September 2026 Financial Statement

DeSantis Community Management, LLC

Condominiums at Paradise Shores, Inc.

Wednesday, October 14, 2026

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Condominiums at Paradise Shores, Inc.

BALANCE SHEET

As of: 09/30/2026

Assets

Account #	Account Name	Total
Operating Asset		
101000	Operating Checking - Cogent *1020	$63,249.82
115000	Petty Cash	$100.00
	OPERATING ASSET TOTAL:	$63,349.82
Special Assessment Assets		
121000	Special Assessment Checking - Cogent *1582	$26,753.49
	SPECIAL ASSESSMENT ASSETS TOTAL:	$26,753.49
Accounts Receivable		
130000	Maintenance Fees Receivable	$59,078.86
	ACCOUNTS RECEIVABLE TOTAL:	$59,078.86
Insurance Funds		
139050	Insurance - Cogent *1517	$486,369.47
139100	Insurance - Achieva Bank CD *6700 - 09/13/26	$258,880.43
139200	Insurance-Achieva Bank Checking	$201.00
139300	Insurance-Achieva Bank Savings	$49.00
139750	Pre-Paid Insurances	$178,994.96
	INSURANCE FUNDS TOTAL:	$924,494.86
Reserve Assets		
141000	Reserve Checking - Cogent *1038	$893,169.99
144000	Reserve Chase checking *5319	$1,000.00
145000	Reserve - Chase Bank CD *9711 - 11/13/26	$254,311.09
146100	Reserve - Fifth Third Bank CD*3297 - 1/4/27	$82,067.12
147100	Reserve - Fifth Third Bank CD*3270 - 1/4/27	$82,067.12
148100	Reserve - Fifth Third Bank CD*3262 - 1/4/27	$82,067.12
	RESERVE ASSETS TOTAL:	$1,394,682.44
Current Operating Assets		
151000	Utility Deposits	$6,346.32
159000	AR / AP Clearing	$500.71
	CURRENT OPERATING ASSETS TOTAL:	$6,847.03
Fixed Assets		
195100	Fixed - Equipment	$11,081.74
195200	Fixed - Furniture	$17,295.91

Account #	Account Name	Total
195300	Fixed - Vehicles	$24,962.93
196000	Fixed - Accumulated Depreciation	($28,352.08)
	FIXED ASSETS TOTAL:	$24,988.50
	TOTAL ASSETS:	$2,500,195.00

Liabilities

Account #	Account Name	Total
Operating Liabilities		
220000	Accounts Payable	$850.00
225000	Accrued Expenses	$25,992.33
228500	Deferred Cable - liability	$54,167.00
230000	Prepaid Assessments	$18,831.26
	OPERATING LIABILITIES TOTAL:	$99,840.59
Special Assessment Liabilities		
241000	Special Assessment Income	$2,456,909.64
242000	Special Assessment Interest	$3,824.64
245000	Special Assessment Expenses	($2,433,980.79)
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	$26,753.49
Insurance Liabilities		
246100	Auto Insurance Reserve	$221.52
246200	Flood Insurance Reserve	$138,248.49
246300	Hazard Insurance Reserve	$728,860.62
246400	Water Intrusion Self Insurance	$22,076.38
246500	Workers Comp Reserve	$5,812.64
246900	Insurance Interest	$29,275.21
	INSURANCE LIABILITIES TOTAL:	$924,494.86
Reserves		
290000	Pooled Reserve Fully Funded	$1,186,018.56
291000	Other Capital Exp / Deferred Maint Reserve	$143,539.56
295000	Interest Reserve	$65,124.32
	RESERVES TOTAL:	$1,394,682.44
	TOTAL LIABILITIES:	$2,445,771.38

Equity

Account #	Account Name	Total
Equity		
350000	Prior Year Equity Adjustments	$68,684.58
399999	Fund Balance	($32,883.78)
	EQUITY TOTAL:	$35,800.80

Account #	Account Name	Total
	Current Year Net Income/(Loss)	$18,622.82
	TOTAL EQUITY:	$54,423.62
	TOTAL LIABILITIES AND EQUITY:	$2,500,195.00

Condominiums at Paradise Shores, Inc.

