NO. 1 CONDOMINIUM ASSOCIATION OF
PARADISE HARBOUR OF NORTH PALM BEACH, INC.
2025 ADJUSTED BUDGET

ADJUSTED MEMBER ASSESSMENT		Annually	Jan & Feb	Balance	Monthly Mar-Dec
1.3158%	1-Bedroom Unit	$ 7,343.27	$ 1,230.34	$ 6,112.93	$ 611.29
1.8421%	2-Bedroom Unit	$ 10,280.47	$ 1,710.18	$ 8,570.29	$ 857.03

GL Account (Community Financials)	Description	2025 Approved Fully Funded	GL Account (RTPM)	2024 Approved Fully Funded
INCOME				
4000	Members Assessment	508,084.00	5010	562,594.50
4030	Late Fees	-	5050	-
4040	Interest Income	-	5030	-
4080	Misc. Income	-	5080	-
4098	NSF Fees	-	5055	-
4122	Application Fee	-	N/A	-
4200	Laundry Income	6,000.00	5040	6,000.00
5075	Cell Tower Agreement Income	-	5075	576,000.00
	Subtotal Income	**$ 514,084.00**		**$ 1,144,594.50**
RESERVE INCOME				
	Members Reserve Assessments	50,000.00	4010	-
	Interest Income Reserve	-	4030	-
	Subtotal Reserve Income	**$ 50,000.00**		**$ -**
TOTAL INCOME		**$ 564,084.00**		**$ 1,144,594.50**
EXPENSES				
Administrative Expenses				
5000	Property Management	32,500.00	6020	20,342.00
5001	Accounting Review	8,950.00	6010	5,000.00
5007	Office Expense	2,500.00	6050	2,500.00
5040	Legal & Professional	20,000.00	6030	15,000.00
5100	Insurance	336,120.00	6080	390,579.50
5100	Insurance Rebate (Boat Docks)	(1,511.00)	N/A	-
5662	Taxes & Fees	500.00	6075	4,000.00
	Subtotal Administrative Expenses	**$ 399,059.00**		**$ 437,421.50**

NO. 1 CONDOMINIUM ASSOCIATION OF
PARADISE HARBOUR OF NORTH PALM BEACH, INC.
2025 ADJUSTED BUDGET

GL Account (Community Financials)	Description	2025 Proposed Budget Fully Funded	GL Account (RTPM)	2024 Proposed Budget Fully Funded
Operational Expenses				
5154	Security Camera System	2,200.00	6205	1,500.00
5200	Landscape Maintenance	10,800.00	6160	10,500.00
5202	Landscape/Extras/Tree Trimming	4,000.00	6170	4,000.00
5404	Janitorial Expense	23,400.00	6220	23,100.00
5406	Pest Control	5,000.00	6245	5,000.00
5412	Elevator Maintenance	5,000.00	6242	5,000.00
5421	R&M-Building	10,000.00	6200	15,000.00
5432	R&M - Plumbing	15,000.00	6244	2,500.00
5694	Laundry Expense	500.00	6243	500.00
	Subtotal Operational Expenses	**$ 75,900.00**		**$ 67,100.00**
Utilities				
5301	Propane Gas	500.00	6310	430.00
5316	Water	25,000.00	6295	26,970.00
5318	Electricity	13,000.00	6290	12,570.00
5613	Clubhouse/Pool Shared Expense BB	(12,575.00)	6328	(13,332.00)
5780	Clubhouse - Miscellaneous Expense	-	N/A	-
5857	Utilities Rebate-Recreation	(15,000.00)	6315	(11,429.00)
5858	Contribution to Joint Recreation	22,200.00	6320	22,200.00
5859	Clubhouse/Pool Shared Expense	-	6327	26,664.00
	Subtotal Utilites Expenses	**$ 33,125.00**		**$ 64,073.00**
TOTAL OPERATING EXPENSES		**$ 508,084.00**		**$ 568,594.50**
Reserves				
6345	Reserve Funding	50,000.00	6345	576,000.00
6365	Reserve Interest	-	6365	-
	Total Reserves	**$ 50,000.00**		**$ 576,000.00**
TOTAL EXPENSES		**$ 558,084.00**		**$ 1,144,594.50**
Current Year Net Income/(Loss)		**$ 6,000.00**		**$ -**