

Parkside Place Homeowners Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

2/28/2022

Prepared
By:



**6972 Lake Gloria Blvd
Orlando, FL 32809-3200**

Parkside Place Homeowners Association, Inc.

Balance Sheet

2/28/2022

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$85,036.33
1080 - Operating Petty Cash	\$501.40
1083 - Operating Social Committee Account	\$777.51

Cash - Operating Total \$86,315.24

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$117,385.63
1170 - Reserves ICS - Alliance	\$164,736.68

Cash - Reserves Total \$282,122.31

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,855.41
1220 - Allowance for Bad Debt	(\$20.83)
1225 - Due from Reserves	\$11,983.28
1240 - Special Assessment Receivable	\$2,962.53

Current Assets - Accts Receivable Total \$17,780.39

Current Assets - Other

1410 - Prepaid Insurance: Umbrella 03/23	\$148.00
1420 - Prepaid Insurance: TH Buildings 03/23	\$11,103.71
1430 - Prepaid Insurance: GL-Prop/Fidelity/D&O 03/23	\$630.32
1440 - Prepaid Insurance: Equipment 03/23	\$53.75
1450 - Prepaid Insurance: Work Comp 03/23	\$650.32

Current Assets - Other Total \$12,586.10

Assets Total

\$398,804.04

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$16,369.90
2015 - Due to Reserves	\$6,000.00
2020 - Prepaid Assessments	\$27,401.18
2030 - Accrued Expenses	\$2,560.00

Liabilities Total \$52,331.08

Reserves

3005 - Reserves - Pooled	\$228,752.53
3010 - Spent from Pooled Reserves	(\$24,423.63)
3399 - Interest on Reserve Acct	\$73.75
3410 - Special Assessment	\$256,000.00
3420 - Spent From Special Assessment	(\$188,462.66)
3435 - Due from Operating	(\$6,000.00)
3440 - Due to Operating	\$11,983.28

