

Parkside Place Homeowners Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

12/31/2022

Prepared
By:



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

NOTE: Attached are the preliminary December 31, 2022 year-end financial statements that are subject to any adjustments that may be recommended by the association's CPA.

Parkside Place Homeowners Association, Inc.
Balance Sheet
12/31/2022

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$53,826.81
1080 - Operating Petty Cash - Alliance	\$501.51
1083 - Operating Social Committee - Alliance	\$777.67

<u>Cash - Operating Total</u>	\$55,105.99
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$22,780.05
1170 - Reserves ICS - Alliance	\$104,930.06

<u>Cash - Reserves Total</u>	\$127,710.11
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$3,456.19
1220 - Allowance for Bad Debt	(\$55.85)

<u>Current Assets - Accts Receivable Total</u>	\$3,400.34
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Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$1,865.87
1430 - Prepaid Insurance: Property 03.31.23	\$32,139.15
1510 - Prepaid Expenses	(\$350.00)

<u>Current Assets - Other Total</u>	\$33,655.02
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<i>Assets Total</i>		\$219,871.46
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$8,602.48
2020 - Prepaid Assessments	\$23,922.29

<u>Liabilities Total</u>	\$32,524.77
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Reserves

3005 - Reserves - Pooled	\$282,919.20
3010 - Spent from Pooled Reserves	(\$155,533.61)
3399 - Interest on Reserve Acct	\$324.52
3410 - Special Assessment	\$256,000.00
3420 - Spent From Special Assessment	(\$256,000.00)

<u>Reserves Total</u>	\$127,710.11
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<u>Retained Earnings</u>	\$51,236.59
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<u>Net Income</u>	\$8,399.99
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<i>Liabilities & Equity Total</i>		\$219,871.46
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Parkside Place Homeowners Association, Inc.

Budget Comparison Report

12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,280.00	\$49,280.00	\$0.00	\$591,345.00	\$591,360.00	(\$15.00)	\$591,360.00
4015 - Clubhouse Rental	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00	\$0.00
4025 - Miscellaneous Income	\$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	\$975.00	\$0.00	\$975.00	\$0.00
4070 - Interest on Delinquent Balance	\$46.82	\$0.00	\$46.82	\$332.39	\$0.00	\$332.39	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4180 - Interest on Operating Acct	\$1.25	\$0.00	\$1.25	\$17.16	\$0.00	\$17.16	\$0.00
4190 - Interest on Reserve Acct	\$27.23	\$0.00	\$27.23	\$325.48	\$0.00	\$325.48	\$0.00
4200 - Allocate Reserve Interest	(\$27.23)	\$0.00	(\$27.23)	(\$325.48)	\$0.00	(\$325.48)	\$0.00
<u>Total Income</u>	\$49,328.07	\$49,280.00	\$48.07	\$593,619.55	\$591,360.00	\$2,259.55	\$591,360.00
Total Income	\$49,328.07	\$49,280.00	\$48.07	\$593,619.55	\$591,360.00	\$2,259.55	\$591,360.00
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00
6040 - Legal Fees	\$442.00	\$416.63	(\$25.37)	\$1,425.00	\$5,000.00	\$3,575.00	\$5,000.00
6080 - Bank Fees / Coupon Books	\$0.00	\$56.25	\$56.25	\$745.00	\$675.00	(\$70.00)	\$675.00
6090 - Postage	\$119.85	\$39.13	(\$80.72)	\$728.11	\$470.00	(\$258.11)	\$470.00
6091 - Copies / Printing	\$357.59	\$166.63	(\$190.96)	\$2,300.83	\$2,000.00	(\$300.83)	\$2,000.00
6120 - Insurance TH Buildings	\$10,709.04	\$13,497.25	\$2,788.21	\$130,508.05	\$161,967.00	\$31,458.95	\$161,967.00
6130 - Insurance GL / D&O / Crime	\$1,054.80	\$719.25	(\$335.55)	\$11,811.74	\$8,631.00	(\$3,180.74)	\$8,631.00
6150 - Insurance Workers Compensation	\$0.00	\$54.88	\$54.88	\$152.59	\$659.00	\$506.41	\$659.00
6160 - Management Fees	\$1,500.00	\$1,500.00	\$0.00	\$18,000.00	\$18,000.00	\$0.00	\$18,000.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
6221 - Dues and Subscriptions	\$0.00	\$7.12	\$7.12	\$299.20	\$85.00	(\$214.20)	\$85.00
6240 - Bad Debt	\$20.87	\$20.87	\$0.00	\$424.43	\$250.00	(\$174.43)	\$250.00
6390 - Miscellaneous	\$500.00	\$25.00	(\$475.00)	\$5,028.52	\$300.00	(\$4,728.52)	\$300.00
<u>Total General & Administrative</u>	\$14,704.15	\$16,503.01	\$1,798.86	\$174,384.72	\$200,999.00	\$26,614.28	\$200,999.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00
6415 - Social Committee	\$104.57	\$16.63	(\$87.94)	\$447.93	\$200.00	(\$247.93)	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00
<u>Total Committee Expenses</u>	\$104.57	\$33.37	(\$71.20)	\$447.93	\$400.00	(\$47.93)	\$400.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,520.00	(\$126.00)	\$35,813.86	\$30,240.00	(\$5,573.86)	\$30,240.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$4,992.00	\$4,992.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$2,536.00	\$2,773.37	\$237.37	\$32,779.93	\$33,280.00	\$500.07	\$33,280.00
6548 - Palm Tree Trimming	\$575.00	\$916.63	\$341.63	\$5,370.00	\$11,000.00	\$5,630.00	\$11,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$9,630.00	\$3,000.00	(\$6,630.00)	\$3,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$7,783.00	\$6,000.00	(\$1,783.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$583.37	\$583.37	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$9,000.00	\$9,000.00	\$9,000.00

