

# THE PARADISE PARK MASONIC CLUB JUST THE FACTS

## BOARD OF DIRECTORS

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**TPPMC STAFF**  
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CHECK OUT OUR WEBSITE:  
[https:// myppmc.com/](https://myppmc.com/)



Your 2026 Lodge  
or Chapter Dues  
Cards are now due  
to the office.

Please email them to:

[ppmcduescards@gmail.com](mailto:ppmcduescards@gmail.com)



**The Paradise Park Masonic Club**  
211 Paradise Park, Santa Cruz, CA 95060  
831-423-1530

OPEN BOARD MEETING  
January 17, 2026

**DRAFT**

Open Session called to order at 11:06AM (Small Social Hall & Zoom)

OPENING ITEMS

A. Roll Call-Members present: Mark Gienger, Pat McDonald, and Bill Eckard in person, and Heather Mumy and Cyndy Crogan via Zoom

B. Invocation-lead by Mark

C. Pledge of Allegiance-lead by Mark

D. Approval of November Minutes-Heather moved approval as corrected, with the following corrections:

Management E. and Spotlight-change "Liz" to "Luz" for Recycle

Legal-Laskey-delete "Mr. Laskey will be coming current with the allotment's TADS, including the water meter assessment, and 100% of the attorney fees spent on the Laskey-related matters." It was seconded, and **approved** 5-0.

E. Approval of December Minutes-Pat moved approval, as corrected, with the following corrections:

Management B.-change "dumpsters" to "bins"

Open Forum-change "Fortuna" to "Fontana"

It was seconded, and **approved** 5-0.

Late Additions to Agenda-R & P Use of allotment

Management Reports

A. President-Mark wished all Happy New Year, looking to hire part time crew and manager type person, water project is in the permitting process now, with anticipating spring time launch, had a few storms so help out your neighbors if possible, and make sure you are on the EBlast list to get the bulletins and other important information

B. Vice President-Cyndy thanked Bill and Pat for helping out while she is out of town

C. Secretary-Heather wished all a Happy New Year and shared the next bulletin deadline is Jan. 23rd

D. Treasurer-Pat shared one CD rolled in Jan. at 3.85%, and we made about \$3000 in interest this last month

E. Director at Large-Bill thanked all for getting packages picked up in a timely manner over the holidays

Spotlight Awards-Ed Menhenhall for helping clean up after trees fell on Shrine, Melissa Allred and Sue Ramos for helping out in the office while Shelley was out, and Heather Mumy for the Bulletins

# DRAFT

Raffle-Melanie won!

## Committee Reports

- A. Budget-Sharon Simas 615 St. Augustine shared they are moving forward with proposals
- B. ByLaws-Mark shared we are looking to reorganize the membership on the committee, looking to have a Tree Committee person as well
- C. Ecological-Pat shared the next work party is tomorrow at the hill behind the tennis courts in Section 4
- D. Financial Oversight-Pat moved to approve their mission statement, it was seconded, and **approved** 5-0
- E. Office Volunteers-Pat shared they are continuing to volunteer
- F. Orientation-Rebecca Heer 501 Amaranth shared they are continuing to orientate others-a Zoom offering may happen again in April
- G. Recreation-Holly Swanson 577 Scottishrite shared potluck is tonight, Bunco at end of month on Jan. 25 from 3-5, there will be Book Club, Bingo, and Bunco in Feb., with Valentine's Day treats on either the office porch or at the potluck, looking to upgrade the sound system-Mark asked them to do an inventory of the current sound system and get three quotes to get a new system-portable equipment would be a better option
- H. Safety-Jim Gloekler 285 Royal Arch shared that he is getting a date for a small training in the park on CPR
- I. Water-Michael Bates 396A Cavern shared we are working on the water meter permit to make it the lowest cost possible, should be done in the next 2 weeks with the negotiating of the costs, Michael will continue as the Chair going forward, test gateways have been identified
  - Gayle Logan-Silva 295 Royal Arch asked for the cost of the permits-Michael shared that we will know the answer to that soon
- J. Staking-Michael Bates 396A Cavern shared the order of staking requests
  - Pat moved to approve the staking report at 333 Royal Arch, it was seconded, and **approved** 5-0
- K. Building-Michael Bates 396A Cavern shared we are still trying to simplify the process, Pat shared the form is being put into Google documents now
  - Elizabeth Arzouni 370 Eastern Star asked about the Landlord non-responsibility clause on the form-Michael will look into it
  - Cyndy shared there is a "Preliminary Notice" which would protect the park from legal actions
  - Pat will be revising the form to include appropriate language in park terms
  - Sharon Simas 615 St. Augustine asked whether or not the Contractors License covers it-Pat responded it is still required but we need both
  - Joe McHenry 381 Hiram asked if a vote would happen if a new form is created-Yes, in June
  - Susan Dee Cumins 407 Keystone asked if this is the time to discuss an application for Building-Michael and the Building committee will meet this week with her
- L. AdHoc-Streetlights-Michael Bates 396A Cavern shared that they met, recommending sensor lights at stairs at office, stairs at social hall, picnic ground area, feel free to join committee if you want to be involved

## DRAFT

- M. Tree-Sharon Naraghi 228 Acacia shared the summary of the minutes, the mid year report
- 561 King Solomon-Pat moved to approve the request, it was seconded, and **approved** 5-0
  - 677 St Paul-approved last year, but didn't get finished before the one year date, Pat moved to extend the approval of tree request, contingent upon the tree committee's approval, it was seconded, 2-3 motion **denied**.
  - 239 Temple-tree removal was approved in Nov., and Mark will be reaching out to contractor to complete removal
  - 705 Shrine-leaning tree-Board needs revised bids that are comparable for the work

Pam McHenry 381 Hiram asked who to notify about an issue on an allotment-Mark shared to fill out an incident report, which is available in the office.

