FirstService RESIDENTIAL

0718 TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - FR0

For period ending December 31, 2024

Confidential - For Management Use Only

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - FR0

December 31, 2024

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

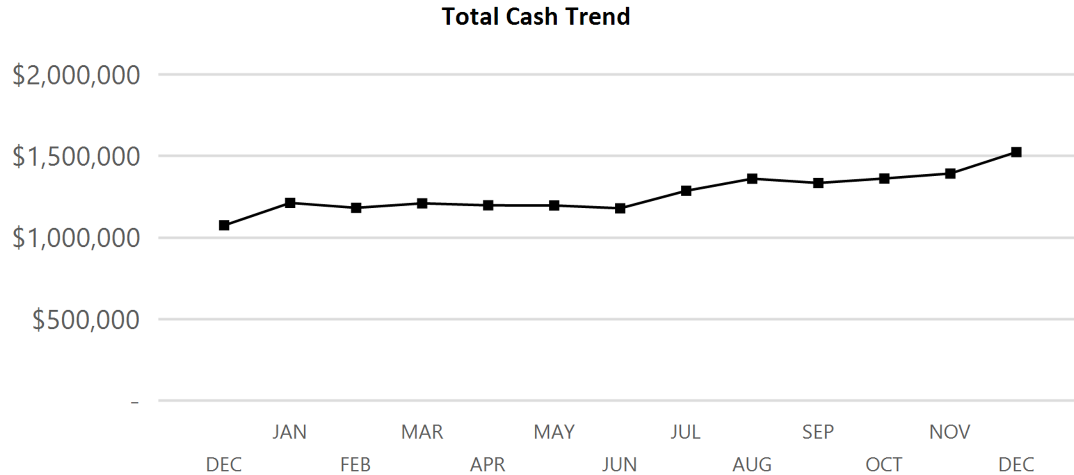
TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Executive Summary

December 31, 2024

TOTAL CASH

Operating	$427,857
Other	-
Reserves	$971,458
Security Deposits	$125,048
Special Assessment	-
Total Cash	$1,524,362



OPERATING CASH

Beginning Cash	$313,697
Change in Cash	$114,160
Ending Cash	$427,857
Less: Accruals	$39,766
Less: Current Accounts Payable	-
Adjusted Operating Cash	$388,091

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	$60	$60	$30	-	$150
II Interest Income	$266	-	-	-	$266
LF Late Fees	$200	-	-	-	$200
MM Maintenance Fees	($129,770)	$1,048	($1,102)	($1,152)	($130,975)
UD Demand/30 Day Collection Notice	$105	-	-	-	$105
UF Reminder Collection Cost	$50	-	-	-	$50
TOTAL	**($129,089)**	**$1,108**	**($1,072)**	**($1,152)**	**($130,204)**

Executive Summary

December 31, 2024

INCOME STATEMENT SUMMARY

Income Recap

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
TOTAL REVENUE	$422,033	$417,985	$4,048	$5,054,764	$5,015,875	$38,889	$5,015,875	$38,889
TOTAL EXPENSES	$420,958	$417,952	($3,006)	$5,010,783	$5,015,875	$5,092	$5,015,875	$5,092
NET INCOME/(LOSS)	$1,075	$33	$1,042	$43,981	-	$43,981	-	$43,981

Expense Summary

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
ADMINISTRATIVE	$295,230	$286,367	($8,863)	$3,464,305	$3,436,569	($27,736)	$3,436,569	($27,736)
PROPERTY INSURANCE	$198	$82	($116)	$1,771	$1,006	($765)	$1,006	($765)
UTILITIES	$10,242	$13,337	$3,095	$140,748	$160,000	$19,252	$160,000	$19,252
CONTRACTS	$80,380	$80,152	($228)	$961,420	$962,000	$580	$962,000	$580
REPAIRS/MAINTENANCE	$6,670	$11,677	$5,007	$105,229	$140,300	$35,071	$140,300	$35,071
SPECIAL PROJECTS	-	$1,337	$1,337	$11,752	$16,000	$4,248	$16,000	$4,248
RESERVE TRANSFERS	$28,237	$25,000	($3,237)	$325,558	$300,000	($25,558)	$300,000	($25,558)

