

Paradise Shores Apartments, Inc.

Run Date: 11/18/2024
Run Time: 09:57 PM

BALANCE SHEET As of: 10/31/2024 Assets

Account #	Account Name	Total
Operating		
Asset		
100000	Operating Checking - Truist *5284	\$183,160.61
100500	Operating Checking - Truist *3145	\$253.00
115000	Petty Cash	\$100.00
117000	Due Oper (to) / from Insur	(\$20,000.00)
118000	Due Oper (to) / from Special Assmnt	\$98,505.43
119999	Due Oper (to) / from Resv	(\$295,173.89)
	OPERATING ASSET TOTAL:	(\$33,154.85)
Special		
Assessment		
Assets		
120000	Special Assessment Checking - Truist *0804	\$4,227.89
120100	Special Assessment Checking - Truist *0812	\$6.84
123000	Misc Rec - Unpaid Special Assmnts collected	\$37,348.32
124999	Due SPA (to) / from Oper	(\$98,505.43)
	SPECIAL ASSESSMENT ASSETS TOTAL:	(\$56,922.38)
Accounts		
Receivable		
130000	Maintenance Fees Receivable	\$19,702.41
133000	Misc Rec - Inv Maint Services	\$26,244.00
134000	Receivable - Contingency 02-16	\$2,623.10
	ACCOUNTS RECEIVABLE TOTAL:	\$48,569.51
Insurance		
Funds		
139000	Insurance / Contingency *7550 Truist	\$193,477.97
139100	Insurance - Achieva Bank CD *6700 - 03/13/25	\$239,735.00
139200	Insurance-Achieva Bank Checking	\$200.00
139300	Insurance-Achieva Bank Savings	\$65.00
139500	Due Insur (to) / from Oper	\$20,000.00
139750	Pre-Paid Insurances	\$13,777.56
	INSURANCE FUNDS TOTAL:	\$467,255.53
Reserve Assets		
140000	Reserve Checking Truist *7015	\$887,936.30
144000	Reserve Chase checking *5319	\$1,000.00
145000	Reserve - Chase Bank CD *9711 - 11/13/24	\$239,000.00
146000	Reserve - Fifth Third Bank CD *7441 - 3/16/25	\$40,000.02
147000	Reserve - Fifth Third Bank CD*7425 - 03/16/25	\$99,999.99
148000	Reserve - Fifth Third Bank CD *7396 - 03/16/25	\$99,999.99
149000	Due to / from Resv from Oper	\$295,173.89
	RESERVE ASSETS TOTAL:	\$1,663,110.19

Account #	Account Name	Total
Current Operating Assets		
151000	Utility Deposits	\$6,346.32
	CURRENT OPERATING ASSETS TOTAL:	\$6,346.32
Fixed Assets		
195100	Fixed - Equipment	\$11,081.74
195200	Fixed - Furniture	\$10,420.08
195300	Fixed - Vehicles	\$23,262.93
196000	Fixed - Accumulated Depreciation	(\$14,952.27)
	FIXED ASSETS TOTAL:	\$29,812.48
	TOTAL ASSETS:	\$2,125,016.80

Liabilities

Account #	Account Name	Total
Operating Liabilities		
220000	Accounts Payable	\$3,806.26
225000	Accrued Expenses	\$797.50
230000	Prepaid Assessments	\$16,141.17
	OPERATING LIABILITIES TOTAL:	\$20,744.93
Special Assessment Liabilities		
240000	Special Assmt Member Liability	(\$57,852.99)
242000	Special Assessment Interest	\$930.61
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	(\$56,922.38)
Insurance Liabilities		
246100	Auto Insurance Reserve	\$3,909.63
246200	Flood Insurance Reserve	\$79,251.35
246300	Hazard Insurance Reserve	\$342,395.53
246400	Water Intrusion Self Insurance	\$22,076.38
246500	Workers Comp Reserve	\$16,512.02
246900	Insurance Interest	\$3,110.62
	INSURANCE LIABILITIES TOTAL:	\$467,255.53
Reserves		
290000	Pooled Reserve Fully Funded	\$1,642,939.41
295000	Interest Reserve	\$20,170.78
	RESERVES TOTAL:	\$1,663,110.19
	TOTAL LIABILITIES:	\$2,094,188.27

Equity

Account #	Account Name	Total
Equity		
350000	Prior Year Equity Adjustments	\$17,804.98
399999	Fund Balance	<u>\$38,882.26</u>
	EQUITY TOTAL:	\$56,687.24
	Current Year Net Income/(Loss)	<u>(\$25,858.71)</u>
	TOTAL EQUITY:	\$30,828.53
	TOTAL LIABILITIES AND EQUITY:	<u>\$2,125,016.80</u>

Paradise Shores Apartments, Inc.

