Budget_Statement
0TJF BILTMORE PARC CONDOMINIUM ASSOCIATION INC
01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	76,067	912,802
40002 00	Reserve Income	4,542	54,500
40002 01	Reserve Income SIRS	6,783	81,400
**TOTAL REVENUE		$87,392	$1,048,702
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	750	9,000
50045 00	Legal Fees	417	5,000
50048	Annual Condo Fees	17	200
50050 00	License,Taxes,Permit	125	1,500
50050 05	License,Taxes,Permit - Backflow Cert.	67	800
50050 15	License,Taxes,Permit - Elevators	25	300
50050 16	License,Taxes,Permit - Fire Alarm Reg.	125	1,500
50050 18b	License,Taxes,Permit - Fire Extg Inspection	75	900
50050 19	License,Taxes,Permit - Fire Pump/Sprinklr	125	1,500
50053	Corporate Annual Rep	5	62
50054	Administrative Collection Fee	83	1,000
50059	Social Events	83	1,000
50075	Office Supplies	208	2,500
50081	Printing And Postage	125	1,500
50110	Miscellaneous	125	1,500
50125	Web Page/Internet	100	1,200
**TOTAL ADMINISTRATIVE		$2,455	$29,462
**INSURANCE			
52030	Multiperil Insurance	13,898	166,774
52062 15	Insurance - Other Finance - Doc Stamps & Servic	533	6,400
**TOTAL INSURANCE		$14,431	$173,174
**UTILITIES			
54050 00	Electricity	3,367	40,400
54070 00	Water & Sewer	1,104	13,250
54080	Gas/Fuel Oil	145	1,740
54100 00	Telephone	875	10,500
**TOTAL UTILITIES		$5,491	$65,890
**CONTRACTS			
60005	Air Conditioning	678	8,140
60023	Carpet Contract	125	1,500
60035	Elevator Contract	850	10,200
60050	Fire Alarm System	250	3,000
60057	Fountain Contract	280	3,360
60059	Garage Maintenance	213	2,550
60060	Floor Care	167	2,000
60062	Front Desk Service	125	1,500
60070	Generator	92	1,100
60090	Lawn Maintenance	1,875	22,500
61000	Management Services	1,824	21,882
61008	Odor Control Equip & Supplies	58	700

Budget_Statement
0TJF BILTMORE PARC CONDOMINIUM ASSOCIATION INC
01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
61010	Pest Control	117	1,404
61045 04	Security Services - Access	135	1,625
61055	Trash Removal	1,275	15,300
61058	Trash Chute	104	1,250
**TOTAL CONTRACTS		$8,168	$98,011
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	4,046	48,546
65000 05	Salaries - Janitorial	5,110	61,318
65000 32	Salaries - Front Desk	23,516	282,189
65040	Medical Insurance	3,830	45,962
**TOTAL SALARIES & BENEFITS		$36,502	$438,015
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	1,250	15,000
70014	R&M - Backflow Prevention	21	250
70048 02	R&M Equip - Alarm	500	6,000
70040	R&M-Elevator	2,083	25,000
70045	R&M-Electrical	208	2,500
70055	R&M-Garage	208	2,500
70060	R&M-General	833	10,000
70063	R&M-Generator	83	1,000
70090	R&M-Plumbing	417	5,000
70095	R&M-Pool/Spa/Fountai	250	3,000
70110	R&M-Roof	167	2,000
70115	R&M-Security	83	1,000
70135	Landscaping Extras	417	5,000
70160	Windows & Doors	250	3,000
70175	Custodial Supplies	167	2,000
70289 00	Contingency	2,083	25,000
**TOTAL REPAIRS & MAINTENANCE		$9,020	$108,250
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	4,542	54,500
80004 00	SIRS Reserve Transfer	6,783	81,400
**TOTAL RESERVE TRANSFERS		$11,325	$135,900
**TOTAL EXPENSES		$87,392	$1,048,702
NET INCOME/(LOSS)		$0	$0

BUDGET SUBMISSION FORM

Association name: Biltmore Parc Condo

Entity Number: 0TJF Number of Units: 32

Please select (by checking the box) only one action (A or B)

A. ☑ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: _____ To _____

Homeowner's accounts to be adjusted? _____ If Yes, what is the effective date _____

Please complete all items below

1. Is this community under Developer control? No
2. Are the Maintenance fees changing? Yes If all units pay the same, enter amount $ _____ /Unit
3. Frequency: Monthly If Other, specify which months: _____
4. Is there a master association fee collected as a separate charge through this entity? No
   If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. $ _____ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)? No
   If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. $ _____ /Unit

6 a. Are Reserves included in the budget? (A schedule must be included) Fully funded Pooled

6 b. Are SIRS Reserves included in the budget? (A schedule must be included) Fully funded Pooled

7. Is your Late Fee policy changing?
   ☑ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
   ☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
   - ☐ No Late Fee
   - ☐ Flat rate $ _____ after _____ days OR
   - ☐ Percentage rate only $ _____ % after _____ days
8. Is your Interest Fee policy changing?
   ☑ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
   ☐ Yes (select one interest fee policy)
   - ☐ No Interest Fee
   - ☐ New Interest rate $ _____ % per annum after _____ days*

