

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**1/31/2023**

**Prepared  
By:**



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

**Parkside Place Homeowners Association, Inc.**  
**Balance Sheet**  
**1/31/2023**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$62,323.68
1080 - Operating Petty Cash - Alliance	\$501.52
1083 - Operating Social Committee - Alliance	\$777.69

<u>Cash - Operating Total</u>	\$63,602.89
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$29,639.72
1170 - Reserves ICS - Alliance	\$104,952.34

<u>Cash - Reserves Total</u>	\$134,592.06
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$4,607.85
1220 - Allowance for Bad Debt	(\$105.85)

<u>Current Assets - Accts Receivable Total</u>	\$4,502.00
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Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$811.07
1430 - Prepaid Insurance: Property 03.31.23	\$32,500.86

<u>Current Assets - Other Total</u>	\$33,311.93
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<i>Assets Total</i>		\$236,008.88
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$3,265.40
2020 - Prepaid Assessments	\$33,763.02

<u>Liabilities Total</u>	\$37,028.42
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Reserves

3005 - Reserves - Pooled	\$134,566.74
3399 - Interest on Reserve Acct	\$25.32

<u>Reserves Total</u>	\$134,592.06
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<u>Retained Earnings</u>	\$59,636.58
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<u>Net Income</u>	\$4,751.82
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<i>Liabilities &amp; Equity Total</i>		\$236,008.88
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**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**1/1/2023 - 1/31/2023**

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$53,120.00	\$53,120.00	\$0.00	\$53,120.00	\$53,120.00	\$0.00	\$637,440.00
4060 - Late Fee Income	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
4070 - Interest on Delinquent Balance	\$57.50	\$0.00	\$57.50	\$57.50	\$0.00	\$57.50	\$0.00
4150 - Pool Keys	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$1.64	\$0.00	\$1.64	\$1.64	\$0.00	\$1.64	\$0.00
4190 - Interest on Reserve Acct	\$25.32	\$0.00	\$25.32	\$25.32	\$0.00	\$25.32	\$0.00
4200 - Allocate Reserve Interest	(\$25.32)	\$0.00	(\$25.32)	(\$25.32)	\$0.00	(\$25.32)	\$0.00
<u>Total Income</u>	\$53,379.14	\$53,120.00	\$259.14	\$53,379.14	\$53,120.00	\$259.14	\$637,440.00
<b>Total Income</b>	\$53,379.14	\$53,120.00	\$259.14	\$53,379.14	\$53,120.00	\$259.14	\$637,440.00
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
6040 - Legal Fees	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
6080 - Bank Fees / Coupon Books	\$645.00	\$715.00	\$70.00	\$645.00	\$715.00	\$70.00	\$715.00
6090 - Postage	\$25.20	\$0.00	(\$25.20)	\$25.20	\$0.00	(\$25.20)	\$0.00
6091 - Copies / Printing	\$133.43	\$270.83	\$137.40	\$133.43	\$270.83	\$137.40	\$3,250.00
6120 - Insurance TH Buildings	\$10,709.04	\$14,333.33	\$3,624.29	\$10,709.04	\$14,333.33	\$3,624.29	\$172,000.00
6130 - Insurance GL / D&O / Crime	\$1,054.80	\$833.33	(\$221.47)	\$1,054.80	\$833.33	(\$221.47)	\$10,000.00
6150 - Insurance Workers Compensation	\$0.00	\$59.33	\$59.33	\$0.00	\$59.33	\$59.33	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00	\$0.00	\$20,400.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
6221 - Dues and Subscriptions	\$85.00	\$7.08	(\$77.92)	\$85.00	\$7.08	(\$77.92)	\$85.00
6240 - Bad Debt	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00
6250 - Website Admin / Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
6390 - Miscellaneous	\$0.00	\$172.25	\$172.25	\$0.00	\$172.25	\$172.25	\$2,067.00
<u>Total General &amp; Administrative</u>	\$14,402.47	\$18,599.48	\$4,197.01	\$14,402.47	\$18,599.48	\$4,197.01	\$218,391.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$41.66	\$41.66	\$0.00	\$41.66	\$41.66	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,778.33	\$132.33	\$2,646.00	\$2,778.33	\$132.33	\$33,340.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$416.00	\$416.67	\$0.67	\$5,000.00
6515 - Maintenance Contract	\$2,536.00	\$3,033.33	\$497.33	\$2,536.00	\$3,033.33	\$497.33	\$36,400.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$0.00	\$287.50	\$287.50	\$3,450.00
6551 - Tree Replacement	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
6553 - Hammock Maintenance	\$0.00	\$916.67	\$916.67	\$0.00	\$916.67	\$916.67	\$11,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$1,260.00	\$1,323.00	\$63.00	\$15,876.00
6610 - Irrigation Expense	\$1,990.00	\$2,083.33	\$93.33	\$1,990.00	\$2,083.33	\$93.33	\$25,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**1/1/2023 - 1/31/2023**