INCOME STATEMENT

Start: 10/01/2024 | End: 10/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	182,495.99	186,068.33	(3,572.34)	1,863,939.30	1,860,683.30	3,256.00	2,232,820.00
410000 Cable Fees	15,763.20	16,166.67	(403.47)	161,655.00	161,666.70	(11.70)	194,000.00
421000 Interest Income - Oper	0.65	3,250.00	(3,249.35)	6.07	32,500.00	(32,493.93)	39,000.00
422000 Contingency Interest 5292/755	0.00	0.00	0.00	3,624.23	0.00	3,624.23	0.00
423000 Interest on acct 0812	0.00	0.00	0.00	4,731.80	0.00	4,731.80	0.00
425000 Reserve Interest Income	1,349.94	0.00	1,349.94	14,981.05	0.00	14,981.05	0.00
430000 Late Fees	0.00	50.00	(50.00)	2,947.33	500.00	2,447.33	600.00
435000 Administrative Fee	0.00	0.00	0.00	424.00	0.00	424.00	0.00
436000 Miscellaneous Income	50.00	0.00	50.00	9,657.26	0.00	9,657.26	0.00
437000 Application Fees	800.00	0.00	800.00	2,450.00	0.00	2,450.00	0.00
438000 Purchase/Resale Fees	0.00	833.33	(833.33)	3,292.00	8,333.30	(5,041.30)	10,000.00
440000 NSF Fee	0.00	0.00	0.00	210.00	0.00	210.00	0.00
441000 Land Lease - Julius Green	5,689.52	5,690.00	(0.48)	56,907.47	56,900.00	7.47	68,280.00
445000 Legal Fees Received	0.00	500.00	(500.00)	0.00	5,000.00	(5,000.00)	6,000.00
450000 Washer/Dryer Oper Income	0.00	1,666.67	(1,666.67)	21,551.42	16,666.70	4,884.72	20,000.00
460000 InHouse Maint. Relmb	0.00	416.67	(416.67)	0.00	4,166.70	(4,166.70)	5,000.00
Income Total	206,149.30	214,641.67	(8,492.37)	2,146,376.93	2,146,416.70	(39.77)	2,575,700.00
Total Income	206,149.30	214,641.67	(8,492.37)	2,146,376.93	2,146,416.70	(39.77)	2,575,700.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses	1,007.09	1,250.00	242.91	11,023.21	12,500.00	1,476.79	15,000.00
520000 Accounting/Audit	0.00	701.67	701.67	23,320.80	7,016.70	(16,304.10)	8,420.00
525000 Legal / Professional	797.50	1,250.00	452.50	12,074.46	12,500.00	425.54	15,000.00
526000 Licenses, Permits & Fees	0.00	333.33	333.33	4,978.00	3,333.30	(1,644.70)	4,000.00
528000 Land Lease - Julius Green	5,492.50	5,690.00	197.50	54,925.00	56,900.00	1,975.00	68,280.00
530000 Property Management Contract	9,062.00	7,150.00	(1,912.00)	45,316.00	71,500.00	26,184.00	85,800.00
557000 Bank Fees	0.00	500.00	500.00	6,652.44	5,000.00	(1,652.44)	6,000.00
580000 Payroll - Wages/Benefits	12,153.04	17,750.00	5,596.96	149,997.43	177,500.00	27,502.57	213,000.00
581000 Payroll - Tax Expense	3,440.32	1,416.67	(2,023.65)	22,178.25	14,166.70	(8,011.55)	17,000.00
585000 Trans SPA Interest	0.00	0.00	0.00	0.29	0.00	(0.29)	0.00
Administrative Expenses Total	31,952.45	36,041.67	4,089.22	330,465.88	360,416.70	29,950.82	432,500.00
Insurance Expenses							
590000 Insurance Liab Trans - Premiums	64,000.00	64,000.00	0.00	640,000.00	640,000.00	0.00	768,000.00
591000 Insurance Liab Trans - Flood	16,250.00	16,250.00	0.00	162,500.34	162,500.00	(0.34)	195,000.00