   *Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification? No

Order Instructions

10. Payment Notification Type: ☐ Payment Notification Letter ☐ Statements ☑ Both
11. Delivery Method: To Owners
12. Letter of Correspondence to be included: No
    If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

2274-BILTMORE PARC CONDOMINIUM ASSOCIATION INC - BudgetActuals
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	75,647	907,764	76,067	912,802
40002-00	Reserve Income	5,000	60,000	4,542	54,500
40002-01	Reserve Income-SIRS	0	0	6,783	81,400
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	0	0	0	0
40060	Gate/Key Cards	0	0	0	0
40068	Key Fob Income	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
	**TOTAL REVENUE	80,647	967,764	87,392	1,048,702
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	750	9,000	750	9,000
50015	Bank Charges	0	0	0	0
50045-00	Legal Fees	417	5,000	417	5,000
50048	Annual Condo Fees	17	200	17	200
50050-00	License,Taxes,Permit	125	1,500	125	1,500
50050-05	License,Taxes,Permit--Backflow Cert.	0	0	67	800

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50050-15	License,Taxes,Permit- - Elevators	83	1,000	25	300
50050-16	License,Taxes,Permit- - Fire Alarm Reg.	125	1,500	125	1,500
50050-18b	License,Taxes,Permit- - Fire Extg Inspection	75	900	75	900
50050-19	License,Taxes,Permit- - Fire Pump/Sprinklr	158	1,900	125	1,500
50053	Corporate Annual Rep	05	62	05	62
50054	Administrative Collection Fee	0	0	83	1,000
50059	Social Events	50	600	83	1,000
50075	Office Supplies	208	2,500	208	2,500
50081	Printing And Postage	83	1,000	125	1,500
50110	Miscellaneous	125	1,500	125	1,500
50125	Web Page/Internet	100	1,200	100	1,200
	**TOTAL ADMINISTRATIVE	2,321	27,862	2,455	29,462
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	16,275	195,303	13,898	166,774
52062-15	Insurance - Other- Finance - Doc Stamps & Service Fee	586	7,031	533	6,400
	**TOTAL PROPERTY INSURANCE	16,861	202,334	14,431	173,174
	**UTILITIES				
54050-00	Electricity	3,367	40,400	3,367	40,400
54070-00	Water & Sewer	1,050	12,600	1,104	13,250
54080	Gas/Fuel Oil	145	1,740	145	1,740
54100-00	Telephone	875	10,500	875	10,500
	**TOTAL UTILITIES	5,437	65,240	5,491	65,890
	**CONTRACTS				
60005	Air Conditioning	678	8,140	678	8,140
60023	Carpet Contract	0	0	125	1,500

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60035	Elevator Contract	900	10,800	850	10,200
60050	Fire Alarm System	250	3,000	250	3,000
60057	Fountain Contract	280	3,360	280	3,360
60059-00	Garage Maintenance	0	0	213	2,550
60060	Floor Care	462	5,540	167	2,000
60062	Front Desk Service	167	2,000	125	1,500
60070	Generator	83	1,000	92	1,100
60090	Lawn Maintenance	1,365	16,380	1,875	22,500
61000	Management Services	1,775	21,296	1,824	21,882
61008	Odor Control Equip & Supplies	50	600	58	700
61010	Pest Control	117	1,404	117	1,404
61045-04	Security Services-- Access	0	0	135	1,625
61055	Trash Removal	1,282	15,383	1,275	15,300
61058	Trash Chute	104	1,250	104	1,250
61060	Uniforms Contract	310	3,718	0	0
	**TOTAL CONTRACTS	7,823	93,871	8,168	98,011
	**SALARIES & BENEFITS				
65000-01	Salaries-- Manager	0	0	4,046	48,546
65000-05	Salaries- - Janitorial	4,904	58,852	5,110	61,318
65000-32	Salaries- - Front Desk	22,369	268,423	23,516	282,189
65000-88	Salaries- - Management Services	3,991	47,895	0	0
65040	Medical Insurance	3,516	42,187	3,830	45,962
	**TOTAL SALARIES & BENEFITS	34,780	417,357	36,501	438,015
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	1,250	15,000	1,250	15,000
70014-00	R&M - Backflow Prevention	0	0	21	250
70040	R&M-Elevator	917	11,000	2,083	25,000
70045	R&M-Electrical	208	2,500	208	2,500

