

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

6/30/2023

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
6/30/2023

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$97,151.97
1080 - Operating Petty Cash - Alliance	\$501.57
1083 - Operating Social Committee - Alliance	\$736.44

<u>Cash - Operating Total</u>	\$98,389.98
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$49,346.34
1170 - Reserves ICS - Alliance	\$23,002.08

<u>Cash - Reserves Total</u>	\$72,348.42
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$7,992.17
1220 - Allowance for Bad Debt	(\$277.85)
1240 - Special Assessment Receivable	\$4,918.77

<u>Current Assets - Accts Receivable Total</u>	\$12,633.09
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Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.24	\$270.12
1430 - Prepaid Insurance: Property 03.31.24	\$76,255.89
1455 - Prepaid Termite Bonds 03/24	\$11,900.00

<u>Current Assets - Other Total</u>	\$88,426.01
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<i>Assets Total</i>		\$271,797.50
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$29,961.27
2015 - Due to Reserves From Operating - Insurance	\$81,687.10
2020 - Prepaid Assessments	\$33,218.16

<u>Liabilities Total</u>	\$144,866.53
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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	\$177,938.53
3010 - Spent from Pooled Reserves	(\$46,900.00)
3399 - Interest on Reserve Acct	\$96.99
3415 - Due to Reserve from Operating - Insurance	(\$81,687.10)

<u>Reserves Total</u>	\$49,448.42
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<u>Retained Earnings</u>	\$59,636.58
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<u>Net Income</u>	(\$72,546.35)
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<i>Liabilities & Equity Total</i>		\$271,797.50
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Parkside Place Homeowners Association, Inc.

Budget Comparison Report

6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$53,120.00	\$53,120.00	\$0.00	\$318,720.00	\$318,720.00	\$0.00	\$637,440.00
4060 - Late Fee Income	\$75.00	\$0.00	\$75.00	\$500.00	\$0.00	\$500.00	\$0.00
4070 - Interest on Delinquent Balance	\$313.84	\$0.00	\$313.84	\$693.54	\$0.00	\$693.54	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$2.90	\$0.00	\$2.90	\$13.75	\$0.00	\$13.75	\$0.00
4190 - Interest on Reserve Acct	\$8.57	\$0.00	\$8.57	\$96.99	\$0.00	\$96.99	\$0.00
4200 - Allocate Reserve Interest	(\$8.57)	\$0.00	(\$8.57)	(\$96.99)	\$0.00	(\$96.99)	\$0.00
<u>Total Income</u>	\$53,511.74	\$53,120.00	\$391.74	\$319,977.29	\$318,720.00	\$1,257.29	\$637,440.00
Total Income	\$53,511.74	\$53,120.00	\$391.74	\$319,977.29	\$318,720.00	\$1,257.29	\$637,440.00
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
6040 - Legal Fees	\$1,247.05	\$333.33	(\$913.72)	\$3,598.30	\$1,999.98	(\$1,598.32)	\$4,000.00
6080 - Bank Fees / Coupon Books	\$10.00	\$0.00	(\$10.00)	\$665.00	\$715.00	\$50.00	\$715.00
6090 - Postage	\$13.23	\$0.00	(\$13.23)	\$257.49	\$0.00	(\$257.49)	\$0.00
6091 - Copies / Printing / Postage	\$116.44	\$270.83	\$154.39	\$1,107.27	\$1,624.98	\$517.71	\$3,250.00
6120 - Insurance TH Buildings	\$23,802.70	\$14,333.33	(\$9,469.37)	\$116,628.88	\$85,999.98	(\$30,628.90)	\$172,000.00
6130 - Insurance GL / D&O / Crime	\$1,475.93	\$833.33	(\$642.60)	\$7,769.59	\$4,999.98	(\$2,769.61)	\$10,000.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$188.32	\$355.98	\$167.66	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$10,200.00	\$10,200.00	\$0.00	\$20,400.00
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	\$185.00	\$42.48	(\$142.52)	\$85.00
6240 - Bad Debt	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$0.00	\$600.00
6250 - Website Admin / Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
6390 - Miscellaneous	\$0.00	\$172.25	\$172.25	\$0.00	\$1,033.50	\$1,033.50	\$2,067.00
<u>Total General & Administrative</u>	\$28,462.43	\$17,884.48	(\$10,577.95)	\$143,961.10	\$111,083.88	(\$32,877.22)	\$218,391.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$41.33	\$150.00	\$108.67	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$41.66	\$41.66	\$41.33	\$249.96	\$208.63	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,778.33	\$132.33	\$15,876.00	\$16,669.98	\$793.98	\$33,340.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$2,496.00	\$2,500.02	\$4.02	\$5,000.00
6515 - Maintenance Contract	\$3,893.75	\$3,033.33	(\$860.42)	\$18,846.00	\$18,199.98	(\$646.02)	\$36,400.00
6548 - Palm Tree Trimming	\$11,520.00	\$666.67	(\$10,853.33)	\$13,520.00	\$4,000.02	(\$9,519.98)	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$9,530.00	\$333.33	(\$9,196.67)	\$11,780.00	\$1,999.98	(\$9,780.02)	\$4,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$2,600.00	\$1,725.00	(\$875.00)	\$3,450.00
6551 - Tree Replacement	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$1,750.02	\$1,750.02	\$3,500.00
6553 - Hammock Maintenance	\$0.00	\$916.67	\$916.67	\$0.00	\$5,500.02	\$5,500.02	\$11,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$7,560.00	\$7,938.00	\$378.00	\$15,876.00
6610 - Irrigation Expense	\$1,155.00	\$2,083.33	\$928.33	\$11,174.00	\$12,499.98	\$1,325.98	\$25,000.00