INCOME STATEMENT

Start: 09/01/2026 | End: 09/30/2026

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
401000 Maintenance Fee Income	228,089.55	228,089.83	(0.28)	2,050,619.19	2,052,808.47	(2,189.28)	2,737,078.00
421000 Interest Income - Oper	0.00	1,583.33	(1,583.33)	2.08	14,249.97	(14,247.89)	19,000.00
425000 Reserve Interest Income	1,816.86	0.00	1,816.86	20,447.15	0.00	20,447.15	0.00
435000 Administrative Fee	880.73	0.00	880.73	5,596.61	0.00	5,596.61	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00
437000 Application Fees	0.00	41.67	(41.67)	1,800.00	375.03	1,424.97	500.00
440000 NSF Fee	30.00	0.00	30.00	(29.00)	0.00	(29.00)	0.00
450000 Washer/Dryer Oper Income	0.00	833.33	(833.33)	2,202.18	7,499.97	(5,297.79)	10,000.00
Income Total	**230,817.14**	**230,548.16**	**268.98**	**2,080,588.21**	**2,074,933.44**	**5,654.77**	**2,766,578.00**
Total Income	**230,817.14**	**230,548.16**	**268.98**	**2,080,588.21**	**2,074,933.44**	**5,654.77**	**2,766,578.00**

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
510000 Office Expenses	541.05	1,250.00	708.95	14,578.22	11,250.00	(3,328.22)	15,000.00
520000 Accounting/Audit	0.00	701.67	701.67	7,000.00	6,315.03	(684.97)	8,420.00
524000 Leases/Contract Expense	0.00	0.00	0.00	245.56	0.00	(245.56)	0.00
525000 Legal / Professional	2,953.59	1,000.00	(1,953.59)	18,769.38	9,000.00	(9,769.38)	12,000.00
526000 Licenses, Permits & Fees	0.00	375.00	375.00	300.25	3,375.00	3,074.75	4,500.00
528000 Land Lease - Julius Green	5,492.50	5,690.00	197.50	49,707.13	51,210.00	1,502.87	68,280.00
530000 Property Management Contract	9,424.00	9,424.50	0.50	84,816.00	84,820.50	4.50	113,094.00
557000 Bank Fees	0.00	0.00	0.00	204.00	0.00	(204.00)	0.00
560000 Social Committee Expenses	0.00	0.00	0.00	1,367.32	0.00	(1,367.32)	0.00
580000 Payroll - Wages/Benefits	16,145.72	16,250.00	104.28	135,675.23	146,250.00	10,574.77	195,000.00
581000 Payroll - Tax Expense	4,098.12	4,083.33	(14.79)	34,995.31	36,749.97	1,754.66	49,000.00
583000 Depreciating Fixed Asset Furnitur...	41.67	0.00	(41.67)	375.03	0.00	(375.03)	0.00
584000 Depreciating Fixed Asset Vehicles	81.86	0.00	(81.86)	736.74	0.00	(736.74)	0.00
Administrative Expenses Total	**38,778.51**	**38,774.50**	**(4.01)**	**348,770.17**	**348,970.50**	**200.33**	**465,294.00**
Insurance Expenses							
590000 Insurance Liab Trans - Premiums	55,967.00	55,966.67	(0.33)	503,703.00	503,700.03	(2.97)	671,600.00
591000 Insurance Liab Trans - Flood	21,371.00	21,370.83	(0.17)	192,339.00	192,337.47	(1.53)	256,450.00
592000 Insurance Liab Trans - Auto	294.00	293.92	(0.08)	2,646.00	2,645.28	(0.72)	3,527.00
593000 Insurance Liab Trans - Workers C...	514.00	514.33	0.33	4,626.00	4,628.97	2.97	6,172.00
Insurance Expenses Total	**78,146.00**	**78,145.75**	**(0.25)**	**703,314.00**	**703,311.75**	**(2.25)**	**937,749.00**
Maintenance Expenses							
610000 Maintenance - General	7,363.93	5,833.33	(1,530.60)	33,310.12	52,499.97	19,189.85	70,000.00
620000 Maintenance - Contr. Repairs	8,892.55	8,333.33	(559.22)	72,950.01	74,999.97	2,049.96	100,000.00
621000 Maintenance - Sewer/Water/Gas Lin...	0.00	4,166.67	4,166.67	4,392.84	37,500.03	33,107.19	50,000.00
622000 Maintenance - Equipment/Tools	0.00	833.33	833.33	1,158.94	7,499.97	6,341.03	10,000.00
630000 Grounds Contract	4,662.00	4,696.58	34.58	37,296.00	42,269.22	4,973.22	56,359.00
630100 Landscaping & Irrigation Maint	2,164.27	4,933.75	2,769.48	65,553.63	44,403.75	(21,149.88)	59,205.00
630300 Landscaping - Tree Services	0.00	833.33	833.33	362.89	7,499.97	7,137.08	10,000.00
633000 Maintenance - Pool Repair/Clean	825.00	800.00	(25.00)	10,015.98	7,200.00	(2,815.98)	9,600.00
638000 Pest Control	639.25	625.00	(14.25)	5,178.75	5,625.00	446.25	7,500.00

