

PARADISE SHORES	2024 BUDGET		
ACCOUNT NAME	2024 BUDGET ADOPTED 12-6-2023	2023 budget adopted 11/8/2022	2022 BUDGET ADOPTED 11/16/2021
REVENUE			
Income from Residents			
% Ownership Fees	2,232,820	1,898,840	1,632,780
Fixed Cable Fees wWIFI	194,000	185,220	176,400
Fixed Julius Green Fees	68,280	68,280	68,280
Sub. Total: Income From Residents	2,495,100	2,152,340	1,877,460
Other Income			
Rental/Purch/Doc Fees	10,000	7,000	4,800
Oper Interest	39,000	8,000	360
Laundry Commissions	20,000	10,000	9,960
Late Fees	600	600	600
In House Maintenance Reimbursement Income	5,000	0	0
Legal Fees Recovered	6,000	4,000	3,600
Sub. Total: Other Income	80,600	29,600	19,320
TOTAL REVENUES	2,575,700	2,181,940	1,896,780
EXPENSES			
Administrative Expenses			
Personnel Wages	213,000	278,000	178,000
Accounting Services Payroll	4,420	15,000	12,000
Payroll Taxes	17,000	22,240	13,600
Financial Services/Mgmt Contract	85,800	0	0
Sub. Total: Administrative Expenses	320,220	315,240	203,600
Landscape Services			
Landscaping & Irrigation Maintenance Contracted	55,900	48,000	1,200
Mulch/Bush/Nursery	10,000	4,800	0
Tree Services Contracted	10,000	4,800	6,000
Sub. Total: Lawn Services	75,900	57,600	7,200
Utilities			
Electric	34,000	29,000	24,000
Water/Sewer	185,000	190,000	164,000
Gas + seasonal	35,000	38,000	38,000
Garbage WASTE-PRO 2022	19,000	18,000	16,800
Telephone	3,300	0	1,500
Reclaimed Water	10,000	6,000	7,200
Sub. Total: Utilities	286,300	281,000	251,500
Fixed Lease/Cable Expenses			
Julius Green Trust	68,280	68,280	68,280
Cable TV w WIFI	194,000	185,220	176,400
Sub. Total: Lease/Cable	262,280	253,500	244,680

		2024 BUDGET	2023 BUDGET	2022 BUDGET
ACCOUNT NAME		FINAL	FINAL	ADOPTED 11/16/2021
Maintenance				
General Maint. Expenses		56,000	45,000	45,000
Maint.-Contracted		55,000	30,000	12,000
Maint.-Pool		3,000	7,000	6,600
Maint-Sewer, Water, Gas lines		30,000	20,000	12,000
Maint - Equipment/Tools		5,000		
Maint-Fire Systems		5,000	3,600	3,600
Sub. Total: Maintenance		154,000	105,600	79,200
Other Expenses				
Office Expenses inc. tools, equipment, etc		15,000	8,000	4,800
Property Tax		0	0	0
Pest Control		4,000	2,500	1,800
Bank Charges		6,000	1,000	1,800
Taxes-IRS		0	0	3,000
Fees/Licenses		4,000	2,400	2,400
Audit Contracted		4,000	4,800	4,800
Legal Fees		15,000	5,000	5,000
Bad Debt: Maint. Fees		0	0	0
Sub Total: Other Expenses		48,000	23,700	23,600
Insurance Accrual Funds				
Flood Insurance		<u>195,000</u>	<u>221,000</u>	<u>312,000</u>
Hazard Insurance + D&O, Liab. & Umbrella		<u>768,000</u>	<u>550,000</u>	<u>432,000</u>
Workers Comp. Ins		7,000	7,000	5,800
Auto Insurance		4,000	2,300	1,800
Sub. Total: Insurance Accruals		974,000	780,300	751,600
Cap. Replace/Repair Reserves				
POOLED FULLY FUNDED PER FPAT STUDY DATED 9/10/2021	m	455,000	365,000	335,400
Sub. Total: Cap. Replacement Reserves		455,000	365,000	335,400
TOTAL EXPENSES		2,575,700	2,181,940	1,896,780
TOTAL ASSESSMENT FOR OWNERS		2,495,100	2,152,340	1,877,460
RESERVES		455,000	365,000	335,400
ASSESSMENT WITHOUT RESERVES		2,040,100	1,787,340	1,542,060
% INCREASE 2024 vs 2023			114.14%	