Reserves Total \$277,923.27

Retained Earnings

\$51,310.63

Net Income

\$17,239.06

Liabilities & Equity Total

\$398,804.04

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,265.00	\$49,280.00	(\$15.00)	\$98,530.00	\$98,560.00	(\$30.00)	\$591,360.00
4015 - Clubhouse Rental	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$0.00
4050 - Violation / Fine Income	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$0.00
4060 - Late Fee Income	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
4070 - Interest on Delinquent Balance	\$44.98	\$0.00	\$44.98	\$44.98	\$0.00	\$44.98	\$0.00
4180 - Interest on Operating Acct	\$1.66	\$0.00	\$1.66	\$3.67	\$0.00	\$3.67	\$0.00
4190 - Interest on Reserve Acct	\$53.93	\$0.00	\$53.93	\$73.75	\$0.00	\$73.75	\$0.00
4200 - Allocate Reserve Interest	(\$53.93)	\$0.00	(\$53.93)	(\$73.75)	\$0.00	(\$73.75)	\$0.00
Total Income	\$49,736.64	\$49,280.00	\$456.64	\$99,003.65	\$98,560.00	\$443.65	\$591,360.00
Total Income	\$49,736.64	\$49,280.00	\$456.64	\$99,003.65	\$98,560.00	\$443.65	\$591,360.00
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$50.19	\$33.34	(\$16.85)	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
Total Committee Expenses	\$0.00	\$33.33	\$33.33	\$50.19	\$66.66	\$16.47	\$400.00
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$241.67	\$241.67	\$0.00	\$483.34	\$483.34	\$2,900.00
6040 - Legal Fees	\$156.00	\$416.67	\$260.67	\$156.00	\$833.34	\$677.34	\$5,000.00
6080 - Bank Fees / Coupon Books	\$10.00	\$56.25	\$46.25	\$660.00	\$112.50	(\$547.50)	\$675.00
6090 - Postage	\$186.24	\$39.17	(\$147.07)	\$195.52	\$78.34	(\$117.18)	\$470.00
6091 - Copies / Printing	\$573.30	\$166.67	(\$406.63)	\$654.22	\$333.34	(\$320.88)	\$2,000.00
6120 - Insurance TH Buildings / Umb	\$22,495.42	\$13,497.25	(\$8,998.17)	\$22,495.42	\$26,994.50	\$4,499.08	\$161,967.00
6130 - Insurance GL / D&O / Crime / Equip	\$1,368.18	\$719.25	(\$648.93)	\$1,368.18	\$1,438.50	\$70.32	\$8,631.00
6150 - Insurance Workers Compensation	\$102.68	\$54.92	(\$47.76)	\$102.68	\$109.84	\$7.16	\$659.00
6160 - Management Fees	\$1,500.00	\$1,500.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$18,000.00
6220 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$10.34	\$10.34	\$62.00
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$14.16	(\$70.84)	\$85.00
6240 - Bad Debt	\$127.53	\$20.83	(\$106.70)	\$148.36	\$41.66	(\$106.70)	\$250.00
6390 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$400.00	\$50.00	(\$350.00)	\$300.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$991.67	\$991.67	\$0.00	\$1,983.34	\$1,983.34	\$11,900.00
Total General & Administrative	\$26,519.35	\$17,741.60	(\$8,777.75)	\$29,265.38	\$35,483.20	\$6,217.82	\$212,899.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,520.00	\$0.00	\$5,040.00	\$5,040.00	\$0.00	\$30,240.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$832.00	\$832.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$2,560.00	\$2,773.33	\$213.33	\$5,120.00	\$5,546.66	\$426.66	\$33,280.00
6548 - Palm Tree Trimming	\$0.00	\$916.67	\$916.67	\$330.00	\$1,833.34	\$1,503.34	\$11,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00
6570 - Fertilization and Chemicals	\$1,350.00	\$1,200.00	(\$150.00)	\$2,550.00	\$2,400.00	(\$150.00)	\$14,400.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6610 - Irrigation Expense	\$1,786.00	\$1,666.67	(\$119.33)	\$4,786.00	\$3,333.34	(\$1,452.66)	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$170.00	\$80.00	(\$90.00)	\$250.00	\$160.00	(\$90.00)	\$960.00
6790 - General Repairs / Maintenance	\$451.90	\$416.67	(\$35.23)	\$712.08	\$833.34	\$121.26	\$5,000.00
6791 - Building Painting	\$0.00	\$2,964.17	\$2,964.17	\$0.00	\$5,928.34	\$5,928.34	\$35,570.00
Total Grounds	\$9,253.90	\$15,245.17	\$5,991.27	\$19,620.08	\$30,490.34	\$10,870.26	\$182,942.00
Recreation							
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$0.00	\$375.00	\$375.00	\$2,250.00
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$0.00	\$96.00	\$96.00	\$576.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$1,560.00	\$1,560.00	\$0.00	\$9,360.00
Total Recreation	\$780.00	\$1,115.50	\$335.50	\$1,560.00	\$2,231.00	\$671.00	\$13,386.00
Utilities							
7810 - Electricity - Common Areas	\$755.19	\$707.00	(\$48.19)	\$1,391.17	\$1,414.00	\$22.83	\$8,484.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$30.00	\$30.00	\$0.00	\$180.00
7812 - Cable	\$9,043.88	\$8,559.83	(\$484.05)	\$18,082.76	\$17,119.66	(\$963.10)	\$102,718.00
7850 - Water/Sewer	\$119.89	\$157.67	\$37.78	\$225.06	\$315.34	\$90.28	\$1,892.00
7860 - City Gas	\$305.63	\$248.33	(\$57.30)	\$626.70	\$496.66	(\$130.04)	\$2,980.00
7865 - Phone	\$39.96	\$39.92	(\$0.04)	\$79.92	\$79.84	(\$0.08)	\$479.00
Total Utilities	\$10,279.55	\$9,727.75	(\$551.80)	\$20,435.61	\$19,455.50	(\$980.11)	\$116,733.00
Reserves							
8005 - Reserves - Pooled	\$5,416.67	\$5,416.67	\$0.00	\$10,833.33	\$10,833.33	\$0.00	\$65,000.00
Total Reserves	\$5,416.67	\$5,416.67	\$0.00	\$10,833.33	\$10,833.33	\$0.00	\$65,000.00
Total Expense	\$52,249.47	\$49,280.02	(\$2,969.45)	\$81,764.59	\$98,560.03	\$16,795.44	\$591,360.00
Operating Net Income	(\$2,512.83)	(\$0.02)	(\$2,512.81)	\$17,239.06	(\$0.03)	\$17,239.09	\$0.00
Net Income	(\$2,512.83)	(\$0.02)	(\$2,512.81)	\$17,239.06	(\$0.03)	\$17,239.09	\$0.00