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
639000 Maintenance - Fire Systems	0.00	833.33	833.33	3,677.76	7,499.97	3,822.21	10,000.00
643000 Entrance Signs	0.00	0.00	0.00	(0.42)	0.00	0.42	0.00
Maintenance Expenses Total	**24,547.00**	**31,888.65**	**7,341.65**	**233,896.50**	**286,997.85**	**53,101.35**	**382,664.00**
Utilities							
710000 Electricity	2,119.12	3,382.08	1,262.96	22,617.35	30,438.72	7,821.37	40,585.00
720000 Water and Sewer	20,533.51	15,950.00	(4,583.51)	175,240.71	143,550.00	(31,690.71)	191,400.00
725000 Reclaimed Water	(2,780.85)	1,349.50	4,130.35	7,252.08	12,145.50	4,893.42	16,194.00
727000 Trash	1,565.24	1,516.00	(49.24)	13,393.55	13,644.00	250.45	18,192.00
731000 Cable	15,487.19	14,916.67	(570.52)	139,084.71	134,250.03	(4,834.68)	179,000.00
735000 Telephone	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
740000 Natural Gas	3,164.78	4,666.67	1,501.89	39,452.17	42,000.03	2,547.86	56,000.00
Utilities Total	**40,088.99**	**41,905.92**	**1,816.93**	**397,040.57**	**377,153.28**	**(19,887.29)**	**502,871.00**
Reserve Transfers							
910000 Reserve Funding	39,833.00	39,833.33	0.33	358,497.00	358,499.97	2.97	478,000.00
911000 Reserve Interest Transfer	1,816.86	0.00	(1,816.86)	20,447.15	0.00	(20,447.15)	0.00
Reserve Transfers Total	**41,649.86**	**39,833.33**	**(1,816.53)**	**378,944.15**	**358,499.97**	**(20,444.18)**	**478,000.00**
Total Expense	**223,210.36**	**230,548.15**	**7,337.79**	**2,061,965.39**	**2,074,933.35**	**12,967.96**	**2,766,578.00**
Net Income	**7,606.78**	**0.01**	**7,606.77**	**18,622.82**	**0.09**	**18,622.73**	**0.00**

Run Date: 10/14/2026
Run Time: 11:48 AM

Condominiums at Paradise Shores, Inc.

YEARLY INCOME STATEMENT

Start: 01/01/2026 | End: 09/30/2026

Income

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
401000 Maintenance Fee Income	$228,089.55	$227,331.24	$228,089.55	$227,512.23	$227,274.42	$228,089.55	$228,053.55	$228,089.55	$228,089.55	$0.00	$0.00	$0.00	$2,050,619.19
421000 Interest Income - Oper	$1.30	$0.58	$0.07	$0.12	$0.01	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2.08
425000 Reserve Interest Income	$629.11	$618.34	$750.06	$801.46	$10,545.86	$156.97	$3,316.12	$1,812.37	$1,816.86	$0.00	$0.00	$0.00	$20,447.15
435000 Administrative Fee	$0.00	$0.00	$0.00	$0.00	$0.00	$2,489.84	$777.64	$1,448.40	$880.73	$0.00	$0.00	$0.00	$5,596.61
436000 Miscellaneous Income	$0.00	($100.00)	$0.00	$0.00	$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($50.00)
437000 Application Fees	$500.00	$0.00	$0.00	$0.00	$0.00	$800.00	$300.00	$200.00	$0.00	$0.00	$0.00	$0.00	$1,800.00
440000 NSF Fee	$0.00	$72.00	($90.00)	$13.00	($12.00)	($12.00)	$27.00	($57.00)	$30.00	$0.00	$0.00	$0.00	($29.00)
450000 Washer/Dryer Oper Income	$0.00	$206.83	$0.00	$688.61	$679.44	$0.00	$627.30	$0.00	$0.00	$0.00	$0.00	$0.00	$2,202.18
Total Income:	**$229,219.96**	**$228,128.99**	**$228,749.68**	**$229,015.42**	**$238,537.73**	**$231,524.36**	**$233,101.61**	**$231,493.32**	**$230,817.14**	**$0.00**	**$0.00**	**$0.00**	**$2,080,588.21**