592000 Insurance Liab Trans - Auto	333.33	333.33	0.00	3,334.32	3,333.30	(1.02)	4,000.00
593000 Insurance Liab Trans - Workers C...	583.67	583.33	(0.34)	5,833.64	5,833.30	(0.34)	7,000.00
595000 Insurance Liab Trans - Interest	0.00	0.00	0.00	567.40	0.00	(567.40)	0.00
Insurance Expenses Total	81,167.00	81,166.66	(0.34)	812,235.70	811,666.60	(569.10)	974,000.00
Maintenance Expenses							
610000 Maintenance - General	14,726.63	4,666.67	(10,059.96)	59,343.34	46,666.70	(12,676.64)	56,000.00
620000 Maintenance - Contr. Repairs	2,810.00	4,583.33	1,773.33	36,512.36	45,833.30	9,320.94	55,000.00
621000 Maintenance - Sewer/Water/Gas Lin...	0.00	2,500.00	2,500.00	0.00	25,000.00	25,000.00	30,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
622000 Maintenance - Equipment/Tools	0.00	416.67	416.67	336.49	4,166.70	3,830.21	5,000.00
630000 Grounds Contract	0.00	833.33	833.33	37,950.00	8,333.30	(29,616.70)	10,000.00
630100 Landscaping & Irrigation Maint	4,890.45	4,658.33	(232.12)	59,804.65	46,583.30	(13,221.35)	55,900.00
630300 Landscaping - Tree Services	0.00	833.33	833.33	1,225.20	8,333.30	7,108.10	10,000.00
633000 Maintenance - Pool Repair/Clean	(16,550.00)	250.00	16,800.00	4,264.89	2,500.00	(1,764.89)	3,000.00
636000 Cleaning Service	17,200.00	0.00	(17,200.00)	17,200.00	0.00	(17,200.00)	0.00
638000 Pest Control	0.00	333.33	333.33	708.00	3,333.30	2,625.30	4,000.00
639000 Maintenance - Fire Systems	0.00	416.67	416.67	5,677.49	4,166.70	(1,510.79)	5,000.00
Maintenance Expenses Total	23,077.08	19,491.66	(3,585.42)	223,022.42	194,916.60	(28,105.82)	233,900.00
Utilities							
710000 Electricity	2,438.11	2,833.33	395.22	28,936.72	28,333.30	(603.42)	34,000.00
720000 Water and Sewer	15,505.05	15,416.67	(88.38)	163,077.93	154,166.70	(8,911.23)	185,000.00
725000 Reclaimed Water	0.00	833.33	833.33	11,293.36	8,333.30	(2,960.06)	10,000.00
727000 Trash	2,904.20	1,583.33	(1,320.87)	14,454.84	15,833.30	1,378.46	19,000.00
731000 Cable	16,813.00	16,166.67	(646.33)	170,016.96	161,666.70	(8,350.26)	194,000.00
735000 Telephone	0.00	275.00	275.00	0.00	2,750.00	2,750.00	3,300.00
740000 Natural Gas	2,348.71	2,916.67	567.96	32,196.66	29,166.70	(3,029.96)	35,000.00
Utilities Total	40,009.07	40,025.00	15.93	419,976.47	400,250.00	(19,726.47)	480,300.00
Reserve Transfers							
910000 Reserve Funding	37,917.00	37,916.67	(0.33)	379,168.35	379,166.70	(1.65)	455,000.00
911000 Reserve Interest Transfer	1,349.94	0.00	(1,349.94)	7,366.82	0.00	(7,366.82)	0.00
Reserve Transfers Total	39,266.94	37,916.67	(1,350.27)	386,535.17	379,166.70	(7,368.47)	455,000.00
Total Expense	215,472.54	214,641.66	(830.88)	2,172,235.64	2,146,416.60	(25,819.04)	2,575,700.00
Net Income	(9,323.24)	0.01	(9,323.25)	(25,858.71)	0.10	(25,858.81)	0.00