

PARADISE SHORES APARTMENTS INC
325 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026
APPROVED 11/11/25 - FULLY FUNDED

		2025 ANNUAL BUDGET	2025 ANNUAL ACTUAL PROJECTED	2026 FULLY FUNDED ANNUAL BUDGET	2026 FULLY FUNDED MONTHLY TOTAL AMOUNT
ACCT	INCOME				
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	Maintenance - 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



Paradise Shores Apartments

Analysis Date - January 1, 2025

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	1,219,176	1,134,601	1,457,101	1,456,581	1,615,784	1,702,957	1,549,535	1,714,383	1,358,069	1,507,272
Contribution	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Average Per Unit	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	474,575	67,500	390,520	230,797	302,826	543,422	225,153	746,314	240,797	781,745
Ending Balance	1,134,601	1,457,101	1,456,581	1,615,784	1,702,957	1,549,535	1,714,383	1,358,069	1,507,272	1,115,527

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	1,115,527	1,156,877	991,705	1,146,911	1,076,911	1,255,702	1,645,702	2,015,702	1,960,280	2,320,280
Contribution	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Average Per Unit	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	348,650	555,172	234,794	460,000	211,210	0	20,000	445,422	30,000	1,650,165
Ending Balance	1,156,877	991,705	1,146,911	1,076,911	1,255,702	1,645,702	2,015,702	1,960,280	2,320,280	1,060,115

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	1,060,115	1,072,215	1,336,915	1,621,171	1,648,373	1,780,047	1,657,750	1,721,000	1,661,388	1,766,790
Contribution	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Average Per Unit	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	377,900	125,300	105,744	362,797	258,326	512,297	326,750	449,612	284,597	40,545
Ending Balance	1,072,215	1,336,915	1,621,171	1,648,373	1,780,047	1,657,750	1,721,000	1,661,388	1,766,790	2,116,245



Paradise Shores Apartments

Analysis Date - January 1, 2025

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Summary

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Building Service Components								
Electric, Panels & Meter Bases (Partial)	1/2029	\$ 50,000.00	1 Bldg	\$ 50,000	50:00	57:00	4:00	\$ 50,000
Fire Alarm Control Panel (2005)	1/2030	6,000.00	1 Ea	6,000	25:00	25:00	5:00	6,000
Fire Alarm Control Panels (1972)	1/2030	6,000.00	11 Ea	66,000	25:00	58:00	5:00	66,000
Fire Alarm Control Panels (2020)	1/2045	3,500.00	1 Ea	3,500	25:00	25:00	20:00	3,500
Plumbing Repairs, Waste & Supply (Partial)	1/2027	35,000.00	1 Lp Sm	35,000	40:00	55:00	2:00	35,000
Water Heater, 100 Gal. Gas	1/25 - 1/36	10,000.00	13 Ea	130,000	17:00	17:07	4:06	130,000
				290,500				290,500
Clubhouse Components								
HVAC , 5-Ton Split System	1/26 - 1/34	\$ 10,000.00	4 Ea	\$ 40,000	15:00	16:00	4:06	\$ 40,000
Interior Renovations, Offices, Hall, Library	1/2048	33,108.00	1 Lp Sm	33,108	30:00	30:00	23:00	33,108
Interior Renovations, Rec. Hall	1/2037	44,272.00	1 Lp Sm	44,272	35:00	47:00	12:00	44,272
Interior Renovations, Restrooms	1/2037	125.00	424 Sq Ft	53,000	35:00	65:00	12:00	53,000
Roof, Mansard, Arch Shingles, Clubhouse	1/2032	525.00	22 Sq	11,550	20:00	20:00	7:00	11,550
Roof, TPO, Clubhouse	1/2032	14.02	7,100 Sq Ft	99,542	20:00	20:00	7:00	99,542
Water Heater, 40 Gal. Gas	1/2034	3,000.00	1 Ea	3,000	17:00	17:00	9:00	3,000
Windows & Doors, Clubhouse	1/2037	150.00	344 Sq Ft	51,600	60:00	65:00	12:00	51,600
				336,072				336,072
Exterior Building Components								
Breezeways, Concrete Coatings (2002)	1/2027	\$ 6.50	38,169 Sq Ft	\$ 248,099	25:00	25:00	2:00	\$ 248,099
Breezeways, Concrete Coatings (Bldgs 12 &14)	1/2039	6.50	7,060 Sq Ft	45,890	25:00	25:00	14:00	45,890
Exterior Paint & Waterproofing	1/2025	338,650.00	1 Lp Sm	338,650	10:00	10:00	0:00	338,650
Light Fixtures, Exterior Wall-Mount, Front	1/2025	95.00	325 Ea	30,875	25:00	25:00	0:00	30,875
Railings, 42" Aluminum Picket	1/2042	110.00	3,000 Ln Ft	330,000	40:00	40:00	17:00	330,000
Roofs, Mansard, Arch Shingles	1/25 - 1/44	550.00	373 Sq	205,150	20:00	20:00	13:03	205,150
Roofs, TPO	1/28 - 1/44	14.02	199,874 Sq Ft	2,802,233	20:00	20:00	12:08	2,802,233
Stair Tread Replacements (1972)	1/2027	4,500.00	6 Ea	27,000	35:00	55:00	2:00	27,000



