

October 2025 Financial Statement

DeSantis Community Management, LLC
Condominiums at Paradise Shores, Inc.

Wednesday, November 12, 2025

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Condominiums at Paradise Shores, Inc.

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
Operating Asset		
100000	Operating Checking - Truist *5284	(\$49,540.47)
100500	Operating Checking - Truist *3145	\$253.00
115000	Petty Cash	\$100.00
	OPERATING ASSET TOTAL:	<u>(\$49,187.47)</u>
Special Assessment Assets		
120000	Special Assessment Checking - Truist *0804	\$360,862.42
120100	Special Assessment Checking - Truist *0812	\$6.96
123000	Misc Rec - Unpaid Special Assmnts collected	\$421.64
	SPECIAL ASSESSMENT ASSETS TOTAL:	<u>\$361,291.02</u>
Accounts Receivable		
130000	Maintenance Fees Receivable	\$19,659.53
133000	Misc Rec - Inv Maint Services	\$26,244.00
	ACCOUNTS RECEIVABLE TOTAL:	<u>\$45,903.53</u>
Insurance Funds		
139000	Insurance / Contingency *7550 Truist	\$260,647.46
139100	Insurance - Achieva Bank CD *6700 - 03/13/25	\$245,311.20
139200	Insurance-Achieva Bank Checking	\$200.00
139300	Insurance-Achieva Bank Savings	\$65.00
139750	Pre-Paid Insurances	\$25,841.94
	INSURANCE FUNDS TOTAL:	<u>\$532,065.60</u>
Reserve Assets		
140000	Reserve Checking Truist *7015	\$903,196.85
144000	Reserve Chase checking *5319	\$1,000.00
145000	Reserve - Chase Bank CD *9711 - 11/13/24	\$244,212.36
146000	Reserve - Fifth Third Bank CD *7441 - 3/16/25	\$40,890.38
147000	Reserve - Fifth Third Bank CD*7425 - 03/16/25	\$101,967.42
148000	Reserve - Fifth Third Bank CD *7396 - 03/16/25	\$101,967.42
	RESERVE ASSETS TOTAL:	<u>\$1,393,234.43</u>
Current Operating Assets		
151000	Utility Deposits	\$6,346.32
	CURRENT OPERATING ASSETS TOTAL:	<u>\$6,346.32</u>

Account #	Account Name	Total
Fixed Assets		
195100	Fixed - Equipment	\$11,081.74
195200	Fixed - Furniture	\$17,295.91
195300	Fixed - Vehicles	\$24,962.93
196000	Fixed - Accumulated Depreciation	(\$21,634.25)
	FIXED ASSETS TOTAL:	\$31,706.33
	TOTAL ASSETS:	\$2,321,359.76

Liabilities

Account #	Account Name	Total
Operating Liabilities		
225000	Accrued Expenses	\$34,854.49
227000	Accrued Payroll	\$4,741.42
227100	Federal Payroll Taxes Payable	\$1,131.41
228500	Deferred Cable - liability	\$65,000.00
229000	General - Special Projects Reserve	(\$26,687.50)
230000	Prepaid Assessments	\$20,371.24
	OPERATING LIABILITIES TOTAL:	\$99,411.06

Special Assessment Liabilities

241000	Special Assessment Income	\$2,456,909.64
242000	Special Assessment Interest	\$943.24
245000	Special Assessment Expenses	(\$2,096,561.86)
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	\$361,291.02

Insurance Liabilities

246100	Auto Insurance Reserve	\$2,178.22
246200	Flood Insurance Reserve	\$104,651.09
246300	Hazard Insurance Reserve	\$386,905.16
246400	Water Intrusion Self Insurance	\$22,076.38
246500	Workers Comp Reserve	\$4,748.48
246900	Insurance Interest	\$11,506.27
	INSURANCE LIABILITIES TOTAL:	\$532,065.60

Reserves

290000	Pooled Reserve Fully Funded	\$1,349,920.53
295000	Interest Reserve	\$43,313.90
	RESERVES TOTAL:	\$1,393,234.43

	\$2,386,002.11
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TOTAL LIABILITIES:

Equity

Account #	Account Name	Total
Equity		
350000	Prior Year Equity Adjustments	<u>(\$78,854.86)</u>
	EQUITY TOTAL:	<u>(\$78,854.86)</u>
	Current Year Net Income/(Loss)	<u>\$14,212.51</u>
	TOTAL EQUITY:	<u>(\$64,642.35)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$2,321,359.76</u></u>

Condominiums at Paradise Shores, Inc.

