

# **January 2026 Financial Statement**

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

Wednesday, February 25, 2026

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# Condominiums at Paradise Shores, Inc.

## BALANCE SHEET

As of: 01/31/2026

### Assets

Account #	Account Name	Total
<b>Operating Asset</b>		
100000	Operating Checking - Truist *5284	(\$88,058.03)
100500	Operating Checking - Truist *3145	\$253.00
101000	Operating Checking - Cogent *1020	\$1,031.72
115000	Petty Cash	\$100.00
	OPERATING ASSET TOTAL:	<u>(\$86,673.31)</u>
<b>Special Assessment Assets</b>		
120000	Special Assessment Checking - Truist *0804	\$355,571.51
120100	Special Assessment Checking - Truist *0812	\$6.97
123000	Misc Rec - Unpaid Special Assmnts collected	\$421.64
	SPECIAL ASSESSMENT ASSETS TOTAL:	<u>\$356,000.12</u>
<b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$18,848.84
133000	Misc Rec - Inv Maint Services	\$26,244.00
	ACCOUNTS RECEIVABLE TOTAL:	<u>\$45,092.84</u>
<b>Insurance Funds</b>		
139000	Insurance / Contingency *7550 Truist	\$247,180.33
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	\$208,872.42
	INSURANCE FUNDS TOTAL:	<u>\$701,628.95</u>
<b>Reserve Assets</b>		
140000	Reserve Checking Truist *7015	\$954,230.24
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>\$1,444,267.82</u>
<b>Current Operating Assets</b>		
151000	Utility Deposits	\$6,346.32
159000	AR / AP Clearing	(\$34.91)

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	CURRENT OPERATING ASSETS TOTAL:	<u>\$6,311.41</u>
<b>Fixed Assets</b>		
195100	Fixed - Equipment	\$11,081.74
195200	Fixed - Furniture	\$17,295.91
195300	Fixed - Vehicles	\$24,962.93
196000	Fixed - Accumulated Depreciation	<u>(\$22,004.84)</u>
	FIXED ASSETS TOTAL:	\$31,335.74
	TOTAL ASSETS:	<u><u>\$2,497,963.57</u></u>

**Liabilities**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Operating Liabilities</b>		
225000	Accrued Expenses	\$28,491.95
227000	Accrued Payroll	\$2,712.00
227100	Federal Payroll Taxes Payable	\$700.52
228500	Deferred Cable - liability	\$65,000.00
230000	Prepaid Assessments	<u>\$25,371.75</u>
	OPERATING LIABILITIES TOTAL:	\$122,276.22

**Special Assessment Liabilities**

241000	Special Assessment Income	\$2,456,909.64
242000	Special Assessment Interest	\$952.34
245000	Special Assessment Expenses	<u>(\$2,101,861.86)</u>
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	\$356,000.12

**Insurance Liabilities**

246100	Auto Insurance Reserve	\$2,261.77
246200	Flood Insurance Reserve	\$121,687.65
246300	Hazard Insurance Reserve	\$538,975.92
246400	Water Intrusion Self Insurance	\$22,076.38
246500	Workers Comp Reserve	\$4,951.64
246900	Insurance Interest	<u>\$11,675.59</u>
	INSURANCE LIABILITIES TOTAL:	\$701,628.95

**Reserves**

290000	Pooled Reserve Fully Funded	\$1,398,961.54
295000	Interest Reserve	<u>\$45,306.28</u>
	RESERVES TOTAL:	\$1,444,267.82

TOTAL LIABILITIES:	<u><u>\$2,624,173.11</u></u>
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**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>Equity</b>	
350000	Prior Year Equity Adjustments	(\$79,376.98)
399999	Fund Balance	(\$32,883.78)
	EQUITY TOTAL:	<u>(\$112,260.76)</u>
	Current Year Net Income/(Loss)	(\$13,948.78)
	TOTAL EQUITY:	<u>(\$126,209.54)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$2,497,963.57</u></u>

# Condominiums at Paradise Shores, Inc.

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
<b>Income</b>							
401000 Maintenance Fee Income	228,089.55	228,089.83	(0.28)	228,089.55	228,089.83	(0.28)	2,737,078.00
421000 Interest Income - Oper	1.30	1,583.33	(1,582.03)	1.30	1,583.33	(1,582.03)	19,000.00
425000 Reserve Interest Income	629.11	0.00	629.11	629.11	0.00	629.11	0.00
437000 Application Fees	500.00	416.67	83.33	500.00	416.67	83.33	5,000.00
450000 Washer/Dryer Oper Income	0.00	833.33	(833.33)	0.00	833.33	(833.33)	10,000.00
<b>Income Total</b>	<b>229,219.96</b>	<b>230,923.16</b>	<b>(1,703.20)</b>	<b>229,219.96</b>	<b>230,923.16</b>	<b>(1,703.20)</b>	<b>2,771,078.00</b>
<b>Total Income</b>	<b>229,219.96</b>	<b>230,923.16</b>	<b>(1,703.20)</b>	<b>229,219.96</b>	<b>230,923.16</b>	<b>(1,703.20)</b>	<b>2,771,078.00</b>

### Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
<b>Administrative Expenses</b>							
510000 Office Expenses	3,384.07	1,250.00	(2,134.07)	3,384.07	1,250.00	(2,134.07)	15,000.00
520000 Accounting/Audit	0.00	701.67	701.67	0.00	701.67	701.67	8,420.00
525000 Legal / Professional	8,000.00	1,000.00	(7,000.00)	8,000.00	1,000.00	(7,000.00)	12,000.00
526000 Licenses, Permits & Fees	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
528000 Land Lease - Julius Green	5,492.50	5,690.00	197.50	5,492.50	5,690.00	197.50	68,280.00
530000 Property Management Contract	9,424.00	9,424.50	0.50	9,424.00	9,424.50	0.50	113,094.00
580000 Payroll - Wages/Benefits	13,061.60	16,250.00	3,188.40	13,061.60	16,250.00	3,188.40	195,000.00
581000 Payroll - Tax Expense	3,685.15	4,083.33	398.18	3,685.15	4,083.33	398.18	49,000.00
583000 Depreciating Fixed Asset Furnitur...	41.67	0.00	(41.67)	41.67	0.00	(41.67)	0.00
584000 Depreciating Fixed Asset Vehicles	81.86	0.00	(81.86)	81.86	0.00	(81.86)	0.00
<b>Administrative Expenses Total</b>	<b>43,170.85</b>	<b>38,774.50</b>	<b>(4,396.35)</b>	<b>43,170.85</b>	<b>38,774.50</b>	<b>(4,396.35)</b>	<b>465,294.00</b>
<b>Insurance Expenses</b>							
590000 Insurance Liab Trans - Premiums	55,967.00	55,966.67	(0.33)	55,967.00	55,966.67	(0.33)	671,600.00
591000 Insurance Liab Trans - Flood	21,371.00	21,370.83	(0.17)	21,371.00	21,370.83	(0.17)	256,450.00
592000 Insurance Liab Trans - Auto	294.00	293.92	(0.08)	294.00	293.92	(0.08)	3,527.00
593000 Insurance Liab Trans - Workers C...	514.00	514.33	0.33	514.00	514.33	0.33	6,172.00
<b>Insurance Expenses Total</b>	<b>78,146.00</b>	<b>78,145.75</b>	<b>(0.25)</b>	<b>78,146.00</b>	<b>78,145.75</b>	<b>(0.25)</b>	<b>937,749.00</b>
<b>Maintenance Expenses</b>							
610000 Maintenance - General	889.98	5,833.33	4,943.35	889.98	5,833.33	4,943.35	70,000.00
620000 Maintenance - Contr. Repairs	3,037.50	8,333.33	5,295.83	3,037.50	8,333.33	5,295.83	100,000.00
621000 Maintenance - Sewer/Water/Gas Lin...	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000.00
622000 Maintenance - Equipment/Tools	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
630000 Grounds Contract	4,662.00	4,696.58	34.58	4,662.00	4,696.58	34.58	56,359.00
630100 Landscaping & Irrigation Maint	17,927.92	4,933.75	(12,994.17)	17,927.92	4,933.75	(12,994.17)	59,205.00
630300 Landscaping - Tree Services	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
633000 Maintenance - Pool Repair/Clean	0.00	800.00	800.00	0.00	800.00	800.00	9,600.00
638000 Pest Control	67.00	625.00	558.00	67.00	625.00	558.00	7,500.00
639000 Maintenance - Fire Systems	3,025.45	833.33	(2,192.12)	3,025.45	833.33	(2,192.12)	10,000.00
643000 Entrance Signs	3,394.58	0.00	(3,394.58)	3,394.58	0.00	(3,394.58)	0.00
<b>Maintenance Expenses Total</b>	<b>33,004.43</b>	<b>31,888.65</b>	<b>(1,115.78)</b>	<b>33,004.43</b>	<b>31,888.65</b>	<b>(1,115.78)</b>	<b>382,664.00</b>
<b>Utilities</b>							
710000 Electricity	3,064.41	3,382.08	317.67	3,064.41	3,382.08	317.67	40,585.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
720000 Water and Sewer	23,308.63	15,950.00	(7,358.63)	23,308.63	15,950.00	(7,358.63)	191,400.00
725000 Reclaimed Water	0.00	1,349.50	1,349.50	0.00	1,349.50	1,349.50	16,194.00
727000 Trash	1,477.92	1,516.00	38.08	1,477.92	1,516.00	38.08	18,192.00
731000 Cable	15,487.19	14,916.67	(570.52)	15,487.19	14,916.67	(570.52)	179,000.00
735000 Telephone	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
740000 Natural Gas	5,047.20	4,666.67	(380.53)	5,047.20	4,666.67	(380.53)	56,000.00
<b>Utilities Total</b>	<b>48,385.35</b>	<b>41,905.92</b>	<b>(6,479.43)</b>	<b>48,385.35</b>	<b>41,905.92</b>	<b>(6,479.43)</b>	<b>502,871.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	39,833.00	39,833.33	0.33	39,833.00	39,833.33	0.33	478,000.00
911000 Reserve Interest Transfer	629.11	0.00	(629.11)	629.11	0.00	(629.11)	0.00
<b>Reserve Transfers Total</b>	<b>40,462.11</b>	<b>39,833.33</b>	<b>(628.78)</b>	<b>40,462.11</b>	<b>39,833.33</b>	<b>(628.78)</b>	<b>478,000.00</b>
<b>Total Expense</b>	<b>243,168.74</b>	<b>230,548.15</b>	<b>(12,620.59)</b>	<b>243,168.74</b>	<b>230,548.15</b>	<b>(12,620.59)</b>	<b>2,766,578.00</b>
<b>Net Income</b>	<b>(13,948.78)</b>	<b>375.01</b>	<b>(14,323.79)</b>	<b>(13,948.78)</b>	<b>375.01</b>	<b>(14,323.79)</b>	<b>4,500.00</b>

