

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

11/30/2023

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
11/30/2023

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$12,648.04
1080 - Operating Petty Cash - Alliance	\$501.62
1083 - Operating Social Committee - Alliance	\$736.51
<u>Cash - Operating Total</u>	\$13,886.17

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$50,593.85
1170 - Reserves ICS - Alliance	\$23,016.53
<u>Cash - Reserves Total</u>	\$73,610.38

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$8,808.70
1220 - Allowance for Bad Debt	(\$382.55)
1240 - Special Assessment Receivable	\$711.40
<u>Current Assets - Accts Receivable Total</u>	\$9,137.55

Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.24	\$607.77
1430 - Prepaid Insurance: Property 03.31.24	\$70,555.29
1455 - Prepaid Termite Bonds 03/24	\$11,900.00
1510 - Prepaid Expenses	\$24,000.00
<u>Current Assets - Other Total</u>	\$107,063.06

Assets Total

\$203,697.16

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$2,096.41
2015 - Due to Reserves From Operating - Insurance	\$81,687.10
2020 - Prepaid Assessments	\$19,822.70
<u>Liabilities Total</u>	\$103,606.21

Special Assessment

3410 - Special Assessment	\$90,904.32
3420 - Spent From Special Assessment	(\$512.00)
<u>Special Assessment Total</u>	\$90,392.32

Reserves

3005 - Reserves - Pooled	\$231,671.88
3010 - Spent from Pooled Reserves	(\$76,510.00)
3399 - Interest on Reserve Acct	\$135.60
3415 - Due to Reserve from Operating - Insurance	(\$81,687.10)
<u>Reserves Total</u>	\$73,610.38

Retained Earnings

\$59,636.58

Net Income

(\$123,548.33)

Liabilities & Equity Total

\$203,697.16

Parkside Place Homeowners Association, Inc.

Budget Comparison Report

11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$53,120.00	\$53,120.00	\$0.00	\$584,320.00	\$584,320.00	\$0.00	\$637,440.00
4015 - Clubhouse Rental	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$0.00
4060 - Late Fee Income	\$125.00	\$0.00	\$125.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00
4070 - Interest on Delinquent Balance	\$101.19	\$0.00	\$101.19	\$1,320.35	\$0.00	\$1,320.35	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$0.94	\$0.00	\$0.94	\$21.95	\$0.00	\$21.95	\$0.00
4190 - Interest on Reserve Acct	\$10.95	\$0.00	\$10.95	\$135.60	\$0.00	\$135.60	\$0.00
4200 - Allocate Reserve Interest	(\$10.95)	\$0.00	(\$10.95)	(\$135.60)	\$0.00	(\$135.60)	\$0.00
Total Income	\$53,347.13	\$53,120.00	\$227.13	\$587,262.30	\$584,320.00	\$2,942.30	\$637,440.00
Total Income	\$53,347.13	\$53,120.00	\$227.13	\$587,262.30	\$584,320.00	\$2,942.30	\$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	\$632.50	\$333.33	(\$299.17)	\$6,984.18	\$3,666.63	(\$3,317.55)	\$4,000.00
6080 - Bank Fees / Coupon Books	(\$5.00)	\$0.00	\$5.00	\$670.00	\$715.00	\$45.00	\$715.00
6091 - Copies / Printing / Postage	\$471.62	\$270.83	(\$200.79)	\$2,495.73	\$2,979.13	\$483.40	\$3,250.00
6120 - Insurance TH Buildings	\$23,802.70	\$14,333.33	(\$9,469.37)	\$235,642.38	\$157,666.63	(\$77,975.75)	\$172,000.00
6130 - Insurance GL / D&O / Crime	\$1,475.93	\$833.33	(\$642.60)	\$15,149.24	\$9,166.63	(\$5,982.61)	\$10,000.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$423.72	\$652.63	\$228.91	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$18,700.00	\$18,700.00	\$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	\$459.16	\$77.88	(\$381.28)	\$85.00
6240 - Bad Debt	\$50.00	\$50.00	\$0.00	\$550.00	\$550.00	\$0.00	\$600.00
6250 - Website Admin / Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
6390 - Miscellaneous	\$0.00	\$172.25	\$172.25	\$0.00	\$1,894.75	\$1,894.75	\$2,067.00
Total General & Administrative	\$28,174.83	\$17,884.48	(\$10,290.35)	\$284,135.66	\$200,506.28	(\$83,629.38)	\$218,391.00
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$157.93	\$275.00	\$117.07	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
Total Committee Expenses	\$0.00	\$41.66	\$41.66	\$157.93	\$458.26	\$300.33	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,646.00	\$2,778.33	\$132.33	\$29,106.00	\$30,561.63	\$1,455.63	\$33,340.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$4,576.00	\$4,583.37	\$7.37	\$5,000.00
6515 - Maintenance Contract	\$4,533.75	\$3,033.33	(\$1,500.42)	\$35,332.25	\$33,366.63	(\$1,965.62)	\$36,400.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$13,520.00	\$7,333.37	(\$6,186.63)	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$15,630.00	\$3,666.63	(\$11,963.37)	\$4,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$12,700.00	\$3,162.50	(\$9,537.50)	\$3,450.00
6551 - Tree Replacement	\$0.00	\$250.00	\$250.00	\$6,160.00	\$2,750.00	(\$3,410.00)	\$3,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$3,208.37	\$3,208.37	\$3,500.00
6553 - Hammock Maintenance	\$1,275.00	\$916.67	(\$358.33)	\$3,400.00	\$10,083.37	\$6,683.37	\$11,000.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$13,860.00	\$14,553.00	\$693.00	\$15,876.00
6610 - Irrigation Expense	\$1,887.00	\$2,083.33	\$196.33	\$19,280.00	\$22,916.63	\$3,636.63	\$25,000.00