Susan Dee Cummins 407 Keystone asked about her tree request-Board nor the Tree committee have received it-Mark said work with Office to make sure all is in order

### Unfinished Business

- A. Bingo Request-Pat moved to approve the profits from November Bingo fundraiser to go to the Almoner's Fund, without setting a precedent, it was seconded, and **approved** 5-0
- B. Grading of Shrine-need 3 bids first, then we will come back to Board for approval
- C. Tree Removal Shrine-Pat moved to accept Richard's Bid, not to exceed \$4000, it was seconded, and **approved** 5-0
- D. Washington Pathway embankment bids-we have one, and next week hoping to get the other two
  - a. -Michael Bates 396A Cavern asked us to think about possibly bridging over the erosion spot, with lessor costs to building a retaining wall
- E. Section 4 retaining wall-we have one bid, and next week hoping to get the other two
- F. Board Training-hope for a Townhall in March to help recruit potential Board members, and it may include ByLaw discussions-Do you want to be a Board Member someday? Come learn more about what the Board does and is responsible for. We will get dates from Allison
- G. Alcohol Form-make sure to fill out the correct permit if you are serving alcohol

### New Business

- A. Disposal of old fuel pump in Corp Yard-George Brown recommended posting it on Craigslist to get rid of it-it is not useful for us today-Bill moved to allow George Brown to dispose of it, it was seconded, and **approved** 5-0
- B. Dues cards from Santa Cruz Redwood Chapter-problem with Dues Cards printing-Pat moved to allow any Santa Cruz Redwood Chapter member to submit a receipt from the Chapter Secretary, this year only, it was seconded, and **approved** 5-0.
  - Melissa Allred 194 St. Bernard shared that it should be any day that the Chapter gets the new forms
- C. Back gate road repair-temporary fix with a sandbag, but will be getting bids for the repair of the pothole, and Cyndy will work on it

## DRAFT

- D. Vehicle Towing-let Mark know if you see any that are not current in their registrations or have been abandoned
- E. R & P-use of Allotment-Pat asked to include the proposal language in the Bulletin, and it will be before the Board next meeting

### Open Forum

Kurt Likins 561 King Solomon thanked Board and Committee for the approval of tree request

Sharon Simas 615 St. Augustine shared the internet is spotty, and Xfinity came in and did a big update, ATT is much better, perhaps Board could reach out and request ATT to put in fiber optics into the park

Tawni Servi 383 Hiram requested an expedited key lockbox

Millie Holt 435 Joppa shared dues cards from other states may not be on the same time schedule-Pat will look at specifics, so let her know if you may be affected by this, too

Michael Bates 396A Cavern asked if we have blanket approval to remove any trees blocking your driveway-Yes

Susan Dee Cummins 407 Keystone-what is the process for forms-Mark shared the process She then asked if the \$1500 water meter cost was less, would there be a reimbursement-no, the cost to each member is \$1500 regardless.

Meeting Adjourned 1:03PM.

### ACTION ITEMS FROM EXECUTIVE SESSION

**Approved** November and December minutes

**Approved** Waiver of late fees for one member

**Approved** hiring a part time crew person for PPMC

**Acknowledged** Penney Forbes as Associate Member to Virginia Uber at 393 Hiram

**Acknowledged** Kathryn Lee as Alternate Associate Member to Betty Kimble at 576 Scottishrite

**Approved** Scott Erickson as Member at 259 Keystone, purchased for \$24,000, contingent upon proper paperwork and Orientation

**Acknowledged** Members Pending, Improvements for Sale lists, and Financials

# DRAFT

## 1. Use of Allotment

- 1.1. General Usage – A Member, Associate Member or Alternate Associate Member may use a member's allotment in accordance with the Bylaws and Rules and Procedures of Paradise Park Masonic Club hereafter PPMC). A Member, Associate Member or Alternate Associate Member is hereafter referred to as a Collective Member when no differentiation is being made. **The Member is responsible for the behavior of his or her family, visitors, guests and workers.**
- 1.2. ~~Family Members' Rights – A Member's family shall be entitled to all the privileges of PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partner. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation. (07/21)~~
- 1.3. **(Change to 1.02)** Visitor(s) – A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (06/09)
- 1.4. **(Change to 1.03)** Guest(s) – A Guest is anyone occupying an allotment, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (06/09)
- 1.5. **(Change to 1.04)** Guest Privileges – ~~Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information.~~ **When a guest will be staying at their allotment; this shall include names and contact information of guests as well as expected length of stay. The Member shall fill out the Guest Privileges paperwork and guests will attend orientation and be approved by the Board for a stay of up to 1 year.** ~~The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval (07/18)~~
- 1.6. **1.05 Masonic Affiliation – Guests making Paradise Park their primary residence for more than 1 year must have Masonic affiliation and proof must be submitted to the Park Office.**
- 1.7. **1.06** Renting – No allotment may be rented at any time.
- 1.8. **1.07** Businesses – A Collective Member may operate a business on his or her allotment but may not advertise the business within PPMC except as permitted in the Park Office. No business may be conducted which interferes with the quiet enjoyment of other Collective Members of PPMC.
- 1.9. ~~Responsibility – The Member is responsible for the behavior of his or her family, visitors, guests and workers. (06/09) (now included in 1.01)~~
- 1.10. **(Change to 1.08)** Video Cameras – The use of video cameras on any improvement should be used for safety and security purposes only. Cameras should record the Members' allotment

# DRAFT

only and must not intentionally video record adjoining allotments or common areas. Audio recording is prohibited. (07/18)