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Executive Summary

December 31, 2024

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
CIT1 - Cash In Transit - Operating	- Cash In Transit - Operating	-	-	$650	($650)
OPR4 - CITY NATIONAL BANK OPR CLICK	OPERATING CLICK - CITY NATIONAL BANK OPR CLICK	$312,697	$616,530	$501,721	$427,507
OPR6 - FIRST HORIZON BANK OPR CKG	OPERATING CHECKING - FIRST HORIZON BANK OPR CKG	$1,000	-	-	$1,000
Total Operating		**$313,697**	**$616,530**	**$502,371**	**$427,857**
Reserves					
RSV4 - FIRST HORIZON RSV MM	MONEY MARKET RESERVES - FIRST HORIZON RSV MM	$954,552	$29,237	$12,331	$971,458
CIT3 - Cash In Transit - Reserve	- Cash In Transit - Reserve	-	$1,000	$1,000	-
Total Reserves		**$954,552**	**$30,237**	**$13,331**	**$971,458**
Security Deposits					
CIT2 - Cash In Transit - Security Deposit	- Cash In Transit - Security Deposit	-	-	-	-
SEC2 - CITY NATIONAL BANK SEC. DEP.	SECURITY DEPOSIT - CITY NATIONAL BANK SEC. DEP.	$125,048	-	-	$125,048
Total Security Deposits		**$125,048**	**-**	**-**	**$125,048**
Special Assessment					
CIT4 - Cash In Transit - Special Assessment	- Cash In Transit - Special Assessment	-	-	-	-
Total Special Assessment		**-**	**-**	**-**	**-**
Total Cash		**$1,393,297**	**$646,767**	**$515,702**	**$1,524,362**

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of December 31, 2024

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	427,507	312,697	114,810	427,507	269,462	158,045
10010 251	Cash-Operating - 251 First Horizon Bank	1,000	1,000	0	1,000	0	1,000
10050 00	Cash In Transit - Oper - 00	(650)	0	(650)	(650)	0	(650)
10200	Due (To)/From Reserves	0	0	0	0	(4,548)	4,548
10207	Due (To)/From Security	(35)	(35)	0	(35)	(35)	0
10300	Accounts Receivable	24,589	20,020	4,569	24,589	53,103	(28,513)
10330 65	Other Receivables - 65 Spa Operations	23,405	18,058	5,347	23,405	24,383	(978)
10390 00	Allowance/Bad Debts - 00	(957)	(957)	0	(957)	(957)	0
10500	Prepaid Insurance	953	1,151	(198)	953	391	562
10505	Prepaid Expenses	1,685	8,537	(6,851)	1,685	1,599	86
10549	A/P Clearing	8,691	7,597	1,094	8,691	250	8,441
10550	A/R Clearing	0	(950)	950	0	(2,600)	2,600
10560	NSF in Transit	0	100	(100)	0	0	0
10005	Petty Cash	0	0	0	0	2,500	(2,500)
12090 22	Cash-Deposits - 22 City National	125,048	125,048	0	125,048	125,048	0
12091	Due (To)/From Oper	35	35	0	35	35	0
****TOTAL CURRENT ASSETS**		**$611,270**	**$492,300**	**$118,970**	**$611,270**	**$468,630**	**$142,640**
**RESTRICTED FUNDS							
12010 251	Cash-Reserves - 251 First Horizon Bank	971,458	954,552	16,906	971,458	0	971,458
12010 745	Cash-Reserves - 745 Centennial Bank	0	0	0	0	681,061	(681,061)
12045	Due (To)/From Operating	0	0	0	0	4,548	(4,548)
****TOTAL RESTRICTED FUNDS**		**$971,458**	**$954,552**	**$16,906**	**$971,458**	**$685,609**	**$285,849**
**OTHER ASSETS							

