



Date Stamp

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Parador Sales Checklist

Dear Prospective Owner,

Please submit the following for approval to Purchase in Parador:

- _____ Signed Application Checklist
- _____ Completed Application
- _____ \$150 ☐ non-refundable Application Fee – Made Payable to **Parador**
- _____ Sales Contract with applicable condo/HOA disclosure(s)

Unit Address _____

Title Company _____ Phone # _____

Missing or incomplete information will result in the delay of processing your application. Complete application **MUST** be received 20 days prior to occupancy.

Applicant Signature

Applicant Signature

If you have any questions please contact Anchor Associates at 239-649-6357 or applications@anchormanagers.com.

Thank You,

Anchor Associates

Parador Condominium Association, Inc. Application for Approval to Purchase

Date Stamp

I/we hereby apply for approval to purchase Unit # _____ in Parador Condominium Association with closing scheduled for _____, 20_____.

A copy of the signed sales contract must be attached.

APPLICATION MUST BE SUBMITTED 20 DAYS PRIOR TO CLOSING.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

APPLICANT INFORMATION				
Last Name		First		Middle
Home Address			Apartment/Unit #	
City		State		ZIP
Phone #	Cell #		Other Phone #	
Email Address				
Employer		Employer's Phone #		

APPLICANT INFORMATION				
Last Name		First		Middle
Home Address			Apartment/Unit #	
City		State		ZIP
Phone #	Cell #		Other Phone #	
Email Address				
Employer		Employer's Phone #		

OCCUPANTS		
<i>Please list the name, relationship & date of birth of all occupants not listed above who will be living in this unit. (No occupants under 16 allowed)</i>		
Full Name	Relationship	Date of Birth

FINANCIAL REFERENCES

Please list two financial references.

Full Name

Relationship

Phone ()

Address

Full Name

Relationship

Phone ()

Address

CHARACTER REFERENCES

Please list two personal/character references. (One reference must be local)

Full Name

Relationship

Phone ()

Address

Full Name

Relationship

Phone ()

Address

VEHICLES

Year	Make	Model	License plate #	State
Year	Make	Model	License plate #	State

CONDOMINIUM UNIT USE

I/we am purchasing this unit with the intention to:

_____ Reside on a full-time basis

_____ Reside on a part-time basis

NOTIFICATIONS

The address below will be used as your official mailing address for association related mailings, assessments, etc.

Address		Apartment/Unit #
City	State	ZIP

PRIMARY OCCUPANT DESIGNATION

If you are taking ownership in the form of a multiple persons (other than a married couple) corporation, partnership or trust, please advise who the unit's primary occupant will be as required by section 14.1 (D) for the declaration.

Full Name

NO PETS OF ANY KIND ARE ALLOWED

DISCLAIMER AND SIGNATURE

In order to facilitate consideration of this application, I/we, the applicant(s), represent that the above information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval.

I/we have received, read and understand the Declaration of Condominium, By-Laws and the Rules & Regulations of Parador Condominium Association and will comply.

Signature

Date

Signature

Date

APPLICATION REQUIREMENTS

Please be aware that an incomplete application package will cause delays in processing. The following items must be included in order for Anchor Associates and the Board of Directors to proceed:

- _____ Completed Application
- _____ Copy of executed sales contract
- _____ \$150 non-refundable application fee payable to
Parador Condominium Association

Return this application to:

Parador Condominium Association
c/o Anchor Associates, Inc.
2340 Stanford Ct
Naples, Florida 34112

(239) 649-6357 phone
(239) 649-7495 fax



APPLICATION APPROVAL

_____ Approved

_____ Date

_____ Disapproved

_____ By:

_____ Board Officer or Director



Date Stamp

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Main Office:
2340 Stanford Ct, Naples, FL 34112
(855) 649-6357 phone • (888) 210-6001 fax
www.anchormanagers.com

Agreement for Pre-Authorized or ACH Payments

Association Name: _____

I/we hereby authorize the "Association" and Anchor Associates, Inc., to initiate debit entries in the amount of my Association assessment from my account indicated below. I also authorize the Financial Institution named below to debit same to such account.

Financial Institution Name: _____

City: _____ **State:** _____ **Zip:** _____

Transit/ABA No: _____ **Account No:** _____

This authority is to remain in full force and effect until the Association and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Association and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first (1st) and tenth (10th) of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$25.00 administrative fee.

A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.

Important Note: Automatic debit payments will begin on the next period after receipt of this form.

Name(s): _____ **Home Phone:** _____

Unit Address: _____ **Alt Phone:** _____

Mailing Address (if different): _____
Street Address City State Zip

Signature

Date

Anchor Associates, Inc.

