

**PARK PLACE VILLAS CONDO ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2021**

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

April 2021

	Apr 21	Budget	\$ Over Bud...	Apr 21	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4101 · Maintenance Fees	11,837.41	11,839.13	(1.72)	11,837.41	11,839.13	(1.72)	142,070.00
4104 · Reserve Fees	7,987.75	7,987.75	0.00	7,987.75	7,987.75	0.00	31,951.00
4505 · Interest	1.99	0.00	1.99	1.99	0.00	1.99	0.00
<b>Total Income</b>	<b>19,827.15</b>	<b>19,826.88</b>	<b>0.27</b>	<b>19,827.15</b>	<b>19,826.88</b>	<b>0.27</b>	<b>174,021.00</b>
<b>Gross Profit</b>	<b>19,827.15</b>	<b>19,826.88</b>	<b>0.27</b>	<b>19,827.15</b>	<b>19,826.88</b>	<b>0.27</b>	<b>174,021.00</b>
<b>Expense</b>							
<b>Administrative Costs</b>							
6102 · Management Fee	775.00	791.63	(16.63)	775.00	791.63	(16.63)	9,500.00
6104 · Postage & Office Supplies	47.57	33.37	14.20	47.57	33.37	14.20	400.00
6106 · Legal & Accounting	0.00	66.63	(66.63)	0.00	66.63	(66.63)	800.00
6107 · Tax Accounting Fees	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
<b>Total Administrative Costs</b>	<b>822.57</b>	<b>912.50</b>	<b>(89.93)</b>	<b>822.57</b>	<b>912.50</b>	<b>(89.93)</b>	<b>10,950.00</b>
<b>Landscape Management</b>							
<b>Maintenance</b>							
6201 · Mow, Edge, & Blow	1,019.00	1,041.63	(22.63)	1,019.00	1,041.63	(22.63)	12,500.00
6202 · Prune & Trim	907.00	1,000.00	(93.00)	907.00	1,000.00	(93.00)	12,000.00
6203 · Weed Control	145.00	166.63	(21.63)	145.00	166.63	(21.63)	2,000.00
6204 · Fertilization & Pest Control	304.00	500.00	(196.00)	304.00	500.00	(196.00)	6,000.00
<b>Total Maintenance</b>	<b>2,375.00</b>	<b>2,708.26</b>	<b>(333.26)</b>	<b>2,375.00</b>	<b>2,708.26</b>	<b>(333.26)</b>	<b>32,500.00</b>
<b>Irrigation</b>							
6221 · Irrigation Maintenance	160.04	175.00	(14.96)	160.04	175.00	(14.96)	2,100.00
6223 · Irrigation Repairs/Alterations	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
<b>Total Irrigation</b>	<b>160.04</b>	<b>258.37</b>	<b>(98.33)</b>	<b>160.04</b>	<b>258.37</b>	<b>(98.33)</b>	<b>3,100.00</b>
<b>Gardening</b>							
6231 · Gardening-Common Areas	525.00	166.63	358.37	525.00	166.63	358.37	2,000.00
<b>Total Gardening</b>	<b>525.00</b>	<b>166.63</b>	<b>358.37</b>	<b>525.00</b>	<b>166.63</b>	<b>358.37</b>	<b>2,000.00</b>
<b>Trees/Lake Maintenance</b>							
6241 · Tree Trimming	1,410.00	500.00	910.00	1,410.00	500.00	910.00	6,000.00
6247 · Lake Maintenance	79.00	83.37	(4.37)	79.00	83.37	(4.37)	1,000.00
<b>Total Trees/Lake Maintenance</b>	<b>1,489.00</b>	<b>583.37</b>	<b>905.63</b>	<b>1,489.00</b>	<b>583.37</b>	<b>905.63</b>	<b>7,000.00</b>
<b>Total Landscape Management</b>	<b>4,549.04</b>	<b>3,716.63</b>	<b>832.41</b>	<b>4,549.04</b>	<b>3,716.63</b>	<b>832.41</b>	<b>44,600.00</b>
<b>Repairs &amp; Maintenance</b>							
<b>Property Maintenance</b>							
6304 · Property Repairs/Maintena...	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
6308 · Rain Gutters/Downspouts	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
6309 · Drives/Walks/Island Power ...	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
6315 · Drainage	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
<b>Total Property Maintenance</b>	<b>0.00</b>	<b>383.37</b>	<b>(383.37)</b>	<b>0.00</b>	<b>383.37</b>	<b>(383.37)</b>	<b>4,600.00</b>
<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>383.37</b>	<b>(383.37)</b>	<b>0.00</b>	<b>383.37</b>	<b>(383.37)</b>	<b>4,600.00</b>
<b>Pest Control Services</b>							
6351 · Pest Control - Villas	660.00	208.37	451.63	660.00	208.37	451.63	2,500.00
6355 · Pest Control - Termites	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00
<b>Total Pest Control Services</b>	<b>660.00</b>	<b>408.37</b>	<b>251.63</b>	<b>660.00</b>	<b>408.37</b>	<b>251.63</b>	<b>4,900.00</b>
<b>Pool Maintenance</b>							
6361 · Pool Maintenance Contract	230.00	233.37	(3.37)	230.00	233.37	(3.37)	2,800.00
6363 · Pool Repairs & Supplies	15.00	125.00	(110.00)	15.00	125.00	(110.00)	1,500.00
6365 · Pool Janitorial Service	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
6367 · Pool Supplies	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
<b>Total Pool Maintenance</b>	<b>245.00</b>	<b>441.74</b>	<b>(196.74)</b>	<b>245.00</b>	<b>441.74</b>	<b>(196.74)</b>	<b>5,300.00</b>
<b>Roof Repair &amp; Maintenance</b>							
6341 · Roof Repair & Maintenance	0.00	941.63	(941.63)	0.00	941.63	(941.63)	11,300.00
<b>Total Roof Repair &amp; Maintenance</b>	<b>0.00</b>	<b>941.63</b>	<b>(941.63)</b>	<b>0.00</b>	<b>941.63</b>	<b>(941.63)</b>	<b>11,300.00</b>

