

Budget_Statement
0718 TEN MUSEUM PARK RESIDENTIAL
CONDOMINIUM ASSOCIATION, INC.
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	104,425	1,253,089
40002 00	Reserve Income	25,000	300,000
40010 00	Master Assessments	291,077	3,492,913
40011	Late Fee Income	163	2,000
40025	Returned Check Fees	3	25
40035	Moving Fees	212	2,500
40078	Late Fee Interest	625	7,500
40080	Interest Income	87	1,000
40090	Miscellaneous Income	125	1,500
40115 01	Administrative Fee - Reminder Letter	163	2,000
42020	Cable Income	16,751	201,012
**TOTAL REVENUE		\$438,631	\$5,263,539
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	1,087	13,000
50011	Master Assessments	291,077	3,492,913
50015	Bank Charges	3	25
50045 00	Legal Fees	837	10,000
50048	Annual Condo Fees	63	800
50050 00	License,Taxes,Permit	117	1,404
50053	Corporate Annual Rep	7	62
50054	Administrative Collection Fees	212	2,500
50064 10	Administrative Computer Maint/Supp	413	5,000
50064 60	Administrative Tags, Labels, Keys	125	1,500
50079	Beverage Expense	3,538	42,500
50090 00	Professional Fees	413	5,000
50110	Miscellaneous	1,538	18,500
**TOTAL ADMINISTRATIVE		\$299,430	\$3,593,204
**INSURANCE			
52035	Directors & Officers	67	837
52036	Fidelity Bond	22	220
**TOTAL INSURANCE		\$89	\$1,057
**UTILITIES			
54050 00	Electricity	12,913	155,000
**TOTAL UTILITIES		\$12,913	\$155,000
**CONTRACTS			
60013	Cable Television	16,751	201,012
60017	Beach Club Operator	9,630	115,560
60035	Elevator Contract	4,690	56,280
60046 49	Equipment Contract - Pool Chemical	1,560	18,720
60054	Foliage Maintenance	867	10,360
60060	Floor Care	337	4,000
60072	Spa Membership	51,319	615,773
60090	Lawn Maintenance	780	9,327
61000	Management Services	2,078	24,936
61008	Odor Control	180	2,160

Budget_Statement
0718 TEN MUSEUM PARK RESIDENTIAL
CONDOMINIUM ASSOCIATION, INC.
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
61011	Pest Control-Rsdntl	219	2,650
**TOTAL CONTRACTS		\$88,411	\$1,060,778
**REPAIRS & MAINTENANCE			
70043 150	Repairs/Maintenance - Elevator	500	6,000
70043 19a	Repairs/Maintenance Exercise Fac	663	8,000
70043 200	Repairs/Maintenance - Furniture	413	5,000
70043 25	Repairs/Maintenance HVAC Parts/Rep	375	4,500
70043 68	Repairs/Maintenance Pool/Spa/Fountain	2,500	30,000
70060	R&M-General	625	7,500
70068	R&M-Lighting	337	4,000
70090	R&M-Plumbing	413	5,000
70135	Landscaping Extras	288	3,500
70180	Paint Supplies	500	6,000
70289 00	Contingency	4,163	50,000
**TOTAL REPAIRS & MAINTENANCE		\$10,777	\$129,500
**SPECIAL PROJECTS			
74005 00	Special Projects	2,000	24,000
**TOTAL SPECIAL PROJECTS		\$2,000	\$24,000
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	25,000	300,000
**TOTAL RESERVE TRANSFERS		\$25,000	\$300,000
**TOTAL EXPENSES		\$438,620	\$5,263,539
NET INCOME/(LOSS)		\$11	\$0

1022-TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION INC. - BudgetActuals

