

Park Place Villas Condominium Association, Inc.

Approved Budget

April 1, 2025 - March 31, 2026

	2024-25 Approved Budget	2025-26 Approved Budget
INCOME		
4101 · Maintenance Fees	213,406	192,241
4104 · Reserve Fees	29,594	50,799
4503 · Late Fees	0	0
4505 · Interest	0	0
TOTAL INCOME	243,000	243,040
EXPENSE		
ADMINISTRATIVE		
6102 · Management Fee	10,080	10,680
6104 · Postage & Office Supplies	1,000	1,000
6106 · Legal & Accounting	1,000	1,000
6107 · Tax Accounting Fees	300	300
TOTAL ADMINISTRATIVE	12,380	12,980
LANDSCAPE MANAGEMENT		
Maintenance		
6201 · Mow, Edge, & Blow	33,576	35,256
Total Maintenance	33,576	35,256
Irrigation		
6223 · Irrigation Repairs/Alterations	3,400	3,000
Total Irrigation	3,400	3,000
Gardening		
6231 · Gardening-Common Areas	2,000	2,000
Total Gardening	2,000	2,000
Trees/Lake Maintenance		
6241 · Tree Trimming	6,000	5,000
6247 · Lake Maintenance	1,200	1,400
Total Trees/Lake Maintenance	7,200	6,400
TOTAL LANDSCAPE MANAGEMENT	46,176	46,656
PROPERTY MAINTENANCE		
6304 · Property Repairs/Maintenance	4,000	7,000
6309 · Drives/Walks/Island Power Wash	1,500	1,500
TOTAL PROPERTY MAINTENANCE	5,500	8,500
PEST CONTROL SERVICES		
6351 · Pest Control - Villas	3,400	5,000
TOTAL PEST CONTROL SERVICES	3,400	5,000
POOL MAINTENANCE		
6361 · Pool Maintenance Contract	3,800	4,200
6363 · Pool Repairs & Supplies	800	500
6365 · Pool Janitorial Service	1,100	1,000
TOTAL POOL MAINTENANCE	5,700	5,700
ROOF REPAIR & MAINTENANCE		
6341 · Roof Repair & Maintenance	0	2,000
TOTAL ROOF REPAIR & MAINTENANC	0	2,000

	2024-25 Approved Budget	2025-26 Approved Budget
SERVICES & UTILITIES		
6401 · Electric - Grounds	350	390
6402 · Electric - Pool	2,000	1,500
6403 · Electric - Irrigation	1,300	900
6430 · Water	1,400	1,100
6440 · Sewer	3,000	2,200
6475 · Cable	16,500	17,500
TOTAL SERVICES & UTILITIES	24,550	23,590
INSURANCE		
6601 · Insurance	106,000	81,000
6652 · Interest & Fees	3,700	3,645
6661 · Appraisal	700	800
TOTAL INSURANCE	110,400	85,445
MISC. FEES & EXPENSES		
6701 · Taxes, Licenses & Permits	900	2,250
6710 - PY Overspend Replenishment	4,280	0
6705 · DBPR Filing Fee	120	120
TOTAL MISC. FEES & EXPENSES	5,300	2,370
RESERVES		
6900 · Transfer to Reserves	29,594	50,799
TOTAL RESERVES	29,594	50,799
TOTAL EXPENSES	243,000	243,040

	Reduced Reserves Funding Option	Full Reserves Funding Option
UNIT ASSESSMENT - QUARTERLY	2025-26	2025-26
MAINTENANCE	\$ 1,602	\$ 1,602
RESERVES	\$ 423	\$ 553
TOTAL	\$ 2,025	\$ 2,155

Total Units 30
Maintenance & Reserves Paid 4

Park Place Villas Condominium Association, Inc.
APPROVED BUDGET FOR THE PERIOD
April 1, 2025 - March 31, 2026
DESIGNATED RESERVES

		1	2	3	4	5	6	7	8	9	PERCENT FUNDING 100.00%	PERCENT FUNDING 40.00%	PERCENT FUNDING VARIED SEE BELOW	
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 4/1/2024	ASSESSMENTS COLLECTED 2024-25	ESTIMATED EXPENDITURES 2024-25	ESTIMATED TRANSFERS 2024-25	ESTIMATED BALANCE 3/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	ANNUAL RESERVE OPTION	ANNUAL RESERVE OPTION	
ACCT#											100%			% funding line by line
3303	Painting - R	10	1	65,000	32,482	11,259	-	10,000	53,741	11,259	11,259	4,504	10,696	95.00%
3304	Roofing and Skylights - R	35	33	1,200,000	278,502	4,871	(90,498)	(77,898)	114,977	1,085,023	32,879	13,152	31,236	95.00%
3305	Paving - R	15	15	90,000	35,000	500	(72,520)	50,000	12,980	77,020	5,135	2,054	2,054	40.00%
3306	Pool - R	15	4	30,000	8,127	3,281	(3,000)	0	8,408	21,592	5,398	2,159	3,509	65.00%
3308	Fencing - R	20	3	50,000	7,055	8,052	-	0	15,107	34,893	11,631	4,652	1,745	15.00%
3321	Power Wash - Roofs - C	2	1	5,000	3,369	1,631	-	0	5,000	0	0	0	0	100.00%
3322	Power Wash - Villas - C	4	1	5,000	5,000	0	-	0	5,000	0	0	0	0	100.00%
3325	Capital Improvements - C	0	0	0	6,566	38,808	(20,997)	28,920	53,297	0	0	0	1,560	N/A
3355	Interest				11,022	5,957	-	(11,022)	5,957	0	0	0	0	N/A
				1,445,000	387,123	74,359	(187,015)	0	274,467	1,229,787	66,302	26,521	50,799	

NOTE 1 "- R " designates "Restricted Reserves; " - C " designates "Capital Reserves"

NOTE 2 The Unrestricted category is to be used for unanticipated or unbudgeted expense for pool equipment, property repairs, wind mitigation, etc.

