026	8 to 12	172,274		172,274			
5.800	Pool Elements	2	Rest Rooms, Renovation, Tranquility Pool	2026	10 to 14	53,561		53,561			
6.200	Garage Elements	18	Car Lifts, Hydraulic, Phased	2025	15 to 25	1,020,824	500,000		251,457		269,367
6.601	Garage Elements	1	Exhaust System (Fans and Louvers), Phased	2027	20 to 30	83,154			83,154		
6.800	Garage Elements	10	Gate Entry Systems, Lift Arms, Card Readers and Scanners	2029	10 to 15	118,769					118,769
6.801	Garage Elements	10	Gate Operators	2029	5 to 10	91,261	20,000				71,261
6.850	Garage Elements	1	Utility Vehicle, Forklift	2027	10 to 15	49,892			49,892		
6.860	Garage Elements	2	Utility Vehicles, Mechanical Lifts, Phased	2027	5 to 10	108,299			53,218	55,081	
6.870	Building Services Elements	1	Reserve Study Update with Site Visit	2026	2	12,300		12,300			
	Garage Elements		Concrete Repairs to parking garage	2025	10 to 15	200,000	200,000				
	Building Services Elements		Fire Sprinkler Head Replacement (garage)	2025	10 to 15	350,000	350,000				
	Building Services Elements		Ion Smoke Detectors	2025	10 to 15	200,000	200,000				
	Building Services Elements		Fire Pressurization	2025	10 to 15	300,000	300,000				
	Building Services Elements		Outdoor Lighting	2025	10 to 15	750,000	750,000				
	Building Services Elements		Garage Lighting	2025	10 to 15	500,000	500,000				
Escrow Expenditures							6,034,889	18,037,257	568,049	252,210	1,344,223
Ending Escrow Balance							536,382	499,125	531,076	878,866	134,643

Study was completed in 2023. All costs are estimated with 2023 pricing.

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Schedule of Assessments for Approved Budget from June 1st, 2025 to December 31st, 2025

June 2025 through December 2025 dues include the payment difference from January 2025 through May 2025

[illegible]

[illegible]

[illegible]

BAL HARBOUR NORTH SOUTH Condominium Association Inc.
Schedule of Assessments for the Approved Budget Year January 1, 2025 through December 31, 2025

Unit Type	Unit Number	The alpha character at the end of the unit number represents the Tower in which the unit is located. "S" represents the South Tower building "N" represents the North Tower building	Annual Assessments								2025 Annual Assessments *	
			Monthly	Total by Unit Type	Monthly	Total by Unit Type	Monthly	Total by Unit Type	Monthly	Total by Unit Type	Grand Total	
			Condominium Common Expense Assessments (906)	Condominium Common Expense Assessments	North South Hotel Shared Costs Assessments (928)	Hotel Shared Costs Assessments	Master Assoc. Common Expense Assessments (907)	Master Assoc. Common Expense Assessments	Shared Facilities Assessments (929)	Shared Facilities Assessments	Monthly Per Unit Type	Total by Unit Type
A	401-N	1	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	401-S	2	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	501-N	3	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	501-S	4	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	601-N	5	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	601-S	6	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	701-N	7	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	701-S	8	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	801-N	9	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	801-S	10	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	901-N	11	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	901-S	12	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1001-N	13	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1001-S	14	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1101-N	15	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1101-S	16	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1201-N	17	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1201-S	18	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1401-N	19	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1401-S	20	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1501-N	21	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1501-S	22	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1601-N	23	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1601-S	24	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1701-N	25	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1801-N	26	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2701-S	27	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1901-N	28	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	1901-S	29	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2001-N	30	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2001-S	31	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2101-N	32	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2101-S	33	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2201-N	34	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2201-S	35	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2301-N	36	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2301-S	37	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2401-N	38	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2401-S	39	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2501-N	40	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2501-S	41	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2601-N	42	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
A	2601-S	43	3,019.15	36,229.76	8,975.49	107,705.87	8.41	100.91	2,829.54	33,954.46	14,832.58	177,990.99
AB	1801/1802-S	44	5,711.88	68,542.51	16,980.59	203,767.03	15.91	190.90	5,353.16	64,237.91	28,061.53	336,738.35
AB	2701/2702-N	45	5,711.88	68,542.51	16,980.59	203,767.03	15.91	190.90	5,353.16	64,237.91	28,061.53	336,738.35
B	1202-N	46	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1202-S	47	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1402-N	48	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1402-S	49	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1502-N	50	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1502-S	51	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1602-N	52	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1602-S	53	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1702-N	54	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1802-N	55	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1902-N	56	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	1902-S	57	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	2002-N	58	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	2002-S	59	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	2102-S	60	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73
B	2202-N	61	2,679.88	32,158.54	7,966.89	95,602.71	7.46	89.57	2,511.58	30,138.92	13,165.81	157,989.73

