

**Park Place Villas Condominium Association, Inc.**  
**Approved Budget**  
**April 1, 2026 - March 31, 2027**

	2025-26 Approved Budget	2026-27 Approved Budget
<b>INCOME</b>		
4101 · Maintenance Fees	192,241	201,325
4104 · Reserve Fees	50,799	50,619
4502 · Application Fees	0	0
4503 · Late Fees	0	0
4505 · Interest	0	0
<b>TOTAL INCOME</b>	<b>243,040</b>	<b>251,944</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
6102 · Management Fee	10,680	11,214
6104 · Postage & Office Supplies	1,000	1,200
6106 · Legal & Accounting	1,000	500
6107 · Tax Accounting Fees	300	300
<b>TOTAL ADMINISTRATIVE</b>	<b>12,980</b>	<b>13,214</b>
<b>LANDSCAPE MANAGEMENT</b>		
<b>Maintenance</b>		
6201 · Mow, Edge, & Blow	35,256	37,019
<b>Total Maintenance</b>	<b>35,256</b>	<b>37,019</b>
<b>Irrigation</b>		
6223 · Irrigation Repairs/Alterations	3,000	3,400
<b>Total Irrigation</b>	<b>3,000</b>	<b>3,400</b>
<b>Gardening</b>		
6231 · Gardening-Common Areas	2,000	2,000
<b>Total Gardening</b>	<b>2,000</b>	<b>2,000</b>
<b>Trees/Lake Maintenance</b>		
6241 · Tree Trimming	5,000	3,400
6247 · Lake Maintenance	1,400	1,200
<b>Total Trees/Lake Maintenance</b>	<b>6,400</b>	<b>4,600</b>
<b>TOTAL LANDSCAPE MANAGEMENT</b>	<b>46,656</b>	<b>47,019</b>
<b>PROPERTY MAINTENANCE</b>		
6304 · Property Repairs/Maintenance	7,000	8,000
6309 · Drives/Walks/Island Power Wash	1,500	5,500
<b>TOTAL PROPERTY MAINTENANCE</b>	<b>8,500</b>	<b>13,500</b>
<b>PEST CONTROL SERVICES</b>		
6351 · Pest Control - Villas	5,000	8,000
<b>TOTAL PEST CONTROL SERVICES</b>	<b>5,000</b>	<b>8,000</b>
<b>POOL MAINTENANCE</b>		
6361 · Pool Maintenance Contract	4,200	4,200
6363 · Pool Repairs & Supplies	500	200
6365 · Pool Janitorial Service	1,000	1,000
<b>TOTAL POOL MAINTENANCE</b>	<b>5,700</b>	<b>5,400</b>

	<b>2025-26 Approved Budget</b>	<b>2026-27 Approved Budget</b>
<b>ROOF REPAIR &amp; MAINTENANCE</b>		
6341 · Roof Repair & Maintenance	2,000	11,000
<b>TOTAL ROOF REPAIR &amp; MAINTENANC</b>	<b>2,000</b>	<b>11,000</b>
<b>SERVICES &amp; UTILITIES</b>		
6401 · Electric - Grounds	390	390
6402 · Electric - Pool	1,500	1,400
6403 · Electric - Irrigation	900	1,200
6430 · Water	1,100	2,000
6440 · Sewer	2,200	5,000
6475 · Cable	17,500	18,432
<b>TOTAL SERVICES &amp; UTILITIES</b>	<b>23,590</b>	<b>28,422</b>
<b>INSURANCE</b>		
6601 · Insurance	81,000	68,000
6652 · Interest & Fees	3,645	2,600
6661 · Appraisal	800	500
<b>TOTAL INSURANCE</b>	<b>85,445</b>	<b>71,100</b>
<b>MISC. FEES &amp; EXPENSES</b>		
6701 · Taxes, Licenses & Permits	2,250	250
6710 - PY Overspend Replenishment	0	3,300
6705 · DBPR Filing Fee	120	120
<b>TOTAL MISC. FEES &amp; EXPENSES</b>	<b>2,370</b>	<b>3,670</b>
<b>RESERVES</b>		
6900 · Transfer to Reserves	50,799	50,619
<b>TOTAL RESERVES</b>	<b>50,799</b>	<b>50,619</b>
<b>TOTAL EXPENSES</b>	<b>243,040</b>	<b>251,944</b>

	<b>Reduced Reserves Funding Option</b>	<b>Full Reserves Funding Option</b>
<b>UNIT ASSESSMENT - QUARTERLY</b>	<b>2026-27</b>	<b>2026-27</b>
<b>MAINTENANCE</b>	\$ 1,678	\$ 1,678
<b>RESERVES</b>	\$ 422	\$ 472
<b>TOTAL</b>	<b>\$ 2,100</b>	<b>\$ 2,150</b>

**Total Units**                    30  
**Maintenance & Reserves Paid**                    4

**Park Place Villas Condominium Association, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**April 1, 2026 - March 31, 2027**  
**DESIGNATED RESERVES**

		1	2	3	4	5	6	7	8	9	10	11	12	
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 4/1/2025	ASSESSMENTS COLLECTED 2025-26	ESTIMATED EXPENDITURES 2025-26	ESTIMATED TRANSFERS 2025-26	ESTIMATED BALANCE 3/31/2026	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	ANNUAL RESERVE OPTION	ANNUAL RESERVE OPTION	
ACCT#											100%			% funding line by line
3303	Painting - R	10	1	70,000	53,741	10,696	-	0	64,437	5,563	5,563	2,225	5,285	95.00%
3304	Roofing and Skylights - R	35	32	1,200,000	106,127	31,236	(3,863)	-	133,500	1,066,500	33,328	13,331	33,328	100.00%
3305	Paving - R	15	14	90,000	16,280	2,054	-	0	18,334	71,666	5,119	2,048	4,607	90.00%
3306	Pool - R	15	3	30,000	8,408	3,509	-	8,000	19,917	10,083	3,361	1,344	1,849	55.00%
3308	Fencing - R	20	5	50,000	8,665	1,745	(6,663)	0	3,747	46,253	9,251	3,700	5,550	60.00%
3321	Power Wash - Roofs - C	2	1	5,000	5,000	0	-	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	55,997	1,559	(4,414)	5,888	59,030	0	0	0	0	N/A
3355	Interest				5,888	0	8,000	(13,888)	0	0	0	0	0	N/A
				1,450,000	265,106	50,799	(6,939)	0	308,966	1,200,065	56,621	22,649	50,619	



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.

NOTE 3 Allocate prior year interest to #3325 - Capital Improvements per budget