

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

11/30/2022

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
11/30/2022

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$40,858.40
1080 - Operating Petty Cash - Alliance	\$501.49
1083 - Operating Social Committee - Alliance	\$777.66
<u>Cash - Operating Total</u>	\$42,137.55

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$38,438.31
1170 - Reserves ICS - Alliance	\$104,907.79
<u>Cash - Reserves Total</u>	\$143,346.10

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,629.87
1220 - Allowance for Bad Debt	(\$34.98)
<u>Current Assets - Accts Receivable Total</u>	\$2,594.89

Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$2,920.67
1430 - Prepaid Insurance: Property 03.31.23	\$31,777.44
1510 - Prepaid Expenses	\$3,868.00
<u>Current Assets - Other Total</u>	\$38,566.11

Assets Total

\$226,644.65

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$8,200.69
2020 - Prepaid Assessments	\$21,631.04
<u>Liabilities Total</u>	\$29,831.73

Reserves

3005 - Reserves - Pooled	\$277,502.56
3010 - Spent from Pooled Reserves	(\$134,453.75)
3399 - Interest on Reserve Acct	\$297.29
3410 - Special Assessment	\$256,000.00
3420 - Spent From Special Assessment	(\$256,000.00)
<u>Reserves Total</u>	\$143,346.10

Retained Earnings

\$51,236.59

Net Income

\$2,230.23

Liabilities & Equity Total

\$226,644.65

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
11/1/2022 - 11/30/2022

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,280.00	\$49,280.00	\$0.00	\$542,065.00	\$542,080.00	(\$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	\$125.00	\$0.00	\$125.00	\$975.00	\$0.00	\$975.00	\$0.00
4070 - Interest on Delinquent Balance	\$30.79	\$0.00	\$30.79	\$285.57	\$0.00	\$285.57	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4180 - Interest on Operating Acct	\$1.14	\$0.00	\$1.14	\$15.91	\$0.00	\$15.91	\$0.00
4190 - Interest on Reserve Acct	\$26.08	\$0.00	\$26.08	\$298.25	\$0.00	\$298.25	\$0.00
4200 - Allocate Reserve Interest	(\$26.08)	\$0.00	(\$26.08)	(\$298.25)	\$0.00	(\$298.25)	\$0.00
<u>Total Income</u>	\$49,436.93	\$49,280.00	\$156.93	\$544,291.48	\$542,080.00	\$2,211.48	\$591,360.00
Total Income	\$49,436.93	\$49,280.00	\$156.93	\$544,291.48	\$542,080.00	\$2,211.48	\$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	\$0.00	\$416.67	\$416.67	\$983.00	\$4,583.37	\$3,600.37	\$5,000.00
6080 - Bank Fees / Coupon Books	\$15.00	\$56.25	\$41.25	\$745.00	\$618.75	(\$126.25)	\$675.00
6090 - Postage	\$165.35	\$39.17	(\$126.18)	\$608.26	\$430.87	(\$177.39)	\$470.00
6091 - Copies / Printing	\$311.20	\$166.67	(\$144.53)	\$1,943.24	\$1,833.37	(\$109.87)	\$2,000.00
6120 - Insurance TH Buildings	\$10,709.04	\$13,497.25	\$2,788.21	\$119,799.01	\$148,469.75	\$28,670.74	\$161,967.00
6130 - Insurance GL / D&O / Crime	\$1,054.80	\$719.25	(\$335.55)	\$10,756.94	\$7,911.75	(\$2,845.19)	\$8,631.00
6150 - Insurance Workers Compensation	\$0.00	\$54.92	\$54.92	\$152.59	\$604.12	\$451.53	\$659.00
6160 - Management Fees	\$1,500.00	\$1,500.00	\$0.00	\$16,500.00	\$16,500.00	\$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	\$7.08	\$7.08	\$299.20	\$77.88	(\$221.32)	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$403.56	\$229.13	(\$174.43)	\$250.00
6390 - Miscellaneous	\$450.00	\$25.00	(\$425.00)	\$4,528.52	\$275.00	(\$4,253.52)	\$300.00
<u>Total General & Administrative</u>	\$14,226.22	\$16,503.09	\$2,276.87	\$159,680.57	\$184,495.99	\$24,815.42	\$200,999.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
6415 - Social Committee	\$147.19	\$16.67	(\$130.52)	\$343.36	\$183.37	(\$159.99)	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
<u>Total Committee Expenses</u>	\$147.19	\$33.33	(\$113.86)	\$343.36	\$366.63	\$23.27	\$400.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$6,961.00	\$2,520.00	(\$4,441.00)	\$33,167.86	\$27,720.00	(\$5,447.86)	\$30,240.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$4,576.00	\$4,576.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$2,112.00	\$2,773.33	\$661.33	\$30,243.93	\$30,506.63	\$262.70	\$33,280.00
6548 - Palm Tree Trimming	\$0.00	\$916.67	\$916.67	\$4,795.00	\$10,083.37	\$5,288.37	\$11,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$9,630.00	\$2,750.00	(\$6,880.00)	\$3,000.00
6550 - Tree Removal	\$2,783.00	\$500.00	(\$2,283.00)	\$7,783.00	\$5,500.00	(\$2,283.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$0.00	\$6,416.63	\$6,416.63	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$8,250.00	\$8,250.00	\$9,000.00

