

**PARK PLACE VILLAS CONDO ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2019**

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**Park Place Villas Condominium Association, Inc.**  
**Revenue & Expense Comparison of Actual to Budget**  
 January 2019

	Jan 19	Budget	\$ Over Budget	Apr '18 - Jan 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4101 · Maintenance Fees	11,591.59	11,541.59	50.00	115,615.84	115,415.84	200.00	138,499.00
4104 · Reserve Fees	5,825.25	5,825.25	0.00	23,301.00	23,301.00	0.00	23,301.00
4502 · Application Fees	0.00	16.66	(16.66)	0.00	166.66	(166.66)	200.00
4505 · Interest	0.80	0.00	0.80	13.93	0.00	13.93	0.00
<b>Total Income</b>	<b>17,417.64</b>	<b>17,383.50</b>	<b>34.14</b>	<b>138,930.77</b>	<b>138,883.50</b>	<b>47.27</b>	<b>162,000.00</b>
<b>Gross Profit</b>	<b>17,417.64</b>	<b>17,383.50</b>	<b>34.14</b>	<b>138,930.77</b>	<b>138,883.50</b>	<b>47.27</b>	<b>162,000.00</b>
<b>Expense</b>							
<b>Administrative Costs</b>							
6102 · Management Fee	775.00	775.00	0.00	7,750.00	7,750.00	0.00	9,300.00
6104 · Postage & Office Supplies	22.09	50.00	(27.91)	491.78	500.00	(8.22)	600.00
6106 · Legal & Accounting	0.00	50.41	(50.41)	1,152.50	504.16	648.34	605.00
6107 · Tax Accounting Fees	0.00	16.66	(16.66)	190.00	166.66	23.34	200.00
<b>Total Administrative Costs</b>	<b>797.09</b>	<b>892.07</b>	<b>(94.98)</b>	<b>9,584.28</b>	<b>8,920.82</b>	<b>663.46</b>	<b>10,705.00</b>
<b>Landscape Management</b>							
<b>Maintenance</b>							
6201 · Mow, Edge, & Blow	1,019.00	1,019.00	0.00	10,190.00	10,190.00	0.00	12,228.00
6202 · Prune & Trim	907.00	907.00	0.00	9,070.00	9,070.00	0.00	10,884.00
6203 · Weed Control	145.00	145.00	0.00	1,450.00	1,450.00	0.00	1,740.00
6204 · Fertilization & Pest Control	304.00	304.00	0.00	3,040.00	3,040.00	0.00	3,648.00
<b>Total Maintenance</b>	<b>2,375.00</b>	<b>2,375.00</b>	<b>0.00</b>	<b>23,750.00</b>	<b>23,750.00</b>	<b>0.00</b>	<b>28,500.00</b>
<b>Irrigation</b>							
6221 · Irrigation Maintenance	42.00	175.00	(133.00)	1,618.65	1,750.00	(131.35)	2,100.00
6223 · Irrigation Repairs/Alterations	28.55	83.34	(54.79)	974.00	833.34	140.66	1,000.00
<b>Total Irrigation</b>	<b>70.55</b>	<b>258.34</b>	<b>(187.79)</b>	<b>2,592.65</b>	<b>2,583.34</b>	<b>9.31</b>	<b>3,100.00</b>
<b>Gardening</b>							
6231 · Gardening-Common Areas	382.50	166.66	215.84	1,345.44	1,666.66	(321.22)	2,000.00
<b>Total Gardening</b>	<b>382.50</b>	<b>166.66</b>	<b>215.84</b>	<b>1,345.44</b>	<b>1,666.66</b>	<b>(321.22)</b>	<b>2,000.00</b>
<b>Trees/Lake Maintenance</b>							
6241 · Tree Trimming	0.00	458.34	(458.34)	3,410.00	4,583.34	(1,173.34)	5,500.00
6247 · Lake Maintenance	75.00	71.66	3.34	1,109.00	716.66	392.34	860.00
<b>Total Trees/Lake Maintenance</b>	<b>75.00</b>	<b>530.00</b>	<b>(455.00)</b>	<b>4,519.00</b>	<b>5,300.00</b>	<b>(781.00)</b>	<b>6,360.00</b>
<b>Total Landscape Management</b>	<b>2,903.05</b>	<b>3,330.00</b>	<b>(426.95)</b>	<b>32,207.09</b>	<b>33,300.00</b>	<b>(1,092.91)</b>	<b>39,960.00</b>
<b>Repairs &amp; Maintenance</b>							
<b>Property Maintenance</b>							
6304 · Property Repairs/Maintenance	590.00	155.41	434.59	1,225.00	1,554.16	(329.16)	1,865.00
6308 · Rain Gutters/Downspouts	150.00	41.66	108.34	150.00	416.66	(266.66)	500.00
6309 · Drives/Walks/Island Power Wash	0.00	83.34	(83.34)	1,500.00	833.34	666.66	1,000.00
6315 · Drainage	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
<b>Total Property Maintenance</b>	<b>740.00</b>	<b>322.07</b>	<b>417.93</b>	<b>2,875.00</b>	<b>3,220.82</b>	<b>(345.82)</b>	<b>3,865.00</b>
<b>Total Repairs &amp; Maintenance</b>	<b>740.00</b>	<b>322.07</b>	<b>417.93</b>	<b>2,875.00</b>	<b>3,220.82</b>	<b>(345.82)</b>	<b>3,865.00</b>

**Park Place Villas Condominium Association, Inc.**  
**Revenue & Expense Comparison of Actual to Budget**  
 January 2019