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
401000 Maintenance Fee Income	217,739.47	217,742.08	(2.61)	2,177,394.71	2,177,420.80	(26.09)	2,612,905.00
421000 Interest Income - Oper	0.95	1,666.67	(1,665.72)	24.80	16,666.70	(16,641.90)	20,000.00
425000 Reserve Interest Income	939.98	0.00	939.98	13,055.05	0.00	13,055.05	0.00
430000 Late Fees	0.00	0.00	0.00	136.83	0.00	136.83	0.00
435000 Administrative Fee	480.44	0.00	480.44	3,004.32	0.00	3,004.32	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	150.00	0.00	150.00	0.00
437000 Application Fees	200.00	416.67	(216.67)	4,360.00	4,166.70	193.30	5,000.00
450000 Washer/Dryer Oper Income	0.00	833.33	(833.33)	5,385.13	8,333.30	(2,948.17)	10,000.00
Income Total	219,360.84	220,658.75	(1,297.91)	2,203,510.84	2,206,587.50	(3,076.66)	2,647,905.00
Total Income	219,360.84	220,658.75	(1,297.91)	2,203,510.84	2,206,587.50	(3,076.66)	2,647,905.00

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
510000 Office Expenses	4,058.99	1,250.00	(2,808.99)	14,027.49	12,500.00	(1,527.49)	15,000.00
520000 Accounting/Audit	6,500.00	701.67	(5,798.33)	6,500.00	7,016.70	516.70	8,420.00
525000 Legal / Professional	3,699.75	1,250.00	(2,449.75)	17,227.09	12,500.00	(4,727.09)	15,000.00
526000 Licenses, Permits & Fees	0.00	333.33	333.33	1,710.35	3,333.30	1,622.95	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	9,062.00	0.00	90,620.00	90,620.00	0.00	108,744.00
557000 Bank Fees	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
580000 Payroll - Wages/Benefits	17,285.74	13,300.00	(3,985.74)	169,190.99	133,000.00	(36,190.99)	159,600.00
581000 Payroll - Tax Expense	4,008.56	2,660.00	(1,348.56)	41,276.76	26,600.00	(14,676.76)	31,920.00
583000 Depreciating Fixed Asset Furnitur...	41.67	0.00	(41.67)	333.36	0.00	(333.36)	0.00
584000 Depreciating Fixed Asset Vehicles	81.86	0.00	(81.86)	654.88	0.00	(654.88)	0.00
Administrative Expenses Total	50,231.07	34,747.00	(15,484.07)	396,465.92	347,470.00	(48,995.92)	416,964.00
Insurance Expenses							
590000 Insurance Liab Trans - Premiums	48,667.00	48,666.67	(0.33)	486,670.00	486,666.70	(3.30)	584,000.00
591000 Insurance Liab Trans - Flood	18,583.00	18,583.33	0.33	185,830.00	185,833.30	3.30	223,000.00
592000 Insurance Liab Trans - Auto	256.00	255.58	(0.42)	2,560.00	2,555.80	(4.20)	3,067.00
593000 Insurance Liab Trans - Workers C...	447.00	447.25	0.25	4,470.00	4,472.50	2.50	5,367.00
Insurance Expenses Total	67,953.00	67,952.83	(0.17)	679,530.00	679,528.30	(1.70)	815,434.00
Maintenance Expenses							
610000 Maintenance - General	13,547.18	7,666.67	(5,880.51)	110,092.13	76,666.70	(33,425.43)	92,000.00
620000 Maintenance - Contr. Repairs	15,478.58	4,583.33	(10,895.25)	82,257.59	45,833.30	(36,424.29)	55,000.00
621000 Maintenance - Sewer/Water/Gas Lin...	4,952.89	2,500.00	(2,452.89)	11,056.51	25,000.00	13,943.49	30,000.00
622000 Maintenance - Equipment/Tools	0.00	1,250.00	1,250.00	12,202.27	12,500.00	297.73	15,000.00
630000 Grounds Contract	4,662.00	4,744.00	82.00	41,958.00	47,440.00	5,482.00	56,928.00
630100 Landscaping & Irrigation Maint	2,507.50	6,325.00	3,817.50	8,309.00	63,250.00	54,941.00	75,900.00
630300 Landscaping - Tree Services	5,637.30	833.33	(4,803.97)	13,074.26	8,333.30	(4,740.96)	10,000.00
633000 Maintenance - Pool Repair/Clean	(64.78)	2,000.00	2,064.78	8,225.49	20,000.00	11,774.51	24,000.00
636000 Cleaning Service	0.00	4,300.00	4,300.00	19,113.00	43,000.00	23,887.00	51,600.00
638000 Pest Control	67.00	250.00	183.00	5,395.00	2,500.00	(2,895.00)	3,000.00
639000 Maintenance - Fire Systems	0.00	2,083.33	2,083.33	4,501.49	20,833.30	16,331.81	25,000.00