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of December 31, 2024

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
19010	Utility Deposits	19,037	19,037	0	19,037	19,037	0
****TOTAL OTHER ASSETS**		**$19,037**	**$19,037**	**$0**	**$19,037**	**$19,037**	**$0**
****TOTAL ASSETS**		**$1,601,765**	**$1,465,889**	**$135,876**	**$1,601,765**	**$1,173,276**	**$428,489**
LIABILITIES							
**CURRENT LIABILITIES							
20010	Accrued Expenses	39,766	43,936	(4,170)	39,766	23,845	15,921
20011	Accrued Exp - Other	0	0	0	0	27,059	(27,059)
20080	Security Deposits	125,083	125,083	0	125,083	125,083	0
20100	Prepaid Assessments	154,794	32,378	122,415	154,794	36,231	118,563
20110	Prepaid Spec Assess	0	0	0	0	30	(30)
20159 00	Deferred Revenue - 00	11,550	11,900	(350)	11,550	15,750	(4,200)
****TOTAL CURRENT LIABILITIES**		**$331,192**	**$213,297**	**$117,895**	**$331,192**	**$227,998**	**$103,194**
**INSURANCE CLAIMS							
23010 00	Ins Claim Liab-Spent - 00	0	0	0	0	(24,866)	24,866
****TOTAL INSURANCE CLAIMS**		**$0**	**$0**	**$0**	**$0**	**($24,866)**	**$24,866**
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	869,458	855,789	13,669	869,458	607,829	261,628
30000 15	Reserves - 15 Elevator	76,167	76,167	0	76,167	77,504	(1,338)
30080	Reserve-Interest	25,833	22,596	3,237	25,833	275	25,558
****TOTAL RESERVE LIABILITIES**		**$971,458**	**$954,552**	**$16,906**	**$971,458**	**$685,609**	**$285,849**

Balance Sheet

As of December 31, 2024

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
****TOTAL LIABILITIES**		**$1,302,650**	**$1,167,849**	**$134,801**	**$1,302,650**	**$888,741**	**$413,909**
**MEMBERS EQUITY							
38880	Fund Balance	255,134	255,134	0	255,134	284,535	(29,401)
Current Year Net Income/ (Loss)		43,981	42,906	1,075	43,981	0	43,981
****TOTAL MEMBERS EQUITY**		**$299,115**	**$298,040**	**$1,075**	**$299,115**	**$284,535**	**$14,580**
****TOTAL LIABILITIES & EQUITY**		**$1,601,765**	**$1,465,889**	**$135,876**	**$1,601,765**	**$1,173,276**	**$428,489**

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Income Statement

December 31, 2024

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	95,077	95,076	1	0.0%	1,140,921	1,140,912	9	0.0%	1,140,912	(9)
40002	Reserve Income	25,000	25,000	0	0.0%	300,000	300,000	0	0.0%	300,000	0
40010	Master Assessments	280,363	280,361	2	0.0%	3,364,354	3,364,354	0	0.0%	3,364,354	0
40011	Late Fee Income	300	163	137	84.0%	3,700	2,000	1,700	85.0%	2,000	(1,700)
40014	Legal Fee Income	0	0	0	0.0%	1,327	0	1,327	0.0%	0	(1,327)
40025	Returned Check Fees	(30)	3	(33)	<-100%	660	25	635	>100%	25	(635)
40030	Screening Fees	300	0	300	0.0%	300	0	300	0.0%	0	(300)
40035	Moving Fees	0	250	(250)	-100.0%	2,700	3,000	(300)	-10.0%	3,000	300
40068	Key Fob Income	0	0	0	0.0%	15	0	15	0.0%	0	(15)
40078	Late Fee Interest	636	288	348	>100%	9,128	3,500	5,628	>100%	3,500	(5,628)
40080	Interest Income	82	106	(24)	-22.6%	903	1,250	(347)	-27.7%	1,250	347
40081	Reserve Interest	3,237	0	3,237	0.0%	25,558	0	25,558	0.0%	0	(25,558)
40090	Miscellaneous Income	105	125	(20)	-16.0%	1,282	1,500	(218)	-14.5%	1,500	218
40115	Administrative Fee	210	212	(2)	-0.9%	2,830	2,500	330	13.2%	2,500	(330)
42020	Cable Income	16,753	16,401	352	2.1%	201,036	196,834	4,202	2.1%	196,834	(4,202)
48095	Pet Fees	0	0	0	0.0%	50	0	50	0.0%	0	(50)
	OPERATING REVENUE TOTAL:	**$422,033**	**$417,985**	**$4,048**	**1.0%**	**$5,054,764**	**$5,015,875**	**$38,889**	**0.8%**	**$5,015,875**	**($38,889)**
	TOTAL REVENUE:	**$422,033**	**$417,985**	**$4,048**	**1.0%**	**$5,054,764**	**$5,015,875**	**$38,889**	**0.8%**	**$5,015,875**	**($38,889)**
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	0	1,000	1,000	100.0%	10,363	12,000	1,637	13.6%	12,000	1,637
50011	Master Assessments	278,857	278,851	(6)	0.0%	3,346,278	3,346,278	0	0.0%	3,346,278	0
50015	Bank Charges	75	3	(72)	<-100%	789	25	(764)	<-100%	25	(764)
50026	Unrecorded P-Card Expenses	1,094	0	(1,094)	0.0%	8,691	0	(8,691)	0.0%	0	(8,691)
50045	Legal Fees	0	837	837	100.0%	19,487	10,000	(9,487)	-94.9%	10,000	(9,487)

