

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

2/28/2023

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
2/28/2023

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$80,342.88
1080 - Operating Petty Cash - Alliance	\$501.53
1083 - Operating Social Committee - Alliance	\$777.70

<u>Cash - Operating Total</u>	\$81,622.11
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$35,510.14
1170 - Reserves ICS - Alliance	\$104,972.46

<u>Cash - Reserves Total</u>	\$140,482.60
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$5,179.39
1220 - Allowance for Bad Debt	(\$97.85)

<u>Current Assets - Accts Receivable Total</u>	\$5,081.54
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Current Assets - Other

1430 - Prepaid Insurance: Property 03.31.23	\$21,791.82
1455 - Prepaid Termite Bonds 03/22	\$11,900.00
1510 - Prepaid Expenses	\$24,000.00

<u>Current Assets - Other Total</u>	\$57,691.82
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<i>Assets Total</i>		\$284,878.07
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$39,409.31
2020 - Prepaid Assessments	\$31,773.42

<u>Liabilities Total</u>	\$71,182.73
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Reserves

3005 - Reserves - Pooled	\$140,433.41
3399 - Interest on Reserve Acct	\$49.19

<u>Reserves Total</u>	\$140,482.60
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<u>Retained Earnings</u>	\$59,636.58
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<u>Net Income</u>	\$13,576.16
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<i>Liabilities & Equity Total</i>		\$284,878.07
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Parkside Place Homeowners Association, Inc.
Budget Comparison Report
2/1/2023 - 2/28/2023

	2/1/2023 - 2/28/2023			1/1/2023 - 2/28/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$53,120.00	\$53,120.00	\$0.00	\$106,240.00	\$106,240.00	\$0.00	\$637,440.00
4060 - Late Fee Income	\$175.00	\$0.00	\$175.00	\$325.00	\$0.00	\$325.00	\$0.00
4070 - Interest on Delinquent Balance	\$59.06	\$0.00	\$59.06	\$116.56	\$0.00	\$116.56	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$1.73	\$0.00	\$1.73	\$3.37	\$0.00	\$3.37	\$0.00
4190 - Interest on Reserve Acct	\$23.87	\$0.00	\$23.87	\$49.19	\$0.00	\$49.19	\$0.00
4200 - Allocate Reserve Interest	(\$23.87)	\$0.00	(\$23.87)	(\$49.19)	\$0.00	(\$49.19)	\$0.00
<u>Total Income</u>	\$53,355.79	\$53,120.00	\$235.79	\$106,734.93	\$106,240.00	\$494.93	\$637,440.00
Total Income	\$53,355.79	\$53,120.00	\$235.79	\$106,734.93	\$106,240.00	\$494.93	\$637,440.00
Expense							
<u>General & 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	\$666.66	\$666.66	\$4,000.00
6080 - Bank Fees / Coupon Books	\$5.00	\$0.00	(\$5.00)	\$650.00	\$715.00	\$65.00	\$715.00
6090 - Postage	\$25.02	\$0.00	(\$25.02)	\$50.22	\$0.00	(\$50.22)	\$0.00
6091 - Copies / Printing	\$129.34	\$270.83	\$141.49	\$262.77	\$541.66	\$278.89	\$3,250.00
6120 - Insurance TH Buildings	\$10,709.04	\$14,333.33	\$3,624.29	\$21,418.08	\$28,666.66	\$7,248.58	\$172,000.00
6130 - Insurance GL / D&O / Crime	\$811.07	\$833.33	\$22.26	\$1,865.87	\$1,666.66	(\$199.21)	\$10,000.00
6150 - Insurance Workers Compensation	\$0.00	\$59.33	\$59.33	\$0.00	\$118.66	\$118.66	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$3,400.00	\$3,400.00	\$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	\$0.00	\$7.08	\$7.08	\$85.00	\$14.16	(\$70.84)	\$85.00
6240 - Bad Debt	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$0.00	\$600.00
6250 - Website Admin / Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
6390 - Miscellaneous	\$0.00	\$172.25	\$172.25	\$0.00	\$344.50	\$344.50	\$2,067.00
<u>Total General & Administrative</u>	\$13,429.47	\$17,884.48	\$4,455.01	\$27,831.94	\$36,483.96	\$8,652.02	\$218,391.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$41.66	\$41.66	\$0.00	\$83.32	\$83.32	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,778.33	\$132.33	\$5,292.00	\$5,556.66	\$264.66	\$33,340.00
6511 - Pest Control - Residential	\$0.00	\$416.67	\$416.67	\$416.00	\$833.34	\$417.34	\$5,000.00
6515 - Maintenance Contract	\$0.00	\$3,033.33	\$3,033.33	\$5,266.00	\$6,066.66	\$800.66	\$36,400.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$0.00	\$575.00	\$575.00	\$3,450.00
6551 - Tree Replacement	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
6553 - Hammock Maintenance	\$0.00	\$916.67	\$916.67	\$0.00	\$1,833.34	\$1,833.34	\$11,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$2,520.00	\$2,646.00	\$126.00	\$15,876.00
6610 - Irrigation Expense	\$1,155.00	\$2,083.33	\$928.33	\$4,603.00	\$4,166.66	(\$436.34)	\$25,000.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
2/1/2023 - 2/28/2023

