

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

4/30/2022

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
4/30/2022

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$61,061.50
1080 - Operating Petty Cash	\$501.42
1083 - Operating Social Committee Account	\$777.54
<u>Cash - Operating Total</u>	\$62,340.46

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$27,900.90
1170 - Reserves ICS - Alliance	\$164,777.97
<u>Cash - Reserves Total</u>	\$192,678.87

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,581.76
1240 - Special Assessment Receivable	\$1,788.72
<u>Current Assets - Accts Receivable Total</u>	\$4,370.48

Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$10,304.27
1430 - Prepaid Insurance: Property 03.31.23	\$40,317.22
<u>Current Assets - Other Total</u>	\$50,621.49

Assets Total

\$310,011.30

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$5,580.68
2020 - Prepaid Assessments	\$28,080.97
<u>Liabilities Total</u>	\$33,661.65

Reserves

3005 - Reserves - Pooled	\$239,585.87
3010 - Spent from Pooled Reserves	(\$81,684.25)
3399 - Interest on Reserve Acct	\$139.06
3410 - Special Assessment	\$256,000.00
3420 - Spent From Special Assessment	(\$221,361.81)
<u>Reserves Total</u>	\$192,678.87

Retained Earnings

\$50,820.59

Net Income

\$32,850.19

Liabilities & Equity Total

\$310,011.30

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,265.00	\$49,280.00	(\$15.00)	\$197,060.00	\$197,120.00	(\$60.00)	\$591,360.00
4015 - Clubhouse Rental	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4050 - Violation / Fine Income	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00	\$225.00	\$0.00
4070 - Interest on Delinquent Balance	\$56.53	\$0.00	\$56.53	\$155.85	\$0.00	\$155.85	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4180 - Interest on Operating Acct	\$1.49	\$0.00	\$1.49	\$7.46	\$0.00	\$7.46	\$0.00
4190 - Interest on Reserve Acct	\$31.12	\$0.00	\$31.12	\$140.02	\$0.00	\$140.02	\$0.00
4200 - Allocate Reserve Interest	(\$31.12)	\$0.00	(\$31.12)	(\$140.02)	\$0.00	(\$140.02)	\$0.00
Total Income	\$49,323.02	\$49,280.00	\$43.02	\$197,798.31	\$197,120.00	\$678.31	\$591,360.00
Total Income	\$49,323.02	\$49,280.00	\$43.02	\$197,798.31	\$197,120.00	\$678.31	\$591,360.00
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$196.17	\$66.68	(\$129.49)	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
Total Committee Expenses	\$0.00	\$33.33	\$33.33	\$196.17	\$133.32	(\$62.85)	\$400.00
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00
6040 - Legal Fees	\$0.00	\$416.67	\$416.67	\$879.00	\$1,666.68	\$787.68	\$5,000.00
6080 - Bank Fees / Coupon Books	\$5.00	\$56.25	\$51.25	\$675.00	\$225.00	(\$450.00)	\$675.00
6090 - Postage	\$16.82	\$39.17	\$22.35	\$215.24	\$156.68	(\$58.56)	\$470.00
6091 - Copies / Printing	\$90.05	\$166.67	\$76.62	\$870.76	\$666.68	(\$204.08)	\$2,000.00
6110 - Insurance Umbrella	(\$198.53)	\$0.00	\$198.53	\$0.00	\$0.00	\$0.00	\$0.00
6120 - Insurance TH Buildings	\$10,709.04	\$13,497.25	\$2,788.21	\$44,835.73	\$53,989.00	\$9,153.27	\$161,967.00
6130 - Insurance GL / D&O / Crime	\$1,313.41	\$719.25	(\$594.16)	\$3,373.34	\$2,877.00	(\$496.34)	\$8,631.00
6140 - Insurance Equipment	(\$60.08)	\$0.00	\$60.08	\$0.00	\$0.00	\$0.00	\$0.00
6150 - Insurance Workers Compensation	\$0.00	\$54.92	\$54.92	\$152.59	\$219.68	\$67.09	\$659.00