D		1404-S	140	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		1504-N	141	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		1604-N	142	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		1604-S	143	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		1704-N	144	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		1804-N	145	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		1904-N	146	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		2204-N	147	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		2304-N	148	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		2504-N	149	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
D		2704-N	150	1,443.60	17,323.25	4,291.63	51,499.54	4.02	48.25	1,352.94	16,235.32	7,092.20	85,106.36
E		405-N	151	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		405-S	152	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		505-N	153	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		505-S	154	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		605-N	155	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		605-S	156	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		705-N	157	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		705-S	158	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		805-N	159	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		805-S	160	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		905-N	161	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		905-S	162	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1005-N	163	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1005-S	164	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1105-N	165	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1105-S	166	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1205-N	167	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1205-S	168	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1405-N	169	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1405-S	170	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1505-N	171	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1605-N	172	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1605-S	173	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1705-N	174	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1805-N	175	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		1905-N	176	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		2205-N	177	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		2305-N	178	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		2505-N	179	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
E		2705-N	180	1,369.92	16,439.10	4,072.59	48,871.08	3.82	45.79	1,283.89	15,406.69	6,730.22	80,762.66
F		1503-S	181	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		1803-S	182	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		1903-S	183	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		2003-N	184	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		2003-S	185	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		2103-S	186	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		2303-S	187	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		2403-N	188	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
F		2403-S	189	3,046.56	36,558.75	9,056.99	108,683.90	8.49	101.82	2,855.23	34,262.79	14,967.27	179,607.26
G		2104-N	190	2,946.32	35,355.89	8,759.00	105,107.97	8.21	98.47	2,761.29	33,135.47	14,474.82	173,697.79
G		2204-S	191	2,946.32	35,355.89	8,759.00	105,107.97	8.21	98.47	2,761.29	33,135.47	14,474.82	173,697.79
G		2504-S	192	2,946.32	35,355.89	8,759.00	105,107.97	8.21	98.47	2,761.29	33,135.47	14,474.82	173,697.79
G		2604-N	193	2,946.32	35,355.89	8,759.00	105,107.97	8.21	98.47	2,761.29	33,135.47	14,474.82	173,697.79
G		2604-S	194	2,946.32	35,355.89	8,759.00	105,107.97	8.21	98.47	2,761.29	33,135.47	14,474.82	173,697.79
G		2704-S	195	2,946.32	35,355.89	8,759.00	105,107.97	8.21	98.47	2,761.29	33,135.47	14,474.82	173,697.79
G Mod		1504-S	196	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		1804-S	197	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		1904-S	198	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		2004-N	199	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		2004-S	200	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		2104-S	201	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		2304-S	202	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		2404-N	203	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
G Mod		2404-S	204	2,572.79	30,873.43	7,648.52	91,782.27	7.17	85.99	2,411.21	28,934.52	12,639.68	151,676.21
N		1701-S	205	11,355.21	136,262.56	33,757.41	405,088.98	31.63	379.51	10,642.08	127,705.00	55,786.34	669,436.04
Hotel Unit		Hotel Unit	206	175,035.98	2,100,431.71	n/a	487.50	5,850.00	164,043.36	1,968,520.38	339,566.84	4,074,802.09	-
				684,258.26		1,513,844.57	1,905.76		641,285.46	-	2,841,294.05	-	-
					8,211,099.07		18,166,134.85		22,869.09		7,695,425.56		34,095,528.58