

# Parkside Place Homeowners Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

10/31/2022

Prepared  
By:



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

**Parkside Place Homeowners Association, Inc.**

**Balance Sheet**

**10/31/2022**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$49,208.93
1080 - Operating Petty Cash - Alliance	\$501.48
1083 - Operating Social Committee - Alliance	\$777.64

Cash - Operating Total \$50,488.05

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$34,976.93
1170 - Reserves ICS - Alliance	\$104,864.41

Cash - Reserves Total \$139,841.34

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,028.92
1220 - Allowance for Bad Debt	(\$59.15)

Current Assets - Accts Receivable Total \$1,969.77

Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$3,975.47
1430 - Prepaid Insurance: Property 03.31.23	\$31,415.73

Current Assets - Other Total \$35,391.20

*Assets Total*

\$227,690.36

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$12,886.77
2020 - Prepaid Assessments	\$27,030.38
2030 - Accrued Expenses	\$152.00

Liabilities Total \$40,069.15

Reserves

3005 - Reserves - Pooled	\$272,085.89
3010 - Spent from Pooled Reserves	(\$132,493.93)
3399 - Interest on Reserve Acct	\$249.38
3410 - Special Assessment	\$256,000.00
3420 - Spent From Special Assessment	(\$256,000.00)

Reserves Total \$139,841.34

Retained Earnings

\$51,236.59

Net Income

(\$3,456.72)

*Liabilities & Equity Total*

\$227,690.36

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**10/1/2022 - 10/31/2022**

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$49,280.00	\$49,280.00	\$0.00	\$492,785.00	\$492,800.00	(\$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	\$75.00	\$0.00	\$75.00	\$850.00	\$0.00	\$850.00	\$0.00
4070 - Interest on Delinquent Balance	\$15.88	\$0.00	\$15.88	\$254.78	\$0.00	\$254.78	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4180 - Interest on Operating Acct	\$1.28	\$0.00	\$1.28	\$14.77	\$0.00	\$14.77	\$0.00
4190 - Interest on Reserve Acct	\$4.54	\$0.00	\$4.54	\$250.34	\$0.00	\$250.34	\$0.00
4200 - Allocate Reserve Interest	(\$4.54)	\$0.00	(\$4.54)	(\$250.34)	\$0.00	(\$250.34)	\$0.00
<u>Total Income</u>	\$49,372.16	\$49,280.00	\$92.16	\$494,854.55	\$492,800.00	\$2,054.55	\$591,360.00
<b>Total Income</b>	\$49,372.16	\$49,280.00	\$92.16	\$494,854.55	\$492,800.00	\$2,054.55	\$591,360.00
<b>Expense</b>							
<u>General &amp; 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	\$4,166.70	\$3,183.70	\$5,000.00
6080 - Bank Fees / Coupon Books	\$0.00	\$56.25	\$56.25	\$730.00	\$562.50	(\$167.50)	\$675.00
6090 - Postage	\$40.00	\$39.17	(\$0.83)	\$442.91	\$391.70	(\$51.21)	\$470.00
6091 - Copies / Printing	\$112.00	\$166.67	\$54.67	\$1,632.04	\$1,666.70	\$34.66	\$2,000.00
6120 - Insurance TH Buildings	\$10,709.04	\$13,497.25	\$2,788.21	\$109,089.97	\$134,972.50	\$25,882.53	\$161,967.00
6130 - Insurance GL / D&O / Crime	\$1,054.80	\$719.25	(\$335.55)	\$9,702.14	\$7,192.50	(\$2,509.64)	\$8,631.00
6150 - Insurance Workers Compensation	\$0.00	\$54.92	\$54.92	\$152.59	\$549.20	\$396.61	\$659.00
6160 - Management Fees	\$1,500.00	\$1,500.00	\$0.00	\$15,000.00	\$15,000.00	\$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	\$7.08	\$7.08	\$299.20	\$70.80	(\$228.40)	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$382.73	\$208.30	(\$174.43)	\$250.00
6390 - Miscellaneous	\$1,495.00	\$25.00	(\$1,470.00)	\$4,078.52	\$250.00	(\$3,828.52)	\$300.00
<u>Total General &amp; Administrative</u>	\$14,931.67	\$16,503.09	\$1,571.42	\$145,454.35	\$167,992.90	\$22,538.55	\$200,999.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$83.30	\$83.30	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$196.17	\$166.70	(\$29.47)	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$83.30	\$83.30	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$196.17	\$333.30	\$137.13	\$400.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,520.00	(\$126.00)	\$26,206.86	\$25,200.00	(\$1,006.86)	\$30,240.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$4,160.00	\$4,160.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$5,420.18	\$2,773.33	(\$2,646.85)	\$28,131.93	\$27,733.30	(\$398.63)	\$33,280.00
6548 - Palm Tree Trimming	\$0.00	\$916.67	\$916.67	\$4,795.00	\$9,166.70	\$4,371.70	\$11,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$9,630.00	\$2,500.00	(\$7,130.00)	\$3,000.00
6550 - Tree Removal	\$4,350.00	\$500.00	(\$3,850.00)	\$5,000.00	\$5,000.00	\$0.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.30	\$2,083.30	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$0.00	\$5,833.30	\$5,833.30	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$7,500.00	\$7,500.00	\$9,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**10/1/2022 - 10/31/2022**