2340 Stanford Court
Naples, Florida 34112
(239) 649-6357, phone (239) 649-7495, fax
admin@anchormanagers.com

Date Stamp

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Owner Information Update

Owner Name: _____

Community Name: _____

Property Address: _____

Alternate Address (if applicable): _____

Contact Numbers: _____	_____
<i>Phone Number</i>	<i>Phone Type</i>
_____	_____
<i>Phone Number</i>	<i>Phone Type</i>
_____	_____
<i>Phone Number</i>	<i>Phone Type</i>

Email Address(es): _____

By signing this consent, I/we authorized the Association to print the completed information any applicable Community Directory and send correspondence and/or official notices via e-mail:

☐ All ☐ Invoices Only ☐ Directory ☐ None

HOME WATCH

Name of Home Watch: _____

Phone: _____

Email: _____

EMERGENCY CONTACT - Please provide the Association with a contact person in case of an emergency.

Emergency Contact: _____

Phone: _____

Email: _____

I/We occupy this residence: ☐ Full-time ☐ Part-time/2nd Home ☐ Investment/Rent it out_____
Signature_____
Date

Please return to Anchor Associates, Inc. at
2340 Stanford Ct, Naples, FL 34112
Fax(239)649-7495 -or- Email admin@anchormanagers.com

Parador Condominium Association, Inc.

Guest Registration

Date Stamp

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:
Completed Guest Registrations must be received at Anchor Associates
no less than 7 days prior to occupancy.

OWNER INFORMATION

Name(s)

Parador Address

OCCUPANCY DATES

Please provide the dates guest(s) will be occupying the unit during your absence

From

To

OCCUPANTS

Please list ALL guests occupying unit

Name

Relationship

Name

Relationship

Name

Relationship

Name

Relationship

VEHICLES

Please list all vehicles that will be parked on condominium property

Year

Make

Model

License plate #

State

Year

Make

Model

License plate #

State

DISCLAIMER AND SIGNATURE

I/we, the owner(s) of the above unit, hereby affirm that no fee or other consideration is connected with this occupancy. I/we understand that non-compliance or any violations of the Parador Rules & Regulations may result in a fine to the unit owner.

Signature

Date

Signature

Date

Return this application to:

Parador Condominium Association
c/o Anchor Associates, Inc.
2340 Stanford Ct
Naples, Florida 34112
(239) 649-6357 phone (239) 649-7495 fax
applications@anchormanagers.com



Guest Registration

Parador Condominium Association, Inc.

PARADOR CONDOMINIUM ASSOCIATION, INC.

House and Ground Rules and Regulations

Approved: April 22, 2015

Effective: May 2015

Residents should carefully read this list of rules and Parador Declaration of Condominium. Any violation of rules by guests, their children or lessees is the responsibility of the residential owner. While on the premises, children must be under parental or adult control at all times.

Copies of the house and ground rules and regulations are given to all owners. Please request your guests and lessees to familiarize themselves with these rules to avoid causing any embarrassment and/or legal action.

Complaints and recommendations should be directed to the property manager's office. The Board of Directors has assigned the responsibility for upholding of rules to the property manager.

1. GUESTS AND LESSEES

Use of units by guests and lessees must comply with Sections 12 and 13, as amended, of the Parador Declaration of Condominium.

Guests: When guests are to occupy a unit during the absence of an owner, a Guest Registration form must be sent to the property manager seven days prior to arrival with names of guests, occupancy dates and vehicle information.

Lessees: You may lease your unit for a three-month minimum, one time per year. A complete application packet must be sent to the property manager for the checking of references and subsequent approval by the Board of Directors at least twenty (20) days prior to the first day of occupancy.

Guest Registration forms and Rental Application packets can be obtained from Anchor Associates.

2. ELEVATORS AND CORRIDORS

Residents and guests must wear shoes and shirts in lobbies, corridors, and the elevator. Only side entrance doors are to be used when coming from the pool area or beach and all persons must be dry before entering the building. For safety reasons, no personal articles should be left in the corridors outside unit doors.

3. SWIMMING POOL AND AREA

Rules regarding the use of the pool by unit owners, their approved lessees, and guests are as follows:

- The swimming pool may be used only between the hours of 7am and 9pm.
- It is required that an adult be in attendance while the pool is in use by children.
- Floats, rafts, aquatic toys or similar objects are permitted in the pool area only with due consideration to others.
- Games involving running or shouting are prohibited.
- No glass containers of any kind are permitted in the pool area.
- A towel should be used to protect poolside furniture when oils, creams or lotions are used.
- Remove dirt and sand from feet before entering pool or pool area. State Board of Health Regulations requires that a shower be taken before entering the pool.
- Suntan lotions and creams must be removed before entering the pool.
- In order to maintain a private status, owners may not invite visitors (other than house guests and family members) to use the pool.
- Patio chairs and umbrellas may not be removed from the pool area.
- Patio umbrellas are to be lowered when leaving the pool for the day.
- Personal belongings must not be left at the poolside.
- Sunbathing on lawns outside the fenced pool area in chairs or on blankets is not permitted.

