

# Parkside Place Homeowners Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

8/31/2021

Prepared  
By:



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

**Parkside Place Homeowners Association, Inc.**

**Balance Sheet**

**8/31/2021**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$271,335.49
1080 - Operating Petty Cash	\$501.34
1083 - Operating Social Committee Account	\$827.60

Cash - Operating Total \$272,664.43

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$59,352.49
1170 - Reserves ICS	\$164,614.21

Cash - Reserves Total \$223,966.70

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$4,862.45
1220 - Allowance for Bad Debt	\$190.82
1240 - Special Assessment Receivable	\$40,381.08

Current Assets - Accts Receivable Total \$45,434.35

Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/22	\$11,729.82
1430 - Prepaid Insurance: D & O 03/20	\$137.26
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$7,778.08
1450 - Prepaid Insurance: Work Comp 03/20	\$793.90
1455 - Prepaid Termite Bonds 03/20	\$886.36

Current Assets - Other Total \$59,646.92

*Assets Total*

\$601,712.40

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$16,483.02
2020 - Prepaid Assessments	\$21,301.42
3410 - Special Assessment	\$256,000.00

Liabilities Total \$293,784.44

Reserves

3005 - Reserves - Pooled	\$312,311.38
3010 - Spent from Pooled Reserves	(\$92,623.85)
3399 - Interest on Reserve Acct	\$297.08

