

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

3/31/2024

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.
Balance Sheet
3/31/2024

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$101,286.65
1080 - Operating Petty Cash - Alliance	\$501.66
1083 - Operating Social Committee - Alliance	\$736.57

<u>Cash - Operating Total</u>	\$102,524.88
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$156,159.75
1170 - Reserves ICS - Alliance	\$23,028.06

<u>Cash - Reserves Total</u>	\$179,187.81
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,906.20
1220 - Allowance for Bad Debt	(\$459.77)

<u>Current Assets - Accts Receivable Total</u>	\$2,446.43
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Current Assets - Other

1410 - Prepaid Insurance: Pkg 03.31.24	\$509.00
1510 - Prepaid Expenses	\$24,000.00

<u>Current Assets - Other Total</u>	\$24,509.00
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<i>Assets Total</i>		\$308,668.12
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$5,179.93
2020 - Prepaid Assessments	\$37,483.53
2075 - Charter Communication Bulk Cable 12.05.23 - 12.05.2028	\$30,933.34

<u>Liabilities Total</u>	\$73,596.80
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Reserves

3005 - Reserves - Pooled	\$179,128.54
3399 - Interest on Reserve Acct	\$59.27

<u>Reserves Total</u>	\$179,187.81
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<u>Retained Earnings</u>	\$9,612.28
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<u>Net Income</u>	\$46,271.23
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<i>Liabilities & Equity Total</i>		\$308,668.12
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Parkside Place Homeowners Association, Inc.