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Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6570 - Fertilization and Chemicals	\$1,260.00	\$1,200.00	(\$60.00)	\$15,090.00	\$14,400.00	(\$690.00)	\$14,400.00
6610 - Irrigation Expense	\$1,155.00	\$1,666.63	\$511.63	\$22,327.57	\$20,000.00	(\$2,327.57)	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$100.00	\$80.00	(\$20.00)	\$1,190.00	\$960.00	(\$230.00)	\$960.00
6790 - General Repairs / Maintenance	\$3,091.22	\$416.63	(\$2,674.59)	\$17,188.04	\$5,000.00	(\$12,188.04)	\$5,000.00
6791 - Building Painting	\$0.00	\$2,964.13	\$2,964.13	\$31,826.00	\$35,570.00	\$3,744.00	\$35,570.00
Total Grounds	\$11,779.22	\$15,245.13	\$3,465.91	\$183,990.40	\$182,942.00	(\$1,048.40)	\$182,942.00
Recreation							
7010 - Pool - Maintenance	\$920.00	\$780.00	(\$140.00)	\$9,760.00	\$9,360.00	(\$400.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$4,357.32	\$2,250.00	(\$2,107.32)	\$2,250.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$720.00	\$576.00	(\$144.00)	\$576.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$636.05	\$1,200.00	\$563.95	\$1,200.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.63	\$991.63	\$23,400.00	\$11,900.00	(\$11,500.00)	\$11,900.00
Total Recreation	\$920.00	\$2,107.13	\$1,187.13	\$38,873.37	\$25,286.00	(\$13,587.37)	\$25,286.00
Utilities							
7810 - Electricity - Common Areas	\$828.21	\$707.00	(\$121.21)	\$9,201.90	\$8,484.00	(\$717.90)	\$8,484.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$60.00	\$180.00	\$120.00	\$180.00
7812 - Cable	\$9,143.57	\$8,559.87	(\$583.70)	\$109,220.64	\$102,718.00	(\$6,502.64)	\$102,718.00
7850 - Water/Sewer	\$127.35	\$157.63	\$30.28	\$1,481.90	\$1,892.00	\$410.10	\$1,892.00
7860 - City Gas	\$94.70	\$248.37	\$153.67	\$2,079.72	\$2,980.00	\$900.28	\$2,980.00
7865 - Phone	\$39.90	\$39.88	(\$0.02)	\$478.98	\$479.00	\$0.02	\$479.00
Total Utilities	\$10,233.73	\$9,727.75	(\$505.98)	\$122,523.14	\$116,733.00	(\$5,790.14)	\$116,733.00
Reserves							
8005 - Reserves - Pooled	\$5,416.64	\$5,416.64	\$0.00	\$65,000.00	\$65,000.00	\$0.00	\$65,000.00
Total Reserves	\$5,416.64	\$5,416.64	\$0.00	\$65,000.00	\$65,000.00	\$0.00	\$65,000.00
Total Expense	\$43,158.31	\$49,033.03	\$5,874.72	\$585,219.56	\$591,360.00	\$6,140.44	\$591,360.00
Operating Net Income	\$6,169.76	\$246.97	\$5,922.79	\$8,399.99	\$0.00	\$8,399.99	\$0.00
Net Income	\$6,169.76	\$246.97	\$5,922.79	\$8,399.99	\$0.00	\$8,399.99	\$0.00