Expense

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
510000 Office Expenses	$3,384.07	$2,436.89	$1,730.25	$359.26	$395.15	$1,402.82	$1,778.83	$2,549.90	$541.05	$0.00	$0.00	$0.00	$14,578.22
520000 Accounting/Audit	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,000.00
524000 Leases/Contract Expense	$0.00	$0.00	$122.78	$0.00	$0.00	$122.78	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$245.56
525000 Legal / Professional	$8,000.00	$1,440.44	$2,517.50	$2,686.00	$2,876.45	($4,156.04)	$2,258.94	$192.50	$2,953.59	$0.00	$0.00	$0.00	$18,769.38
526000 Licenses, Permits & Fees	$0.00	$0.00	$0.00	$0.00	$300.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.25
528000 Land Lease - Julius Green	$5,492.50	$5,492.50	$5,492.50	$5,492.50	$5,492.50	$5,767.13	$5,492.50	$5,492.50	$5,492.50	$0.00	$0.00	$0.00	$49,707.13
530000 Property Management Contract	$9,424.00	$9,424.00	$9,424.00	$9,424.00	$9,424.00	$9,424.00	$9,424.00	$9,424.00	$9,424.00	$0.00	$0.00	$0.00	$84,816.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
557000 Bank Fees	$0.00	$0.00	$144.00	$25.00	$25.00	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$204.00
560000 Social Committee Expenses	$0.00	($216.95)	$0.00	$190.64	$0.00	$0.00	$1,393.63	$0.00	$0.00	$0.00	$0.00	$0.00	$1,367.32
580000 Payroll - Wages/Benefits	$13,061.60	$13,779.14	$14,521.32	$17,486.59	$12,089.11	$15,685.61	$19,620.29	$13,285.85	$16,145.72	$0.00	$0.00	$0.00	$135,675.23
581000 Payroll - Tax Expense	$3,685.15	$3,531.39	$3,637.18	$4,276.86	$3,005.07	$3,682.91	$5,650.89	$3,427.74	$4,098.12	$0.00	$0.00	$0.00	$34,995.31
583000 Depreciating Fixed Asset Furniture	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$0.00	$0.00	$0.00	$375.03
584000 Depreciating Fixed Asset Vehicles	$81.86	$81.86	$81.86	$81.86	$81.86	$81.86	$81.86	$81.86	$81.86	$0.00	$0.00	$0.00	$736.74
590000 Insurance Liab Trans - Premiums	$55,967.00	$55,967.00	$55,967.00	$55,967.00	$55,967.00	$55,967.00	$55,967.00	$55,967.00	$55,967.00	$0.00	$0.00	$0.00	$503,703.00
591000 Insurance Liab Trans - Flood	$21,371.00	$21,371.00	$21,371.00	$21,371.00	$21,371.00	$21,371.00	$21,371.00	$21,371.00	$21,371.00	$0.00	$0.00	$0.00	$192,339.00
592000 Insurance Liab Trans - Auto	$294.00	$294.00	$294.00	$294.00	$294.00	$294.00	$294.00	$294.00	$294.00	$0.00	$0.00	$0.00	$2,646.00
593000 Insurance Liab Trans - Workers Comp	$514.00	$514.00	$514.00	$514.00	$514.00	$514.00	$514.00	$514.00	$514.00	$0.00	$0.00	$0.00	$4,626.00
610000 Maintenance - General	$889.98	$1,096.17	$4,773.50	$10,046.49	$893.17	$6,567.45	($2,954.26)	$4,633.69	$7,363.93	$0.00	$0.00	$0.00	$33,310.12
620000 Maintenance - Contr. Repairs	$3,037.50	$1,391.25	$13,535.74	$27,898.72	$2,143.83	$6,443.20	$7,582.22	$2,025.00	$8,892.55	$0.00	$0.00	$0.00	$72,950.01
621000 Maintenance - Sewer/Water/Gas Line	$0.00	$0.00	$721.84	$0.00	$0.00	$0.00	$0.00	$3,671.00	$0.00	$0.00	$0.00	$0.00	$4,392.84
622000 Maintenance - Equipment/Tools	$0.00	$0.00	$0.00	$1,094.04	$64.90	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,158.94
630000 Grounds Contract	$4,662.00	$4,662.00	$4,662.00	$4,662.00	$4,662.00	$0.00	$0.00	$9,324.00	$4,662.00	$0.00	$0.00	$0.00	$37,296.00
630100 Landscaping & Irrigation Maint	$17,725.20	$0.00	$0.00	$8,664.05	$12,292.97	$15,478.63	$5,574.45	$3,654.06	$2,164.27	$0.00	$0.00	$0.00	$65,553.63
630300 Landscaping - Tree Services	$0.00	$0.00	$0.00	$45.12	$0.00	$0.00	$317.77	$0.00	$0.00	$0.00	$0.00	$0.00	$362.89
633000 Maintenance - Pool Repair/Clean	$0.00	$1,433.44	$1,113.03	$1,542.70	$1,193.32	$1,099.00	$1,936.87	$872.62	$825.00	$0.00	$0.00	$0.00	$10,015.98
638000 Pest Control	$67.00	$746.00	$612.00	$612.00	$612.00	$612.00	$639.25	$639.25	$639.25	$0.00	$0.00	$0.00	$5,178.75
639000 Maintenance - Fire Systems	$3,025.45	$0.00	$0.00	$35.99	$0.00	$0.00	$0.00	$616.32	$0.00	$0.00	$0.00	$0.00	$3,677.76
643000 Entrance Signs	$3,394.58	$0.00	$0.00	$0.00	$0.00	($3,395.00)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($0.42)
710000 Electricity	$3,064.41	$2,465.00	$2,456.10	$2,858.50	$2,131.59	$2,689.68	$2,329.57	$2,503.38	$2,119.12	$0.00	$0.00	$0.00	$22,617.35
720000 Water and Sewer	$23,308.63	$19,477.28	$19,990.45	$19,013.93	$17,409.66	$18,233.38	$18,218.43	$19,055.44	$20,533.51	$0.00	$0.00	$0.00	$175,240.71
725000 Reclaimed	$0.00	$1,679.23	$0.00	$0.00	$2,792.00	$0.00	$5,561.70	$0.00	($2,780.85)	$0.00	$0.00	$0.00	$7,252.08

