

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

9/30/2022

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
9/30/2022

Assets

Cash - Operating

| | |
|--|-------------|
| 1001 - Operating Account - Alliance | \$47,101.24 |
| 1080 - Operating Petty Cash - Alliance | \$501.47 |
| 1083 - Operating Social Committee - Alliance | \$777.62 |
| <u>Cash - Operating Total</u> | \$48,380.33 |

Cash - Reserves

| | |
|--|--------------|
| 1100 - Reserve Money Market - Alliance | \$37,331.84 |
| 1170 - Reserves ICS - Alliance | \$104,864.41 |
| <u>Cash - Reserves Total</u> | \$142,196.25 |

Current Assets - Accts Receivable

| | |
|--|-----------|
| 1210 - Assessment Receivable | \$880.46 |
| 1220 - Allowance for Bad Debt | (\$38.32) |
| 1240 - Special Assessment Receivable | \$75.43 |
| <u>Current Assets - Accts Receivable Total</u> | \$917.57 |

Current Assets - Other

| | |
|---|-------------|
| 1410 - Prepaid Insurance: Pkg 03.31.23 | \$5,030.27 |
| 1430 - Prepaid Insurance: Property 03.31.23 | \$31,054.02 |
| <u>Current Assets - Other Total</u> | \$36,084.29 |

Assets Total

\$227,578.44

Liabilities and Equity

Liabilities

| | |
|----------------------------|-------------|
| 2010 - Accounts Payable | \$7,506.08 |
| 2020 - Prepaid Assessments | \$27,850.14 |
| <u>Liabilities Total</u> | \$35,356.22 |

Reserves

| | |
|--------------------------------------|----------------|
| 3005 - Reserves - Pooled | \$266,669.22 |
| 3010 - Spent from Pooled Reserves | (\$124,717.81) |
| 3399 - Interest on Reserve Acct | \$244.84 |
| 3410 - Special Assessment | \$256,000.00 |
| 3420 - Spent From Special Assessment | (\$256,000.00) |
| <u>Reserves Total</u> | \$142,196.25 |

Retained Earnings

\$50,820.59

Net Income

(\$794.62)