Account	Current			Year to Date		Yearly Budget	
	Actual	Budget	Variance	Actual	Budget		Variance
643000 Entrance Signs	0.00	0.00	0.00	3,394.58	0.00	(3,394.58)	0.00
Maintenance Expenses Total	46,787.67	36,535.66	(10,252.01)	319,579.32	365,356.60	45,777.28	438,428.00
Utilities							
710000 Electricity	3,601.70	3,382.08	(219.62)	26,660.02	33,820.80	7,160.78	40,585.00
720000 Water and Sewer	0.00	17,333.00	17,333.00	140,345.67	173,330.00	32,984.33	207,996.00
725000 Reclaimed Water	3,305.00	1,308.42	(1,996.58)	11,686.72	13,084.20	1,397.48	15,701.00
727000 Trash	1,467.22	1,516.00	48.78	14,551.24	15,160.00	608.76	18,192.00
731000 Cable	14,892.02	14,300.00	(592.02)	149,080.19	143,000.00	(6,080.19)	171,600.00
735000 Telephone	0.00	108.33	108.33	429.95	1,083.30	653.35	1,300.00
740000 Natural Gas	313.28	3,642.08	3,328.80	39,584.25	36,420.80	(3,163.45)	43,705.00
Utilities Total	23,579.22	41,589.91	18,010.69	382,338.04	415,899.10	33,561.06	499,079.00
Reserve Transfers							
910000 Reserve Funding	39,833.00	39,833.33	0.33	398,330.00	398,333.30	3.30	478,000.00
911000 Reserve Interest Transfer	939.98	0.00	(939.98)	13,055.05	0.00	(13,055.05)	0.00
Reserve Transfers Total	40,772.98	39,833.33	(939.65)	411,385.05	398,333.30	(13,051.75)	478,000.00
Total Expense	229,323.94	220,658.73	(8,665.21)	2,189,298.33	2,206,587.30	17,288.97	2,647,905.00
Net Income	(9,963.10)	0.02	(9,963.12)	14,212.51	0.20	14,212.31	0.00

Condominiums at Paradise Shores, Inc.

Run Date: 11/12/2025

Run Time: 02:15 PM

YEARLY INCOME STATEMENT

Start: 01/01/2025 | End: 10/31/2025

Income

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
401000 Maintenance Fee Income	\$217,739.48	\$217,739.47	\$217,739.47	\$217,739.47	\$217,739.47	\$217,739.47	\$217,739.47	\$217,739.47	\$217,739.47	\$217,739.47	\$0.00	\$0.00	\$2,177,394.71
421000 Interest Income - Oper	\$2.37	\$2.64	\$3.04	\$2.90	\$2.85	\$2.71	\$2.63	\$2.36	\$2.35	\$0.95	\$0.00	\$0.00	\$24.80
425000 Reserve Interest Income	\$3,688.68	\$1,093.90	\$1,147.62	\$1,009.35	\$1,035.16	\$1,024.56	\$1,107.09	\$1,071.31	\$937.40	\$939.98	\$0.00	\$0.00	\$13,055.05
430000 Late Fees	\$0.00	\$136.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$136.83
435000 Administrative Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$469.28	\$1,533.92	\$520.68	\$0.00	\$0.00	\$480.44	\$0.00	\$0.00	\$3,004.32
436000 Miscellaneous Income	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
437000 Application Fees	\$550.00	\$350.00	\$400.00	\$650.00	\$1,010.00	\$400.00	\$0.00	\$300.00	\$500.00	\$200.00	\$0.00	\$0.00	\$4,360.00
450000 Washer/Dryer Oper Income	\$591.73	\$1,515.11	\$0.00	\$1,228.11	\$1,847.19	\$0.00	\$202.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,385.13
Total Income:	\$222,572.26	\$220,987.95	\$219,290.13	\$220,629.83	\$222,103.95	\$220,700.66	\$219,572.86	\$219,113.14	\$219,179.22	\$219,360.84	\$0.00	\$0.00	\$2,203,510.84