4. BALCONIES

Under no circumstances shall laundry, bathing suits or other articles be placed on railings of porches or balconies for drying. Children are not permitted to play on balconies, nor may this area be used for storage.

5. CHANGES AND ALTERATIONS

Prior to any alterations or modifications of a unit, it is the owner's responsibility to not only follow these Rules & Regulations as well as all set forth in the Declaration of Condominium.

Installation of any hard-surface floor covering (e.g. marble, slate, ceramic tile, parquet) in place of carpeting shall also include a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining Units and must obtain written approval of the Board of Directors prior to any such installation.

Prior to commencing upon the remodeling of a Unit involving alterations or modifications which would remove, in whole or in part, replace, reroute, or otherwise affect any column, bearing wall or partition, pipe, duct, wire or conduit, or obstruct any easement for the same, the Unit Owner shall submit drawings to the Board of Directors which have been prepared and stamped by a licensed Architect or Engineer certifying that the remodeling project complies with all applicable building and fire codes.

In the case of radon remediation, outside vents must conform in style, size, and color and be placed in the Board approved location to assure conformity on the outside of the building.

6. DELIVERIES AND MOVING

All deliveries and removals must be made during the daylight hours and only through the north side door.

Pads for the elevator must be put up when large items are delivered or removed. Owner will be responsible for any damage to the elevator if pads are not used. The pads are available in the mailroom in the lobby. Pads may not be left on the elevator overnight.

A portable luggage cart and furniture cart are available in the mailroom for residents' use. There are grocery carts in the north and south parking garages and should be returned immediately after use.

7. LANAI AND WINDOW SCREENS

All screens shall conform in color to all other screens.

Sunscreens on the lanais are allowed only if the top is secured in a roller tube, the sides are secured in a track, and the bottom is secured in a weighted white bottom bar. The tracks and hoods must be consistent in color with the lanai aluminum railings. Sunscreens may not be of a free hanging design. All sunscreens must be black in color. Approval by the board is required prior to installation.

8. GARBAGE AND RECYCLING

Items that cannot be disposed of in your kitchen disposal should be placed in tied plastic garbage bags and deposited in the trash chute on each floor. Grocery store plastic bags should not be used for disposal of trash in the chutes. There are bins in the south garage area for recycling of newspapers, bottles, cans, and plastic containers. Please rinse out items that contained food or drink.

9. PARKING

Each owner has at least one assigned parking space.

Only vehicles licensed as passenger vehicles are allowed in any parking areas. Do not park cars in the car-wash area, except when washing your vehicle.

10. SECURITY

It is vitally important to keep all exterior doors, including those accessing the storage areas, closed and locked at all times. Please instruct any guests, lessees or contractors working in your unit to keep these doors locked. Doors may not be propped open.

11. ONSITE MAINTENANCE

Work hours for Greg Westgate are 7:00am to 1:00pm on Tuesday, Thursday, and Friday. His cell phone number is (239) 825-0441. Greg is not permitted to do private work for residents during his regular business hours.

12. BULLETIN BOARD

The bulletin board is located in the mailroom. Please consult it regularly for any messages important to residents. It is the only place to find posted messages.

13. CONTRACTOR WORK

All major construction projects shall only occur during the period beginning May 15th and ending on October 15th. Contractors are only allowed to work between 8:00am and 5:00pm, Monday through Friday. Tile cutting is only permitted on the lanai or out on the lawn, not on balconies or hallways. Unit owners will be responsible for any damage done to common areas. All contractors and sub-contractors planning to work in the building must:

- A) Meet with Site Manager prior to starting work to exchange contact information and review construction rules.
- B) Be properly licensed and provide valid certificates of insurance.
- C) Protect all floors from point of entry to the unit under construction.
- D) Provide separate trash receptacle. Parador trash bin may not be used for construction debris.

Leave building hallways, lobby, and elevator clean at the end of each workday.

14. PETS

The keeping of pets of any kind or description within the Condominium is prohibited.

15. SIGNS

No person may post or display "For Sale", "For Rent" or other similar signs anywhere within the Condominium or on the condominium property. One "Open House" sign may be posted or displayed during reasonable hours and only while the Unit is actually open for inspection by potential purchasers. When a Unit is shown to a prospective purchaser or tenant, the owner or his agent shall at all times accompany the prospective purchaser or tenant while on condominium property.

Association Manager: Anchor Associates, Inc.
Attn: Brad Phelps
2340 Stanford Court
Naples, Florida 34112
(239) 649-6357

Parador Condominium Association, Inc.