Proposed Operating Budget January 1, 2025 - December 31, 2025

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	95,076	1,140,912	104,424	1,253,089
40002-00	Reserve Income-	25,000	300,000	25,000	300,000
40010-00	Master Assessments-	280,363	3,364,354	291,076	3,492,913
40011	Late Fee Income	167	2,000	167	2,000
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	02	25	02	25
40035	Moving Fees	250	3,000	208	2,500
40078	Late Fee Interest	292	3,500	625	7,500
40080	Interest Income	104	1,250	83	1,000
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	125	1,500	125	1,500
40115-01	Administrative Fee- - Reminder Letter	208	2,500	167	2,000
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
40115-03	Administrative Fee- - ATP	0	0	0	0
42020	Cable Income	16,403	196,834	16,751	201,012
	**TOTAL REVENUE	417,990	5,015,875	438,628	5,263,539
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	1,000	12,000	1,083	13,000
50011	Master Assessments	278,857	3,346,278	291,076	3,492,913
50015	Bank Charges	02	25	02	25
50026	Unrecorded P-Card Expenses	0	0	0	0
50045-00	Legal Fees-	833	10,000	833	10,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50048	Annual Condo Fees	67	800	67	800
50050-00	License,Taxes,Permit-	117	1,404	117	1,404
50053	Corporate Annual Rep	05	62	05	62
50054	Administrative Collection Fees	208	2,500	208	2,500
50064-10	Administrative- Computer Maint/Supp	417	5,000	417	5,000
50064-60	Administrative- Tags, Labels, Keys	125	1,500	125	1,500
50075	Office Supplies	0	0	0	0
50079	Beverage Expense	2,917	35,000	3,542	42,500
50090-00	Professional Fees-	417	5,000	417	5,000
50110	Miscellaneous	1,417	17,000	1,542	18,500
	**TOTAL ADMINISTRATIVE	286,382	3,436,569	299,434	3,593,204
	**PROPERTY INSURANCE				
52035	Directors & Officers	50	598	70	837
52036	Fidelity Bond	34	408	18	220
	**TOTAL PROPERTY INSURANCE	84	1,006	88	1,057
	**UTILITIES				
54050-00	Electricity-	13,333	160,000	12,917	155,000
	**TOTAL UTILITIES	13,333	160,000	12,917	155,000
	**CONTRACTS				
60013	Cable Television	16,403	196,834	16,751	201,012
60017	Beach Club Operator	9,095	109,140	9,630	115,560
60035	Elevator Contract	4,208	50,496	4,690	56,280
60046-49	Equipment Contract- - Pool Chemical	1,440	17,280	1,560	18,720
60054	Foliage Maintenance	947	11,360	863	10,360
60060	Floor Care	417	5,000	333	4,000
60072	Spa Membership	44,514	534,162	51,314	615,773

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60090	Lawn Maintenance	764	9,167	777	9,327
61000	Management Services	1,979	23,751	2,078	24,936
61008	Odor Control	180	2,160	180	2,160
61011	Pest Control-Rsdntl	221	2,650	221	2,650
	**TOTAL CONTRACTS	80,168	962,000	88,398	1,060,778
	**SALARIES & BENEFITS				
	**TOTAL SALARIES & BENEFITS	0	0	0	0
	**REPAIRS/MAINTENANCE				
70043-15	Repairs/Maintenance-Electrical	0	0	0	0
70043-150	Repairs/Maintenance- - Elevator	500	6,000	500	6,000
70043-19a	Repairs/Maintenance-Exercise Fac	1,150	13,800	667	8,000
70043-200	Repairs/Maintenance- - Furniture	1,042	12,500	417	5,000
70043-25	Repairs/Maintenance- HVAC Parts/Rep	375	4,500	375	4,500
70043-68	Repairs/Maintenance-Pool/Spa/Fountain	2,500	30,000	2,500	30,000
70060	R&M-General	417	5,000	625	7,500
70068	R&M-Lighting	333	4,000	333	4,000
70090	R&M-Plumbing	417	5,000	417	5,000
70135	Landscaping Extras	292	3,500	292	3,500
70180	Paint Supplies	500	6,000	500	6,000
70289-00	Contingency-	4,167	50,000	4,167	50,000
	**TOTAL REPAIRS/MAINTENANCE	11,693	140,300	10,792	129,500
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**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
	**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				
74005-00	Special Projects-	1,333	16,000	2,000	24,000
	**TOTAL SPECIAL PROJECTS	1,333	16,000	2,000	24,000
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	25,000	300,000	25,000	300,000
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	25,000	300,000	25,000	300,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	417,993	5,015,875	438,629	5,263,539
	Operating Net Income or Loss	-03	0	-01	0

1022-TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION INC. -
Proposed_Maintenance
Schedule Of Proposed Maintenance
January 1, 2025 - December 31, 2025