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6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6630 - Lakes / Ponds / Waterways	\$100.00	\$91.67	(\$8.33)	\$600.00	\$550.02	(\$49.98)	\$1,100.00
6790 - General Repairs / Maintenance	\$2,042.80	\$666.67	(\$1,376.13)	\$9,711.25	\$4,000.02	(\$5,711.23)	\$8,000.00
6791 - Building Painting	\$18,900.00	\$2,833.33	(\$16,066.67)	\$34,020.00	\$16,999.98	(\$17,020.02)	\$34,000.00
Total Grounds	\$51,463.55	\$15,972.17	(\$35,491.38)	\$128,183.25	\$95,833.02	(\$32,350.23)	\$191,666.00
Recreation							
7010 - Pool - Maintenance	\$847.70	\$845.83	(\$1.87)	\$4,947.70	\$5,074.98	\$127.28	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$166.67	\$166.67	\$14,162.00	\$1,000.02	(\$13,161.98)	\$2,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.08	\$48.08	\$1,403.00	\$288.48	(\$1,114.52)	\$577.00
7030 - Pool / Spa Permit	\$0.00	\$0.00	\$0.00	\$575.70	\$576.00	\$0.30	\$576.00
7150 - Clubhouse / Property Termite Bond	\$0.00	\$991.67	\$991.67	\$0.00	\$5,950.02	\$5,950.02	\$11,900.00
Total Recreation	\$847.70	\$2,052.25	\$1,204.55	\$21,088.40	\$12,889.50	(\$8,198.90)	\$25,203.00
Utilities							
7810 - Electricity - Common Areas	\$1,028.60	\$750.00	(\$278.60)	\$4,266.23	\$4,500.00	\$233.77	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$90.00	\$90.00	\$180.00
7812 - Cable	\$9,691.37	\$9,725.00	\$33.63	\$58,019.55	\$58,350.00	\$330.45	\$116,700.00
7850 - Water/Sewer	\$116.78	\$150.00	\$33.22	\$854.66	\$900.00	\$45.34	\$1,800.00
7860 - City Gas	\$176.24	\$250.00	\$73.76	\$673.76	\$1,500.00	\$826.24	\$3,000.00
7865 - Phone	\$38.94	\$50.00	\$11.06	\$235.38	\$300.00	\$64.62	\$600.00
Total Utilities	\$11,051.93	\$10,940.00	(\$111.93)	\$64,049.58	\$65,640.00	\$1,590.42	\$131,280.00
Reserves							
8005 - Reserves - Pooled	\$5,866.67	\$5,866.67	\$0.00	\$35,199.98	\$35,199.98	\$0.00	\$70,400.00
Total Reserves	\$5,866.67	\$5,866.67	\$0.00	\$35,199.98	\$35,199.98	\$0.00	\$70,400.00
Total Expense	\$97,692.28	\$52,757.23	(\$44,935.05)	\$392,523.64	\$320,896.34	(\$71,627.30)	\$637,440.00
Operating Net Income	(\$44,180.54)	\$362.77	(\$44,543.31)	(\$72,546.35)	(\$2,176.34)	(\$70,370.01)	\$0.00
Net Income	(\$44,180.54)	\$362.77	(\$44,543.31)	(\$72,546.35)	(\$2,176.34)	(\$70,370.01)	\$0.00