12:25 PM  
 01/09/26  
 Accrual Basis

The Paradise Park Masonic Club  
**Balance Sheet**  
 As of December 31, 2025

Dec 31, 25

**ASSETS**

**Current Assets**

**Checking/Savings**

**Cash and Equivalents**

**Operating Accounts**

1015 · WCCB Operating Checking - #2099

42,978.14

1015.02 · WCCB - Operating MM #5172

334,814.60

**Total Operating Accounts**

377,792.74

**Petty Cash**

1020 · Petty Cash On Hand

208.69

**Total Petty Cash**

208.69

**Reserve Accounts**

1050.01 · BFCU Reserve Checking #4190

12,019.03

1050.03 · BFCU Reserve Saving #4174

15.96

1050.04 · BFCU Reserve Saving #0669

222,821.39

1050.06 · BFCU Reserve CD #0700

76,092.54

1050.05 · BFCU Reserve MM #0677

26,217.86

1060.01 · WFB Reserve Checking #4461

18,512.73

1060.02 · WFB Reserve CD #4456

69,417.44

1060.03 · WFB Reserve CD #4563

85,772.71

1060.04 · WFB Reserve CD #8115

55,467.19

1060.05 · WFB Reserve CD #8123

73,871.85

1060.06 · WFB Reserve CD #1123

50,700.04

1070 · WFA Reserve - Water Meter

1070.01 · WFA Reserve - WM MM Liquid

100,287.36

1070.02 · WFA Reserve - WM CD#1 XU26

100,000.00

1070.03 · WFA Reserve - WM CD#2 PDP3

100,000.00

1070.04 · WFA Reserve - WM CD#3 8GH0

160,000.00

**Total 1070 · WFA Reserve - Water Meter**

460,287.36

**Total Reserve Accounts**

1,151,196.10

**Restricted**

1080 · WCCB Recreation Savings 4863

19,301.97

**Total Restricted**

19,301.97

**Total Cash and Equivalents**

1,548,499.50

**Total Checking/Savings**

1,548,499.50

**Accounts Receivable**

1100 · Acct. Receivable

909,099.84

**Total Accounts Receivable**

909,099.84

**Other Current Assets**

1199 · Undeposited Funds

2,062.10

The Paradise Park Masonic Club  
**Balance Sheet**  
As of December 31, 2025

	<u>Dec 31, 25</u>
<b>Current Assets-Other Receivable</b>	
1110 · Receivables - Comcast	4,705.99
1170 · Receivables - Accrued Interest	120.00
1190 · Allowance for Doubtful accts	(62,000.00)
<b>Total Current Assets-Other Receivable</b>	(57,174.01)
<b>Prepaid Expenses</b>	
Prepaid Property Tax	
1449 · Property Tax Refunds	(11.62)
<b>Total Prepaid Property Tax</b>	(11.62)
<b>Prepaid Other</b>	
1402 · Prepaid Insurance	37,607.32
1408 · Prepaid Employee Health	200.00
1455 · Prepaid Workman's Comp	1,278.75
<b>Total Prepaid Other</b>	39,086.07
<b>Total Prepaid Expenses</b>	39,074.45
<b>Total Other Current Assets</b>	(16,037.46)
<b>Total Current Assets</b>	2,441,561.88
<b>Fixed Assets</b>	
<b>Fixed Assets</b>	
1502 · Land	323,182.00
1503 · Land Improvements	637,840.20
1504 · Bldgs. & Covered Bridge	420,006.11
1505 · Upstairs office Apartment	49,401.47
1506 · 2008-2009 Water - Sect. 1, 2	1,418,286.50
1507 · 2008-2009 Water - Sect.3 and 4	2,198,739.71
1508 · 2008-2009 Water-708 Shrine Way	15,566.76
1510 · Autos/Trucks/Tractors	131,330.18
1511 · Radio Equipment	17,650.60
1512 · Equipment	204,103.85
1513 · Office Computers and equipment	14,408.28
1520 · 2025-2026 Water Meter	25,204.08
1590 · Accumulated Depreciation	(3,431,208.64)
<b>Total Fixed Assets</b>	2,024,511.10
<b>Total Fixed Assets</b>	2,024,511.10
<b>Other Assets</b>	
<b>Other Assets</b>	
Right of Use Asset	
1610 · ROU-Copier Lease	6,426.36
1620 · Accumulated Amortization	(2,035.09)
<b>Total Right of Use Asset</b>	4,391.27

The Paradise Park Masonic Club  
**Balance Sheet**  
 As of December 31, 2025

	<u>Dec 31, 25</u>
<b>Allotment Settlement</b>	
1650 · 646 St Augustine	187,500.00
<b>Total Allotment Settlement</b>	<u>187,500.00</u>
<b>Total Other Assets</b>	191,891.27
<b>Total Other Assets</b>	<u>191,891.27</u>
<b>TOTAL ASSETS</b>	<b><u>4,657,964.25</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	664,522.86
<b>Total Accounts Payable</b>	<u>664,522.86</u>
<b>Credit Cards</b>	
<b>PPMC Credit Card Accounts</b>	
2053 · WF Credit Card - #4789	512.73
<b>Total PPMC Credit Card Accounts</b>	<u>512.73</u>
<b>Total Credit Cards</b>	512.73
<b>Other Current Liabilities</b>	
<b>Accrued Expenses</b>	
2302 · Accrued Payroll Payable	1,955.00
2304 · Accrued Accounts Payable	28,917.25
2353 · Accrued Payroll Tax Payable	187.43
<b>Total Accrued Expenses</b>	<u>31,059.68</u>
<b>Deferred Revenue</b>	
2501 · Deferred Revenue - Annual Dues	178,750.00
2502 · Deferred Revenue - Annual Asses	479,557.06
2503 · Deferred Revenue - Reserve	17,875.00
2505 · Deferred Revenue - Member Fee	10,000.00
<b>Total Deferred Revenue</b>	<u>686,182.06</u>
<b>Other Current Liabilities</b>	
2110.00 · Payroll Liabilities	
2110.96 · Payroll - Other Benefit Payable	155.00
<b>Total 2110.00 · Payroll Liabilities</b>	<u>155.00</u>
2210 · Other Taxes Payable	
2212 · Federal Income Tax Payable	2,641.62
<b>Total 2210 · Other Taxes Payable</b>	<u>2,641.62</u>