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Cable Income* (Per Unit)	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-1001		0.802800000	1	0.802800000	\$3296.74	\$3175.08	\$200.70	\$83.76	\$3459.54	\$3459.54
0000-1004		0.800600000	1	0.800600000	\$3287.92	\$3166.37	\$200.15	\$83.76	\$3450.28	\$3450.28
0000-01		0.632300000	15	9.484500000	\$2614.00	\$2500.75	\$158.08	\$83.76	\$2742.59	\$41138.85
0000-02		0.635000000	15	9.525000000	\$2624.80	\$2511.43	\$158.75	\$83.76	\$2753.94	\$41309.10
0000-03		0.638100000	15	9.571500000	\$2637.22	\$2523.69	\$159.52	\$83.76	\$2766.97	\$41504.55
0000-04		0.630300000	15	9.454500000	\$2605.98	\$2492.84	\$157.58	\$83.76	\$2734.18	\$41012.70
0000-05		0.284400000	31	8.816400000	\$1220.86	\$1124.80	\$71.10	\$83.76	\$1279.66	\$39669.46
0000-06		0.404700000	31	12.545700000	\$1702.60	\$1600.59	\$101.18	\$83.76	\$1785.53	\$55351.43
0000-07		0.404800000	31	12.548800000	\$1703.00	\$1600.98	\$101.20	\$83.76	\$1785.94	\$55364.14
0000-08		0.292300000	31	9.061300000	\$1252.50	\$1156.05	\$73.08	\$83.76	\$1312.89	\$40699.59
0000-4202		1.441500000	1	1.441500000	\$5854.34	\$5701.13	\$360.38	\$83.76	\$6145.27	\$6145.27
0000-4203		1.461300000	1	1.461300000	\$5933.62	\$5779.44	\$365.32	\$83.76	\$6228.52	\$6228.52
0000-4205		0.284400000	1	0.284400000	\$1220.86	\$1124.80	\$71.10	\$83.76	\$1279.66	\$1279.66
0000-4206		0.940600000	1	0.940600000	\$3848.54	\$3720.07	\$235.15	\$83.76	\$4038.98	\$4038.98
0000-4207		0.943500000	1	0.943500000	\$3860.16	\$3731.54	\$235.88	\$83.76	\$4051.18	\$4051.18
0000-4208		0.292300000	1	0.292300000	\$1252.50	\$1156.05	\$73.08	\$83.76	\$1312.89	\$1312.89
0000-4402		1.609200000	1	1.609200000	\$6525.88	\$6364.39	\$402.30	\$83.76	\$6850.45	\$6850.45
0000-4403		1.632900000	1	1.632900000	\$6620.78	\$6458.12	\$408.22	\$83.76	\$6950.10	\$6950.10
0000-4406		0.934300000	1	0.934300000	\$3823.32	\$3695.16	\$233.58	\$83.76	\$4012.50	\$4012.50
0000-4407		0.938100000	1	0.938100000	\$3838.52	\$3710.19	\$234.52	\$83.76	\$4028.47	\$4028.47
0000-4602		2.146300000	1	2.146300000	\$8676.64	\$8488.62	\$536.58	\$83.76	\$9108.96	\$9108.96
0000-4603		2.169900000	1	2.169900000	\$8771.14	\$8581.96	\$542.48	\$83.76	\$9208.20	\$9208.20
0000-4606		1.295900000	1	1.295900000	\$5271.30	\$5125.29	\$323.98	\$83.76	\$5533.03	\$5533.03
0000-4607		1.298700000	1	1.298700000	\$5282.52	\$5136.36	\$324.68	\$83.76	\$5544.80	\$5544.80

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Cable Income* (Per Unit)	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
Total			200	100.000000000						\$437252.65

1022-TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION INC. - Pooled Reserves