Expense

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
510000 Office Expenses	\$3,434.72	\$1,504.06	\$733.76	\$476.30	\$1,471.19	\$759.60	\$874.07	(\$355.38)	\$1,070.18	\$4,058.99	\$0.00	\$0.00	\$14,027.49
520000 Accounting/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$0.00	\$6,500.00
525000 Legal / Professional	\$330.00	\$1,646.20	\$3,632.70	\$4,041.06	\$913.92	\$467.50	\$864.64	\$1,136.32	\$495.00	\$3,699.75	\$0.00	\$0.00	\$17,227.09
526000 Licenses, Permits & Fees	\$1,300.00	\$0.00	\$1,110.00	\$300.35	\$0.00	\$1,500.00	\$0.00	(\$2,500.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,710.35
528000 Land Lease - Julius Green	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$5,492.50	\$0.00	\$0.00	\$54,925.00
530000 Property Management Contract	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$9,062.00	\$0.00	\$0.00	\$90,620.00
580000 Payroll - Wages/Benefits	\$12,306.61	\$15,428.61	\$14,152.69	\$16,947.89	\$16,182.39	\$17,935.17	\$22,682.49	\$16,032.13	\$20,237.27	\$17,285.74	\$0.00	\$0.00	\$169,190.99
581000 Payroll - Tax	\$2,865.30	\$5,167.38	\$3,069.47	\$3,886.77	\$3,862.45	\$4,270.24	\$5,630.70	\$3,937.54	\$4,578.35	\$4,008.56	\$0.00	\$0.00	\$41,276.76