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
50048	Annual Condo Fees	67	63	(4)	-5.8%	800	800	0	0.0%	800	0
50050	License,Taxes,Permit	1,437	117	(1,320)	<-100%	3,774	1,404	(2,370)	<-100%	1,404	(2,370)
50053	Corporate Annual Rep	5	7	2	26.6%	66	62	(4)	-7.1%	62	(4)
50054	Administrative Collection Fees	336	212	(124)	-58.5%	3,997	2,500	(1,497)	-59.9%	2,500	(1,497)
50064	Administrative Computer Maint/Supp	0	413	413	100.0%	4,152	5,000	848	17.0%	5,000	848
50064	Administrative Tags, Labels, Keys	0	125	125	100.0%	183	1,500	1,317	87.8%	1,500	1,317
50075	Office Supplies	0	0	0	0.0%	15	0	(15)	0.0%	0	(15)
50079	Beverage Expense	5,206	2,913	(2,293)	-78.7%	47,458	35,000	(12,458)	-35.6%	35,000	(12,458)
50090	Professional Fees	1,005	413	(592)	<-100%	5,532	5,000	(532)	-10.6%	5,000	(532)
50110	Miscellaneous	7,149	1,413	(5,736)	<-100%	12,719	17,000	4,281	25.2%	17,000	4,281
	ADMINISTRATIVE TOTAL:	**$295,230**	**$286,367**	**($8,863)**	**-3.1%**	**$3,464,305**	**$3,436,569**	**($27,736)**	**-0.8%**	**$3,436,569**	**($27,736)**
PROPERTY INSURANCE											
52035	Directors & Officers	163	48	(115)	<-100%	1,433	598	(835)	<-100%	598	(835)
52036	Fidelity Bond	35	34	(1)	-2.1%	338	408	70	17.1%	408	70
	PROPERTY INSURANCE TOTAL:	**$198**	**$82**	**($116)**	**<-100%**	**$1,771**	**$1,006**	**($765)**	**-76.0%**	**$1,006**	**($765)**
UTILITIES											
54050	Electricity	10,242	13,337	3,095	23.2%	140,748	160,000	19,252	12.0%	160,000	19,252
	UTILITIES TOTAL:	**$10,242**	**$13,337**	**$3,095**	**23.2%**	**$140,748**	**$160,000**	**$19,252**	**12.0%**	**$160,000**	**$19,252**
CONTRACTS											
60013	Cable Television	16,743	16,401	(342)	-2.1%	197,178	196,834	(344)	-0.2%	196,834	(344)
60017	Beach Club Operator	9,095	9,095	0	0.0%	109,140	109,140	0	0.0%	109,140	0
60035	Elevator Contract	4,553	4,208	(345)	-8.2%	54,641	50,496	(4,145)	-8.2%	50,496	(4,145)
60046	Equipment Contract - Pool Chemical	1,440	1,440	0	0.0%	17,424	17,280	(144)	-0.8%	17,280	(144)