Pooled Reserve Analysis Worksheet January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30000-16bb	Reserves	Exercise Equipment, Strength	\$76,000	20	0
30000-16ba	Reserves	Exercise Equipment, Cardiovascular	\$76,500	15	10
30000-05j	Reserves	Hallway Carpeting	\$208,250	20	9
30000-30b	Reserves	Lobby Furniture	\$53,500	10	8
30000-35d	Reserves	Mechanical - Pool	\$155,200	15	9
30000-15i	Reserves	Elevator Equip	\$276,000	15	3
30000-01b	Reserves	A/C Air Handlers	\$52,500	20	3
30000-15e	Reserves	Elevator Cab Refurb.	\$104,000	20	3
30000-001	Reserves	Pooled	\$0	0	0
30000-64a	Reserves	Signage	\$42,500	20	14
30000-19b	Reserves	Furniture - Pool	\$98,000	12	4
30000-58b	Reserves	Resurfacing - Pool	\$52,500	12	5
30000-45b	Reserves	Pool/Spa - Refinishing	\$22,000	25	14
30005-57a		Renov-Lobby/Elev/GovRm	\$160,000	20	19
30000-16b	Reserves	Equipment - Exercise	\$87,500	20	0
30000-111	Reserves	A/C Units	\$270,000	20	12
30000-126	Reserves	Paint Common Area	\$86,400	12	0
30005-85		Systems	\$7,510	15	10
30005-21		Elevator Mechanical	\$1,300,000	30	11
30000-33	Reserves	Mailboxes	\$22,000	35	18
30000-43	Reserves	Pool Deck	\$320,000	20	0
30000-96	Reserves	Waterproofing	\$1,408,000	35	14
30000-62	Reserves	Restrooms	\$87,000	20	3
30000-15	Reserves	Elevator	\$260,000	45	27
		Totals	\$5,225,360		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$870,101
Additional Reserve Funding Thru Year End	\$100,000
Total Reserves Thru Year End	\$970,101
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$4,255,259
Annual Contribution	\$300,000
Monthly Contribution	\$25,000

Recurring Charges Listing

TEN MUSEUM PARK RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.

As of 12/04/2024

0718 0000 TEN MUSEUM PARK RESDNTL
C/O FirstService Residential 1040 BISCAYNE BLVD
MIAMI, FL 33132

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	01	MM	Charge	15	2,614.00	01/01/2024	12/31/3000	39,210.00
Unit Type	02	MM	Charge	15	2,624.80	01/01/2024	12/31/3000	39,372.00
Unit Type	03	MM	Charge	15	2,637.22	01/01/2024	12/31/3000	39,558.30
Unit Type	04	MM	Charge	15	2,605.98	01/01/2024	12/31/3000	39,089.70
Unit Type	05	MM	Charge	31	1,220.86	01/01/2024	12/31/3000	37,846.66
Unit Type	06	MM	Charge	31	1,702.60	01/01/2024	12/31/3000	52,780.60
Unit Type	07	MM	Charge	31	1,703.00	01/01/2024	12/31/3000	52,793.00
Unit Type	08	MM	Charge	31	1,252.50	01/01/2024	12/31/3000	38,827.50
Unit Type	1001	MM	Charge	1	3,296.74	01/01/2024	12/31/3000	3,296.74
Unit Type	1004	MM	Charge	1	3,287.92	01/01/2024	12/31/3000	3,287.92
Unit Type	4202	MM	Charge	1	5,854.34	01/01/2024	12/31/3000	5,854.34
Unit Type	4203	MM	Charge	1	5,933.62	01/01/2024	12/31/3000	5,933.62
Unit Type	4205	MM	Charge	1	1,220.86	01/01/2024	12/31/3000	1,220.86
Unit Type	4206	MM	Charge	1	3,848.54	01/01/2024	12/31/3000	3,848.54
Unit Type	4207	MM	Charge	1	3,860.16	01/01/2024	12/31/3000	3,860.16
Unit Type	4208	MM	Charge	1	1,252.50	01/01/2024	12/31/3000	1,252.50
Unit Type	4402	MM	Charge	1	6,525.88	01/01/2024	12/31/3000	6,525.88
Unit Type	4403	MM	Charge	1	6,620.78	01/01/2024	12/31/3000	6,620.78
Unit Type	4406	MM	Charge	1	3,823.32	01/01/2024	12/31/3000	3,823.32
Unit Type	4407	MM	Charge	1	3,838.52	01/01/2024	12/31/3000	3,838.52
Unit Type	4602	MM	Charge	1	8,676.64	01/01/2024	12/31/3000	8,676.64
Unit Type	4603	MM	Charge	1	8,771.14	01/01/2024	12/31/3000	8,771.14
Unit Type	4606	MM	Charge	1	5,271.30	01/01/2024	12/31/3000	5,271.30
Unit Type	4607	MM	Charge	1	5,282.52	01/01/2024	12/31/3000	5,282.52
Totals:				200				416,842.54
Totals By Charge Code:								
MM				200				416,842.54