

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**3/31/2023**

Prepared  
By:



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

**Parkside Place Homeowners Association, Inc.**  
**Balance Sheet**  
**3/31/2023**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$75,761.20
1080 - Operating Petty Cash - Alliance	\$501.54
1083 - Operating Social Committee - Alliance	\$736.39
<u>Cash - Operating Total</u>	\$76,999.13

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$17,693.68
1170 - Reserves ICS - Alliance	\$22,993.50
<u>Cash - Reserves Total</u>	\$40,687.18

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$5,855.68
1220 - Allowance for Bad Debt	(\$147.85)
<u>Current Assets - Accts Receivable Total</u>	\$5,707.83

Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.23	\$67.53
1430 - Prepaid Insurance: Property 03.31.23	\$79,676.22
1455 - Prepaid Termite Bonds 03/24	\$11,900.00
<u>Current Assets - Other Total</u>	\$91,643.75

*Assets Total*

\$215,037.89

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$4,113.57
2015 - Due to Reserves From Operating - Insurance	\$81,687.10
2020 - Prepaid Assessments	\$30,582.83
<u>Liabilities Total</u>	\$116,383.50

Reserves

3005 - Reserves - Pooled	\$146,300.08
3010 - Spent from Pooled Reserves	(\$24,000.00)
3399 - Interest on Reserve Acct	\$74.20
3415 - Due from Reserve from Operating - Insurance	(\$81,687.10)
<u>Reserves Total</u>	\$40,687.18

Retained Earnings

\$59,636.58

Net Income

(\$1,669.37)

*Liabilities & Equity Total*

\$215,037.89

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2023 - 3/31/2023**

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$53,120.00	\$53,120.00	\$0.00	\$159,360.00	\$159,360.00	\$0.00	\$637,440.00
4060 - Late Fee Income	\$100.00	\$0.00	\$100.00	\$425.00	\$0.00	\$425.00	\$0.00
4070 - Interest on Delinquent Balance	\$72.54	\$0.00	\$72.54	\$189.10	\$0.00	\$189.10	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$2.12	\$0.00	\$2.12	\$5.49	\$0.00	\$5.49	\$0.00
4190 - Interest on Reserve Acct	\$25.01	\$0.00	\$25.01	\$74.20	\$0.00	\$74.20	\$0.00
4200 - Allocate Reserve Interest	(\$25.01)	\$0.00	(\$25.01)	(\$74.20)	\$0.00	(\$74.20)	\$0.00
<u>Total Income</u>	\$53,294.66	\$53,120.00	\$174.66	\$160,029.59	\$159,360.00	\$669.59	\$637,440.00
<b>Total Income</b>	\$53,294.66	\$53,120.00	\$174.66	\$160,029.59	\$159,360.00	\$669.59	\$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	\$1,732.50	\$333.33	(\$1,399.17)	\$1,732.50	\$999.99	(\$732.51)	\$4,000.00
6080 - Bank Fees / Coupon Books	\$0.00	\$0.00	\$0.00	\$650.00	\$715.00	\$65.00	\$715.00
6090 - Postage	(\$50.22)	\$0.00	\$50.22	\$0.00	\$0.00	\$0.00	\$0.00
6091 - Copies / Printing / Postage	\$222.72	\$270.83	\$48.11	\$485.49	\$812.49	\$327.00	\$3,250.00
6120 - Insurance TH Buildings	\$23,802.70	\$14,333.33	(\$9,469.37)	\$45,220.78	\$42,999.99	(\$2,220.79)	\$172,000.00
6130 - Insurance GL / D&O / Crime	\$1,475.93	\$833.33	(\$642.60)	\$3,341.80	\$2,499.99	(\$841.81)	\$10,000.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$47.08	\$177.99	\$130.91	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$5,100.00	\$5,100.00	\$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	\$60.00	\$7.08	(\$52.92)	\$145.00	\$21.24	(\$123.76)	\$85.00
6240 - Bad Debt	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$0.00	\$600.00
6250 - Website Admin / Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
6390 - Miscellaneous	\$0.00	\$172.25	\$172.25	\$0.00	\$516.75	\$516.75	\$2,067.00
<u>Total General &amp; Administrative</u>	\$29,040.71	\$17,884.48	(\$11,156.23)	\$56,872.65	\$54,368.44	(\$2,504.21)	\$218,391.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$24.99	\$24.99	\$100.00
6415 - Social Committee	\$41.33	\$25.00	(\$16.33)	\$41.33	\$75.00	\$33.67	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$24.99	\$24.99	\$100.00
<u>Total Committee Expenses</u>	\$41.33	\$41.66	\$0.33	\$41.33	\$124.98	\$83.65	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,778.33	\$132.33	\$7,938.00	\$8,334.99	\$396.99	\$33,340.00
6511 - Pest Control - Residential	\$832.00	\$416.67	(\$415.33)	\$1,248.00	\$1,250.01	\$2.01	\$5,000.00
6515 - Maintenance Contract	\$2,590.00	\$3,033.33	\$443.33	\$7,856.00	\$9,099.99	\$1,243.99	\$36,400.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$2,000.01	\$2,000.01	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$2,250.00	\$333.33	(\$1,916.67)	\$2,250.00	\$999.99	(\$1,250.01)	\$4,000.00
6550 - Tree Removal	\$2,600.00	\$287.50	(\$2,312.50)	\$2,600.00	\$862.50	(\$1,737.50)	\$3,450.00
6551 - Tree Replacement	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$3,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$875.01	\$875.01	\$3,500.00
6553 - Hammock Maintenance	\$0.00	\$916.67	\$916.67	\$0.00	\$2,750.01	\$2,750.01	\$11,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$3,780.00	\$3,969.00	\$189.00	\$15,876.00
6610 - Irrigation Expense	\$1,569.00	\$2,083.33	\$514.33	\$6,172.00	\$6,249.99	\$77.99	\$25,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2023 - 3/31/2023**