Approved Budget

January 1, 2026 - December 31, 2026

Acct. #	DESCRIPTION	2025 BUDGET	2025 PROJECTED	2026 BUDGET	2026 QUARTERLY
REVENUES					
6310	Assessment - Operating	\$ 310,854	\$ 310,854	\$ 251,018	\$ 62,755
6311	Assessment - Reserves	\$ 31,110	\$ 31,110	\$ 34,511	\$ 8,628
6320	Prior Year Net Income	\$ -	\$ -	\$ 65,000	\$ 16,250
6510	Application Fees	\$ -	\$ 150	\$ -	\$ -
6517	Special Assessment Income	\$ -	\$ 112,000	\$ -	\$ -
6910	Interest Income	\$ -	\$ 2,500	\$ -	\$ -
6911	Reserve Interest Income	\$ -	\$ 900	\$ -	\$ -
6913	Ian Insurance Claim	\$ -	\$ 56,118	\$ -	\$ -
	Total Revenue	\$ 341,964	\$ 513,632	\$ 350,529	\$ 87,632
EXPENSES					
General & Administrative					
7010	Accounting	\$ 280	\$ 4,170	\$ 295	\$ 74
7020	Application Processing	\$ 75	\$ 75	\$ 75	\$ 19
7035	Federal Taxes	\$ 1,500	\$ 3,770	\$ 1,500	\$ 375
7040	Bank Charges	\$ 36	\$ 36	\$ 36	\$ 9
7070	Filing Fees	\$ 62	\$ 62	\$ 62	\$ 16
7080	Legal Fees	\$ 1,500	\$ -	\$ 1,500	\$ 375
7090	Insurance	\$ 91,000	\$ 88,000	\$ 97,000	\$ 24,250
7120	Management Fee	\$ 8,606	\$ 8,606	\$ 8,778	\$ 2,195
7140	Office Expense	\$ 2,000	\$ 2,250	\$ 2,300	\$ 575
7450	Tax & License Filing Fee	\$ 72	\$ 72	\$ 72	\$ 18
Grounds Maintenance					
8010	Grounds Maintenance- Contract	\$ 12,600	\$ 12,600	\$ 13,000	\$ 3,250
8030	Prior Year Landscaping Project	\$ -	\$ -	\$ 65,000	\$ 16,250
8090	Grounds Maintenance - Other	\$ 61,500	\$ 10,000	\$ 10,000	\$ 2,500
Pool					
8210	Pool Cleaning Contract	\$ 6,600	\$ 7,000	\$ 7,200	\$ 1,800
8220	Pool Repairs	\$ 2,000	\$ 2,000	\$ 2,000	\$ 500
Utilities					
8905	Cable	\$ 21,800	\$ 21,900	\$ 24,300	\$ 6,075
8910	Electricity	\$ 8,000	\$ 7,500	\$ 8,000	\$ 2,000
8930	Water/ Sewer/Refuse	\$ 20,000	\$ 20,100	\$ 21,000	\$ 5,250
8990	Telephone	\$ 400	\$ 360	\$ 400	\$ 100
Maintenance					
9010	Building Maintenance	\$ 17,000	\$ 35,000	\$ 20,000	\$ 5,000
9011	Building Janitorial	\$ 19,500	\$ 19,000	\$ 19,500	\$ 4,875
9030	Elevator Maintenance	\$ 4,200	\$ 3,300	\$ 4,200	\$ 1,050
9090	Pest Control	\$ 3,623	\$ 1,300	\$ 1,500	\$ 375
9100	Roof Maintenance/Repairs	\$ 4,500	\$ 3,050	\$ 4,000	\$ 1,000
9135	Fire Safety/Inspections	\$ 4,000	\$ 4,500	\$ 4,300	\$ 1,075
9138	Special Assessment Expense	\$ -	\$ 139,720	\$ -	\$ -
9194	Insulation Replacement	\$ 20,000	\$ 24,847	\$ -	\$ -
	Total Expenses	\$ 310,854	\$ 419,218	\$ 316,018	\$ 79,005
RESERVES					
9885	Reserve - Pooled	\$ -	\$ -	\$ 29,173	\$ 7,293
9960	Reserve - Roof	\$ 13,719	\$ 13,719	\$ -	\$ -
9965	Reserve - Exterior Paint	\$ 6,429	\$ 6,429	\$ -	\$ -
9940	Reserve - Pool/Deck	\$ 1,288	\$ 1,288	\$ 1,288	\$ 322
9945	Reserve - Soffit	\$ 5,625	\$ 5,625	\$ -	\$ -
9930	Reserve - Elevator	\$ 1,500	\$ 1,500	\$ 1,500	\$ 375
9915	Reserve - Pavement/Sealcoating	\$ 2,549	\$ 2,549	\$ 2,550	\$ 638
	Total Reserve Contribution	\$ 31,110	\$ 31,110	\$ 34,511	\$ 8,628
Total Budget		\$ 341,964	\$ 450,328	\$ 350,529	\$ 87,632
Less Other Income (from prior years' net income/equity)				\$ 65,000	
2026 Amount to Budget				\$ 285,529	