Paradise Shores Apartments

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Item Parameters - Summary

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Exterior Building Components								
Stair Tread Replacements (2016)	1/2051	\$ 4,500.00	33 Ea	\$ 148,500	35:00	35:00	26:00	\$ 148,500
Steel Post Replacements, Partial	1/2027	12,500.00	1 Allow	12,500	5:00	10:00	2:00	12,500
				4,188,897				4,188,897
Pool Facility Components								
Pool Deck, Concrete Pavers	1/2046	\$ 16.00	4,000 Sq Ft	\$ 64,000	40:00	40:00	21:00	\$ 64,000
Pool Deck, Pavers, Clean, Sand & Seal	1/2026	1.25	4,000 Sq Ft	5,000	4:00	20:00	1:00	5,000
Pool Fence, 4' Vinyl Picket	1/2031	54.00	270 Ln Ft	14,580	30:00	30:00	6:00	14,580
Pool Finish & Border Tiles	1/2039	35,545.00	1 Lp Sm	35,545	15:00	15:00	14:00	35,545
Pool Furniture, Replace	1/2030	24,625.00	1 Lp Sm	24,625	20:00	19:00	5:00	24,625
Pool Heaters, Electric Heat Pump	1/25 - 1/36	5,500.00	2 Ea	11,000	12:00	12:00	5:06	11,000
				154,750				154,750
Property Site Components								
Asphalt Pavement, Mill & Overlay	1/2034	\$ 13.50	22,870 Sq Yds	\$ 308,745	25:00	25:00	9:00	\$ 308,745
Asphalt Pavement, Patch, Seal Coat & Stripe	1/2027	0.33	205,823 Sq Ft	67,922	5:00	16:00	2:00	67,922
Carports, Replace (Phased)	1/32 - 1/38	28.00	65,000 Sq Ft	1,820,000	60:00	63:00	10:00	1,820,000
Ext. Painting, Carports, Partial (50%)	1/2025	5,200.00	6.5 Ea	33,800	7:00	9:00	0:00	33,800
Perimeter Fence, 6' Vinyl w/Lattice, North	1/2036	66.00	942 Ln Ft	62,172	30:00	30:00	11:00	62,172
Perimeter Fence, 6' Vinyl, East & West	1/2039	66.00	1,222 Ln Ft	80,652	30:00	30:00	14:00	80,652
Perimeter Fence, 6' Vinyl, South	1/2048	66.00	1,112 Ln Ft	73,392	30:00	30:00	23:00	73,392
Roofs, Thatching, Tiki Huts	1/2031	13.50	1,135 Sq Ft	15,323	8:00	8:00	6:00	15,323
Shuffleboard Courts, Players Canopies	1/2032	28.00	2,000 Sq Ft	56,000	60:00	60:00	7:00	56,000
Vehicle, Pickup Truck (Used)	1/2026	12,500.00	1 Ea	12,500	10:00	16:00	1:00	12,500
				2,530,505				2,530,505
				7,500,724				7,500,724