The Paradise Park Masonic Club  
**Balance Sheet**  
As of December 31, 2025

	<u>Dec 31, 25</u>
2220 · Member Paid in Advance	
2220.01 · Prepaid Sup Tax - 199 Cox	2,024.25
<b>Total 2220 · Member Paid in Advance</b>	<b>2,024.25</b>
2300 · Laskey Payable	137,500.00
<b>Total Other Current Liabilities</b>	<b>142,320.87</b>
<b>Total Other Current Liabilities</b>	<b>859,562.61</b>
<b>Total Current Liabilities</b>	<b>1,524,598.20</b>
<b>Long Term Liabilities</b>	
Long Term Liability	
2710 · ROU Copier Lease	4,391.27
<b>Total Long Term Liability</b>	<b>4,391.27</b>
<b>Total Long Term Liabilities</b>	<b>4,391.27</b>
<b>Total Liabilities</b>	<b>1,528,989.47</b>
<b>Equity</b>	
3100 · Equity Master	
3101 · Reserve Funds-BOD Designated	
3102 · 2008-2009 Water Project Reserve	244,206.00
3103 · Major Improvement Reserve	506,315.97
3105 · Water Meter Capital Improvement	505,190.00
<b>Total 3101 · Reserve Funds-BOD Designated</b>	<b>1,255,711.97</b>
3150 · Investment n Property	3,961,240.31
3200 · Restricted Funds	
3201.01 · Recreation - General	17,140.04
3201.02 · Recreation - Playground	2,931.11
3202 · Bunker - Gardner	4,960.00
3205 · Historical	597.25
3206 · Picnic Grounds	10,119.60
3207 · Dog Park	2,933.51
3208 · Almoner's Fund	4,730.44
3209 · Men's Club	1,681.23
3210 · Garden	769.96
3211 · Community Safety	3,907.07
3213 · 100th Anniversary	2,924.23
3214 · Covered Bridge	7,500.00
3299 · Other Restricted Funds	(2,825.51)
<b>Total 3200 · Restricted Funds</b>	<b>57,368.93</b>
3300 · Unrestricted Fund Balance	(1,284,500.37)
<b>Total 3100 · Equity Master</b>	<b>3,989,820.84</b>

The Paradise Park Masonic Club  
**Balance Sheet**  
As of December 31, 2025

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	<b>Dec 31, 25</b>
3900 · Retained Earnings	(778,982.00)
Net Income	(81,864.06)
<b>Total Equity</b>	<b>3,128,974.78</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,657,964.25</b>

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The Paradise Park Masonic Club  
**Profit & Loss Budget vs. Actual**

May through December 2025

	May - Dec 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Annual Income</b>				
4010 · Member Annual Dues	130,000.00	195,000.00	(65,000.00)	66.7%
4015 · Member Assessment Fees	348,768.76	522,000.00	(173,231.24)	66.8%
4967 · Special Assessment	0.00	0.00	0.00	0.0%
<b>Total Annual Income</b>	<u>478,768.76</u>	<u>717,000.00</u>	<u>(238,231.24)</u>	<u>66.8%</u>
<b>Income - Member Services</b>				
4200 · Membership Transfer Fees	6,000.00	3,400.00	2,600.00	176.5%
<b>Member Services</b>				
4300.10 · Member Services Fees	2,236.00	3,000.00	(764.00)	74.5%
4300.20 · Member Fees - Payment Srv Fees	2,871.14	2,600.00	271.14	110.4%
4300.30 · Member Fees - NSF Charge	100.00			
<b>Total Member Services</b>	<u>5,207.14</u>	<u>5,600.00</u>	<u>(392.86)</u>	<u>93.0%</u>
4600 · Facility Use Fees	250.00	1,500.00	(1,250.00)	16.7%
<b>Finance/Late Charges</b>				
4700.10 · Finance Charge	3,946.00	6,000.00	(2,054.00)	65.8%
4700.20 · Late Payment Penalty	6,386.46	2,000.00	4,386.46	319.3%
<b>Total Finance/Late Charges</b>	<u>10,332.46</u>	<u>8,000.00</u>	<u>2,332.46</u>	<u>129.2%</u>
4800 · Member Fines	1,400.00	0.00	1,400.00	100.0%
<b>Total Income - Member Services</b>	<u>23,189.60</u>	<u>18,500.00</u>	<u>4,689.60</u>	<u>125.3%</u>
<b>Income - Other</b>				
4910 · Comcast Income	14,435.59	21,000.00	(6,564.41)	68.7%
4920 · Interest Income	5,083.99	4,500.00	583.99	113.0%
4960 · Discounts taken	0.00	0.00	0.00	0.0%
<b>Total Income - Other</b>	<u>19,519.58</u>	<u>25,500.00</u>	<u>(5,980.42)</u>	<u>76.5%</u>
<b>Total Income</b>	<u>521,477.94</u>	<u>761,000.00</u>	<u>(239,522.06)</u>	<u>68.5%</u>
<b>Gross Profit</b>	<u>521,477.94</u>	<u>761,000.00</u>	<u>(239,522.06)</u>	<u>68.5%</u>
<b>Expense</b>				
<b>General &amp; Administrative</b>				
<b>Administration - General</b>				
<b>Member Services</b>				
6815.10 · Member Services - Reports	960.00	1,200.00	(240.00)	80.0%
6815.20 · Member Services - Pymt Fee	1,234.99	2,600.00	(1,365.01)	47.5%
<b>Total Member Services</b>	<u>2,194.99</u>	<u>3,800.00</u>	<u>(1,605.01)</u>	<u>57.8%</u>
6816 · Volunteer Awards	225.62	0.00	225.62	100.0%
6848 · Meals - Non Meeting	399.34	400.00	(0.66)	99.8%
6849 · Meeting Expense	909.16	800.00	109.16	113.6%
6870 · Dues & Subscriptions	10.96	150.00	(139.04)	7.3%
6900 · Licenses and Permits	5.00	0.00	5.00	100.0%
<b>Total Administration - General</b>	<u>3,745.07</u>	<u>5,150.00</u>	<u>(1,404.93)</u>	<u>72.7%</u>
<b>Administration - Other</b>				
6880 · Insurance	72,065.46	105,000.00	(32,934.54)	68.6%
<b>Total Administration - Other</b>	<u>72,065.46</u>	<u>105,000.00</u>	<u>(32,934.54)</u>	<u>68.6%</u>
<b>Bank and Interest</b>				
6830 · Bank Fees	5.00	100.00	(95.00)	5.0%
6890 · Interest Expense	141.52	0.00	141.52	100.0%
6985 · Penalties	0.00	100.00	(100.00)	0.0%
<b>Total Bank and Interest</b>	<u>146.52</u>	<u>200.00</u>	<u>(53.48)</u>	<u>73.3%</u>
<b>Office</b>				
6840 · Communications	4,301.56	6,000.00	(1,698.44)	71.7%
6850 · Computer and IT	6,746.37	4,000.00	2,746.37	168.7%
6910 · Office Supplies	1,445.49	2,500.00	(1,054.51)	57.8%
6950 · Postage & Delivery	1,194.10	1,800.00	(605.90)	66.3%
6960 · Printing and Reproduction	1,446.35	2,000.00	(553.65)	72.3%
<b>Total Office</b>	<u>15,133.87</u>	<u>16,300.00</u>	<u>(1,166.13)</u>	<u>92.8%</u>