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

April 2021

	Apr 21	Budget	\$ Over Bud...	Apr 21	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Services &amp; Utilities</b>							
6401 · Electric - Grounds HSE #3549	9.64	12.50	(2.86)	9.64	12.50	(2.86)	150.00
6402 · Electric - Pool #1509	122.11	125.00	(2.89)	122.11	125.00	(2.89)	1,500.00
6403 · Electric-Irrigation Pump #4595	69.17	41.63	27.54	69.17	41.63	27.54	500.00
6430 · Water	70.37	70.87	(0.50)	70.37	70.87	(0.50)	850.00
6440 · Sewer	134.28	125.00	9.28	134.28	125.00	9.28	1,500.00
6475 · Cable	1,249.79	1,250.00	(0.21)	1,249.79	1,250.00	(0.21)	15,000.00
<b>Total Services &amp; Utilities</b>	1,655.36	1,625.00	30.36	1,655.36	1,625.00	30.36	19,500.00
<b>Insurance</b>							
6601 · Insurance	3,426.58	3,166.63	259.95	3,426.58	3,166.63	259.95	38,000.00
6652 · Interest & Fees	76.86	83.37	(6.51)	76.86	83.37	(6.51)	1,000.00
6661 · Appraisal	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
<b>Total Insurance</b>	3,503.44	3,350.00	153.44	3,503.44	3,350.00	153.44	40,200.00
<b>Misc Fees &amp; Expenses</b>							
6701 · Taxes, Licenses & Permits	136.25	50.00	86.25	136.25	50.00	86.25	600.00
6705 · DBPR Filing Fee	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
<b>Total Misc Fees &amp; Expenses</b>	136.25	60.00	76.25	136.25	60.00	76.25	720.00
<b>Reserves</b>							
6900 · Transfer to Reserves	7,987.75	7,987.75	0.00	7,987.75	7,987.75	0.00	31,951.00
<b>Total Reserves</b>	7,987.75	7,987.75	0.00	7,987.75	7,987.75	0.00	31,951.00
<b>Total Expense</b>	19,559.41	19,826.99	(267.58)	19,559.41	19,826.99	(267.58)	174,021.00
<b>Net Ordinary Income</b>	267.74	(0.11)	267.85	267.74	(0.11)	267.85	0.00
<b>Net Income</b>	<b>267.74</b>	<b>(0.11)</b>	<b>267.85</b>	<b>267.74</b>	<b>(0.11)</b>	<b>267.85</b>	<b>0.00</b>

**Park Place Villas Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2021

	Apr 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial 1906	24,175.39
Due to/from Reserves	(7.75)
<b>Total Operating</b>	24,167.64
<b>Reserve Accounts</b>	
1011 · Centennial Res 1914	151,237.80
Due to/from Operating	7.75
<b>Total Reserve Accounts</b>	151,245.55
<b>Total Checking/Savings</b>	175,413.19
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	4,400.00
<b>Total Accounts Receivable</b>	4,400.00
<b>Total Current Assets</b>	179,813.19
<b>Other Assets</b>	
1610 · Prepaid Insurance	31,479.67
1620 · Utility Deposit	95.00
<b>Total Other Assets</b>	31,574.67
<b>TOTAL ASSETS</b>	<b>211,387.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	1,938.75
<b>Total Accounts Payable</b>	1,938.75
<b>Other Current Liabilities</b>	
2100 · Deferred Revenue	23,674.84
2130 · Insurance Loan Payable	31,068.99
<b>Total Other Current Liabilities</b>	54,743.83
<b>Total Current Liabilities</b>	56,682.58
<b>Total Liabilities</b>	56,682.58
<b>Equity</b>	
<b>Reserve Funds</b>	151,245.55
3200 · Unrestricted Net Assets	(5,077.23)
3900 · Operating Fund Equity	7,743.87
3901 · Prior Period Adjustment	525.35
Net Income	267.74
<b>Total Equity</b>	154,705.28
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>211,387.86</b>