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Expense													
583000 Depreciating Fixed Asset Furniture	\$0.00	\$0.00	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$0.00	\$0.00	\$333.36
584000 Depreciating Fixed Asset Vehicles	\$0.00	\$0.00	\$81.86	\$81.86	\$81.86	\$81.86	\$81.86	\$81.86	\$81.86	\$81.86	\$0.00	\$0.00	\$654.88
590000 Insurance Liab Trans - Premiums	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$48,667.00	\$0.00	\$0.00	\$486,670.00
591000 Insurance Liab Trans - Flood	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$18,583.00	\$0.00	\$0.00	\$185,830.00
592000 Insurance Liab Trans - Auto	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$0.00	\$0.00	\$2,560.00
593000 Insurance Liab Trans - Workers Comp	\$447.00	\$447.00	\$447.00	\$447.00	\$447.00	\$447.00	\$447.00	\$447.00	\$447.00	\$447.00	\$0.00	\$0.00	\$4,470.00
610000 Maintenance - General	\$6,331.84	\$14,789.44	\$18,813.03	\$8,630.84	\$20,019.97	\$17,445.70	\$11,595.65	(\$6,419.30)	\$5,337.78	\$13,547.18	\$0.00	\$0.00	\$110,092.13
620000 Maintenance - Contr. Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$6,700.00	\$26,042.86	\$4,405.00	\$27,741.15	\$1,890.00	\$15,478.58	\$0.00	\$0.00	\$82,257.59
621000 Maintenance - Sewer/Water/Gas Line	\$0.00	\$0.00	\$0.00	\$1,325.00	\$3,150.00	\$0.00	\$0.00	\$993.62	\$635.00	\$4,952.89	\$0.00	\$0.00	\$11,056.51
622000 Maintenance - Equipment/Tools	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,202.27	\$0.00	\$0.00	\$0.00	\$0.00	\$12,202.27
630000 Grounds Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,296.00	\$0.00	\$4,662.00	\$0.00	\$0.00	\$41,958.00
630100 Landscaping & Irrigation Maint	\$0.00	\$4,945.55	\$9,324.00	\$4,662.00	\$4,890.92	\$4,813.07	\$9,799.96	(\$32,634.00)	\$0.00	\$2,507.50	\$0.00	\$0.00	\$8,309.00
630300 Landscaping - Tree Services	\$0.00	\$0.00	\$7,300.00	\$136.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,637.30	\$0.00	\$0.00	\$13,074.26
633000 Maintenance - Pool Repair/Clean	\$650.00	\$940.00	\$1,574.06	\$1,445.15	\$275.85	\$1,439.95	\$1,062.90	\$551.96	\$350.40	(\$64.78)	\$0.00	\$0.00	\$8,225.49
636000 Cleaning Service	\$4,400.00	\$4,400.00	\$4,400.00	\$0.00	\$10,313.00	(\$4,400.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,113.00
638000 Pest Control	\$0.00	\$545.00	\$1,276.00	\$67.00	\$2,082.00	\$612.00	\$612.00	\$67.00	\$67.00	\$67.00	\$0.00	\$0.00	\$5,395.00
639000 Maintenance - Fire Systems	\$3,302.02	\$374.50	\$0.00	\$208.65	\$0.00	\$0.00	\$616.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,501.49
643000 Entrance Signs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,394.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,394.58
710000 Electricity	\$2,577.98	\$3,090.90	\$5,646.16	\$525.90	\$4,442.66	\$2,274.16	\$2,508.33	\$145.54	\$1,846.69	\$3,601.70	\$0.00	\$0.00	\$26,660.02
720000 Water and Sewer	\$18,409.83	\$19,934.28	\$37,772.24	\$544.31	(\$4,883.13)	\$17,302.42	\$17,229.76	(\$1,845.32)	\$35,881.28	\$0.00	\$0.00	\$0.00	\$140,345.67
725000 Reclaimed Water	\$2,821.38	\$0.00	\$1,480.84	\$0.00	\$1,936.74	\$3,207.44	\$0.00	(\$1,064.68)	\$0.00	\$3,305.00	\$0.00	\$0.00	\$11,686.72
727000 Trash	\$1,452.10	\$1,452.10	\$1,452.10	\$1,452.10	\$1,452.10	\$1,452.10	\$1,452.10	\$1,452.10	\$1,467.22	\$1,467.22	\$0.00	\$0.00	\$14,551.24
731000 Cable	\$14,892.02	\$15,052.01	\$14,892.02	\$14,892.02	\$14,892.02	\$14,892.02	\$14,892.02	\$14,892.02	\$14,892.02	\$14,892.02	\$0.00	\$0.00	\$149,080.19
735000 Telephone	\$0.00	\$429.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$429.95

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
740000 Natural Gas	\$3,542.05	\$4,273.13	\$5,939.54	\$2,335.04	\$7,687.62	\$3,757.14	\$5,274.81	(\$781.68)	\$7,243.32	\$313.28	\$0.00	\$0.00	\$39,584.25
910000 Reserve Funding	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$39,833.00	\$0.00	\$0.00	\$398,330.00
911000 Reserve Interest Transfer	\$3,688.68	\$1,093.90	\$1,147.62	\$1,009.35	\$1,035.16	\$1,024.56	\$1,107.09	\$1,071.31	\$937.40	\$939.98	\$0.00	\$0.00	\$13,055.05
Total Expense:	\$204,645.03	\$217,407.51	\$256,180.26	\$185,350.72	\$218,888.89	\$240,654.54	\$223,071.87	\$194,382.63	\$219,392.94	\$229,323.94	\$0.00	\$0.00	\$2,189,298.33

Net Income **\$14,212.51**

Condominiums at Paradise Shores, Inc.

RESERVE STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
290000 Pooled Reserve Fully Funded	\$1,483,737.89	\$39,833.00	\$173,650.36	\$1,349,920.53
295000 Interest Reserve	\$42,373.92	\$939.98	\$0.00	\$43,313.90
Total Reserves	\$1,526,111.81	\$40,772.98	\$173,650.36	\$1,393,234.43
Total	\$1,526,111.81	\$40,772.98	\$173,650.36	\$1,393,234.43