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
6570 - Fertilization and Chemicals	\$1,260.00	\$1,200.00	(\$60.00)	\$12,570.00	\$12,000.00	(\$570.00)	\$14,400.00
6610 - Irrigation Expense	\$1,155.00	\$1,666.67	\$511.67	\$19,734.57	\$16,666.70	(\$3,067.87)	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$100.00	\$80.00	(\$20.00)	\$990.00	\$800.00	(\$190.00)	\$960.00
6790 - General Repairs / Maintenance	\$4,916.25	\$416.67	(\$4,499.58)	\$16,292.68	\$4,166.70	(\$12,125.98)	\$5,000.00
6791 - Building Painting	\$0.00	\$2,964.17	\$2,964.17	\$31,826.00	\$29,641.70	(\$2,184.30)	\$35,570.00
<b>Total Grounds</b>	<b>\$20,263.43</b>	<b>\$15,245.17</b>	<b>(\$5,018.26)</b>	<b>\$159,337.04</b>	<b>\$152,451.70</b>	<b>(\$6,885.34)</b>	<b>\$182,942.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$820.00	\$780.00	(\$40.00)	\$8,020.00	\$7,800.00	(\$220.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$324.00	\$187.50	(\$136.50)	\$4,357.32	\$1,875.00	(\$2,482.32)	\$2,250.00
7025 - Spa - Equipment Repairs / Supplies	\$135.00	\$48.00	(\$87.00)	\$585.00	\$480.00	(\$105.00)	\$576.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$575.70	\$1,000.00	\$424.30	\$1,200.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$23,400.00	\$9,916.70	(\$13,483.30)	\$11,900.00
<b>Total Recreation</b>	<b>\$1,279.00</b>	<b>\$2,107.17</b>	<b>\$828.17</b>	<b>\$36,938.02</b>	<b>\$21,071.70</b>	<b>(\$15,866.32)</b>	<b>\$25,286.00</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$687.95	\$707.00	\$19.05	\$7,643.10	\$7,070.00	(\$573.10)	\$8,484.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$60.00	\$150.00	\$90.00	\$180.00
7812 - Cable	\$9,129.95	\$8,559.83	(\$570.12)	\$90,947.79	\$85,598.30	(\$5,349.49)	\$102,718.00
7850 - Water/Sewer	\$169.27	\$157.67	(\$11.60)	\$1,247.45	\$1,576.70	\$329.25	\$1,892.00
7860 - City Gas	\$116.42	\$248.33	\$131.91	\$1,921.48	\$2,483.30	\$561.82	\$2,980.00
7865 - Phone	\$39.90	\$39.92	\$0.02	\$399.18	\$399.20	\$0.02	\$479.00
<b>Total Utilities</b>	<b>\$10,143.49</b>	<b>\$9,727.75</b>	<b>(\$415.74)</b>	<b>\$102,219.00</b>	<b>\$97,277.50</b>	<b>(\$4,941.50)</b>	<b>\$116,733.00</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$5,416.67	\$5,416.67	\$0.00	\$54,166.69	\$54,166.69	\$0.00	\$65,000.00
<b>Total Reserves</b>	<b>\$5,416.67</b>	<b>\$5,416.67</b>	<b>\$0.00</b>	<b>\$54,166.69</b>	<b>\$54,166.69</b>	<b>\$0.00</b>	<b>\$65,000.00</b>
<b>Total Expense</b>	<b>\$52,034.26</b>	<b>\$49,033.18</b>	<b>(\$3,001.08)</b>	<b>\$498,311.27</b>	<b>\$493,293.79</b>	<b>(\$5,017.48)</b>	<b>\$591,360.00</b>
Operating Net Income	(\$2,662.10)	\$246.82	(\$2,908.92)	(\$3,456.72)	(\$493.79)	(\$2,962.93)	\$0.00
Net Income	(\$2,662.10)	\$246.82	(\$2,908.92)	(\$3,456.72)	(\$493.79)	(\$2,962.93)	\$0.00