

Parkside Place Homeowners Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

2/29/2024

Prepared
By:



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
2/29/2024

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$147,234.16
1080 - Operating Petty Cash - Alliance	\$501.65
1083 - Operating Social Committee - Alliance	\$736.56
<u>Cash - Operating Total</u>	\$148,472.37

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$68,464.24
1170 - Reserves ICS - Alliance	\$23,025.13
<u>Cash - Reserves Total</u>	\$91,489.37

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,852.07
1220 - Allowance for Bad Debt	(\$334.77)
<u>Current Assets - Accts Receivable Total</u>	\$1,517.30

Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.24	\$915.24
1430 - Prepaid Insurance: Property 03.31.24	\$21,809.77
1510 - Prepaid Expenses	\$24,000.00
<u>Current Assets - Other Total</u>	\$46,725.01

Assets Total

\$288,204.05

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$2,854.03
2015 - Due to Reserves From Operating - Insurance	\$81,687.10
2020 - Prepaid Assessments	\$39,215.53
2075 - Charter Communication Bulk Cable 12.05.23 - 12.05.2028	\$30,933.34
<u>Liabilities Total</u>	\$154,690.00

Reserves

3005 - Reserves - Pooled	\$173,145.21
3399 - Interest on Reserve Acct	\$31.26
3415 - Due to Reserve from Operating - Insurance	(\$81,687.10)
<u>Reserves Total</u>	\$91,489.37

Retained Earnings

\$9,612.28

Net Income

\$32,412.40

Liabilities & Equity Total

\$288,204.05

Parkside Place Homeowners Association, Inc.

