

**PARK PLACE VILLAS CONDO ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**November 30, 2022**

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REVENUES AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

**Prepared By: Sunstate Association Management Group, Inc.**

**Park Place Villas Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of November 30, 2022

	Nov 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial 1906	144,058.82
1009 · Funds Designated for Roof S/A	625,762.17
<b>Total Operating</b>	769,820.99
<b>Reserve Accounts</b>	
1014 · Centennial Res 8421	360,383.05
<b>Total Reserve Accounts</b>	360,383.05
<b>Total Checking/Savings</b>	1,130,204.04
<b>Accounts Receivable</b>	
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	298.25
1115 · Special Assessment Receivable	30,000.00
<b>Total Accounts Receivable</b>	30,298.25
<b>Total Accounts Receivable</b>	30,298.25
<b>Total Current Assets</b>	1,160,502.29
<b>Other Assets</b>	
1610 · Prepaid Insurance	8,721.58
1620 · Utility Deposit	95.00
<b>Total Other Assets</b>	8,816.58
<b>TOTAL ASSETS</b>	<b>1,169,318.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	126,013.81
<b>Total Accounts Payable</b>	126,013.81
<b>Other Current Liabilities</b>	
2100 · Deferred Revenue	11,985.67
2120 · Accrued Expenses	430.00
2130 · Insurance Loan Payable	8,671.70
2150 · Suspense	(242.00)
2210 · 2022 S/A Roofing	655,762.17
<b>Total Other Current Liabilities</b>	676,607.54
<b>Total Current Liabilities</b>	802,621.35
<b>Total Liabilities</b>	802,621.35
<b>Equity</b>	
<b>Reserve Funds</b>	360,383.05
3900 · Operating Fund Equity	15,713.66
3901 · Prior Period Adjustment	(675.00)
Net Income	(8,724.19)
<b>Total Equity</b>	366,697.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,169,318.87</b>

**Park Place Villas Condominium Association, Inc.**  
**Revenue & Expense Comparison of Actual to Budget**  
**November 2022**