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11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6630 - Lakes / Ponds / Waterways	\$100.00	\$91.67	(\$8.33)	\$1,100.00	\$1,008.37	(\$91.63)	\$1,100.00
6790 - General Repairs / Maintenance	\$3,148.18	\$666.67	(\$2,481.51)	\$28,037.69	\$7,333.37	(\$20,704.32)	\$8,000.00
6791 - Building Painting	\$0.00	\$2,833.33	\$2,833.33	\$34,020.00	\$31,166.63	(\$2,853.37)	\$34,000.00
Total Grounds	\$15,265.93	\$15,972.17	\$706.24	\$216,721.94	\$175,693.87	(\$41,028.07)	\$191,666.00
Recreation							
7010 - Pool - Maintenance	\$840.00	\$845.83	\$5.83	\$9,100.00	\$9,304.13	\$204.13	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$166.67	\$166.67	\$14,757.00	\$1,833.37	(\$12,923.63)	\$2,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$48.08	\$48.08	\$2,222.70	\$528.88	(\$1,693.82)	\$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	\$10,908.37	\$10,908.37	\$11,900.00
Total Recreation	\$840.00	\$2,052.25	\$1,212.25	\$26,655.40	\$23,150.75	(\$3,504.65)	\$25,203.00
Utilities							
7810 - Electricity - Common Areas	\$896.82	\$750.00	(\$146.82)	\$9,120.50	\$8,250.00	(\$870.50)	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$165.00	\$165.00	\$180.00
7812 - Cable	\$9,686.37	\$9,725.00	\$38.63	\$106,120.21	\$106,975.00	\$854.79	\$116,700.00
7850 - Water / Sewer	\$278.28	\$150.00	(\$128.28)	\$1,553.56	\$1,650.00	\$96.44	\$1,800.00
7860 - City Gas	\$210.65	\$250.00	\$39.35	\$1,380.57	\$2,750.00	\$1,369.43	\$3,000.00
7865 - Phone	\$39.26	\$50.00	\$10.74	\$431.53	\$550.00	\$118.47	\$600.00
Total Utilities	\$11,111.38	\$10,940.00	(\$171.38)	\$118,606.37	\$120,340.00	\$1,733.63	\$131,280.00
Reserves							
8005 - Reserves - Pooled	\$5,866.67	\$5,866.67	\$0.00	\$64,533.33	\$64,533.33	\$0.00	\$70,400.00
Total Reserves	\$5,866.67	\$5,866.67	\$0.00	\$64,533.33	\$64,533.33	\$0.00	\$70,400.00
Total Expense	\$61,258.81	\$52,757.23	(\$8,501.58)	\$710,810.63	\$584,682.49	(\$126,128.14)	\$637,440.00
Operating Net Income	(\$7,911.68)	\$362.77	(\$8,274.45)	(\$123,548.33)	(\$362.49)	(\$123,185.84)	\$0.00
Net Income	(\$7,911.68)	\$362.77	(\$8,274.45)	(\$123,548.33)	(\$362.49)	(\$123,185.84)	\$0.00