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
6630 - Lakes / Ponds / Waterways	\$100.00	\$91.67	(\$8.33)	\$100.00	\$91.67	(\$8.33)	\$1,100.00
6790 - General Repairs / Maintenance	\$428.93	\$666.67	\$237.74	\$428.93	\$666.67	\$237.74	\$8,000.00
6791 - Building Painting	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$2,833.33	\$2,833.33	\$34,000.00
<u>Total Grounds</u>	\$9,376.93	\$15,972.17	\$6,595.24	\$9,376.93	\$15,972.17	\$6,595.24	\$191,666.00
<u>Recreation</u>							
7010 - Pool - Maintenance	\$820.00	\$845.83	\$25.83	\$820.00	\$845.83	\$25.83	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$7,225.00	\$166.67	(\$7,058.33)	\$7,225.00	\$166.67	(\$7,058.33)	\$2,000.00
7025 - Spa - Equipment Repairs / Supplies	\$475.00	\$48.08	(\$426.92)	\$475.00	\$48.08	(\$426.92)	\$577.00
7030 - Pool / Spa Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$576.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$0.00	\$991.67	\$991.67	\$11,900.00
<u>Total Recreation</u>	\$8,520.00	\$2,052.25	(\$6,467.75)	\$8,520.00	\$2,052.25	(\$6,467.75)	\$25,203.00
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$699.36	\$750.00	\$50.64	\$699.36	\$750.00	\$50.64	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$180.00
7812 - Cable	\$9,578.27	\$9,725.00	\$146.73	\$9,578.27	\$9,725.00	\$146.73	\$116,700.00
7850 - Water/Sewer	\$113.49	\$150.00	\$36.51	\$113.49	\$150.00	\$36.51	\$1,800.00
7860 - City Gas	\$30.36	\$250.00	\$219.64	\$30.36	\$250.00	\$219.64	\$3,000.00
7865 - Phone	\$39.81	\$50.00	\$10.19	\$39.81	\$50.00	\$10.19	\$600.00
<u>Total Utilities</u>	\$10,461.29	\$10,940.00	\$478.71	\$10,461.29	\$10,940.00	\$478.71	\$131,280.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$5,866.63	\$5,866.63	\$0.00	\$5,866.63	\$5,866.63	\$0.00	\$70,400.00
<u>Total Reserves</u>	\$5,866.63	\$5,866.63	\$0.00	\$5,866.63	\$5,866.63	\$0.00	\$70,400.00
<b>Total Expense</b>	\$48,627.32	\$53,472.19	\$4,844.87	\$48,627.32	\$53,472.19	\$4,844.87	\$637,440.00
Operating Net Income	\$4,751.82	(\$352.19)	\$5,104.01	\$4,751.82	(\$352.19)	\$5,104.01	\$0.00
Net Income	\$4,751.82	(\$352.19)	\$5,104.01	\$4,751.82	(\$352.19)	\$5,104.01	\$0.00