# Condominiums at Paradise Shores, Inc.

Run Date: 02/25/2026

Run Time: 11:46 AM

## YEARLY INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
401000 Maintenance Fee Income	\$228,089.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$228,089.55
421000 Interest Income - Oper	\$1.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.30
425000 Reserve Interest Income	\$629.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$629.11
437000 Application Fees	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
<b>Total Income:</b>	<b>\$229,219.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$229,219.96</b>

### Expense

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
510000 Office Expenses	\$3,384.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,384.07
525000 Legal / Professional	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00
528000 Land Lease - Julius Green	\$5,492.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,492.50
530000 Property Management Contract	\$9,424.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,424.00
580000 Payroll - Wages/Benefits	\$13,061.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,061.60
581000 Payroll - Tax Expense	\$3,685.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,685.15
583000 Depreciating Fixed Asset Furniture	\$41.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41.67
584000 Depreciating Fixed Asset Vehicles	\$81.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81.86
590000 Insurance Liab Trans - Premiums	\$55,967.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,967.00
591000 Insurance Liab Trans - Flood	\$21,371.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,371.00
592000 Insurance Liab Trans - Auto	\$294.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$294.00
593000 Insurance Liab	\$514.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$514.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Trans - Workers													
Comp													
610000 Maintenance - General	\$889.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.98
620000 Maintenance - Contr. Repairs	\$3,037.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,037.50
630000 Grounds Contract	\$4,662.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,662.00
630100 Landscaping & Irrigation Maint	\$17,927.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,927.92
638000 Pest Control	\$67.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.00
639000 Maintenance - Fire Systems	\$3,025.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,025.45
643000 Entrance Signs	\$3,394.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,394.58
710000 Electricity	\$3,064.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,064.41
720000 Water and Sewer	\$23,308.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,308.63
727000 Trash	\$1,477.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,477.92
731000 Cable	\$15,487.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,487.19
740000 Natural Gas	\$5,047.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,047.20
910000 Reserve Funding	\$39,833.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,833.00
911000 Reserve Interest Transfer	\$629.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$629.11
<b>Total Expense:</b>	<b>\$243,168.74</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$243,168.74</b>

**Net Income** **(\$13,948.78)**

# Condominiums at Paradise Shores, Inc.

## RESERVE STATEMENT

Start: 01/01/2026 | End: 01/31/2026

<b>Account</b>	<b>Beginning Balance</b>	<b>Allocations</b>	<b>Disbursements</b>	<b>Closing Balance</b>
Reserves				
290000 Pooled Reserve Fully Funded	\$1,359,128.54	\$52,561.20	\$12,728.20	\$1,398,961.54
295000 Interest Reserve	\$44,677.17	\$629.11	\$0.00	\$45,306.28
<b>Total Reserves</b>	<b>\$1,403,805.71</b>	<b>\$53,190.31</b>	<b>\$12,728.20</b>	<b>\$1,444,267.82</b>
<b>Total</b>	<b>\$1,403,805.71</b>	<b>\$53,190.31</b>	<b>\$12,728.20</b>	<b>\$1,444,267.82</b>