6160 - Management Fees	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00	\$6,000.00	\$0.00	\$18,000.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$28.32	(\$56.68)	\$85.00
6240 - Bad Debt	(\$20.83)	\$20.83	\$41.66	\$191.70	\$83.32	(\$108.38)	\$250.00
6390 - Miscellaneous	\$604.96	\$25.00	(\$579.96)	\$1,004.96	\$100.00	(\$904.96)	\$300.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$0.00	\$3,966.68	\$3,966.68	\$11,900.00
Total General & Administrative	\$15,359.84	\$20,394.76	\$5,034.92	\$61,183.32	\$72,879.04	\$11,695.72	\$212,899.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,520.00	(\$126.00)	\$10,206.00	\$10,080.00	(\$126.00)	\$30,240.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$1,664.00	\$1,664.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$3,480.00	\$2,773.33	(\$706.67)	\$8,688.00	\$11,093.32	\$2,405.32	\$33,280.00
6548 - Palm Tree Trimming	\$0.00	\$916.67	\$916.67	\$330.00	\$3,666.68	\$3,336.68	\$11,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$2,825.00	\$1,000.00	(\$1,825.00)	\$3,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$200.00	\$2,000.00	\$1,800.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$0.00	\$2,333.32	\$2,333.32	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,200.00	(\$60.00)	\$5,010.00	\$4,800.00	(\$210.00)	\$14,400.00
6610 - Irrigation Expense	\$1,155.00	\$1,666.67	\$511.67	\$7,843.00	\$6,666.68	(\$1,176.32)	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$90.00	\$80.00	(\$10.00)	\$430.00	\$320.00	(\$110.00)	\$960.00
6790 - General Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$1,009.67	\$1,666.68	\$657.01	\$5,000.00
6791 - Building Painting	\$0.00	\$2,964.17	\$2,964.17	\$0.00	\$11,856.68	\$11,856.68	\$35,570.00
Total Grounds	\$9,047.00	\$15,245.17	\$6,198.17	\$38,205.67	\$60,980.68	\$22,775.01	\$182,942.00
Recreation							
7020 - Pool - Equipment Repairs / Supplies	\$419.10	\$187.50	(\$231.60)	\$566.60	\$750.00	\$183.40	\$2,250.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$0.00	\$192.00	\$192.00	\$576.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,200.00
7010 - Pool - Maintenance	\$800.00	\$780.00	(\$20.00)	\$3,140.00	\$3,120.00	(\$20.00)	\$9,360.00
Total Recreation	\$1,219.10	\$1,115.50	(\$103.60)	\$3,706.60	\$4,462.00	\$755.40	\$13,386.00
Utilities							
7810 - Electricity - Common Areas	\$675.76	\$707.00	\$31.24	\$2,084.21	\$2,828.00	\$743.79	\$8,484.00
7811 - Electricity - Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00
7812 - Cable	\$9,043.98	\$8,559.83	(\$484.15)	\$36,170.72	\$34,239.32	(\$1,931.40)	\$102,718.00
7850 - Water/Sewer	\$93.79	\$157.67	\$63.88	\$412.14	\$630.68	\$218.54	\$1,892.00
7860 - City Gas	\$247.47	\$248.33	\$0.86	\$1,102.84	\$993.32	(\$109.52)	\$2,980.00
7865 - Phone	\$39.90	\$39.92	\$0.02	\$159.78	\$159.68	(\$0.10)	\$479.00
Total Utilities	\$10,115.90	\$9,727.75	(\$388.15)	\$39,989.69	\$38,911.00	(\$1,078.69)	\$116,733.00
Reserves							
8005 - Reserves - Pooled	\$5,416.67	\$5,416.67	\$0.00	\$21,666.67	\$21,666.67	\$0.00	\$65,000.00
Total Reserves	\$5,416.67	\$5,416.67	\$0.00	\$21,666.67	\$21,666.67	\$0.00	\$65,000.00
Total Expense	\$41,158.51	\$51,933.18	\$10,774.67	\$164,948.12	\$199,032.71	\$34,084.59	\$591,360.00
Operating Net Income	\$8,164.51	(\$2,653.18)	\$10,817.69	\$32,850.19	(\$1,912.71)	\$34,762.90	\$0.00
Net Income	\$8,164.51	(\$2,653.18)	\$10,817.69	\$32,850.19	(\$1,912.71)	\$34,762.90	\$0.00