	Nov 22	Budget	\$ Over Bu...	Apr - Nov 22	YTD Budget	\$ Over Bu...	Annual Bu...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4101 · Maintenance Fees	11,985.67	11,986.25	(0.58)	95,885.33	95,890.00	(4.67)	143,835.00
4104 · Reserve Fees	0.00	0.00	0.00	27,129.00	27,129.00	0.00	36,172.00
4502 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4503 · Late Fees	450.00	0.00	450.00	563.25	0.00	563.25	0.00
4505 · Interest	148.29	0.00	148.29	311.57	0.00	311.57	0.00
<b>Total Income</b>	<b>12,583.96</b>	<b>11,986.25</b>	<b>597.71</b>	<b>124,089.15</b>	<b>123,019.00</b>	<b>1,070.15</b>	<b>180,007.00</b>
<b>Gross Profit</b>	<b>12,583.96</b>	<b>11,986.25</b>	<b>597.71</b>	<b>124,089.15</b>	<b>123,019.00</b>	<b>1,070.15</b>	<b>180,007.00</b>
<b>Expense</b>							
<b>Administrative Costs</b>							
6102 · Management Fee	975.00	800.00	175.00	6,400.00	6,400.00	0.00	9,600.00
6104 · Postage & Office Supplies	36.60	41.67	(5.07)	980.09	333.32	646.77	500.00
6106 · Legal & Accounting	286.00	75.00	211.00	538.00	600.00	(62.00)	900.00
6107 · Tax Accounting Fees	0.00	20.83	(20.83)	16.16	166.68	(150.52)	250.00
<b>Total Administrative Costs</b>	<b>1,297.60</b>	<b>937.50</b>	<b>360.10</b>	<b>7,934.25</b>	<b>7,500.00</b>	<b>434.25</b>	<b>11,250.00</b>
<b>Landscape Management</b>							
<b>Maintenance</b>							
6201 · Mow, Edge, & Blow	2,665.00	1,166.67	1,498.33	21,320.00	9,333.32	11,986.68	14,000.00
6202 · Prune & Trim	0.00	1,000.00	(1,000.00)	0.00	8,000.00	(8,000.00)	12,000.00
6203 · Weed Control	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
6204 · Fertilization & Pest Control	0.00	333.33	(333.33)	675.00	2,666.68	(1,991.68)	4,000.00
<b>Total Maintenance</b>	<b>2,665.00</b>	<b>2,666.67</b>	<b>(1.67)</b>	<b>21,995.00</b>	<b>21,333.32</b>	<b>661.68</b>	<b>32,000.00</b>
<b>Irrigation</b>							
6221 · Irrigation Maintenance	0.00	33.33	(33.33)	160.00	266.68	(106.68)	400.00
6223 · Irrigation Repairs/Alterations	(435.00)	83.33	(518.33)	3,849.05	666.68	3,182.37	1,000.00
<b>Total Irrigation</b>	<b>(435.00)</b>	<b>116.66</b>	<b>(551.66)</b>	<b>4,009.05</b>	<b>933.36</b>	<b>3,075.69</b>	<b>1,400.00</b>
<b>Gardening</b>							
6231 · Gardening-Common Areas	0.00	166.67	(166.67)	736.00	1,333.32	(597.32)	2,000.00
<b>Total Gardening</b>	<b>0.00</b>	<b>166.67</b>	<b>(166.67)</b>	<b>736.00</b>	<b>1,333.32</b>	<b>(597.32)</b>	<b>2,000.00</b>
<b>Trees/Lake Maintenance</b>							
6241 · Tree Trimming	0.00	500.00	(500.00)	2,720.00	4,000.00	(1,280.00)	6,000.00
6247 · Lake Maintenance	79.00	100.00	(21.00)	632.00	800.00	(168.00)	1,200.00
<b>Total Trees/Lake Maintenance</b>	<b>79.00</b>	<b>600.00</b>	<b>(521.00)</b>	<b>3,352.00</b>	<b>4,800.00</b>	<b>(1,448.00)</b>	<b>7,200.00</b>
<b>Total Landscape Management</b>	<b>2,309.00</b>	<b>3,550.00</b>	<b>(1,241.00)</b>	<b>30,092.05</b>	<b>28,400.00</b>	<b>1,692.05</b>	<b>42,600.00</b>
<b>Repairs &amp; Maintenance</b>							
<b>Property Maintenance</b>							
6304 · Property Repairs/Maintenance	0.00	208.33	(208.33)	8,084.98	1,666.68	6,418.30	2,500.00
6308 · Rain Gutters/Downspouts	0.00	66.67	(66.67)	215.00	533.32	(318.32)	800.00
6309 · Drives/Walks/Island Power W...	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00
6315 · Drainage	0.00	25.00	(25.00)	120.00	200.00	(80.00)	300.00
<b>Total Property Maintenance</b>	<b>0.00</b>	<b>425.00</b>	<b>(425.00)</b>	<b>8,419.98</b>	<b>3,400.00</b>	<b>5,019.98</b>	<b>5,100.00</b>
<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>425.00</b>	<b>(425.00)</b>	<b>8,419.98</b>	<b>3,400.00</b>	<b>5,019.98</b>	<b>5,100.00</b>
<b>Pest Control Services</b>							
6351 · Pest Control - Villas	0.00	208.33	(208.33)	4,130.00	1,666.68	2,463.32	2,500.00
6355 · Pest Control - Termites	0.00	200.00	(200.00)	0.00	1,600.00	(1,600.00)	2,400.00
<b>Total Pest Control Services</b>	<b>0.00</b>	<b>408.33</b>	<b>(408.33)</b>	<b>4,130.00</b>	<b>3,266.68</b>	<b>863.32</b>	<b>4,900.00</b>
<b>Pool Maintenance</b>							
6361 · Pool Maintenance Contract	230.00	233.33	(3.33)	1,725.00	1,866.68	(141.68)	2,800.00
6363 · Pool Repairs & Supplies	146.56	41.67	104.89	306.13	333.32	(27.19)	500.00
6365 · Pool Janitorial Service	210.00	75.00	135.00	735.00	600.00	135.00	900.00
6367 · Pool Supplies	0.00	8.33	(8.33)	0.00	66.68	(66.68)	100.00
<b>Total Pool Maintenance</b>	<b>586.56</b>	<b>358.33</b>	<b>228.23</b>	<b>2,766.13</b>	<b>2,866.68</b>	<b>(100.55)</b>	<b>4,300.00</b>

