

Parkside Place Homeowners Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

1/31/2024

Prepared
By:



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

Parkside Place Homeowners Association, Inc.

Balance Sheet

1/31/2024

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$114,236.47
1080 - Operating Petty Cash - Alliance	\$501.64
1083 - Operating Social Committee - Alliance	\$736.54

Cash - Operating Total \$115,474.65

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$62,467.89
1170 - Reserves ICS - Alliance	\$23,022.39

Cash - Reserves Total \$85,490.28

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,283.69
1220 - Allowance for Bad Debt	(\$234.77)

Current Assets - Accts Receivable Total \$1,048.92

Current Assets - Other

1430 - Prepaid Insurance: Property 03.31.24	\$45,612.47
1455 - Prepaid Termite Bonds 03/24	\$991.74
1510 - Prepaid Expenses	\$24,000.00

Current Assets - Other Total \$70,604.21

Assets Total \$272,618.06

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$4,533.77
2015 - Due to Reserves From Operating - Insurance	\$81,687.10
2020 - Prepaid Assessments	\$43,080.53
2075 - Charter Communication Bulk Cable 12.05.23 - 12.05.2028	\$31,466.67

Liabilities Total \$160,768.07

Reserves

3005 - Reserves - Pooled	\$167,161.88
3399 - Interest on Reserve Acct	\$15.50
3415 - Due to Reserve from Operating - Insurance	(\$81,687.10)

Reserves Total \$85,490.28

Retained Earnings \$9,612.28

Net Income \$16,747.43

Liabilities & Equity Total \$272,618.06

Parkside Place Homeowners Association, Inc.