	2/1/2023 - 2/28/2023			1/1/2023 - 2/28/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6630 - Lakes / Ponds / Waterways	\$100.00	\$91.67	(\$8.33)	\$200.00	\$183.34	(\$16.66)	\$1,100.00
6790 - General Repairs / Maintenance	\$4,367.64	\$666.67	(\$3,700.97)	\$4,796.57	\$1,333.34	(\$3,463.23)	\$8,000.00
6791 - Building Painting	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$5,666.66	\$5,666.66	\$34,000.00
<u>Total Grounds</u>	\$9,528.64	\$15,972.17	\$6,443.53	\$23,093.57	\$31,944.34	\$8,850.77	\$191,666.00
<u>Recreation</u>							
7010 - Pool - Maintenance	\$820.00	\$845.83	\$25.83	\$1,640.00	\$1,691.66	\$51.66	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$166.67	\$166.67	\$7,225.00	\$333.34	(\$6,891.66)	\$2,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.08	\$48.08	\$475.00	\$96.16	(\$378.84)	\$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	\$1,983.34	\$1,983.34	\$11,900.00
<u>Total Recreation</u>	\$820.00	\$2,052.25	\$1,232.25	\$9,340.00	\$4,104.50	(\$5,235.50)	\$25,203.00
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$710.46	\$750.00	\$39.54	\$1,409.82	\$1,500.00	\$90.18	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$30.00	\$30.00	\$180.00
7812 - Cable	\$9,691.18	\$9,725.00	\$33.82	\$19,269.45	\$19,450.00	\$180.55	\$116,700.00
7850 - Water/Sewer	\$228.76	\$150.00	(\$78.76)	\$342.25	\$300.00	(\$42.25)	\$1,800.00
7860 - City Gas	\$28.46	\$250.00	\$221.54	\$58.82	\$500.00	\$441.18	\$3,000.00
7865 - Phone	\$39.81	\$50.00	\$10.19	\$79.62	\$100.00	\$20.38	\$600.00
<u>Total Utilities</u>	\$10,698.67	\$10,940.00	\$241.33	\$21,159.96	\$21,880.00	\$720.04	\$131,280.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$5,866.67	\$5,866.67	\$0.00	\$11,733.30	\$11,733.30	\$0.00	\$70,400.00
<u>Total Reserves</u>	\$5,866.67	\$5,866.67	\$0.00	\$11,733.30	\$11,733.30	\$0.00	\$70,400.00
Total Expense	\$40,343.45	\$52,757.23	\$12,413.78	\$93,158.77	\$106,229.42	\$13,070.65	\$637,440.00
Operating Net Income	\$13,012.34	\$362.77	\$12,649.57	\$13,576.16	\$10.58	\$13,565.58	\$0.00
Net Income	\$13,012.34	\$362.77	\$12,649.57	\$13,576.16	\$10.58	\$13,565.58	\$0.00