PARADISE SHORES APARTMENTS INC
325 UNITS
JANUARY 1, 2027 - DECEMBER 31, 2027
DRAFT 00/00/26 - FULLY FUNDED

ACCT	INCOME	2026 ANNUAL BUDGET	2026 ANNUAL ACTUAL PROJECTED	2027 FULLY FUNDED ANNUAL BUDGET	2027 FULLY FUNDED MONTHLY TOTAL AMOUNT
	Assessment Income				
401000	Maintenance Assessments	2,489,798	2,737,078	2,685,716	223,810
410000	Cable Fees	179,000	0	195,139	16,262
441000	Land Lease	68,280	0	68,280	5,690
	Total Assessment Income	**2,737,078**	**2,737,078**	**2,949,135**	**245,761**
	Other Income				
	Application Fees	500	2,000	500	42
	Interest	19,000	4	0	0
	Laundry Income	10,000	3,775	3,300	275
	Late Fees	0	0	0	0
	In House Maint Reimb	0	0	0	0
	Legal Fees Recovered	0	3,267	0	0
	Other Income	0	0	0	0
	Total Other Income	**29,500**	**37,876**	**23,800**	**1,983**
	TOTAL OPERATING INCOME	**2,766,578**	**2,774,954**	**2,972,935**	**247,745**
	OPERATING EXPENSES				
	Administrative				
510000	Office Expenses	15,000	15,000	12,000	1,000
520000	Accounting/Audit	8,420	7,000	7,000	583
525000	Legal/Professional	12,000	15,623	6,000	500
526000	Licenses, Permits & Fees	4,500	1,000	2,500	208
527000	IT Services, Website	0	6,000	5,000	417
528000	Land Lease	68,280	58,280	68,280	5,690
530000	Property Management	113,094	113,094	113,094	9,425
557000	Bank Fees	0	204	0	0
580000	Payroll - Wages/Benefits	195,000	195,000	247,520	20,627
581000	Payroll - Tax Expense	49,000	49,000	42,528	3,544
	Total Administrative	**465,294**	**460,201**	**509,922**	**42,494**
	Insurance				
590000	Insurance Liab Trans - Premiums	671,600	671,604	738,760	61,563
591000	Insurance Liab Trans - Flood	256,450	256,452	275,370	22,948
592000	Insurance Liab Trans - Auto	3,527	3,528	3,880	323
593000	Insurance Liab Trans - Workers Comp	6,172	6,168	6,789	566
595000	Insurance Liab Trans - Interest	0	0	0	0
	Total Insurance	**937,749**	**937,752**	**1,024,799**	**85,400**
	Maintenance				
610000	Maintenance - In-house repairs/supplies	70,000	50,000	55,000	4,583
620000	Maintenance - Contr Repairs	100,000	102,114	80,000	6,667
621000	Maintencance - Sewer/Water/Gas	50,000	1,237	100,000	8,333
622000	Maintenance - Equipment/Tools	10,000	10,000	7,000	583
630000	Grounds Contract	56,359	56,359	53,846	4,487
630100	Landscaping	59,205	60,000	28,750	2,396
630200	Irrigation	0	0	28,750	2,396
630300	Landscaping - Tree Services	10,000	10,000	6,000	500
633000	Maintenance - Pool Repair & Clean	9,600	9,600	7,000	583
638000	Pest Control	7,500	7,500	7,500	625
639000	Maintenance - Fire Systems	10,000	5,248	5,000	417
	Total Maintenance	**382,664**	**312,059**	**378,846**	**31,571**
	Utilities				
710000	Electricity	40,585	40,000	35,000	2,917
720000	Water & Sewer	191,400	232,546	230,000	19,167
725000	Reclaimed Water	16,194	17,199	18,000	1,500
727000	Trash	18,192	17,741	18,192	1,516
731000	Cable	179,000	185,846	195,139	16,262
735000	Telephone	1,500	0	1,500	125
740000	Natural Gas	56,000	57,494	58,800	4,900
	Total Utilities	**502,871**	**550,826**	**556,631**	**46,386**
	Reserve Transfers				
910000	Reserve Funding	478,000	478,000	502,737	41,895
911000	Reserve Interest Transfer	0	28,831	0	0
	Total Other Expenses	**478,000**	**506,831**	**502,737**	**41,895**
	TOTAL OPERATING EXPENSES	**2,766,578**	**2,767,668**	**2,972,935**	**247,745**