**The Paradise Park Masonic Club  
Profit & Loss Budget vs. Actual**

May through December 2025

	May - Dec 25	Budget	\$ Over Budget	% of Budget
<b>Professional Services</b>				
6972 · Accounting Services	18,384.10	18,000.00	384.10	102.1%
6973 · Payroll Processing Fees	1,814.72	2,000.00	(185.28)	90.7%
6974 · Collection Services	0.00	0.00	0.00	0.0%
6975 · Legal Services	140,300.14	100,000.00	40,300.14	140.3%
<b>Total Professional Services</b>	<b>160,498.96</b>	<b>120,000.00</b>	<b>40,498.96</b>	<b>133.7%</b>
<b>Travel &amp; Entertainment</b>				
6946 · Travel	0.00	0.00	0.00	0.0%
6947 · Lodging	0.00	0.00	0.00	0.0%
6948 · Meals	0.00	0.00	0.00	0.0%
<b>Total Travel &amp; Entertainment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Community Committees</b>				
6993 · Bylaws	0.00	10,000.00	(10,000.00)	0.0%
6991 · Orientation	40.77	150.00	(109.23)	27.2%
6913 · Recreation	2,006.91	2,500.00	(493.09)	80.3%
6990 · Safety	2,562.48	4,000.00	(1,437.52)	64.1%
6940 · Training	0.00	0.00	0.00	0.0%
6992 · Tree	0.00	2,500.00	(2,500.00)	0.0%
<b>Total Community Committees</b>	<b>4,610.16</b>	<b>19,150.00</b>	<b>(14,539.84)</b>	<b>24.1%</b>
<b>Total General &amp; Administrative</b>	<b>256,200.04</b>	<b>265,800.00</b>	<b>(9,599.96)</b>	<b>96.4%</b>
<b>Operations / Program</b>				
<b>Repairs &amp; Maintenance</b>				
<b>Buildings Repairs &amp; Maintenance</b>				
6916.10 · Building General Maintenance	5,825.96	8,000.00	(2,174.04)	72.8%
<b>Total Buildings Repairs &amp; Maintenance</b>	<b>5,825.96</b>	<b>8,000.00</b>	<b>(2,174.04)</b>	<b>72.8%</b>
<b>Grounds Repair &amp; Maintenance</b>				
6919.10 · Grounds General Maintenance	2,765.00	7,000.00	(4,235.00)	39.5%
<b>Total Grounds Repair &amp; Maintenance</b>	<b>2,765.00</b>	<b>7,000.00</b>	<b>(4,235.00)</b>	<b>39.5%</b>
<b>Roads Repair and Maintenance</b>				
6917.10 · Roads General Maintenance	0.00	3,000.00	(3,000.00)	0.0%
<b>Total Roads Repair and Maintenance</b>	<b>0.00</b>	<b>3,000.00</b>	<b>(3,000.00)</b>	<b>0.0%</b>
<b>Water Repairs and Maintenance</b>				
6918.10 · Water General Maintenance	0.00	5,000.00	(5,000.00)	0.0%
6918.20 · Water Emergency Maintenance	2,353.50			
<b>Total Water Repairs and Maintenance</b>	<b>2,353.50</b>	<b>5,000.00</b>	<b>(2,646.50)</b>	<b>47.1%</b>
<b>Operations Other</b>				
6914.10 · Shop Supplies	0.00	1,000.00	(1,000.00)	0.0%
6914.20 · Park General Supplies	2,906.09	2,500.00	406.09	116.2%
6915 · Operations - Miscellaneous	0.00	1,000.00	(1,000.00)	0.0%
<b>Total Operations Other</b>	<b>2,906.09</b>	<b>4,500.00</b>	<b>(1,593.91)</b>	<b>64.6%</b>
<b>Total Repairs &amp; Maintenance</b>	<b>13,850.55</b>	<b>27,500.00</b>	<b>(13,649.45)</b>	<b>50.4%</b>
<b>Vehicle and Equipment</b>				
<b>Equipment</b>				
6810.21 · Gator(s) Repair & Maint	309.88			
6810.25 · Tractor Repair & Maint	0.00	1,000.00	(1,000.00)	0.0%
6810.27 · Equipment Other - Gas Powered	0.00	4,000.00	(4,000.00)	0.0%
<b>Total Equipment</b>	<b>309.88</b>	<b>5,000.00</b>	<b>(4,690.12)</b>	<b>6.2%</b>
<b>Vehicle Auto - Truck</b>				
6810.11 · Truck Repair & Maint	688.48	3,000.00	(2,311.52)	22.9%
<b>Total Vehicle Auto - Truck</b>	<b>688.48</b>	<b>3,000.00</b>	<b>(2,311.52)</b>	<b>22.9%</b>
<b>Fuel</b>				
6810.41 · Fuel - Vehicle	0.00	1,000.00	(1,000.00)	0.0%
6810.42 · Fuel - Regular	0.00	700.00	(700.00)	0.0%
6810.43 · Fuel - Diesel	23.74	300.00	(276.26)	7.9%
<b>Total Fuel</b>	<b>23.74</b>	<b>2,000.00</b>	<b>(1,976.26)</b>	<b>1.2%</b>
<b>Total Vehicle and Equipment</b>	<b>1,022.10</b>	<b>10,000.00</b>	<b>(8,977.90)</b>	<b>10.2%</b>
<b>Total Operations / Program</b>	<b>14,872.65</b>	<b>37,500.00</b>	<b>(22,627.35)</b>	<b>39.7%</b>

