

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

6/30/2022

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
6/30/2022

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$18,172.41
1080 - Operating Petty Cash - Alliance	\$501.44
1083 - Operating Social Committee - Alliance	\$777.57

<u>Cash - Operating Total</u>	\$19,451.42
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$39,719.76
1170 - Reserves ICS - Alliance	\$104,811.58

<u>Cash - Reserves Total</u>	\$144,531.34
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,064.42
1220 - Allowance for Bad Debt	(\$20.83)
1240 - Special Assessment Receivable	\$91.32

<u>Current Assets - Accts Receivable Total</u>	\$1,134.91
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Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$8,194.67
1430 - Prepaid Insurance: Property 03.31.23	\$41,039.64

<u>Current Assets - Other Total</u>	\$49,234.31
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<i>Assets Total</i>		\$214,351.98
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	(\$1,946.90)
2020 - Prepaid Assessments	\$28,709.38

<u>Liabilities Total</u>	\$26,762.48
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Reserves

3005 - Reserves - Pooled	\$250,419.21
3010 - Spent from Pooled Reserves	(\$106,070.31)
3399 - Interest on Reserve Acct	\$182.44
3410 - Special Assessment	\$256,000.00
3420 - Spent From Special Assessment	(\$256,000.00)

<u>Reserves Total</u>	\$144,531.34
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<u>Retained Earnings</u>	\$50,820.59
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<u>Net Income</u>	(\$7,762.43)
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<i>Liabilities & Equity Total</i>		\$214,351.98
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Parkside Place Homeowners Association, Inc.
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,280.00	\$49,280.00	\$0.00	\$295,665.00	\$295,680.00	(\$15.00)	\$591,360.00
4015 - Clubhouse Rental	\$100.00	\$0.00	\$100.00	\$300.00	\$0.00	\$300.00	\$0.00
4050 - Violation / Fine Income	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4060 - Late Fee Income	\$75.00	\$0.00	\$75.00	\$450.00	\$0.00	\$450.00	\$0.00
4070 - Interest on Delinquent Balance	\$15.00	\$0.00	\$15.00	\$200.86	\$0.00	\$200.86	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4180 - Interest on Operating Acct	\$1.11	\$0.00	\$1.11	\$10.22	\$0.00	\$10.22	\$0.00
4190 - Interest on Reserve Acct	\$18.59	\$0.00	\$18.59	\$183.40	\$0.00	\$183.40	\$0.00
4200 - Allocate Reserve Interest	(\$18.59)	\$0.00	(\$18.59)	(\$183.40)	\$0.00	(\$183.40)	\$0.00
<u>Total Income</u>	\$49,471.11	\$49,280.00	\$191.11	\$296,776.08	\$295,680.00	\$1,096.08	\$591,360.00
Total Income	\$49,471.11	\$49,280.00	\$191.11	\$296,776.08	\$295,680.00	\$1,096.08	\$591,360.00
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$196.17	\$100.02	(\$96.15)	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$196.17	\$199.98	\$3.81	\$400.00
<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	\$0.00	\$416.67	\$416.67	\$879.00	\$2,500.02	\$1,621.02	\$5,000.00
6080 - Bank Fees / Coupon Books	\$30.00	\$56.25	\$26.25	\$715.00	\$337.50	(\$377.50)	\$675.00
6090 - Postage	\$102.89	\$39.17	(\$63.72)	\$331.64	\$235.02	(\$96.62)	\$470.00
6091 - Copies / Printing	\$160.39	\$166.67	\$6.28	\$1,194.40	\$1,000.02	(\$194.38)	\$2,000.00
6120 - Insurance TH Buildings	\$10,709.04	\$13,497.25	\$2,788.21	\$66,253.81	\$80,983.50	\$14,729.69	\$161,967.00
6130 - Insurance GL / D&O / Crime	\$1,054.80	\$719.25	(\$335.55)	\$5,482.94	\$4,315.50	(\$1,167.44)	\$8,631.00
6150 - Insurance Workers Compensation	\$0.00	\$54.92	\$54.92	\$152.59	\$329.52	\$176.93	\$659.00
6160 - Management Fees	\$1,500.00	\$1,500.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$18,000.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00	\$62.00	\$62.00
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$42.48	(\$42.52)	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$299.41	\$124.98	(\$174.43)	\$250.00
6390 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$1,948.32	\$150.00	(\$1,798.32)	\$300.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$23,400.00	\$5,950.02	(\$17,449.98)	\$11,900.00
<u>Total General & Administrative</u>	\$13,577.95	\$17,494.76	\$3,916.81	\$112,642.11	\$107,930.56	(\$4,711.55)	\$212,899.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,520.00	(\$126.00)	\$15,498.00	\$15,120.00	(\$378.00)	\$30,240.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$2,496.00	\$2,496.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$2,432.00	\$2,773.33	\$341.33	\$13,808.00	\$16,639.98	\$2,831.98	\$33,280.00
6548 - Palm Tree Trimming	\$0.00	\$916.67	\$916.67	\$330.00	\$5,500.02	\$5,170.02	\$11,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$3,320.00	\$1,500.00	(\$1,820.00)	\$3,000.00
6550 - Tree Removal	\$450.00	\$500.00	\$50.00	\$650.00	\$3,000.00	\$2,350.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$0.00	\$3,499.98	\$3,499.98	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$4,500.00	\$4,500.00	\$9,000.00

