

PARADISE SHORES APARTMENTS INC
325 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026
PROPOSED - FULLY FUNDED

ACCT	INCOME	2025 ANNUAL	2025 ANNUAL	2026 PROPOSED FULLY	2026 FULLY FUNDED
		BUDGET	ACTUAL PROJECTED	FUNDED ANNUAL BUDGET	MONTHLY TOTAL AMOUNT
Assessment Income					
401000	Maintenance Assessments	2,373,025	2,612,874	2,489,798	207,483
410000	Cable Fees	171,600	0	179,000	14,917
441000	Land Lease	68,280	0	68,280	5,690
	Total Assessment Income	2,612,905	2,612,874	2,737,078	228,090
Other Income					
	Application Fees	5,000	5,760	500	42
	Interest	20,000	33	19,000	1,583
	Laundry Income	10,000	9,232	10,000	833
	Late Fees	0	233	0	0
	In House Maint Reimb	0	0	0	0
	Legal Fees Recovered	0	4,327	0	0
	Other Income	0	257	0	0
	Total Other Income	35,000	37,167	29,500	2,458
	TOTAL OPERATING INCOME	2,647,905	2,650,040	2,766,578	230,548
OPERATING EXPENSES					
Administrative					
510000	Office Expenses	15,000	15,863	15,000	1,250
520000	Accounting/Audit	8,420	13,500	8,420	702
525000	Legal/Professional	15,000	8,393	12,000	1,000
526000	Licenses, Permits & Fees	4,000	7,218	4,500	375
528000	Land Lease	68,280	65,910	68,280	5,690
530000	Property Management	108,744	108,744	113,094	9,424
557000	Bank Fees	6,000	0	0	0
580000	Payroll - Wages/Benefits	159,600	198,233	195,000	16,250
581000	Payroll - Tax Expense	31,920	49,290	49,000	4,083
582000	Reserve Pooled	0	0	0	0
585000	Trans SPA Interest	0	0	0	0
	Total Administrative	416,964	467,151	465,294	38,774
Insurance					
590000	Insurance Liab Trans - Premiums	584,000	584,004	671,600	55,967
591000	Insurance Liab Trans - Flood	223,000	222,996	256,450	21,371
592000	Insurance Liab Trans - Auto	3,067	3,072	3,527	294
593000	Insurance Liab Trans - Workers Comp	5,367	5,364	6,172	514
595000	Insurance Liab Trans - Interest	0	0	0	0
	Total Insurance	815,434	815,436	937,749	78,146
Maintenance					
610000	Maintenance - In-house repairs/supplies	92,000	167,360	70,000	5,833
620000	Maintenance - Contr Repairs	55,000	63,682	100,000	8,333
621000	Maintenacnce - Sewer/Water/Gas	30,000	7,671	50,000	4,167
622000	Maintenance - Equipment/Tools	15,000	0	10,000	833
630000	Grounds Contract	56,928	55,944	56,359	4,697
630100	Landscaping & Irrigation Maint	75,900	9,945	59,205	4,934
630300	Landscaping - Tree Services	10,000	12,749	10,000	833
633000	Maintenance - Pool Repair & Clean	24,000	12,665	9,600	800
635000	Cleaning Service	51,600	32,765	0	0
638000	Pest Control	3,000	8,904	7,500	625
639000	Maintenance - Fire Systems	25,000	7,717	10,000	833
	Total Maintenance	438,428	385,222	382,664	31,889
Utilities					
710000	Electricity	40,585	36,113	40,585	3,382
720000	Water & Sewer	207,996	182,245	191,400	15,950
725000	Reclaimed Water	15,701	16,194	16,194	1,350
727000	Trash	18,192	17,425	18,192	1,516
731000	Cable	171,600	178,978	179,000	14,917
735000	Telephone	1,300	737	1,500	125
740000	Natural Gas	43,705	56,245	56,000	4,667
	Total Utilities	499,079	487,938	502,871	41,906
Reserve Transfers					
910000	Reserve Funding	478,000	477,996	478,000	39,833
911000	Reserve Interest Transfer	0	17,325	0	0
	Total Other Expenses	478,000	495,321	478,000	39,833
	TOTAL OPERATING EXPENSES	2,647,905	2,651,068	2,766,578	230,548