Liabilities & Equity Total

\$227,578.44

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
9/1/2022 - 9/30/2022

| | 9/1/2022 - 9/30/2022 | | | 1/1/2022 - 9/30/2022 | | | |
|---|----------------------|-------------|--------------|----------------------|--------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 4010 - Assessment Income | \$49,280.00 | \$49,280.00 | \$0.00 | \$443,505.00 | \$443,520.00 | (\$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 | \$775.00 | \$0.00 | \$775.00 | \$0.00 |
| 4070 - Interest on Delinquent Balance | \$12.62 | \$0.00 | \$12.62 | \$238.90 | \$0.00 | \$238.90 | \$0.00 |
| 4150 - Pool Keys | \$0.00 | \$0.00 | \$0.00 | \$75.00 | \$0.00 | \$75.00 | \$0.00 |
| 4180 - Interest on Operating Acct | \$1.12 | \$0.00 | \$1.12 | \$13.49 | \$0.00 | \$13.49 | \$0.00 |
| 4190 - Interest on Reserve Acct | \$20.10 | \$0.00 | \$20.10 | \$245.80 | \$0.00 | \$245.80 | \$0.00 |
| 4200 - Allocate Reserve Interest | (\$20.10) | \$0.00 | (\$20.10) | (\$245.80) | \$0.00 | (\$245.80) | \$0.00 |
| <u>Total Income</u> | \$49,368.74 | \$49,280.00 | \$88.74 | \$445,482.39 | \$443,520.00 | \$1,962.39 | \$591,360.00 |
| Total Income | \$49,368.74 | \$49,280.00 | \$88.74 | \$445,482.39 | \$443,520.00 | \$1,962.39 | \$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 | \$104.00 | \$416.67 | \$312.67 | \$983.00 | \$3,750.03 | \$2,767.03 | \$5,000.00 |
| 6080 - Bank Fees / Coupon Books | \$0.00 | \$56.25 | \$56.25 | \$730.00 | \$506.25 | (\$223.75) | \$675.00 |
| 6090 - Postage | \$30.25 | \$39.17 | \$8.92 | \$402.91 | \$352.53 | (\$50.38) | \$470.00 |
| 6091 - Copies / Printing | \$107.27 | \$166.67 | \$59.40 | \$1,520.04 | \$1,500.03 | (\$20.01) | \$2,000.00 |
| 6120 - Insurance TH Buildings | \$10,709.04 | \$13,497.25 | \$2,788.21 | \$98,380.93 | \$121,475.25 | \$23,094.32 | \$161,967.00 |
| 6130 - Insurance GL / D&O / Crime | \$1,054.80 | \$719.25 | (\$335.55) | \$8,647.34 | \$6,473.25 | (\$2,174.09) | \$8,631.00 |
| 6150 - Insurance Workers Compensation | \$0.00 | \$54.92 | \$54.92 | \$152.59 | \$494.28 | \$341.69 | \$659.00 |
| 6160 - Management Fees | \$1,500.00 | \$1,500.00 | \$0.00 | \$13,500.00 | \$13,500.00 | \$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 | \$63.72 | (\$235.48) | \$85.00 |
| 6240 - Bad Debt | \$20.83 | \$20.83 | \$0.00 | \$361.90 | \$187.47 | (\$174.43) | \$250.00 |
| 6390 - Miscellaneous | \$5.23 | \$25.00 | \$19.77 | \$2,583.52 | \$225.00 | (\$2,358.52) | \$300.00 |
| <u>Total General & Administrative</u> | \$13,531.42 | \$16,503.09 | \$2,971.67 | \$130,522.68 | \$151,489.81 | \$20,967.13 | \$200,999.00 |
| <u>Committee Expenses</u> | | | | | | | |
| 6225 - Welcome / Outreach Committee | \$0.00 | \$8.33 | \$8.33 | \$0.00 | \$74.97 | \$74.97 | \$100.00 |
| 6415 - Social Committee | \$0.00 | \$16.67 | \$16.67 | \$196.17 | \$150.03 | (\$46.14) | \$200.00 |
| 6420 - Clubhouse Committee | \$0.00 | \$8.33 | \$8.33 | \$0.00 | \$74.97 | \$74.97 | \$100.00 |
| <u>Total Committee Expenses</u> | \$0.00 | \$33.33 | \$33.33 | \$196.17 | \$299.97 | \$103.80 | \$400.00 |
| <u>Grounds</u> | | | | | | | |
| 6510 - Grounds Maintenance | \$2,770.86 | \$2,520.00 | (\$250.86) | \$23,560.86 | \$22,680.00 | (\$880.86) | \$30,240.00 |
| 6511 - Pest Control - Residential | \$416.00 | \$416.00 | \$0.00 | \$3,744.00 | \$3,744.00 | \$0.00 | \$4,992.00 |
| 6515 - Maintenance Contract | \$3,236.00 | \$2,773.33 | (\$462.67) | \$22,711.75 | \$24,959.97 | \$2,248.22 | \$33,280.00 |
| 6548 - Palm Tree Trimming | \$0.00 | \$916.67 | \$916.67 | \$4,795.00 | \$8,250.03 | \$3,455.03 | \$11,000.00 |
| 6549 - Oaks / Other Tree Trimming | \$6,310.00 | \$250.00 | (\$6,060.00) | \$9,630.00 | \$2,250.00 | (\$7,380.00) | \$3,000.00 |
| 6550 - Tree Removal | \$0.00 | \$500.00 | \$500.00 | \$650.00 | \$4,500.00 | \$3,850.00 | \$6,000.00 |
| 6551 - Tree Replacement | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$1,874.97 | \$1,874.97 | \$2,500.00 |
| 6552 - Sod / Shrub Replacement | \$0.00 | \$583.33 | \$583.33 | \$0.00 | \$5,249.97 | \$5,249.97 | \$7,000.00 |
| 6553 - Hammock Maintenance | \$0.00 | \$750.00 | \$750.00 | \$0.00 | \$6,750.00 | \$6,750.00 | \$9,000.00 |