Budget Comparison Report

3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$75,520.00	\$75,520.00	\$0.00	\$226,560.00	\$226,560.00	\$0.00	\$906,240.00
4015 - Clubhouse Rental	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4060 - Late Fee Income	\$75.00	\$0.00	\$75.00	\$225.00	\$0.00	\$225.00	\$0.00
4070 - Interest on Delinquent Balance	\$29.13	\$0.00	\$29.13	\$67.75	\$0.00	\$67.75	\$0.00
4180 - Interest on Operating Acct	\$3.31	\$0.00	\$3.31	\$8.21	\$0.00	\$8.21	\$0.00
4190 - Interest on Reserve Acct	\$28.01	\$0.00	\$28.01	\$59.27	\$0.00	\$59.27	\$0.00
4200 - Allocate Reserve Interest	(\$28.01)	\$0.00	(\$28.01)	(\$59.27)	\$0.00	(\$59.27)	\$0.00
4240 - Charter Communication Bulk Cable	\$0.00	\$0.00	\$0.00	\$1,066.66	\$0.00	\$1,066.66	\$0.00
<u>Total Income</u>	\$75,627.44	\$75,520.00	\$107.44	\$228,127.62	\$226,560.00	\$1,567.62	\$906,240.00
Total Income	\$75,627.44	\$75,520.00	\$107.44	\$228,127.62	\$226,560.00	\$1,567.62	\$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	\$217.50	\$416.67	\$199.17	\$3,325.71	\$1,250.01	(\$2,075.70)	\$5,000.00
6080 - Bank Fees / Coupon Books	\$0.00	\$15.00	\$15.00	\$987.00	\$655.00	(\$332.00)	\$715.00
6091 - Copies / Printing / Postage	\$165.30	\$250.00	\$84.70	\$969.48	\$750.00	(\$219.48)	\$3,000.00
6120 - Insurance TH Buildings	\$21,809.77	\$32,750.00	\$10,940.23	\$69,415.17	\$98,250.00	\$28,834.83	\$393,000.00
6130 - Insurance GL / D&O / Crime	\$868.16	\$2,058.33	\$1,190.17	\$3,715.14	\$6,174.99	\$2,459.85	\$24,700.00
6150 - Insurance Workers Compensation	\$47.08	\$59.33	\$12.25	\$141.24	\$177.99	\$36.75	\$712.00
6160 - Management Fees	\$1,700.00	\$1,700.00	\$0.00	\$5,100.00	\$5,100.00	\$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	\$46.26	\$46.26	\$185.00
6240 - Bad Debt	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$0.00	\$1,500.00
6250 - Website Admin / Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$50.01	\$50.01	\$200.00
6390 - Miscellaneous	\$9,300.00	\$166.04	(\$9,133.96)	\$9,560.49	\$498.12	(\$9,062.37)	\$1,992.47
<u>Total General & Administrative</u>	\$34,232.81	\$37,572.46	\$3,339.65	\$93,589.23	\$113,327.38	\$19,738.15	\$454,666.47
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$24.99	\$24.99	\$100.00
6415 - Social Committee	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$24.99	\$24.99	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$41.66	\$41.66	\$0.00	\$124.98	\$124.98	\$500.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,899.05	\$2,778.33	(\$120.72)	\$8,697.15	\$8,334.99	(\$362.16)	\$33,340.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$1,664.00	\$1,250.01	(\$413.99)	\$5,000.00
6515 - Maintenance Contract	\$720.00	\$1,736.33	\$1,016.33	\$3,020.00	\$5,208.99	\$2,188.99	\$20,836.00
6521 - Janitorial Services	\$718.98	\$572.00	(\$146.98)	\$2,096.61	\$1,716.00	(\$380.61)	\$6,864.00
6548 - Palm Tree Trimming	\$0.00	\$1,083.33	\$1,083.33	\$30.00	\$3,249.99	\$3,219.99	\$13,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
6550 - Tree Removal	\$0.00	\$287.50	\$287.50	\$1,300.00	\$862.50	(\$437.50)	\$3,450.00
6551 - Tree Replacement	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$291.67	\$291.67	\$0.00	\$875.01	\$875.01	\$3,500.00
6553 - Hammock Maintenance	\$1,700.00	\$1,841.67	\$141.67	\$5,525.00	\$5,525.01	\$0.01	\$22,100.00
6570 - Fertilization and Chemicals	\$1,260.00	\$1,323.00	\$63.00	\$3,780.00	\$3,969.00	\$189.00	\$15,876.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6610 - Irrigation Expense	\$1,424.00	\$2,083.33	\$659.33	\$6,565.00	\$6,249.99	(\$315.01)	\$25,000.00
6630 - Lakes / Ponds / Waterways	\$100.00	\$110.00	\$10.00	\$300.00	\$330.00	\$30.00	\$1,320.00
6640 - Paver Cleaning and Sealing	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
6790 - General Repairs / Maintenance	\$374.59	\$1,316.50	\$941.91	\$1,854.39	\$3,949.50	\$2,095.11	\$15,798.01
6791 - Building Painting	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$9,000.00	\$9,000.00	\$36,000.00
Total Grounds	\$9,612.62	\$19,673.66	\$10,061.04	\$34,832.15	\$59,020.98	\$24,188.83	\$236,084.01
Recreation							
7010 - Pool - Maintenance	\$1,680.00	\$845.83	(\$834.17)	\$3,360.00	\$2,537.49	(\$822.51)	\$10,150.00
7020 - Pool - Equipment Repairs / Supplies	\$1,078.51	\$833.33	(\$245.18)	\$1,164.65	\$2,499.99	\$1,335.34	\$10,000.00
7025 - Spa - Equipment Repairs / Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$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	\$0.00	\$991.67	\$991.67	\$1,983.40	\$2,975.01	\$991.61	\$11,900.00
Total Recreation	\$2,758.51	\$2,795.83	\$37.32	\$6,508.05	\$8,387.49	\$1,879.44	\$34,126.00
Utilities							
7810 - Electricity - Common Areas	\$824.29	\$750.00	(\$74.29)	\$2,409.13	\$2,250.00	(\$159.13)	\$9,000.00
7811 - Electricity - Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$45.00	\$45.00	\$0.00	\$180.00
7812 - Cable	\$7,893.15	\$7,856.96	(\$36.19)	\$25,092.17	\$23,570.88	(\$1,521.29)	\$94,283.52
7850 - Water / Sewer	\$149.65	\$166.67	\$17.02	\$423.24	\$500.01	\$76.77	\$2,000.00
7860 - City Gas	\$259.99	\$250.00	(\$9.99)	\$889.61	\$750.00	(\$139.61)	\$3,000.00
7865 - Phone	\$39.26	\$50.00	\$10.74	\$117.78	\$150.00	\$32.22	\$600.00
Total Utilities	\$9,181.34	\$9,088.63	(\$92.71)	\$28,976.93	\$27,265.89	(\$1,711.04)	\$109,063.52
Reserves							
8005 - Reserves - Pooled	\$5,983.33	\$5,983.33	\$0.00	\$17,950.03	\$17,950.03	\$0.00	\$71,800.00
Total Reserves	\$5,983.33	\$5,983.33	\$0.00	\$17,950.03	\$17,950.03	\$0.00	\$71,800.00
Total Expense	\$61,768.61	\$75,155.57	\$13,386.96	\$181,856.39	\$226,076.75	\$44,220.36	\$906,240.00
Operating Net Income	\$13,858.83	\$364.43	\$13,494.40	\$46,271.23	\$483.25	\$45,787.98	\$0.00
Net Income	\$13,858.83	\$364.43	\$13,494.40	\$46,271.23	\$483.25	\$45,787.98	\$0.00