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Budget Comparison Report
11/1/2022 - 11/30/2022

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6570 - Fertilization and Chemicals	\$1,260.00	\$1,200.00	(\$60.00)	\$13,830.00	\$13,200.00	(\$630.00)	\$14,400.00
6610 - Irrigation Expense	\$1,438.00	\$1,666.67	\$228.67	\$21,172.57	\$18,333.37	(\$2,839.20)	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$100.00	\$80.00	(\$20.00)	\$1,090.00	\$880.00	(\$210.00)	\$960.00
6790 - General Repairs / Maintenance	(\$2,195.86)	\$416.67	\$2,612.53	\$14,096.82	\$4,583.37	(\$9,513.45)	\$5,000.00
6791 - Building Painting	\$0.00	\$2,964.17	\$2,964.17	\$31,826.00	\$32,605.87	\$779.87	\$35,570.00
Total Grounds	\$12,874.14	\$15,245.17	\$2,371.03	\$172,211.18	\$167,696.87	(\$4,514.31)	\$182,942.00
Recreation							
7010 - Pool - Maintenance	\$820.00	\$780.00	(\$40.00)	\$8,840.00	\$8,580.00	(\$260.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$4,357.32	\$2,062.50	(\$2,294.82)	\$2,250.00
7025 - Spa - Equipment Repairs / Supplies	\$135.00	\$48.00	(\$87.00)	\$720.00	\$528.00	(\$192.00)	\$576.00
7030 - Pool / Spa Permit	\$60.35	\$100.00	\$39.65	\$636.05	\$1,100.00	\$463.95	\$1,200.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$23,400.00	\$10,908.37	(\$12,491.63)	\$11,900.00
Total Recreation	\$1,015.35	\$2,107.17	\$1,091.82	\$37,953.37	\$23,178.87	(\$14,774.50)	\$25,286.00
Utilities							
7810 - Electricity - Common Areas	\$730.59	\$707.00	(\$23.59)	\$8,373.69	\$7,777.00	(\$596.69)	\$8,484.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$60.00	\$165.00	\$105.00	\$180.00
7812 - Cable	\$9,129.28	\$8,559.83	(\$569.45)	\$100,077.07	\$94,158.13	(\$5,918.94)	\$102,718.00
7850 - Water/Sewer	\$107.10	\$157.67	\$50.57	\$1,354.55	\$1,734.37	\$379.82	\$1,892.00
7860 - City Gas	\$63.54	\$248.33	\$184.79	\$1,985.02	\$2,731.63	\$746.61	\$2,980.00
7865 - Phone	\$39.90	\$39.92	\$0.02	\$439.08	\$439.12	\$0.04	\$479.00
Total Utilities	\$10,070.41	\$9,727.75	(\$342.66)	\$112,289.41	\$107,005.25	(\$5,284.16)	\$116,733.00
Reserves							
8005 - Reserves - Pooled	\$5,416.67	\$5,416.67	\$0.00	\$59,583.36	\$59,583.36	\$0.00	\$65,000.00
Total Reserves	\$5,416.67	\$5,416.67	\$0.00	\$59,583.36	\$59,583.36	\$0.00	\$65,000.00
Total Expense	\$43,749.98	\$49,033.18	\$5,283.20	\$542,061.25	\$542,326.97	\$265.72	\$591,360.00
Operating Net Income	\$5,686.95	\$246.82	\$5,440.13	\$2,230.23	(\$246.97)	\$2,477.20	\$0.00
Net Income	\$5,686.95	\$246.82	\$5,440.13	\$2,230.23	(\$246.97)	\$2,477.20	\$0.00