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Income Statement

December 31, 2024

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
60054	Foliage Maintenance	899	943	44	4.7%	9,887	11,360	1,473	13.0%	11,360	1,473
60060	Floor Care	193	413	220	53.2%	2,790	5,000	2,210	44.2%	5,000	2,210
60072	Spa Membership	44,514	44,508	(6)	0.0%	534,168	534,162	(6)	0.0%	534,162	(6)
60090	Lawn Maintenance	764	763	(1)	-0.1%	8,327	9,167	840	9.2%	9,167	840
61000	Management Services	1,979	1,982	3	0.2%	23,748	23,751	3	0.0%	23,751	3
61008	Odor Control	0	180	180	100.0%	1,717	2,160	443	20.5%	2,160	443
61011	Pest Control-Rsdntl	200	219	19	8.7%	2,400	2,650	250	9.4%	2,650	250
	CONTRACTS TOTAL:	**$80,380**	**$80,152**	**($228)**	**-0.3%**	**$961,420**	**$962,000**	**$580**	**0.1%**	**$962,000**	**$580**
REPAIRS/MAINTENANCE											
70043	Repairs/Maintenance Electrical	0	0	0	0.0%	311	0	(311)	0.0%	0	(311)
70043	Repairs/Maintenance HVAC Parts/Rep	240	375	135	36.0%	3,244	4,500	1,256	27.9%	4,500	1,256
70043	Repairs/Maintenance Pool/Spa/Fountain	3,649	2,500	(1,149)	-46.0%	43,760	30,000	(13,760)	-45.9%	30,000	(13,760)
70043	Repairs/Maintenance Exercise Fac	(401)	1,150	1,551	>100%	10,329	13,800	3,471	25.1%	13,800	3,471
70043	Repairs/Maintenance - Elevator	2,871	500	(2,371)	<-100%	16,146	6,000	(10,146)	<-100%	6,000	(10,146)
70043	Repairs/Maintenance - Furniture	0	1,038	1,038	100.0%	13,973	12,500	(1,473)	-11.8%	12,500	(1,473)
70060	R&M-General	0	413	413	100.0%	2,239	5,000	2,761	55.2%	5,000	2,761
70068	R&M-Lighting	0	337	337	100.0%	779	4,000	3,221	80.5%	4,000	3,221
70076	Maintenance Supplies	0	0	0	0.0%	342	0	(342)	0.0%	0	(342)
70090	R&M-Plumbing	0	413	413	100.0%	1,160	5,000	3,840	76.8%	5,000	3,840
70135	Landscaping Extras	0	288	288	100.0%	6,171	3,500	(2,671)	-76.3%	3,500	(2,671)
70180	Paint Supplies	310	500	190	37.9%	6,149	6,000	(149)	-2.5%	6,000	(149)
70289	Contingency	0	4,163	4,163	100.0%	626	50,000	49,374	98.7%	50,000	49,374
	REPAIRS/MAINTENANCE TOTAL:	**$6,670**	**$11,677**	**$5,007**	**42.9%**	**$105,229**	**$140,300**	**$35,071**	**25.0%**	**$140,300**	**$35,071**

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

Income Statement

December 31, 2024

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
SPECIAL PROJECTS											
74005	Special Projects	0	1,337	1,337	100.0%	11,752	16,000	4,248	26.6%	16,000	4,248
	SPECIAL PROJECTS TOTAL:	**$0**	**$1,337**	**$1,337**	**100.0%**	**$11,752**	**$16,000**	**$4,248**	**26.6%**	**$16,000**	**$4,248**
RESERVE TRANSFERS											
80000	Reserve Transfers	25,000	25,000	0	0.0%	300,000	300,000	0	0.0%	300,000	0
80001	Reserve Interest	3,237	0	(3,237)	0.0%	25,558	0	(25,558)	0.0%	0	(25,558)
	RESERVE TRANSFERS TOTAL:	**$28,237**	**$25,000**	**($3,237)**	**-12.9%**	**$325,558**	**$300,000**	**($25,558)**	**-8.5%**	**$300,000**	**($25,558)**
	TOTAL EXPENSES:	**$420,958**	**$417,952**	**($3,006)**	**-0.7%**	**$5,010,783**	**$5,015,875**	**$5,092**	**0.1%**	**$5,015,875**	**$5,092**
	NET INCOME/ (LOSS):	**1,075**	**33**	**$1,042**	**>100%**	**43,981**	**0**	**43,981**	**0.0%**	**0**	**(43,981)**