

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**4/30/2023**

Prepared  
By:



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

**Parkside Place Homeowners Association, Inc.**  
**Balance Sheet**  
**4/30/2023**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$111,427.37
1080 - Operating Petty Cash - Alliance	\$501.55
1083 - Operating Social Committee - Alliance	\$736.41

<u>Cash - Operating Total</u>	\$112,665.33
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$37,602.06
1170 - Reserves ICS - Alliance	\$22,996.33

<u>Cash - Reserves Total</u>	\$60,598.39
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$6,022.20
1220 - Allowance for Bad Debt	(\$197.85)
1240 - Special Assessment Receivable	\$40,528.86

<u>Current Assets - Accts Receivable Total</u>	\$46,353.21
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Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.24	\$135.06
1430 - Prepaid Insurance: Property 03.31.24	\$78,536.11
1455 - Prepaid Termite Bonds 03/24	\$11,900.00

<u>Current Assets - Other Total</u>	\$90,571.17
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<i>Assets Total</i>		\$310,188.10
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$7,255.73
2015 - Due to Reserves From Operating - Insurance	\$81,687.10
2020 - Prepaid Assessments	\$20,055.38

<u>Liabilities Total</u>	\$108,998.21
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Special Assessment

3410 - Special Assessment	\$90,904.32
3420 - Spent From Special Assessment	(\$512.00)

<u>Special Assessment Total</u>	\$90,392.32
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Reserves

3005 - Reserves - Pooled	\$166,205.19
3010 - Spent from Pooled Reserves	(\$24,000.00)
3399 - Interest on Reserve Acct	\$80.30
3415 - Due to Reserve from Operating - Insurance	(\$81,687.10)

<u>Reserves Total</u>	\$60,598.39
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<u>Retained Earnings</u>	\$59,636.58
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<u>Net Income</u>	(\$9,437.40)
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<i>Liabilities &amp; Equity Total</i>		\$310,188.10
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**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2023 - 4/30/2023**

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
	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	\$212,480.00	\$212,480.00	\$0.00	\$637,440.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$425.00	\$0.00
4070 - Interest on Delinquent Balance	\$75.50	\$0.00	\$75.50	\$264.60	\$0.00	\$264.60	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$2.50	\$0.00	\$2.50	\$7.99	\$0.00	\$7.99	\$0.00
4190 - Interest on Reserve Acct	\$6.10	\$0.00	\$6.10	\$80.30	\$0.00	\$80.30	\$0.00
4200 - Allocate Reserve Interest	(\$6.10)	\$0.00	(\$6.10)	(\$80.30)	\$0.00	(\$80.30)	\$0.00
<u>Total Income</u>	\$53,198.00	\$53,120.00	\$78.00	\$213,227.59	\$212,480.00	\$747.59	\$637,440.00
<b>Total Income</b>	\$53,198.00	\$53,120.00	\$78.00	\$213,227.59	\$212,480.00	\$747.59	\$637,440.00
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
6040 - Legal Fees	\$618.75	\$333.33	(\$285.42)	\$2,351.25	\$1,333.32	(\$1,017.93)	\$4,000.00
6080 - Bank Fees / Coupon Books	\$0.00	\$0.00	\$0.00	\$650.00	\$715.00	\$65.00	\$715.00
6090 - Postage	\$136.53	\$0.00	(\$136.53)	\$136.53	\$0.00	(\$136.53)	\$0.00
6091 - Copies / Printing / Postage	\$239.51	\$270.83	\$31.32	\$725.00	\$1,083.32	\$358.32	\$3,250.00
6120 - Insurance TH Buildings	\$23,802.70	\$14,333.33	(\$9,469.37)	\$69,023.48	\$57,333.32	(\$11,690.16)	\$172,000.00
6130 - Insurance GL / D&O / Crime	\$1,475.93	\$833.33	(\$642.60)	\$4,817.73	\$3,333.32	(\$1,484.41)	\$10,000.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$94.16	\$237.32	\$143.16	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$6,800.00	\$6,800.00	\$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	\$145.00	\$28.32	(\$116.68)	\$85.00
6240 - Bad Debt	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$0.00	\$600.00
6250 - Website Admin / Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
6390 - Miscellaneous	\$0.00	\$172.25	\$172.25	\$0.00	\$689.00	\$689.00	\$2,067.00
<u>Total General &amp; Administrative</u>	\$28,070.50	\$20,884.48	(\$7,186.02)	\$84,943.15	\$75,252.92	(\$9,690.23)	\$218,391.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$41.33	\$100.00	\$58.67	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$41.66	\$41.66	\$41.33	\$166.64	\$125.31	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,778.33	\$132.33	\$10,584.00	\$11,113.32	\$529.32	\$33,340.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$1,664.00	\$1,666.68	\$2.68	\$5,000.00
6515 - Maintenance Contract	\$3,850.00	\$3,033.33	(\$816.67)	\$11,706.00	\$12,133.32	\$427.32	\$36,400.00
6548 - Palm Tree Trimming	\$2,000.00	\$666.67	(\$1,333.33)	\$2,000.00	\$2,666.68	\$666.68	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$2,250.00	\$1,333.32	(\$916.68)	\$4,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$2,600.00	\$1,150.00	(\$1,450.00)	\$3,450.00
6551 - Tree Replacement	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
6553 - Hammock Maintenance	\$0.00	\$916.67	\$916.67	\$0.00	\$3,666.68	\$3,666.68	\$11,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$5,040.00	\$5,292.00	\$252.00	\$15,876.00
6610 - Irrigation Expense	\$2,210.00	\$2,083.33	(\$126.67)	\$8,382.00	\$8,333.32	(\$48.68)	\$25,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2023 - 4/30/2023**