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
	<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)	\$300.00	\$275.01	(\$24.99)	\$1,100.00
6790 - General Repairs / Maintenance	\$1,109.85	\$666.67	(\$443.18)	\$5,906.42	\$2,000.01	(\$3,906.41)	\$8,000.00
6791 - Building Painting	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$8,499.99	\$8,499.99	\$34,000.00
<u>Total Grounds</u>	\$14,956.85	\$15,972.17	\$1,015.32	\$38,050.42	\$47,916.51	\$9,866.09	\$191,666.00
<u>Recreation</u>							
7010 - Pool - Maintenance	\$820.00	\$845.83	\$25.83	\$2,460.00	\$2,537.49	\$77.49	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$6,937.00	\$166.67	(\$6,770.33)	\$14,162.00	\$500.01	(\$13,661.99)	\$2,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.08	\$48.08	\$475.00	\$144.24	(\$330.76)	\$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	\$2,975.01	\$2,975.01	\$11,900.00
<u>Total Recreation</u>	\$7,757.00	\$2,052.25	(\$5,704.75)	\$17,097.00	\$6,156.75	(\$10,940.25)	\$25,203.00
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$828.39	\$750.00	(\$78.39)	\$2,238.21	\$2,250.00	\$11.79	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$45.00	\$45.00	\$180.00
7812 - Cable	\$9,686.18	\$9,725.00	\$38.82	\$28,955.63	\$29,175.00	\$219.37	\$116,700.00
7850 - Water/Sewer	\$139.13	\$150.00	\$10.87	\$481.38	\$450.00	(\$31.38)	\$1,800.00
7860 - City Gas	\$184.99	\$250.00	\$65.01	\$243.81	\$750.00	\$506.19	\$3,000.00
7865 - Phone	\$38.94	\$50.00	\$11.06	\$118.56	\$150.00	\$31.44	\$600.00
<u>Total Utilities</u>	\$10,877.63	\$10,940.00	\$62.37	\$32,037.59	\$32,820.00	\$782.41	\$131,280.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$5,866.67	\$5,866.67	\$0.00	\$17,599.97	\$17,599.97	\$0.00	\$70,400.00
<u>Total Reserves</u>	\$5,866.67	\$5,866.67	\$0.00	\$17,599.97	\$17,599.97	\$0.00	\$70,400.00
<b>Total Expense</b>	\$68,540.19	\$52,757.23	(\$15,782.96)	\$161,698.96	\$158,986.65	(\$2,712.31)	\$637,440.00
Operating Net Income	(\$15,245.53)	\$362.77	(\$15,608.30)	(\$1,669.37)	\$373.35	(\$2,042.72)	\$0.00
Net Income	(\$15,245.53)	\$362.77	(\$15,608.30)	(\$1,669.37)	\$373.35	(\$2,042.72)	\$0.00