

For the Period of Jan 1, 2020 through December 31, 2020

Estimated Operating Budget:

39.00

Paradise Pointe at Charlotte Harbor Condominium Association, Inc.

	All Units		Individual Units	
	Monthly	Annually	Monthly	Annually
Assessment Income	14,843.65	178,123.75	380.61	4,567.28
Expenses				
G&A				
Accounting	58.33	700.00	1.50	17.95
Administration of the Association	NA	NA	NA	NA
Office Expenses	12.50	150.00	0.32	3.85
Management Fees	300.00	3,600.00	7.69	92.31
Sec of State	5.10	61.25	0.13	1.57
Fees Payable to the Division	13.00	156.00	0.33	4.00
Rent for Recreational & Facilities	NA	NA	NA	NA
Taxes upon Association Property	NA	NA	NA	NA
Taxes upon Leased Areas	NA	NA	NA	NA
Security Provisions	NA	NA	NA	NA
Expenses for Unit Owner-Rent	NA	NA	NA	NA
Operating Capital	NA	NA	NA	NA
Other Expenses	41.67	500.00	1.07	12.82
Sub Total	430.60	5,167.25	11.04	132.49
Utilities				
Water Sewer Trash	2,750.00	33,000.00	70.51	846.15
Electricity	275.00	3,300.00	7.05	84.62
Elevator Phone	200.00	2,400.00	5.13	61.54
Internet	150.00	1,800.00	3.85	46.15
Sub Total	3,375.00	40,500.00	86.54	1,038.46
Insurance				
Liability/Fidelity/DO	300.00	3,600.00	7.69	92.31
Property	3,166.67	38,000.00	81.20	974.36
Flood	1,666.67	20,000.00	42.74	512.82
Umbrella	100.00	1,200.00	2.56	30.77
Workmans Comp	53.67	644.00	1.38	16.51
Sub Total	5,287.00	63,444.00	135.56	1,626.77
Repairs and Maintenance				
Grounds Maintenance	600.00	7,200.00	15.38	184.62
Buildings Maintenance	166.67	2,000.00	4.27	51.28
Pool	450.00	5,400.00	11.54	138.46
Sub Total	1,216.67	14,600.00	31.20	374.36
Reserves				
Roof	2,916.67	35,000.00	74.79	897.44
Paint	833.33	10,000.00	21.37	256.41
Pavement	208.33	2,500.00	5.34	64.10

Elevators	471.88	5,662.50	12.10	145.19
Pool	104.17	1,250.00	2.67	32.05
Sub Total	4,534.38	54,412.50	116.27	1,395.19
Total	14,843.65	178,123.75	380.61	4,567.28

Reserves

	Est. Repl. Cost	Est. Useful Life	Est. Remaining Life	Est. Balance	Req. Contribution
Roof	700,000.00	20.00	20.00	-	35,000.00
Paint	80,000.00	8.00	8.00	-	10,000.00
Pavement	50,000.00	20.00	20.00	-	2,500.00
Elevators	226,500.00	40.00	40.00	-	5,662.50
Pool	25,000.00	20.00	20.00	-	1,250.00

THE BUDGET CONTAINED IN THIS OFFERING CIRCULAR HAS BEEN PREPARED IN ACCORDANCE WITH THE CONDOMINIUM ACT AND IS A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF ITS PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS. SUCH CHANGES IN COST DO NOT CONSTITUTE MATERIAL ADVERSE CHANGES IN THE OFFERING.