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
9/1/2022 - 9/30/2022

| | 9/1/2022 - 9/30/2022 | | | 1/1/2022 - 9/30/2022 | | | |
|--|----------------------|--------------------|---------------------|----------------------|---------------------|----------------------|----------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| 6570 - Fertilization and Chemicals | \$1,260.00 | \$1,200.00 | (\$60.00) | \$11,310.00 | \$10,800.00 | (\$510.00) | \$14,400.00 |
| 6610 - Irrigation Expense | \$1,524.26 | \$1,666.67 | \$142.41 | \$18,579.57 | \$15,000.03 | (\$3,579.54) | \$20,000.00 |
| 6630 - Lakes / Ponds / Waterways | \$100.00 | \$80.00 | (\$20.00) | \$890.00 | \$720.00 | (\$170.00) | \$960.00 |
| 6790 - General Repairs / Maintenance | \$322.42 | \$416.67 | \$94.25 | \$11,376.43 | \$3,750.03 | (\$7,626.40) | \$5,000.00 |
| 6791 - Building Painting | \$0.00 | \$2,964.17 | \$2,964.17 | \$31,826.00 | \$26,677.53 | (\$5,148.47) | \$35,570.00 |
| Total Grounds | \$15,939.54 | \$15,245.17 | (\$694.37) | \$139,073.61 | \$137,206.53 | (\$1,867.08) | \$182,942.00 |
| Recreation | | | | | | | |
| 7010 - Pool - Maintenance | \$820.00 | \$780.00 | (\$40.00) | \$7,200.00 | \$7,020.00 | (\$180.00) | \$9,360.00 |
| 7020 - Pool - Equipment Repairs / Supplies | \$3,231.72 | \$187.50 | (\$3,044.22) | \$4,033.32 | \$1,687.50 | (\$2,345.82) | \$2,250.00 |
| 7025 - Spa - Equipment Repairs / Supplies | \$450.00 | \$48.00 | (\$402.00) | \$450.00 | \$432.00 | (\$18.00) | \$576.00 |
| 7030 - Pool / Spa Permit | \$0.00 | \$100.00 | \$100.00 | \$575.70 | \$900.00 | \$324.30 | \$1,200.00 |
| 7150 - Clubhouse / Property Termite Bond | \$0.00 | \$991.67 | \$991.67 | \$23,400.00 | \$8,925.03 | (\$14,474.97) | \$11,900.00 |
| Total Recreation | \$4,501.72 | \$2,107.17 | (\$2,394.55) | \$35,659.02 | \$18,964.53 | (\$16,694.49) | \$25,286.00 |
| Utilities | | | | | | | |
| 7810 - Electricity - Common Areas | \$878.30 | \$707.00 | (\$171.30) | \$6,955.15 | \$6,363.00 | (\$592.15) | \$8,484.00 |
| 7811 - Electricity - Lamppost 311 & 810 | \$0.00 | \$15.00 | \$15.00 | \$60.00 | \$135.00 | \$75.00 | \$180.00 |
| 7812 - Cable | \$9,124.28 | \$8,559.83 | (\$564.45) | \$81,817.84 | \$77,038.47 | (\$4,779.37) | \$102,718.00 |
| 7850 - Water/Sewer | \$154.72 | \$157.67 | \$2.95 | \$1,078.18 | \$1,419.03 | \$340.85 | \$1,892.00 |
| 7860 - City Gas | \$128.14 | \$248.33 | \$120.19 | \$1,805.06 | \$2,234.97 | \$429.91 | \$2,980.00 |
| 7865 - Phone | \$39.90 | \$39.92 | \$0.02 | \$359.28 | \$359.28 | \$0.00 | \$479.00 |
| Total Utilities | \$10,325.34 | \$9,727.75 | (\$597.59) | \$92,075.51 | \$87,549.75 | (\$4,525.76) | \$116,733.00 |
| Reserves | | | | | | | |
| 8005 - Reserves - Pooled | \$5,416.67 | \$5,416.67 | \$0.00 | \$48,750.02 | \$48,750.02 | \$0.00 | \$65,000.00 |
| Total Reserves | \$5,416.67 | \$5,416.67 | \$0.00 | \$48,750.02 | \$48,750.02 | \$0.00 | \$65,000.00 |
| Total Expense | \$49,714.69 | \$49,033.18 | (\$681.51) | \$446,277.01 | \$444,260.61 | (\$2,016.40) | \$591,360.00 |
| Operating Net Income | (\$345.95) | \$246.82 | (\$592.77) | (\$794.62) | (\$740.61) | (\$54.01) | \$0.00 |
| Net Income | (\$345.95) | \$246.82 | (\$592.77) | (\$794.62) | (\$740.61) | (\$54.01) | \$0.00 |