	2025 Annual/Unit	2025 Quarterly/Unit	2026 Annual/Unit	2026 Quarterly/Unit
Operating Assessment				
8 Units@6.1875 = 49.5%	\$ 153,873	\$ 4,809	\$ 124,254	\$ 3,883
10 Units@5.05%=50.5%	\$ 156,981	\$ 3,925	\$ 126,764	\$ 3,169
Reserve Assessment				
8 Units@6.1875 = 49.5%	\$ 15,399	\$ 481	\$ 17,083	\$ 534
10 Units@5.05%=50.5%	\$ 15,711	\$ 393	\$ 17,428	\$ 436
Total Assessment				
Total Assessments for 8 Units	\$ 169,272	\$ 5,290	\$ 141,337	\$ 4,417
Total Assessments for 10 Units	\$ 172,692	\$ 4,317	\$ 144,192	\$ 3,605
TOTAL	\$ 341,964	\$	\$ 285,529	

Approved
12/10/25

Parador Condominium Association, Inc.

Approved Reserve

January 1, 2026 - December 31, 2026

Acct. Non SIRS	Replacement Cost	Total Life	Estimated Balance as of 12-31-25	Additional Required	Remaining Life	Annual Requirement
5020 Pavement/Sealcoating	\$ 41,500		\$ 26,801	\$ 14,699		\$ 2,550
Pavement	\$ 37,000	21	\$ 26,801	\$ 10,199	4	\$ 2,550
Sealcoating	\$ 4,500	7		\$ 4,500	0	\$ -
5050 Elevator	\$ 60,000	40	\$ 3,000	\$ 57,000	38	\$ 1,500
5070 Pool/Deck	\$ 32,000	20	\$ 12,680	\$ 19,320	15	\$ 1,288
5230 Replacements/Maintenance	\$ 5,000		\$ 6,984	\$ -		\$ -
TOTAL	\$ 138,500		\$ 49,465	\$ 91,019		\$ 5,338

**Approved
12/10/25**

Parador Condominium Association, Inc.
Approved Pooled Reserves
January 1, 2026 - December 31, 2026

Parador Condominium Association, Inc. - Approved Reserve Schedule 2026														
Replacement Item	Reserve Schedule Items				Projected Annual Cash Outflows - Pooling Method									
	Total Estimated Life (Yrs)	Estimated Remaining Life (Yrs)	Estimate Cost to Replace 2025	Fund Balance 12-31-25	Year 1 (2026)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Electric, Main Panels & Meter Bases	45	43	\$ 26,476											
Fire Alarm Contal Panel & Ancillary	25	19	\$ 33,948											
Fire Stand Pipes & Valves	45	39	\$ 18,819											
Fire Pump & Controllers	40	35	\$ 76,362											
Stairs, Stringers, Risers & Treads	25	4	\$ 45,510						\$ 51,490					
Concrete Restoration - Walkways	25	4	\$ 31,925						\$ 36,120					
Roofs - Flat - TPO	18	8	\$ 81,411										\$ 101,669	
Roofs - Standing Seam Metal	35	15	\$ 149,138											
Painting, Waterproofing & Stucco Repairs	8	3	\$ 75,092					\$ 82,875						
Piping & Plumbing Major Renovations	60	14	\$ 44,280											
Railings - Aluminum Picket	44	18	\$ 91,266											
Fire Suppression System & Piping Galvanized	40	34	\$ 76,875											
Reserves On Hand				\$ 255,938										
Unallocated Interest				\$ 19,000										
TOTAL			\$ 751,102	\$ 274,938										
Total Projected Cash Outflows					\$ -	\$ -	\$ -	\$ (82,875)	\$ (87,610)	\$ -	\$ -	\$ -	\$ (101,669)	\$ -
Beginning Cash Balance					\$ 274,938	\$304,111	\$334,159	\$365,108	\$314,111	\$259,335	\$293,154	\$327,988	\$363,867	\$299,153
Annual Reserve Requirement					\$29,173	\$30,048	\$30,949	\$31,878	\$32,834	\$33,819	\$34,834	\$35,879	\$36,955	\$38,064
Annual Reserve Adjustment					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance					\$304,111	\$334,159	\$365,108	\$314,111	\$259,335	\$293,154	\$327,988	\$363,867	\$299,153	\$337,217
Total Annual Reserve Requirement					\$29,173	\$30,048	\$30,949	\$31,878	\$32,834	\$33,819	\$34,834	\$35,879	\$36,955	\$38,064

Approved
12/10/25

Parador Condominium Association, Inc.
Approved Pooled Reserves
January 1, 2026 - December 31, 2026