Park Place Villas Condominium Association, Inc.  
**Revenue & Expense Comparison of Actual to Budget**  
 November 2022

	Nov 22	Budget	\$ Over Bu...	Apr - Nov 22	YTD Budget	\$ Over Bu...	Annual Bu...
<b>Roof Repair &amp; Maintenance</b>							
6341 · Roof Repair & Maintenance	0.00	233.33	(233.33)	2,465.00	1,866.68	598.32	2,800.00
<b>Total Roof Repair &amp; Maintenance</b>	0.00	233.33	(233.33)	2,465.00	1,866.68	598.32	2,800.00
<b>Services &amp; Utilities</b>							
6401 · Electric - Grounds HSE #3549	27.49	12.50	14.99	168.51	100.00	68.51	150.00
6402 · Electric - Pool #1509	138.61	125.00	13.61	960.29	1,000.00	(39.71)	1,500.00
6403 · Electric-Irrigation Pump #4595	30.03	42.92	(12.89)	395.79	343.32	52.47	515.00
6430 · Water	82.64	83.33	(0.69)	603.46	666.68	(63.22)	1,000.00
6440 · Sewer	176.85	166.67	10.18	1,325.48	1,333.32	(7.84)	2,000.00
6475 · Cable	1,300.08	1,291.67	8.41	10,400.64	10,333.32	67.32	15,500.00
<b>Total Services &amp; Utilities</b>	1,755.70	1,722.09	33.61	13,854.17	13,776.64	77.53	20,665.00
<b>Insurance</b>							
6601 · Insurance	4,289.25	4,183.33	105.92	34,314.00	33,466.68	847.32	50,200.00
6652 · Interest & Fees	96.52	83.33	13.19	772.16	666.68	105.48	1,000.00
6661 · Appraisal	0.00	33.33	(33.33)	700.00	266.68	433.32	400.00
<b>Total Insurance</b>	4,385.77	4,299.99	85.78	35,786.16	34,400.04	1,386.12	51,600.00
<b>Misc Fees &amp; Expenses</b>							
6701 · Taxes, Licenses & Permits	0.00	41.67	(41.67)	150.35	333.32	(182.97)	500.00
6705 · DBPR Filing Fee	0.00	10.00	(10.00)	86.25	80.00	6.25	120.00
<b>Total Misc Fees &amp; Expenses</b>	0.00	51.67	(51.67)	236.60	413.32	(176.72)	620.00
<b>Reserves</b>							
6900 · Transfer to Reserves	0.00	0.00	0.00	27,129.00	27,129.00	0.00	36,172.00
<b>Total Reserves</b>	0.00	0.00	0.00	27,129.00	27,129.00	0.00	36,172.00
<b>Total Expense</b>	10,334.63	11,986.24	(1,651.61)	132,813.34	123,019.04	9,794.30	180,007.00
<b>Net Ordinary Income</b>	2,249.33	0.01	2,249.32	(8,724.19)	(0.04)	(8,724.15)	0.00
<b>Net Income</b>	<u>2,249.33</u>	<u>0.01</u>	<u>2,249.32</u>	<u>(8,724.19)</u>	<u>(0.04)</u>	<u>(8,724.15)</u>	<u>0.00</u>