Budget Comparison Report

1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$75,520.00	\$75,520.00	\$0.00	\$75,520.00	\$75,520.00	\$0.00	\$906,240.00
4060 - Late Fee Income	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
4070 - Interest on Delinquent Balance	\$16.12	\$0.00	\$16.12	\$16.12	\$0.00	\$16.12	\$0.00
4180 - Interest on Operating Acct	\$1.85	\$0.00	\$1.85	\$1.85	\$0.00	\$1.85	\$0.00
4190 - Interest on Reserve Acct	\$15.50	\$0.00	\$15.50	\$15.50	\$0.00	\$15.50	\$0.00
4200 - Allocate Reserve Interest	(\$15.50)	\$0.00	(\$15.50)	(\$15.50)	\$0.00	(\$15.50)	\$0.00
4240 - Charter Communication Bulk Cable	\$533.33	\$0.00	\$533.33	\$533.33	\$0.00	\$533.33	\$0.00
<u>Total Income</u>	\$76,221.30	\$75,520.00	\$701.30	\$76,221.30	\$75,520.00	\$701.30	\$906,240.00
Total Income	\$76,221.30	\$75,520.00	\$701.30	\$76,221.30	\$75,520.00	\$701.30	\$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	\$846.96	\$416.67	(\$430.29)	\$846.96	\$416.67	(\$430.29)	\$5,000.00
6080 - Bank Fees / Coupon Books	\$347.00	\$715.00	\$368.00	\$347.00	\$715.00	\$368.00	\$715.00
6091 - Copies / Printing / Postage	\$231.10	\$250.00	\$18.90	\$231.10	\$250.00	\$18.90	\$3,000.00
6120 - Insurance TH Buildings	\$23,802.70	\$32,750.00	\$8,947.30	\$23,802.70	\$32,750.00	\$8,947.30	\$393,000.00
6130 - Insurance GL / D&O / Crime	\$2,218.76	\$2,058.33	(\$160.43)	\$2,218.76	\$2,058.33	(\$160.43)	\$24,700.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$47.08	\$59.33	\$12.25	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00	\$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	\$15.42	\$15.42	\$185.00
6240 - Bad Debt	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00
6250 - Website Admin / Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
6390 - Miscellaneous	\$0.00	\$166.04	\$166.04	\$0.00	\$166.04	\$166.04	\$1,992.47
<u>Total General & Administrative</u>	\$29,318.60	\$38,272.46	\$8,953.86	\$29,318.60	\$38,272.46	\$8,953.86	\$454,666.47
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$41.66	\$41.66	\$0.00	\$41.66	\$41.66	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,899.05	\$2,778.33	(\$120.72)	\$2,899.05	\$2,778.33	(\$120.72)	\$33,340.00
6511 - Pest Control - Residential	\$832.00	\$416.67	(\$415.33)	\$832.00	\$416.67	(\$415.33)	\$5,000.00
6515 - Maintenance Contract	\$1,712.28	\$1,736.33	\$24.05	\$1,712.28	\$1,736.33	\$24.05	\$20,836.00
6520 - Grounds Maintenance - Self Help	\$0.00	\$572.00	\$572.00	\$0.00	\$572.00	\$572.00	\$6,864.00
6548 - Palm Tree Trimming	\$30.00	\$1,083.33	\$1,053.33	\$30.00	\$1,083.33	\$1,053.33	\$13,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$0.00	\$287.50	\$287.50	\$3,450.00
6551 - Tree Replacement	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
6553 - Hammock Maintenance	\$1,700.00	\$1,841.67	\$141.67	\$1,700.00	\$1,841.67	\$141.67	\$22,100.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$1,260.00	\$1,323.00	\$63.00	\$15,876.00
6610 - Irrigation Expense	\$1,846.00	\$2,083.33	\$237.33	\$1,846.00	\$2,083.33	\$237.33	\$25,000.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6630 - Lakes / Ponds / Waterways	\$100.00	\$110.00	\$10.00	\$100.00	\$110.00	\$10.00	\$1,320.00
6640 - Paver Cleaning and Sealing	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
6790 - General Repairs / Maintenance	\$836.86	\$1,316.50	\$479.64	\$836.86	\$1,316.50	\$479.64	\$15,798.01
6791 - Building Painting	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$36,000.00
Total Grounds	\$11,216.19	\$19,673.66	\$8,457.47	\$11,216.19	\$19,673.66	\$8,457.47	\$236,084.01
Recreation							
7010 - Pool - Maintenance	\$840.00	\$845.83	\$5.83	\$840.00	\$845.83	\$5.83	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$19.24	\$833.33	\$814.09	\$19.24	\$833.33	\$814.09	\$10,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$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	\$991.66	\$991.67	\$0.01	\$991.66	\$991.67	\$0.01	\$11,900.00
Total Recreation	\$1,850.90	\$2,795.83	\$944.93	\$1,850.90	\$2,795.83	\$944.93	\$34,126.00
Utilities							
7810 - Electricity - Common Areas	\$759.19	\$750.00	(\$9.19)	\$759.19	\$750.00	(\$9.19)	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$180.00
7812 - Cable	\$9,773.27	\$7,856.96	(\$1,916.31)	\$9,773.27	\$7,856.96	(\$1,916.31)	\$94,283.52
7850 - Water / Sewer	\$157.87	\$166.67	\$8.80	\$157.87	\$166.67	\$8.80	\$2,000.00
7860 - City Gas	\$375.22	\$250.00	(\$125.22)	\$375.22	\$250.00	(\$125.22)	\$3,000.00
7865 - Phone	\$39.26	\$50.00	\$10.74	\$39.26	\$50.00	\$10.74	\$600.00
Total Utilities	\$11,104.81	\$9,088.63	(\$2,016.18)	\$11,104.81	\$9,088.63	(\$2,016.18)	\$109,063.52
Reserves							
8005 - Reserves - Pooled	\$5,983.37	\$5,983.37	\$0.00	\$5,983.37	\$5,983.37	\$0.00	\$71,800.00
Total Reserves	\$5,983.37	\$5,983.37	\$0.00	\$5,983.37	\$5,983.37	\$0.00	\$71,800.00
Total Expense	\$59,473.87	\$75,855.61	\$16,381.74	\$59,473.87	\$75,855.61	\$16,381.74	\$906,240.00
Operating Net Income	\$16,747.43	(\$335.61)	\$17,083.04	\$16,747.43	(\$335.61)	\$17,083.04	\$0.00
Net Income	\$16,747.43	(\$335.61)	\$17,083.04	\$16,747.43	(\$335.61)	\$17,083.04	\$0.00