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
	<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)	\$400.00	\$366.68	(\$33.32)	\$1,100.00
6790 - General Repairs / Maintenance	\$1,147.64	\$666.67	(\$480.97)	\$7,054.06	\$2,666.68	(\$4,387.38)	\$8,000.00
6791 - Building Painting	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$11,333.32	\$11,333.32	\$34,000.00
<b>Total Grounds</b>	<b>\$13,629.64</b>	<b>\$15,972.17</b>	<b>\$2,342.53</b>	<b>\$51,680.06</b>	<b>\$63,888.68</b>	<b>\$12,208.62</b>	<b>\$191,666.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$820.00	\$845.83	\$25.83	\$3,280.00	\$3,383.32	\$103.32	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$166.67	\$166.67	\$14,162.00	\$666.68	(\$13,495.32)	\$2,000.00
7025 - Spa - Equipment Repairs / Supplies	\$928.00	\$48.08	(\$879.92)	\$1,403.00	\$192.32	(\$1,210.68)	\$577.00
7030 - Pool / Spa Permit	\$575.70	\$0.00	(\$575.70)	\$575.70	\$0.00	(\$575.70)	\$576.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$0.00	\$3,966.68	\$3,966.68	\$11,900.00
<b>Total Recreation</b>	<b>\$2,323.70</b>	<b>\$2,052.25</b>	<b>(\$271.45)</b>	<b>\$19,420.70</b>	<b>\$8,209.00</b>	<b>(\$11,211.70)</b>	<b>\$25,203.00</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$982.57	\$750.00	(\$232.57)	\$3,220.78	\$3,000.00	(\$220.78)	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$60.00	\$60.00	\$180.00
7812 - Cable	\$9,686.18	\$9,725.00	\$38.82	\$38,641.81	\$38,900.00	\$258.19	\$116,700.00
7850 - Water/Sewer	\$114.12	\$150.00	\$35.88	\$595.50	\$600.00	\$4.50	\$1,800.00
7860 - City Gas	\$253.71	\$250.00	(\$3.71)	\$497.52	\$1,000.00	\$502.48	\$3,000.00
7865 - Phone	\$38.94	\$50.00	\$11.06	\$157.50	\$200.00	\$42.50	\$600.00
<b>Total Utilities</b>	<b>\$11,075.52</b>	<b>\$10,940.00</b>	<b>(\$135.52)</b>	<b>\$43,113.11</b>	<b>\$43,760.00</b>	<b>\$646.89</b>	<b>\$131,280.00</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$5,866.67	\$5,866.67	\$0.00	\$23,466.64	\$23,466.64	\$0.00	\$70,400.00
<b>Total Reserves</b>	<b>\$5,866.67</b>	<b>\$5,866.67</b>	<b>\$0.00</b>	<b>\$23,466.64</b>	<b>\$23,466.64</b>	<b>\$0.00</b>	<b>\$70,400.00</b>
<b>Total Expense</b>	<b>\$60,966.03</b>	<b>\$55,757.23</b>	<b>(\$5,208.80)</b>	<b>\$222,664.99</b>	<b>\$214,743.88</b>	<b>(\$7,921.11)</b>	<b>\$637,440.00</b>
Operating Net Income	(\$7,768.03)	(\$2,637.23)	(\$5,130.80)	(\$9,437.40)	(\$2,263.88)	(\$7,173.52)	\$0.00
Net Income	(\$7,768.03)	(\$2,637.23)	(\$5,130.80)	(\$9,437.40)	(\$2,263.88)	(\$7,173.52)	\$0.00