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Water													
727000 Trash	$1,477.92	$0.00	$2,955.84	$1,477.92	$1,477.92	$1,479.57	$1,479.57	$1,479.57	$1,565.24	$0.00	$0.00	$0.00	$13,393.55
731000 Cable	$15,487.19	$15,487.19	$15,487.19	$15,487.19	$15,487.19	$15,487.19	$15,487.19	$15,187.19	$15,487.19	$0.00	$0.00	$0.00	$139,084.71
740000 Natural Gas	$5,047.20	$3,168.33	$12,295.95	$6,431.54	$1,742.96	$509.00	$4,343.00	$2,749.41	$3,164.78	$0.00	$0.00	$0.00	$39,452.17
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	$0.00	$0.00	$0.00	$358,497.00
911000 Reserve Interest Transfer	$629.11	$618.34	$750.06	$801.46	$10,545.86	$156.97	$3,316.12	$1,812.37	$1,816.86	$0.00	$0.00	$0.00	$20,447.15
Total Expense:	**$242,966.02**	**$206,214.17**	**$235,045.76**	**$258,715.03**	**$225,159.43**	**$215,402.81**	**$234,553.49**	**$220,698.32**	**$223,210.36**	**$0.00**	**$0.00**	**$0.00**	**$2,061,965.39**

Net Income **$18,622.82**

Condominiums at Paradise Shores, Inc.

RESERVE STATEMENT

Start: 09/01/2026 | End: 09/30/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
290000 Pooled Reserve Fully Funded	$1,256,285.82	$39,833.00	$110,100.26	$1,186,018.56
291000 Other Capital Exp / Deferred Maint Reserve	$143,539.56	$0.00	$0.00	$143,539.56
295000 Interest Reserve	$63,307.46	$1,816.86	$0.00	$65,124.32
Total Reserves	**$1,463,132.84**	**$41,649.86**	**$110,100.26**	**$1,394,682.44**
Total	**$1,463,132.84**	**$41,649.86**	**$110,100.26**	**$1,394,682.44**