Reserves Total \$219,984.61

Retained Earnings

\$84,571.24

Net Income

\$3,372.11

*Liabilities & Equity Total*

\$601,712.40

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$363,400.00	\$363,520.00	(\$120.00)	\$545,280.00
4025 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4060 - Late Fee Income	\$575.00	\$0.00	\$575.00	\$1,075.00	\$0.00	\$1,075.00	\$0.00
4070 - Interest on Delinquent Balance	\$622.45	\$0.00	\$622.45	\$740.01	\$0.00	\$740.01	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4180 - Interest on Operating Acct	\$4.88	\$0.00	\$4.88	\$24.25	\$0.00	\$24.25	\$0.00
4190 - Interest on Reserve Acct	\$28.07	\$0.00	\$28.07	\$297.08	\$0.00	\$297.08	\$0.00
4200 - Allocate Reserve Interest	(\$28.07)	\$0.00	(\$28.07)	(\$297.08)	\$0.00	(\$297.08)	\$0.00
<u>Total Income</u>	\$46,627.33	\$45,440.00	\$1,187.33	\$365,489.26	\$363,520.00	\$1,969.26	\$545,280.00
<b>Total Income</b>	\$46,627.33	\$45,440.00	\$1,187.33	\$365,489.26	\$363,520.00	\$1,969.26	\$545,280.00
<b>Expense</b>							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$66.64	\$66.64	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$133.36	\$133.36	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$66.64	\$66.64	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$266.64	\$266.64	\$400.00
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$2,800.00	\$2,700.00	(\$100.00)	\$2,700.00
6040 - Legal Fees	\$0.00	\$125.00	\$125.00	\$8,032.50	\$1,000.00	(\$7,032.50)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$0.00	\$0.00	\$0.00	\$532.00	\$600.00	\$68.00	\$600.00
6090 - Postage	\$3.95	\$37.50	\$33.55	\$473.81	\$300.00	(\$173.81)	\$450.00
6091 - Copies / Printing	\$291.51	\$166.67	(\$124.84)	\$1,961.14	\$1,333.36	(\$627.78)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$71,468.67	\$103,786.64	\$32,317.97	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$1,025.64	\$1,076.64	\$51.00	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$635.39	\$569.84	(\$65.55)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$557.83	\$420.00	(\$137.83)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$11,360.00	\$11,360.00	\$0.00	\$17,040.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$61.25	\$0.00	\$61.25
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$56.64	(\$28.36)	\$85.00
6222 - Reserve Study	\$0.00	\$0.00	\$0.00	\$4,750.00	\$0.00	(\$4,750.00)	\$0.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$145.81	\$166.64	\$20.83	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$900.00	\$166.64	(\$733.36)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$0.00	\$3,600.00	\$3,600.00	\$5,400.00
<u>Total General &amp; Administrative</u>	\$12,263.08	\$15,479.55	\$3,216.47	\$104,789.04	\$127,197.65	\$22,408.61	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$20,430.76	\$23,360.00	\$2,929.24	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$3,328.00	\$3,328.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$0.00	\$2,500.00	\$2,500.00	\$16,530.00	\$20,000.00	\$3,470.00	\$30,000.00
6548 - Palm Tree Trimming	\$330.00	\$666.67	\$336.67	\$3,390.00	\$5,333.36	\$1,943.36	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$2,666.64	\$2,666.64	\$4,000.00
6550 - Tree Removal	\$8,100.00	\$500.00	(\$7,600.00)	\$23,750.00	\$4,000.00	(\$19,750.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$1,666.64	\$1,666.64	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$4,000.00	\$4,000.00	\$6,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$8,666.64	\$8,666.64	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$135.83	\$0.00	(\$135.83)	\$135.83	\$0.00	(\$135.83)	\$0.00
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$9,600.00	\$9,600.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,336.00	\$1,666.67	\$330.67	\$11,651.00	\$13,333.36	\$1,682.36	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$0.00	\$80.00	\$80.00	\$560.00	\$640.00	\$80.00	\$960.00
6790 - General Repairs / Maintenance	\$6,006.60	\$367.00	(\$5,639.60)	\$16,616.47	\$2,936.00	(\$13,680.47)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$35,570.00	\$19,000.00	(\$16,570.00)	\$28,500.00
<b>Total Grounds</b>	<b>\$20,044.43</b>	<b>\$14,816.33</b>	<b>(\$5,228.10)</b>	<b>\$141,562.06</b>	<b>\$118,530.64</b>	<b>(\$23,031.42)</b>	<b>\$177,796.00</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$725.46	\$805.08	\$79.62	\$5,336.30	\$6,440.64	\$1,104.34	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$105.00	\$120.00	\$15.00	\$180.00
7812 - Cable	\$8,608.53	\$8,431.92	(\$176.61)	\$68,667.55	\$67,455.36	(\$1,212.19)	\$101,183.04
7850 - Water/Sewer	\$155.10	\$245.25	\$90.15	\$1,410.04	\$1,962.00	\$551.96	\$2,943.00
7860 - City Gas	\$83.57	\$192.67	\$109.10	\$1,568.67	\$1,541.36	(\$27.31)	\$2,312.00
7865 - Phone	\$0.00	\$43.17	\$43.17	\$319.72	\$345.36	\$25.64	\$518.00
<b>Total Utilities</b>	<b>\$9,587.66</b>	<b>\$9,733.09</b>	<b>\$145.43</b>	<b>\$77,407.28</b>	<b>\$77,864.72</b>	<b>\$457.44</b>	<b>\$116,797.04</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$27,874.63	\$31,856.64	\$3,982.01	\$47,785.00
<b>Total Reserves</b>	<b>\$3,982.09</b>	<b>\$3,982.08</b>	<b>(\$0.01)</b>	<b>\$27,874.63</b>	<b>\$31,856.64</b>	<b>\$3,982.01</b>	<b>\$47,785.00</b>
<b>Expense</b>							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$193.79	\$384.00	\$190.21	\$576.00
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$48.00</b>	<b>\$48.00</b>	<b>\$193.79</b>	<b>\$384.00</b>	<b>\$190.21</b>	<b>\$576.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$6,770.00	\$6,240.00	(\$530.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$125.00	\$187.50	\$62.50	\$2,945.00	\$1,500.00	(\$1,445.00)	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$0.00	\$0.00	\$575.35	\$1,200.00	\$624.65	\$1,200.00
<b>Total Recreation</b>	<b>\$905.00</b>	<b>\$967.50</b>	<b>\$62.50</b>	<b>\$10,290.35</b>	<b>\$8,940.00</b>	<b>(\$1,350.35)</b>	<b>\$12,810.00</b>
<b>Total Expense</b>	<b>\$46,782.26</b>	<b>\$45,059.88</b>	<b>(\$1,722.38)</b>	<b>\$362,117.15</b>	<b>\$365,040.29</b>	<b>\$2,923.14</b>	<b>\$545,280.00</b>
Operating Net Income	(\$154.93)	\$380.12	(\$535.05)	\$3,372.11	(\$1,520.29)	\$4,892.40	\$0.00
Net Income	(\$154.93)	\$380.12	(\$535.05)	\$3,372.11	(\$1,520.29)	\$4,892.40	\$0.00