Parador Condominium Association, Inc. - Approved Reserve Schedule 2026														
	Reserve Schedule Items										Projected Annual Cash Outflows - Pooling Method			
Replacement Item	Total Estimated Life (Yrs)	Estimated Remaining Life (Yrs)	Estimate Cost to Replace 2025	Fund Balance 12-31-25	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Electric, Main Panels & Meter Bases	45	43	\$ 26,476											
Fire Alarm Contal Panel & Ancillary	25	19	\$ 33,948											\$ 55,628
Fire Stand Pipes & Valves	45	39	\$ 18,819											
Fire Pump & Controllers	40	35	\$ 76,362											
Stairs, Stringers, Risers & Treads	25	4	\$ 45,510											
Concrete Restoration - Walkways	25	4	\$ 31,925											
Roofs - Flat - TPO	18	8	\$ 81,411											
Roofs - Standing Seam Metal	35	15	\$ 149,138							\$ 221,395				
Painting, Waterproofing & Stucco Repairs	8	3	\$ 75,092		\$ 100,977									\$ 123,046
Piping & Plumbing Major Renovations	60	14	\$ 44,280						\$ 64,131					
Railings - Aluminum Picket	44	18	\$ 91,266										\$ 145,902	
Fire Suppression System & Piping Galvanized	40	34	\$ 76,875											
Reserves On Hand				\$ 255,938										
Unallocated Interest				\$ 19,000										
TOTAL			\$ 751,102	\$ 274,938										
Total Projected Cash Outflows					\$ -	\$ (100,977)	\$ -	\$ -	\$ (64,131)	\$ (221,395)	\$ -	\$ -	\$ (145,902)	\$ (178,674)
Beginning Cash Balance					\$337,217	\$376,423	\$315,828	\$357,421	\$400,262	\$380,257	\$204,312	\$251,126	\$299,344	\$203,107
Annual Reserve Requirement					\$39,206	\$40,382	\$41,593	\$42,841	\$44,126	\$45,450	\$46,814	\$48,218	\$49,665	\$51,154
Annual Reserve Adjustment					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance					\$376,423	\$315,828	\$357,421	\$400,262	\$380,257	\$204,312	\$251,126	\$299,344	\$203,107	\$75,587
Total Annual Reserve Requirement					\$39,206	\$40,382	\$41,593	\$42,841	\$44,126	\$45,450	\$46,814	\$48,218	\$49,665	\$51,154

Approved
12/10/25

Parador Condominium Association, Inc.
Approved Pooled Reserves
January 1, 2026 - December 31, 2026

Parador Condominium Association, Inc. - Approved Reserve Schedule 2026														
	Reserve Schedule Items													
Replacement Item	Total Estimated Life (Yrs)	Estimated Remaining Life (Yrs)	Estimate Cost to Replace 2025	Fund Balance 12-31-25	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Total
Electric, Main Panels & Meter Bases	45	43	\$ 26,476											
Fire Alarm Contal Panel & Ancillary	25	19	\$ 33,948											
Fire Stand Pipes & Valves	45	39	\$ 18,819											
Fire Pump & Controllers	40	35	\$ 76,362											
Stairs, Stringers, Risers & Treads	25	4	\$ 45,510											
Concrete Restoration - Walkways	25	4	\$ 31,925											
Roofs - Flat - TPO	18	8	\$ 81,411							\$ 158,569				
Roofs - Standing Seam Metal	35	15	\$ 149,138											
Painting, Waterproofing & Stucco Repairs	8	3	\$ 75,092								\$ 149,908			
Piping & Plumbing Major Renovations	60	14	\$ 44,280											
Railings - Aluminum Picket	44	18	\$ 91,266											
Fire Suppression System & Piping Galvanized	40	34	\$ 76,875											
Reserves On Hand				\$ 255,938										
Unallocated Interest				\$ 19,000										
TOTAL			\$ 751,102	\$ 274,938										
Total Projected Cash Outflows					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (158,569)	\$ (149,908)	\$ -	(\$1,291,710)
Beginning Cash Balance					\$75,587	\$128,276	\$182,546	\$238,444	\$296,019	\$355,321	\$416,402	\$320,747	\$235,640	
Annual Reserve Requirement					\$52,689	\$54,270	\$55,898	\$57,575	\$59,302	\$61,081	\$62,914	\$64,801	\$66,745	
Annual Reserve Adjustment					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance					\$128,276	\$182,546	\$238,444	\$296,019	\$355,321	\$416,402	\$320,747	\$235,640	\$302,385	
Total Annual Reserve Requirement					\$52,689	\$54,270	\$55,898	\$57,575	\$59,302	\$61,081	\$62,914	\$64,801	\$66,745	

Approved
12/10/25

Parador Condominium Association, Inc.

