

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

7/31/2021

**Prepared
By:**



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

Parkside Place Homeowners Association, Inc.

Balance Sheet

7/31/2021

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$164,231.64
1080 - Operating Petty Cash	\$501.33
1083 - Operating Social Committee Account	\$827.58

Cash - Operating Total \$165,560.55

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$55,413.30
1170 - Reserves ICS	\$164,593.24

Cash - Reserves Total \$220,006.54

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,198.06
1220 - Allowance for Bad Debt	\$211.65
1240 - Special Assessment Receivable	\$23,095.93

Current Assets - Accts Receivable Total \$24,505.64

Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/22	\$21,939.63
1430 - Prepaid Insurance: D & O 03/20	\$283.78
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$7,868.85
1450 - Prepaid Insurance: Work Comp 03/20	\$876.59
1455 - Prepaid Termite Bonds 03/20	\$886.36

Current Assets - Other Total \$70,176.71

Assets Total \$480,249.44

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$1,031.53
2020 - Prepaid Assessments	\$47,145.18
3410 - Special Assessment	\$128,000.00

Liabilities Total \$176,176.71

Reserves

3005 - Reserves - Pooled	\$308,329.29
3010 - Spent from Pooled Reserves	(\$92,623.85)
3399 - Interest on Reserve Acct	\$269.01

Reserves Total \$215,974.45

Retained Earnings \$84,571.24

Net Income \$3,527.04

Liabilities & Equity Total \$480,249.44

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$317,975.00	\$318,080.00	(\$105.00)	\$545,280.00
4025 - Miscellaneous Income	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00
4070 - Interest on Delinquent Balance	\$0.00	\$0.00	\$0.00	\$117.56	\$0.00	\$117.56	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4180 - Interest on Operating Acct	\$2.33	\$0.00	\$2.33	\$19.37	\$0.00	\$19.37	\$0.00
4190 - Interest on Reserve Acct	\$31.22	\$0.00	\$31.22	\$269.01	\$0.00	\$269.01	\$0.00
4200 - Allocate Reserve Interest	(\$31.22)	\$0.00	(\$31.22)	(\$269.01)	\$0.00	(\$269.01)	\$0.00
Total Income	\$45,477.33	\$45,440.00	\$37.33	\$318,861.93	\$318,080.00	\$781.93	\$545,280.00
Total Income	\$45,477.33	\$45,440.00	\$37.33	\$318,861.93	\$318,080.00	\$781.93	\$545,280.00
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$58.31	\$58.31	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$116.69	\$116.69	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$58.31	\$58.31	\$100.00
Total Committee Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$233.31	\$233.31	\$400.00
<u>General & 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	\$1,347.50	\$125.00	(\$1,222.50)	\$8,032.50	\$875.00	(\$7,157.50)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$12.00	\$0.00	(\$12.00)	\$532.00	\$600.00	\$68.00	\$600.00
6090 - Postage	\$5.50	\$37.50	\$32.00	\$469.86	\$262.50	(\$207.36)	\$450.00
6091 - Copies / Printing	\$94.02	\$166.67	\$72.65	\$1,669.63	\$1,166.69	(\$502.94)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$61,258.86	\$90,813.31	\$29,554.45	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$879.12	\$942.06	\$62.94	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$544.62	\$498.61	(\$46.01)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$478.14	\$367.50	(\$110.64)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$9,940.00	\$9,940.00	\$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	\$49.56	(\$35.44)	\$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	\$124.98	\$145.81	\$20.83	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$900.00	\$145.81	(\$754.19)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$0.00	\$3,150.00	\$3,150.00	\$5,400.00
Total General & Administrative	\$13,426.64	\$15,479.55	\$2,052.91	\$92,525.96	\$111,718.10	\$19,192.14	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$17,910.76	\$20,440.00	\$2,529.24	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$2,912.00	\$2,912.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$3,023.25	\$2,500.00	(\$523.25)	\$16,530.00	\$17,500.00	\$970.00	\$30,000.00
6548 - Palm Tree Trimming	\$3,060.00	\$666.67	(\$2,393.33)	\$3,060.00	\$4,666.69	\$1,606.69	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$2,333.31	\$2,333.31	\$4,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$15,650.00	\$3,500.00	(\$12,150.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$1,458.31	\$1,458.31	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$7,583.31	\$7,583.31	\$13,000.00
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$8,400.00	\$8,400.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,100.00	\$1,666.67	\$566.67	\$10,315.00	\$11,666.69	\$1,351.69	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$560.00	\$560.00	\$0.00	\$960.00
6790 - General Repairs / Maintenance	\$0.00	\$367.00	\$367.00	\$10,609.87	\$2,569.00	(\$8,040.87)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$35,570.00	\$16,625.00	(\$18,945.00)	\$28,500.00
Total Grounds	\$11,399.25	\$14,816.33	\$3,417.08	\$121,517.63	\$103,714.31	(\$17,803.32)	\$177,796.00
Utilities							
7810 - Electricity - Common Areas	\$715.74	\$805.08	\$89.34	\$4,610.84	\$5,635.56	\$1,024.72	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$90.00	\$105.00	\$15.00	\$180.00
7812 - Cable	\$8,623.53	\$8,431.92	(\$191.61)	\$60,059.02	\$59,023.44	(\$1,035.58)	\$101,183.04
7850 - Water/Sewer	\$336.04	\$245.25	(\$90.79)	\$1,254.94	\$1,716.75	\$461.81	\$2,943.00
7860 - City Gas	\$139.31	\$192.67	\$53.36	\$1,485.10	\$1,348.69	(\$136.41)	\$2,312.00
7865 - Phone	\$79.92	\$43.17	(\$36.75)	\$319.72	\$302.19	(\$17.53)	\$518.00
Total Utilities	\$9,909.54	\$9,733.09	(\$176.45)	\$67,819.62	\$68,131.63	\$312.01	\$116,797.04
Reserves							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$23,892.54	\$27,874.56	\$3,982.02	\$47,785.00
Total Reserves	\$3,982.09	\$3,982.08	(\$0.01)	\$23,892.54	\$27,874.56	\$3,982.02	\$47,785.00
Expense							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$193.79	\$336.00	\$142.21	\$576.00
Total Expense	\$0.00	\$48.00	\$48.00	\$193.79	\$336.00	\$142.21	\$576.00
Recreation							
7010 - Pool - Maintenance	\$0.00	\$780.00	\$780.00	\$5,990.00	\$5,460.00	(\$530.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$2,820.00	\$1,312.50	(\$1,507.50)	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$0.00	\$0.00	\$575.35	\$1,200.00	\$624.65	\$1,200.00
Total Recreation	\$0.00	\$967.50	\$967.50	\$9,385.35	\$7,972.50	(\$1,412.85)	\$12,810.00
Total Expense	\$38,717.52	\$45,059.88	\$6,342.36	\$315,334.89	\$319,980.41	\$4,645.52	\$545,280.00
Operating Net Income	\$6,759.81	\$380.12	\$6,379.69	\$3,527.04	(\$1,900.41)	\$5,427.45	\$0.00
Net Income	\$6,759.81	\$380.12	\$6,379.69	\$3,527.04	(\$1,900.41)	\$5,427.45	\$0.00