**The Paradise Park Masonic Club  
Profit & Loss Budget vs. Actual**

May through December 2025

	May - Dec 25	Budget	\$ Over Budget	% of Budget
<b>Payroll</b>				
6110 · Salaries and Wages	49,646.00	180,000.00	(130,354.00)	27.6%
6150 · Payroll Taxes	4,237.99	15,000.00	(10,762.01)	28.3%
6160 · Workers' Comp	883.00	9,000.00	(8,117.00)	9.8%
6170 · Employee Health Insurance	1,200.00	7,200.00	(6,000.00)	16.7%
6175 · Employee Life Insurance	0.00	0.00	0.00	0.0%
6181 · Personnel costs	289.00	0.00	289.00	100.0%
6190 · Bonus	0.00	0.00	0.00	0.0%
<b>Total Payroll</b>	<b>56,255.99</b>	<b>211,200.00</b>	<b>(154,944.01)</b>	<b>26.6%</b>
<b>Taxes</b>				
6921 · Property Taxes	(551.11)	1,500.00	(2,051.11)	(36.7)%
6922 · Federal Income Tax	2,656.00	500.00	2,156.00	531.2%
6923 · State Income Tax	1,610.00	100.00	1,510.00	1,610.0%
6924 · State/Federal Filing Fees	0.00	0.00	0.00	0.0%
6925 · Sales Tax on ROU Lease	97.20			
<b>Total Taxes</b>	<b>3,812.09</b>	<b>2,100.00</b>	<b>1,712.09</b>	<b>181.5%</b>
<b>Utilities</b>				
6931 · Electric	8,192.26	12,000.00	(3,807.74)	68.3%
6932 · Refuse	2,450.42	7,500.00	(5,049.58)	32.7%
6933 · Water	129,910.32	230,000.00	(100,089.68)	56.5%
6934 · Propane	2,138.33	6,000.00	(3,861.67)	35.6%
<b>Total Utilities</b>	<b>142,691.33</b>	<b>255,500.00</b>	<b>(112,808.67)</b>	<b>55.8%</b>
<b>Total Expense</b>	<b>473,832.10</b>	<b>772,100.00</b>	<b>(298,267.90)</b>	<b>61.4%</b>
<b>Net Ordinary Income</b>	<b>47,645.84</b>	<b>(11,100.00)</b>	<b>58,745.84</b>	<b>(429.2)%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Other</b>				
<b>Other Income - Operating</b>				
7110 · Other Miscellaneous Income	2,105.87	1,600.00	505.87	131.6%
7120 · Donations - Non Restricted	2,512.68			
7136 · Legal / Collection	11,738.69			
7140 · Theft - Restitution Income	954.36			
7300 · In Kind Professional Services	40,000.00			
<b>Total Other Income - Operating</b>	<b>57,311.60</b>	<b>1,600.00</b>	<b>55,711.60</b>	<b>3,582.0%</b>
<b>Total Other</b>	<b>57,311.60</b>	<b>1,600.00</b>	<b>55,711.60</b>	<b>3,582.0%</b>
<b>Reserve/Restricted Income</b>				
<b>Reserve Income</b>				
8510 · New Member Initiation fees	80,000.00			
8520 · Annual Reserve	13,000.00			
8530 · Interest - Reserve Accounts	13,614.73			
<b>Water Meter Installation</b>				
8600.20 · Water Meter Interest	407.36			
<b>Total Water Meter Installation</b>	<b>407.36</b>			
<b>Total Reserve Income</b>	<b>107,022.09</b>			
<b>Restricted Income</b>				
<b>Recreation</b>				
8710.10 · Recreation General	4,750.97			
8710.20 · Recreation Playground	460.00			
8710.30 · Recreation Interest-Restricted	256.93			
<b>Total Recreation</b>	<b>5,467.90</b>			
8720 · Safety	6,317.43			
8725 · Bingo	175.00			
8730 · Garden	260.00			
8735 · Labor Day Dinner	0.00			
8740 · Labor Day Snack Shack	0.00			
8750 · Dog Park	1,527.89			
8760 · Almoner's Fund	580.57			
<b>Total Restricted Income</b>	<b>14,328.79</b>			
<b>Total Reserve/Restricted Income</b>	<b>121,350.88</b>			
<b>Total Other Income</b>	<b>178,662.48</b>	<b>1,600.00</b>	<b>177,062.48</b>	<b>11,166.4%</b>

**The Paradise Park Masonic Club  
Profit & Loss Budget vs. Actual**

May through December 2025

	May - Dec 25	Budget	\$ Over Budget	% of Budget
<b>Other Expense</b>				
<b>Other Expense - Operating</b>				
9001 · Other Expenses	(51.74)	500.00	(551.74)	(10.3)%
9210 · Depreciation	111,834.64			
9215 · Amortization	856.88			
9300 · In Kind Professional Services	40,000.00			
9710 · Prior Year Adjustments	2,737.34			
<b>Total Other Expense - Operating</b>	155,377.12	500.00	154,877.12	31,075.4%
<b>Reserve/Restricted Expense</b>				
<b>Reserve Expense</b>				
9012 · Reserve Fund Buildings	111,577.28			
9013 · Reserve Funds Infrastructure	28,211.48			
<b>Total Reserve Expense</b>	139,788.76			
<b>Restricted Expense</b>				
<b>Recreation</b>				
9710.10 · Recreation - General	1,102.96			
9710.20 · Recreation - Playground	3,363.15			
<b>Total Recreation</b>	4,466.11			
9720 · Safety Expense	1,900.62			
9725 · Bingo Expense	95.47			
9740 · Labor Day Snack Shack	0.00			
9750 · Dog Park	6,466.29			
9029 · 100th Anniversary	78.01			
<b>Total Restricted Expense</b>	13,006.50			
<b>Total Reserve/Restricted Expense</b>	152,795.26			
<b>Total Other Expense</b>	308,172.38	500.00	307,672.38	61,634.5%
<b>Net Other Income</b>	(129,509.90)	1,100.00	(130,609.90)	(11,773.6)%
<b>Net Income</b>	<b>(81,864.06)</b>	<b>(10,000.00)</b>	<b>(71,864.06)</b>	<b>818.6%</b>