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Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6560 - Landscaping Replacement / Enhancement	\$1,275.00	\$0.00	(\$1,275.00)	\$1,275.00	\$0.00	(\$1,275.00)	\$0.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,200.00	(\$60.00)	\$7,530.00	\$7,200.00	(\$330.00)	\$14,400.00
6610 - Irrigation Expense	\$3,897.81	\$1,666.67	(\$2,231.14)	\$13,157.81	\$10,000.02	(\$3,157.79)	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$90.00	\$80.00	(\$10.00)	\$610.00	\$480.00	(\$130.00)	\$960.00
6790 - General Repairs / Maintenance	\$60.00	\$416.67	\$356.67	\$2,219.75	\$2,500.02	\$280.27	\$5,000.00
6791 - Building Painting	\$25,950.00	\$2,964.17	(\$22,985.83)	\$31,826.00	\$17,785.02	(\$14,040.98)	\$35,570.00
Total Grounds	\$38,476.81	\$15,245.17	(\$23,231.64)	\$92,720.56	\$91,471.02	(\$1,249.54)	\$182,942.00
Recreation							
7010 - Pool - Maintenance	\$800.00	\$780.00	(\$20.00)	\$4,740.00	\$4,680.00	(\$60.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$235.00	\$187.50	(\$47.50)	\$801.60	\$1,125.00	\$323.40	\$2,250.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$0.00	\$288.00	\$288.00	\$576.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$575.70	\$600.00	\$24.30	\$1,200.00
Total Recreation	\$1,035.00	\$1,115.50	\$80.50	\$6,117.30	\$6,693.00	\$575.70	\$13,386.00
Utilities							
7810 - Electricity - Common Areas	\$701.97	\$707.00	\$5.03	\$3,517.13	\$4,242.00	\$724.87	\$8,484.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$60.00	\$90.00	\$30.00	\$180.00
7812 - Cable	\$9,124.28	\$8,559.83	(\$564.45)	\$54,430.00	\$51,358.98	(\$3,071.02)	\$102,718.00
7850 - Water/Sewer	\$144.20	\$157.67	\$13.47	\$672.26	\$946.02	\$273.76	\$1,892.00
7860 - City Gas	\$151.56	\$248.33	\$96.77	\$1,443.39	\$1,489.98	\$46.59	\$2,980.00
7865 - Phone	\$39.90	\$39.92	\$0.02	\$239.58	\$239.52	(\$0.06)	\$479.00
Total Utilities	\$10,161.91	\$9,727.75	(\$434.16)	\$60,362.36	\$58,366.50	(\$1,995.86)	\$116,733.00
Reserves							
8005 - Reserves - Pooled	\$5,416.67	\$5,416.67	\$0.00	\$32,500.01	\$32,500.01	\$0.00	\$65,000.00
Total Reserves	\$5,416.67	\$5,416.67	\$0.00	\$32,500.01	\$32,500.01	\$0.00	\$65,000.00
Total Expense	\$68,668.34	\$49,033.18	(\$19,635.16)	\$304,538.51	\$297,161.07	(\$7,377.44)	\$591,360.00
Operating Net Income	(\$19,197.23)	\$246.82	(\$19,444.05)	(\$7,762.43)	(\$1,481.07)	(\$6,281.36)	\$0.00
Net Income	(\$19,197.23)	\$246.82	(\$19,444.05)	(\$7,762.43)	(\$1,481.07)	(\$6,281.36)	\$0.00