Budget Comparison Report

2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$75,520.00	\$75,520.00	\$0.00	\$151,040.00	\$151,040.00	\$0.00	\$906,240.00
4015 - Clubhouse Rental	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$0.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
4070 - Interest on Delinquent Balance	\$22.50	\$0.00	\$22.50	\$38.62	\$0.00	\$38.62	\$0.00
4180 - Interest on Operating Acct	\$3.05	\$0.00	\$3.05	\$4.90	\$0.00	\$4.90	\$0.00
4190 - Interest on Reserve Acct	\$15.76	\$0.00	\$15.76	\$31.26	\$0.00	\$31.26	\$0.00
4200 - Allocate Reserve Interest	(\$15.76)	\$0.00	(\$15.76)	(\$31.26)	\$0.00	(\$31.26)	\$0.00
4240 - Charter Communication Bulk Cable	\$533.33	\$0.00	\$533.33	\$1,066.66	\$0.00	\$1,066.66	\$0.00
<u>Total Income</u>	\$76,278.88	\$75,520.00	\$758.88	\$152,500.18	\$151,040.00	\$1,460.18	\$906,240.00
Total Income	\$76,278.88	\$75,520.00	\$758.88	\$152,500.18	\$151,040.00	\$1,460.18	\$906,240.00
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
6040 - Legal Fees	\$2,261.25	\$416.67	(\$1,844.58)	\$3,108.21	\$833.34	(\$2,274.87)	\$5,000.00
6080 - Bank Fees / Coupon Books	\$640.00	\$640.00	\$0.00	\$987.00	\$640.00	(\$347.00)	\$715.00
6091 - Copies / Printing / Postage	\$573.08	\$250.00	(\$323.08)	\$804.18	\$500.00	(\$304.18)	\$3,000.00
6120 - Insurance TH Buildings	\$23,802.70	\$32,750.00	\$8,947.30	\$47,605.40	\$65,500.00	\$17,894.60	\$393,000.00
6130 - Insurance GL / D&O / Crime	\$628.22	\$2,058.33	\$1,430.11	\$2,846.98	\$4,116.66	\$1,269.68	\$24,700.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$94.16	\$118.66	\$24.50	\$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	\$15.42	\$15.42	\$0.00	\$30.84	\$30.84	\$185.00
6240 - Bad Debt	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00
6250 - Website Admin / Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00
6390 - Miscellaneous	\$260.49	\$166.04	(\$94.45)	\$260.49	\$332.08	\$71.59	\$1,992.47
<u>Total General & Administrative</u>	\$30,037.82	\$38,197.46	\$8,159.64	\$59,356.42	\$75,754.92	\$16,398.50	\$454,666.47
<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	\$2,899.05	\$2,778.33	(\$120.72)	\$5,798.10	\$5,556.66	(\$241.44)	\$33,340.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$1,248.00	\$833.34	(\$414.66)	\$5,000.00
6515 - Maintenance Contract	\$587.72	\$1,736.33	\$1,148.61	\$2,300.00	\$3,472.66	\$1,172.66	\$20,836.00
6521 - Janitorial Services	\$1,377.63	\$572.00	(\$805.63)	\$1,377.63	\$1,144.00	(\$233.63)	\$6,864.00
6548 - Palm Tree Trimming	\$0.00	\$1,083.33	\$1,083.33	\$30.00	\$2,166.66	\$2,136.66	\$13,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
6550 - Tree Removal	\$1,300.00	\$287.50	(\$1,012.50)	\$1,300.00	\$575.00	(\$725.00)	\$3,450.00
6551 - Tree Replacement	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
6553 - Hammock Maintenance	\$2,125.00	\$1,841.67	(\$283.33)	\$3,825.00	\$3,683.34	(\$141.66)	\$22,100.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$2,520.00	\$2,646.00	\$126.00	\$15,876.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6610 - Irrigation Expense	\$3,295.00	\$2,083.33	(\$1,211.67)	\$5,141.00	\$4,166.66	(\$974.34)	\$25,000.00
6630 - Lakes / Ponds / Waterways	\$100.00	\$110.00	\$10.00	\$200.00	\$220.00	\$20.00	\$1,320.00
6640 - Paver Cleaning and Sealing	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
6790 - General Repairs / Maintenance	\$642.94	\$1,316.50	\$673.56	\$1,479.80	\$2,633.00	\$1,153.20	\$15,798.01
6791 - Building Painting	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00	\$6,000.00	\$36,000.00
Total Grounds	\$14,003.34	\$19,673.66	\$5,670.32	\$25,219.53	\$39,347.32	\$14,127.79	\$236,084.01
Recreation							
7010 - Pool - Maintenance	\$840.00	\$845.83	\$5.83	\$1,680.00	\$1,691.66	\$11.66	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$66.90	\$833.33	\$766.43	\$86.14	\$1,666.66	\$1,580.52	\$10,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
7030 - Pool / Spa Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$576.00
7150 - Clubhouse / Property Termite Bond	\$991.74	\$991.67	(\$0.07)	\$1,983.40	\$1,983.34	(\$0.06)	\$11,900.00
Total Recreation	\$1,898.64	\$2,795.83	\$897.19	\$3,749.54	\$5,591.66	\$1,842.12	\$34,126.00
Utilities							
7810 - Electricity - Common Areas	\$825.65	\$750.00	(\$75.65)	\$1,584.84	\$1,500.00	(\$84.84)	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$30.00	\$15.00	(\$15.00)	\$30.00	\$30.00	\$0.00	\$180.00
7812 - Cable	\$7,425.75	\$7,856.96	\$431.21	\$17,199.02	\$15,713.92	(\$1,485.10)	\$94,283.52
7850 - Water / Sewer	\$115.72	\$166.67	\$50.95	\$273.59	\$333.34	\$59.75	\$2,000.00
7860 - City Gas	\$254.40	\$250.00	(\$4.40)	\$629.62	\$500.00	(\$129.62)	\$3,000.00
7865 - Phone	\$39.26	\$50.00	\$10.74	\$78.52	\$100.00	\$21.48	\$600.00
Total Utilities	\$8,690.78	\$9,088.63	\$397.85	\$19,795.59	\$18,177.26	(\$1,618.33)	\$109,063.52
Reserves							
8005 - Reserves - Pooled	\$5,983.33	\$5,983.33	\$0.00	\$11,966.70	\$11,966.70	\$0.00	\$71,800.00
Total Reserves	\$5,983.33	\$5,983.33	\$0.00	\$11,966.70	\$11,966.70	\$0.00	\$71,800.00
Total Expense	\$60,613.91	\$75,780.57	\$15,166.66	\$120,087.78	\$150,921.18	\$30,833.40	\$906,240.00
Operating Net Income	\$15,664.97	(\$260.57)	\$15,925.54	\$32,412.40	\$118.82	\$32,293.58	\$0.00
Net Income	\$15,664.97	(\$260.57)	\$15,925.54	\$32,412.40	\$118.82	\$32,293.58	\$0.00