# Recycling Water Bottles and Aluminum Cans

Where: Paradise Park Corporate Yard by the  
Covered Bridge, Drop Off

Why: Raise Funds for Masonic Youth  
Organizations and Others

What: Aluminum Cans & Plastic Water Bottles

Questions: Contact Joseph or Joann  
(907) 863-8476 or (831) 917-7608



**THE PARADISE PARK MASONIC CLUB**  
**MEMBERSHIP APPLICATIONS PENDING**  
**January 2026**

<u>APPLICANT</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>	
<b><u>MEMBERS</u></b>				
Scott Erickson	12/01/2025	Janice Herechski	259 Keystone Way	
<b><u>ASSOCIATE MEMBERS</u></b>				
Aurora Pacheco	09/15/2025	Leopoldo Ornelas	127 Keystone Way	
Penney Forbes	09/19/2025	Virginia Uber	395 Hiram Rd	
Emily O'Brian	09/30/2025	Heather O'Brian	110 Keystone Way	
Elsa Young	12/30/2025	P Scott Ceravolo	466 York Ave	
<b><u>ALTERNATE ASSOCIATE MEMBERS</u></b>				
Samantha Rood	05/29/2025	Lynn Rood	178 St Bernard St	
Sandra Nordstrom	08/11/2025	Neil Nordstrom	408 Keystone Way	
Kathryn Lee	08/11/2025	Betty Kimble	576 Scottishrite	
Gabrielle Geise	08/25/2025	Cindy Godron Geise	159 St Victor St	
Gabrielle Geise	08/25/2025	Paul Geise	192 St Bernard St	
<b><u>ACKNOWLEDGEMENTS</u></b>				
Alan Mac	Assoc	10/16/2025	Lisa Mac	668 St Augustine
Karie Lee Sutter	Assoc	11/25/2025	Martin Zimmerman	418 Joppa St
Jared Lyons	Alt Assoc	12/01/2025	Jo Ann Lyons	319 The Royal Arch
Mark Zevanove	Member/Assoc	12/15/2025	Louis/Susan Zevanove	275/274 Keystone Way
Susan Zevanove	Member/Assoc	12/15/2025	Mark/Susan Zevanove	275/274 Keystone Way
Lisa Schut	Member	12/15/2025	Katherine Schut	105 Keystone Way
Victoria Dobson	Member	12/16/2025	James Dobson	396B Cavern St
James Dobson	Assoc	12/16/2025	Victoria Dobson	396B Cavern St
Connie Shaver	Alt Assoc	12/16/2025	Victoria Dobson	396B Cavern St

## Improvements for Sale by Member

**January 2026**

All allotment use privileges and Membership are subject to the approval of the Board of Directors. **IMPORTANT NOTICE:** The sellers solely provide the description of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for the accuracy, truthfulness or completeness of any information provided.

<b>SECTION 1</b>			
<b>488 Knight Templar</b> Listed 8/25	<b>Jennifer Nowak</b> Contact: Gina Carling 831-818-0771	<b>\$345,000</b>	2bd/2ba New septic. New Furnace. Covered parking, large deck. Quiet street. Huge basement for storage.
<b>SECTION 2</b>			
<b>293 The Royal Arch</b>	<b>Greg Wheatly</b> 209-915-3804	<b>\$69,500</b> <b>OBO</b>	Buildable allotment near the picnic grounds. Includes existing septic tank and plans. <b>PRICE REDUCED 12/25</b>
<b>272 Keystone</b> Listed 2019	<b>Pamela Maxwell</b> Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	<b>\$259,000</b>	2 Bedroom,1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring throughout. New driveway. Cozy riverfront cabin in great, sunny location. Cute wood burning free standing fireplace in living room, modern appliances with gas range. <b>Comes completely furnished Price Reduced 8/25</b>
<b>282 Keystone</b> Listed 8/21	<b>Sara Laskey</b> (831)331-1031 Laskeysara@yahoo.com	<b>\$162,000</b>	<b>PARTIAL FINANCING MAY BE AVAILABLE</b> 2 bd/1 bath cabin. Sunny river front location with stunning views of the river and covered bridge. Lots of possibilities. Home needs TLC. <b>Price reduced 11/25</b>
<b>344 Royal Arch</b>	<b>Cara Feyas</b> <b>505-670-9855</b> <a href="mailto:interiorsxcl@yahoo.com">interiorsxcl@yahoo.com</a>	<b>\$299,000</b> <b>Some Financing Available</b>	Well located. approx. 800 sf 1 bdrm 1 bath main home, + approx. 450 sf 1 bdrm 1 bath detached guest cabin. 600 sf+ sunny deck with covered storage. Main home has gas wall heaters and living room with wood- burning fire stove. 1 car covered parking Landscaping is easy to maintain. <b>Price reduced 11/25</b>
<b>SECTION 4</b>			
<b>610 Keystone</b>	<b>Gail Marshek</b> (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	<b>\$359,000</b>	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. Furnished. Lg lower-level family room with wood burning fireplace, deck overlooking the river. <b>Sold As-is.</b> Must see this amazing location to appreciate Paradise Park! <b>Price Reduced 7/25</b>
<b>652 St Augustine</b> Listed 8/25	<b>Jill Mautino</b> Contact: Allan Melikian (831) 588-4901	<b>\$315,000</b>	Fantastic river view. Lots of sunshine from lg deck & sunroom. 2+2 1581 sf solid construction. Central heat, furnished, full basement. Septic needs work. CALL Allan Melikian for details! <b>Price reduced 1/26</b>
<b>654 St Augustine</b> Listed 5/22	<b>Jill Mautino</b> Contact: Allan Melikian (831) 588-4901	<b>\$9,500</b>	<b>Sold as is</b> Rebuild/Remodel A view to die for, with river frontage. 2 bedroom and 1 bath. No history of any flooding inside of house. Septic inspection available. <b>Price Reduced 6/25</b>
<b>658 St Augustine</b> Listed 06/25	<b>Susan Hachenberg</b> Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	<b>\$199,000</b>	2+1 home (923 sq ft) with river view. Great deck, fireplace and wall heat. Passed Septic Inspection
<b>697 St Johns Ave</b> Listed 9/25	<b>Norma Scarlett</b> Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	<b>\$299,000</b>	2+1. Well located cottage is beautiful inside. Built in closets and drawers, a beautiful kitchen and even an upper loft hide out for the kids.
<b>708 Shrine Way</b> Listed 11/25	<b>Carole Nelson Estate</b> Contact: Jacob Nelson (415) 501-9896	<b>\$60,000</b>	2 bedroom +1 bath with fireplace and pellet stove. The most secluded cabin in the park. Step off the front porch directly onto a beautiful walking trail.
<b>SECTION 6</b>			
<b>147 St Alban St</b> Listed 7/25	<b>Chandra Thompson</b> Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	<b>\$199,000</b>	2+1 cabin (528 sq ft) Easy ingress & egress from the park. Front and back yard. Dishwasher, garbage disposal and 2 car parking.
<b>149 St Alban St</b> Listed 4/25	<b>Esther Gilliland</b> (209) 598-5063 LNEGilliland@gmail.com	<b>\$399,000</b>	1,350 sq. ft-2 BR-2 Bath w/carport. Gas fireplace, central heat. New upstairs plumbing, new electrical boxes, fresh paint and newly installed carpet, electric water heater and stove.
<b>155 St Alban St</b> Listed 1/26	<b>Jeanette Bemis</b> (831) 435-9281	<b>\$75,000</b>	Double allotment. Ample parking. Septic inspection 2020. Structurally engineered retaining wall 2022. New waterline 2023, new toilet 2024. County allows 2 bed 1 bath dwelling.