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70048-02	R&M Equip- - Alarm	333	4,000	500	6,000
70055	R&M-Garage	117	1,400	208	2,500
70060	R&M-General	1,625	19,500	833	10,000
70063	R&M-Generator	0	0	83	1,000
70090	R&M-Plumbing	417	5,000	417	5,000
70095	R&M-Pool/Spa/Fountai	100	1,200	250	3,000
70110	R&M-Roof	0	0	167	2,000
70115	R&M-Security	0	0	83	1,000
70135	Landscaping Extras	458	5,500	417	5,000
70160	Windows & Doors	250	3,000	250	3,000
70175	Custodial Supplies	250	3,000	167	2,000
70289-00	Contingency	2,500	30,000	2,083	25,000
	**TOTAL REPAIRS/MAINTENANCE	8,425	101,100	9,021	108,250
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	5,000	60,000	4,542	54,500
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve Transfer	0	0	6,783	81,400
	**TOTAL RESERVE TRANSFERS	5,000	60,000	11,325	135,900
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	80,647	967,764	87,392	1,048,702

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	Operating Net Income or Loss	0	0	0	0

2274-BILTMORE PARC CONDOMINIUM ASSOCIATION INC - Proposed_Maintenance

Schedule Of Proposed Maintenance

January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A		2.434451000	4	9.737804000	$1963.31	$1851.81	$110.56	$165.14	$2127.51	$8510.04
0000-B		2.917208000	8	23.337664000	$2352.64	$2219.03	$132.49	$197.88	$2549.40	$20395.20
0000-C		3.129798000	8	25.038384000	$2524.09	$2380.74	$142.14	$212.30	$2735.18	$21881.44
0000-D		3.414728000	4	13.658912000	$2753.88	$2597.48	$155.09	$231.63	$2984.20	$11936.80
0000-E		3.481162000	4	13.924648000	$2807.45	$2648.01	$158.10	$236.14	$3042.25	$12169.00
0000-F		3.575647000	4	14.302588000	$2883.65	$2719.88	$162.39	$242.55	$3124.82	$12499.28
Total			32	100.000000000						$87391.76

2274-BILTMORE PARC CONDOMINIUM ASSOCIATION INC
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30000-21m	Reserves	Garage Light Fixtures	$14,371	30	21
30000-40j	Reserves	Painting	$0	0	0
30000-09b	Reserves	Common Area Interior	$239,148	15	8
30000-29a	Reserves	Lighting - Exterior	$28,314	20	6
30000-15e	Reserves	Elevator Cab Refurb.	$122,615	20	11
30000-244	Reserves	HVAC	$220,218	15	6
30000-001	Reserves	Pooled	$0	0	0
30000-216	Reserves	Professional Service	$5,400	2	1
30000-16	Reserves	Equipment	$47,190	11	6
30000-15	Reserves	Elevator	$707,419	32	24
30000-60	Reserves	Roof	$0	0	0
30000-50	Reserves	Paving	$0	0	0
30000-00	Reserves	Reserves	$0	0	0
		Totals	$1,384,675		

ReserveHeaders	ReserveTotals
Accumulated Balance	$175,674
Additional Reserve Funding Thru Year End	$30,000
Total Reserves Thru Year End	$205,674
Estimated Expenses Thru Year End	$0
Balance To Be Funded	$1,179,001
Annual Contribution	$54,500
Monthly Contribution	$4,542

2274-BILTMORE PARC CONDOMINIUM ASSOCIATION INC
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30003-22	SIRS Reserves	Generator	$137,000	30	26
30003-236	SIRS Reserves	Railings	$120,000	45	35
30003-03	SIRS Reserves	Building Exterior	$404,500	15	11
30003-80	SIRS Reserves	Roof	$454,000	24	15
30003-90	SIRS Reserves	Windows	$213,500	38	26
30003-70	SIRS Reserves	Structure	$260,000	50	20
30003-40	SIRS Reserves	Fire System	$102,000	27	18
		Totals	$1,691,000		

ReserveHeaders	ReserveTotals
Accumulated Balance	$0
Additional Reserve Funding Thru Year End	$0
Total Reserves Thru Year End	$0
Estimated Expenses Thru Year End	$0
Balance To Be Funded	$1,691,000
Annual Contribution	$81,400
Monthly Contribution	$6,783

Recurring Charges Listing
BILTMORE PARC CONDOMINIUM ASSOCIATION INC
As of 11/14/2025

0TJF 0000 BILTMORE PARC CONDOMINIUM ASSOCIATION INC
C/O FirstService Residential 718 VALENCIA AVE
CORAL GABLES, FL 33134

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	0202	HC	Charge	1	1,671.22	11/01/2025	02/28/2026	1,671.22
Totals:				1				1,671.22
Unit Type	A	MM	Charge	4	1,963.31	01/01/2025	12/31/3000	7,853.24
Unit Type	B	MM	Charge	8	2,352.64	01/01/2025	12/31/3000	18,821.12
Unit Type	C	MM	Charge	8	2,524.09	01/01/2025	12/31/3000	20,192.72
Unit Type	D	MM	Charge	4	2,753.88	01/01/2025	12/31/3000	11,015.52
Unit Type	E	MM	Charge	4	2,807.45	01/01/2025	12/31/3000	11,229.80
Unit Type	F	MM	Charge	4	2,883.65	01/01/2025	12/31/3000	11,534.60
Totals:				32				80,647.00
Totals By Charge Code:								
HC				1				1,671.22
MM				32				80,647.00