Run Date: 03/13/2025
Run Time: 03:48 PM

FUND BALANCE SHEET

As of: 12/31/2024

Assets

Account	Operating	Reserves	Total
Assets			
01010 Operating - First Horizon	\$34,715.52	\$0.00	\$34,715.52
01070 Reserves - First Horizon	\$0.00	\$37,924.17	\$37,924.17
01085 Bank United CD #5354 09/07/25 3.75%	\$0.00	\$207,863.58	\$207,863.58
01086 Fifth Third - Operating #5286	\$1,732.00	\$0.00	\$1,732.00
01088 Fifth Third - Operating MM #5302	\$156,062.96	\$0.00	\$156,062.96
01095 Bank United MM 4.25%	\$0.00	\$46,315.06	\$46,315.06
01360 Misc. Owner Receivables	\$17.00	\$0.00	\$17.00
01610 Prepaid Insurance	\$45,660.86	\$0.00	\$45,660.86
01620 Prepaid Expenses	\$500.00	\$0.00	\$500.00
Assets Total	\$238,688.34	\$292,102.81	\$530,791.15
Total Assets:	\$238,688.34	\$292,102.81	\$530,791.15

Liabilities

Account	Operating	Reserves	Total
Liabilities			
03095 Balance Of Ian Insurance Claim	\$140,650.73	\$0.00	\$140,650.73
03310 Prepaid Owner Assessments	\$33,889.00	\$0.00	\$33,889.00
Liabilities Total	\$174,539.73	\$0.00	\$174,539.73
Total Liabilities:	\$174,539.73	\$0.00	\$174,539.73

Equity

Account	Operating	Reserves	Total
Reserves			
05020 Reserves - Pavement	\$0.00	\$24,252.87	\$24,252.87
05050 Reserves - Elevator	\$0.00	\$1,500.00	\$1,500.00
05070 Reserves - Pool/Geo/Deck	\$0.00	\$11,391.59	\$11,391.59
05120 Reserves - Soffit	\$0.00	\$37,500.77	\$37,500.77
05210 Reserves - Roof	\$0.00	\$173,378.31	\$173,378.31
05220 Reserves - Exterior Paint	\$0.00	\$19,286.00	\$19,286.00
05230 Reserves - Replacements/Mainte	\$0.00	\$6,983.76	\$6,983.76
05255 Reserves - Interest	\$0.00	\$17,809.51	\$17,809.51
Reserves Total	\$0.00	\$292,102.81	\$292,102.81
Equity			
05510 Prior Year Net Inc./Loss	\$71,295.57	\$0.00	\$71,295.57
Equity Total	\$71,295.57	\$0.00	\$71,295.57
Current Year Net Income/Loss	(\$7,146.96)	\$0.00	(\$7,146.96)
Total Equity:	\$64,148.61	\$292,102.81	\$356,251.42
Total Liabilities & Equity	\$238,688.34	\$292,102.81	\$530,791.15

Parador Condominium Association, Inc.