<p><b>180 St Bernard St</b></p> <p><b>Listed 8/25</b></p>	<p><b>Suzan S Mark</b>  Contact: Mark Zevanove Agent  (831) 588-2089  Mark@oceanstreetrealty.com</p>	<p><b>\$325,000</b></p>	<p>2 bed + 1.5 bath oversized lot, carport, out buildings, new roof, new paint, deck, new water line. ½ remodeled - Maple floor, on-demand water heater, forced air/heating.</p>
<p><b>190 St Bernard St</b></p> <p><b>Listed 7/25</b></p>	<p><b>Martin Zimmerman</b>  Contact: Mark Zevanove Agent  (831) 588-2089  Mark@oceanstreetrealty.com</p>	<p><b>\$299,000</b></p>	<p>Completely remolded 2/1 house. New wiring, updated plumbing, newer roof, new dual paned windows and Hardy board siding, gas fireplace, tankless water heater, newer mini-split heating &amp; air. Alexa controlled blinds/lighting throughout. Spacious side yard designed for firebreak. Wonderful neighbors. Passed Septic Inspection</p>

# LISTINGS OF PARADISE

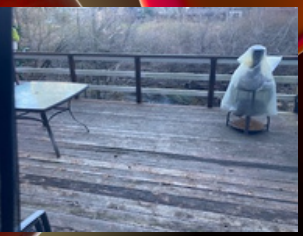
## PRESENTED BY

### MARK ZEVANOVE



#### 272 KEYSTONE WAY

2 Bedroom, 1 Bath w/Sunroom. Beautiful T&G Pine ceilings. New granite counter tops. New driveway, Cozy riverfront cabin in great, sunny location. Cute wood burning free standing fireplace in living room, modern appliances with gas range. **Comes completely furnished. Seller motivated! ~~\$265,000~~ \$259,000**



#### 658 ST. AUGUSTINE

2+1 home (923 sq ft) with river view. Great deck, fireplace and wall heat. \$199,000



#### 147 ST ALBAN ST

2+1 cabin (528 sq ft) Easy ingress & egress from the park. Front and back yard. Dishwasher, garbage disposal and 2 car parking. \$199,000





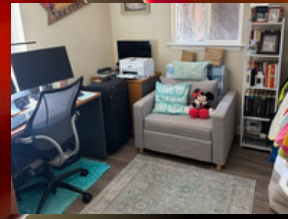
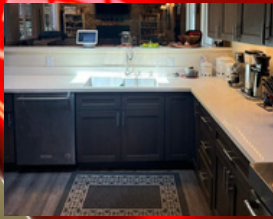
### 180 ST BERNARD ST

2 bed+1.5 bath oversized lot, carport, out buildings, new roof, new paint, deck, new water line. ½ remodeled - Maple floor on-demand water heater, forced air/heating.  
\$325,000



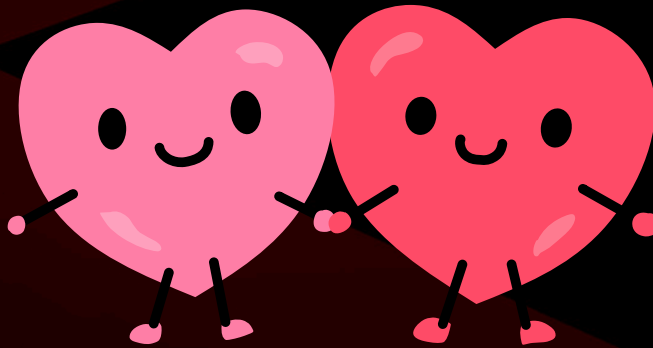
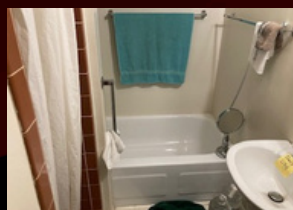
### 190 ST BERNARD ST

Completely remodeled 2/1 house. New Wiring, updated plumbing, newer roof, new dual paned windows and Hardy board siding, gas fireplace, tankless water heater, newer mini-split heating & air. Alexa controlled blinds/lighting throughout. Spacious side yard designed for firebreak. Wonderful neighbors. **Seller motivated! Will look at financing!**  
\$299,000



### 697 ST JOHN AVE

2 Bed +1 Bath nestled in a prime location; this beautiful cottage offers a warm and inviting interior. Thoughtfully designed with built-in closets and drawers, it combines functionality with rustic charm. The spacious kitchen is a true centerpiece - perfect for cooking and gathering. Kids cozy loft provides a fun hideaway, making this home ideal for families seeking both comfort and adventure. New Listing! \$299,000



Mark Zevanove has sold 92 houses in Paradise Park, generating over \$550,000 in initiation fees to the Park.

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