	Jan 19	Budget	\$ Over Budget	Apr '18 - Jan 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Pest Control Services</b>							
6351 · Pest Control - Villas	0.00	152.09	(152.09)	3,775.00	1,520.84	2,254.16	1,825.00
6355 · Pest Control - Termites	195.84	195.84	0.00	1,958.40	1,958.34	0.06	2,350.00
<b>Total Pest Control Services</b>	195.84	347.93	(152.09)	5,733.40	3,479.18	2,254.22	4,175.00
<b>Pool Maintenance</b>							
6361 · Pool Maintenance Contract	230.00	230.00	0.00	2,300.00	2,300.00	0.00	2,760.00
6363 · Pool Repairs & Supplies	295.00	62.50	232.50	1,591.54	625.00	966.54	750.00
6365 · Pool Janitorial Service	0.00	66.66	(66.66)	630.00	666.66	(36.66)	800.00
6367 · Pool Supplies	0.00	10.41	(10.41)	0.00	104.16	(104.16)	125.00
<b>Total Pool Maintenance</b>	525.00	369.57	155.43	4,521.54	3,695.82	825.72	4,435.00
<b>Roof Repair &amp; Maintenance</b>							
6341 · Roof Repair & Maintenance	635.00	700.00	(65.00)	8,480.00	7,000.00	1,480.00	8,400.00
<b>Total Roof Repair &amp; Maintenance</b>	635.00	700.00	(65.00)	8,480.00	7,000.00	1,480.00	8,400.00
<b>Services &amp; Utilities</b>							
6401 · Electric - Grounds	9.75	11.09	(1.34)	101.14	110.84	(9.70)	133.00
6402 · Electric - Pool	118.34	141.66	(23.32)	1,207.32	1,416.66	(209.34)	1,700.00
6403 · Electric - Irrigation	38.50	42.66	(4.16)	363.11	426.66	(63.55)	512.00
6430 · Water	69.98	50.41	19.57	705.28	504.16	201.12	605.00
6440 · Sewer	142.32	97.50	44.82	1,439.17	975.00	464.17	1,170.00
6475 · Cable	1,111.02	1,101.84	9.18	11,112.09	11,018.34	93.75	13,222.00
<b>Total Services &amp; Utilities</b>	1,489.91	1,445.16	44.75	14,928.11	14,451.66	476.45	17,342.00
<b>Insurance</b>							
6601 · Insurance	4,017.83	4,023.75	(5.92)	40,230.77	40,237.50	(6.73)	48,285.00
6652 · Interest & Fees	88.30	79.16	9.14	883.00	791.66	91.34	950.00
<b>Total Insurance</b>	4,106.13	4,102.91	3.22	41,113.77	41,029.16	84.61	49,235.00
<b>Misc Fees &amp; Expenses</b>							
6701 · Taxes, Licenses & Permits	0.00	26.00	(26.00)	211.60	260.00	(48.40)	312.00
6705 · DBPR Filing Fee	0.00	10.00	(10.00)	120.00	100.00	20.00	120.00
6799 · Miscellaneous	0.00	12.50	(12.50)	0.00	125.00	(125.00)	150.00
<b>Total Misc Fees &amp; Expenses</b>	0.00	48.50	(48.50)	331.60	485.00	(153.40)	582.00
<b>Reserves</b>							
6900 · Transfer to Reserves	5,825.25	5,825.25	0.00	23,301.00	23,301.00	0.00	23,301.00
<b>Total Reserves</b>	5,825.25	5,825.25	0.00	23,301.00	23,301.00	0.00	23,301.00
<b>Total Expense</b>	17,217.27	17,383.46	(166.19)	143,075.79	138,883.46	4,192.33	162,000.00
<b>Net Ordinary Income</b>	200.37	0.04	200.33	(4,145.02)	0.04	(4,145.06)	0.00
<b>Net Income</b>	200.37	0.04	200.33	(4,145.02)	0.04	(4,145.06)	0.00

**Park Place Villas Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2019

	Jan 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · SG/Centennial 1906	9,513.57
Due to/from Reserves	1,755.00
Total Operating	11,268.57
Reserve Accounts	
1011 · SG/Centennial Res 1914	54,647.71
1004 · Cadence CD 3730 2/5/19 1.39%	40,030.15
Due to/from Operating	(1,755.00)
Total Reserve Accounts	92,922.86
Total Checking/Savings	104,191.43
Accounts Receivable	
1100 · Accounts Receivable	(2,150.00)
Total Accounts Receivable	(2,150.00)
Other Current Assets	
1200 · Undeposited Funds	20,250.00
Total Other Current Assets	20,250.00
Total Current Assets	122,291.43
Other Assets	
1605 · Prepaid Expense	391.60
1610 · Prepaid Insurance	590.33
1620 · Utility Deposit	95.00
Total Other Assets	1,076.93
<b>TOTAL ASSETS</b>	<b>123,368.36</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,480.00
Total Accounts Payable	1,480.00
Other Current Liabilities	
2100 · Deferred Revenue	23,083.16
Total Other Current Liabilities	23,083.16
Total Current Liabilities	24,563.16
Total Liabilities	24,563.16
Equity	
Reserve Funds	
3303 · Painting	9,890.00
3304 · Roofing	56,969.60
3305 · Paving	4,612.97
3306 · Pool	4,916.85
3308 · Fencing	3,852.00
3321 · Power Wash - Roofs	1,633.00
3322 · Power Wash - Villas	2,450.00
3324 · Wind Mitigation	1,062.00
3325 · Capital Improvement	7,224.73
3355 · Interest	311.71
Total Reserve Funds	92,922.86
3900 · Operating Fund Equity	9,444.36
3901 · Prior Period Adjustment	583.00
Net Income	(4,145.02)
Total Equity	98,805.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>123,368.36</b>