Run Date: 03/13/2025
Run Time: 03:48 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 Assessment Income	19,574.62	19,478.37	96.25	233,355.00	233,740.00	(385.00)	233,740.00
06311 Assessments - Reserves	2,592.38	2,592.38	0.00	31,109.00	31,109.00	0.00	31,109.00
06360 Misc. Owner Income	0.00	0.00	0.00	263.50	0.00	263.50	0.00
06510 Application Fees	0.00	0.00	0.00	450.00	0.00	450.00	0.00
06910 Interest Income	522.20	0.00	522.20	6,812.96	0.00	6,812.96	0.00
06911 Reserve Interest Income	7,967.89	0.00	7,967.89	10,566.16	0.00	10,566.16	0.00
06913 Ian Insurance Claim	0.00	0.00	0.00	154,800.77	0.00	154,800.77	0.00
Income Total	30,657.09	22,070.75	8,586.34	437,357.39	264,849.00	172,508.39	264,849.00
Total Income	30,657.09	22,070.75	8,586.34	437,357.39	264,849.00	172,508.39	264,849.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
07010 Accounting	0.00	0.00	0.00	280.00	0.00	(280.00)	0.00
07020 Application Processing	0.00	9.13	9.13	150.00	110.00	(40.00)	110.00
07035 Federal Taxes	0.00	0.00	0.00	1,448.00	0.00	(1,448.00)	0.00
07040 Bank Charges	3.00	0.00	(3.00)	18.00	0.00	(18.00)	0.00
07070 Filing Fees	0.00	0.00	0.00	61.25	62.00	0.75	62.00
07080 Legal Fees	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
07085 Engineering Svcs	0.00	833.37	833.37	12,690.26	10,000.00	(2,690.26)	10,000.00
07090 Insurance	7,159.18	5,833.37	(1,325.81)	75,527.13	70,000.00	(5,527.13)	70,000.00
07120 Management Fees	683.00	683.00	0.00	8,196.00	8,196.00	0.00	8,196.00
07140 Office Expense	208.48	166.63	(41.85)	1,801.26	2,000.00	198.74	2,000.00
07450 Tax & Licenses - Filing Fee	72.00	6.00	(66.00)	72.00	72.00	0.00	72.00
General & Administrative Total	8,125.66	7,656.50	(469.16)	100,243.90	91,940.00	(8,303.90)	91,940.00
Ground Maintenance							
08010 Grounds Maintenance Contract	1,050.00	1,050.00	0.00	12,600.00	12,600.00	0.00	12,600.00
08090 Grounds Maintenance - Other	3,244.00	833.37	(2,410.63)	14,669.75	10,000.00	(4,669.75)	10,000.00
Ground Maintenance Total	4,294.00	1,883.37	(2,410.63)	27,269.75	22,600.00	(4,669.75)	22,600.00
Pool							
08210 Pool Cleaning Contract	0.00	550.00	550.00	6,000.00	6,600.00	600.00	6,600.00
08220 Pool Maintenance/Repairs	0.00	83.37	83.37	1,607.73	1,000.00	(607.73)	1,000.00
Pool Total	0.00	633.37	633.37	7,607.73	7,600.00	(7.73)	7,600.00
Utilities							
08905 Cable	1,748.80	1,516.63	(232.17)	20,158.92	18,200.00	(1,958.92)	18,200.00
08910 Electricity	718.30	666.63	(51.67)	7,199.47	8,000.00	800.53	8,000.00
08930 Water & Sewer	0.00	1,416.63	1,416.63	19,098.62	17,000.00	(2,098.62)	17,000.00
08990 Telephone	0.00	33.37	33.37	(5.63)	400.00	405.63	400.00
Utilities Total	2,467.10	3,633.26	1,166.16	46,451.38	43,600.00	(2,851.38)	43,600.00
Maintenance							
09010 Building Maintenance	10,944.25	1,250.00	(9,694.25)	34,774.25	15,000.00	(19,774.25)	15,000.00
09011 Building Janitorial	3,300.00	1,625.00	(1,675.00)	30,830.00	19,500.00	(11,330.00)	19,500.00
09030 Elevator Maintenance	254.53	333.37	78.84	3,775.86	4,000.00	224.14	4,000.00
09090 Pest Control - Interior	(3,198.00)	291.63	3,489.63	1,130.00	3,500.00	2,370.00	3,500.00
09100 Roof Maintenance/Repairs	0.00	333.37	333.37	3,550.00	4,000.00	450.00	4,000.00
09135 Fire Safety/Inspections	708.06	333.37	(374.69)	6,545.59	4,000.00	(2,545.59)	4,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09194 Insulation Replacement	0.00	1,500.00	1,500.00	0.00	18,000.00	18,000.00	18,000.00
09199 Reclass Balance of Ian Insurance Claim	140,650.73	0.00	(140,650.73)	140,650.73	0.00	(140,650.73)	0.00
Maintenance Total	152,659.57	5,666.74	(146,992.83)	221,256.43	68,000.00	(153,256.43)	68,000.00
Reserves							
09915 Reserves - Pavement	212.38	212.38	0.00	2,549.00	2,549.00	0.00	2,549.00
09930 Reserves - Elevator	125.00	125.00	0.00	1,500.00	1,500.00	0.00	1,500.00
09940 Reserves - Pool /Deck	107.37	107.37	0.00	1,288.00	1,288.00	0.00	1,288.00
09945 Reserves - Soffit	468.75	468.75	0.00	5,625.00	5,625.00	0.00	5,625.00
09960 Reserves - Roofs	1,143.25	1,143.25	0.00	13,719.00	13,719.00	0.00	13,719.00
09965 Reserves - Ext. Painting	535.63	535.63	0.00	6,428.00	6,428.00	0.00	6,428.00
09966 Reserves - Interest	7,967.89	0.00	(7,967.89)	10,566.16	0.00	(10,566.16)	0.00
Reserves Total	10,560.27	2,592.38	(7,967.89)	41,675.16	31,109.00	(10,566.16)	31,109.00
Total Expense	178,106.60	22,065.62	(156,040.98)	444,504.35	264,849.00	(179,655.35)	264,849.00
Net Income	(147,449.51)	5.13	(147,454.64)	(7,146.96)	0.00	(7,146.96)	0.00

Parador Condominium Association, Inc. 2026 Frequently Asked Questions

Q: What are my voting rights in the condominium Association?

A: Each unit is entitled to one vote and must be recorded owner of legal title to a unit. When a unit is owned by two or more natural persons, the unit's vote may be cast by any one of the record owners. If two or more do not agree among themselves how their vote shall be cast, the vote shall not be counted for any purpose.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?

A: Each unit shall be used as a single-family residence only. No pets allowed.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?

A: Leases must be for a term of at least ninety (90) days and no more than one (1) year. No unit may be leased more than one (1) time in one (1) calendar year. Applicants must be interviewed by B.O.D., prior to approval. Board must approve 20 days in advance. Application and \$150.00 fee required.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?

A: The Association assessments vary according to unit size and are \$3605 to \$4417. They are due the first day of each Quarter (January, April, July and October) regardless if notice is received or not.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?

A: No

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the Condominium Documents.