

Parkside Place Homeowners Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

11/30/2021

Prepared
By:



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

Parkside Place Homeowners Association, Inc.

Balance Sheet

11/30/2021

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$48,550.99
1080 - Operating Petty Cash	\$501.37
1083 - Operating Social Committee Account	\$827.65

Cash - Operating Total \$49,880.01

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$299,559.91
1170 - Reserves ICS	\$164,675.77

Cash - Reserves Total \$464,235.68

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$4,556.18
1220 - Allowance for Bad Debt	\$326.21
1240 - Special Assessment Receivable	\$8,876.01

Current Assets - Accts Receivable Total \$13,758.40

Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/22	\$12,727.40
1430 - Prepaid Insurance: D & O 03/22	(\$302.30)
1440 - Prepaid Insurance: Fidelity Bond 03/22	\$7,505.77
1450 - Prepaid Insurance: Work Comp 03/22	\$554.83
1455 - Prepaid Termite Bonds 03/22	\$886.36

Current Assets - Other Total \$59,693.56

Assets Total

\$587,567.65

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$31,739.63
2020 - Prepaid Assessments	\$18,737.44
3410 - Special Assessment	\$256,000.00

Liabilities Total \$306,477.07

Equity

3520 - Suspense	(\$25.00)
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Equity Total (\$25.00)

Reserves

3005 - Reserves - Pooled	\$82,239.74
3010 - Spent from Pooled Reserves	(\$110,421.10)
3399 - Interest on Reserve Acct	\$417.04

Reserves Total (\$27,764.32)

Retained Earnings

\$84,571.24

Net Income

\$224,308.66

Liabilities & Equity Total

\$587,567.65

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$499,675.00	\$499,840.00	(\$165.00)	\$545,280.00
4015 - Clubhouse Rental	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
4025 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,025.00	\$0.00	\$1,025.00	\$0.00
4070 - Interest on Delinquent Balance	\$197.42	\$0.00	\$197.42	\$1,322.77	\$0.00	\$1,322.77	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4180 - Interest on Operating Acct	\$1.60	\$0.00	\$1.60	\$38.33	\$0.00	\$38.33	\$0.00
4190 - Interest on Reserve Acct	\$20.30	\$0.00	\$20.30	\$365.41	\$0.00	\$365.41	\$0.00
4200 - Allocate Reserve Interest	(\$20.30)	\$0.00	(\$20.30)	(\$365.41)	\$0.00	(\$365.41)	\$0.00
4390 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total Income</u>	\$45,624.02	\$45,440.00	\$184.02	\$502,611.10	\$499,840.00	\$2,771.10	\$545,280.00
Total Income	\$45,624.02	\$45,440.00	\$184.02	\$502,611.10	\$499,840.00	\$2,771.10	\$545,280.00
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$183.37	\$183.37	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$366.63	\$366.63	\$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	\$563.50	\$125.00	(\$438.50)	\$14,500.50	\$1,375.00	(\$13,125.50)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$4.00	\$0.00	(\$4.00)	\$552.00	\$600.00	\$48.00	\$600.00
6090 - Postage	\$365.11	\$37.50	(\$327.61)	\$924.36	\$412.50	(\$511.86)	\$450.00
6091 - Copies / Printing	\$818.75	\$166.67	(\$652.08)	\$3,316.11	\$1,833.37	(\$1,482.74)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$112,307.91	\$142,706.63	\$30,398.72	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$1,611.72	\$1,480.38	(\$131.34)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$998.47	\$783.53	(\$214.94)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$891.47	\$577.50	(\$313.97)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$15,620.00	\$15,620.00	\$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	\$77.88	(\$7.12)	\$85.00
6222 - Reserve Study	\$0.00	\$0.00	\$0.00	\$4,750.00	\$0.00	(\$4,750.00)	\$0.00
6230 - Community Decorations / Events	\$0.00	\$0.00	\$0.00	\$58.00	\$0.00	(\$58.00)	\$0.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$208.30	\$229.13	\$20.83	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$929.00	\$229.13	(\$699.87)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$0.00	\$4,950.00	\$4,950.00	\$5,400.00
<u>Total General & Administrative</u>	\$13,718.98	\$15,479.55	\$1,760.57	\$159,614.09	\$173,636.30	\$14,022.21	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$27,990.76	\$32,120.00	\$4,129.24	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$4,576.00	\$4,576.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$2,566.50	\$2,500.00	(\$66.50)	\$25,759.25	\$27,500.00	\$1,740.75	\$30,000.00
6548 - Palm Tree Trimming	\$8,320.00	\$666.67	(\$7,653.33)	\$12,040.00	\$7,333.37	(\$4,706.63)	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$2,700.00	\$3,666.63	\$966.63	\$4,000.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$24,775.00	\$5,500.00	(\$19,275.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$6,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$11,916.63	\$11,916.63	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$5,975.00	\$0.00	(\$5,975.00)	\$6,110.83	\$0.00	(\$6,110.83)	\$0.00
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$13,200.00	\$13,200.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,100.00	\$1,666.67	\$566.67	\$15,518.50	\$18,333.37	\$2,814.87	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$800.00	\$880.00	\$80.00	\$960.00
6790 - General Repairs / Maintenance	\$6,500.00	\$367.00	(\$6,133.00)	\$25,941.11	\$4,037.00	(\$21,904.11)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$35,570.00	\$26,125.00	(\$9,445.00)	\$28,500.00
Total Grounds	\$28,677.50	\$14,816.33	(\$13,861.17)	\$194,981.45	\$162,979.63	(\$32,001.82)	\$177,796.00
Utilities							
7810 - Electricity - Common Areas	\$629.57	\$805.08	\$175.51	\$7,359.88	\$8,855.88	\$1,496.00	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$150.00	\$165.00	\$15.00	\$180.00
7812 - Cable	\$8,613.53	\$8,431.92	(\$181.61)	\$94,503.14	\$92,751.12	(\$1,752.02)	\$101,183.04
7850 - Water/Sewer	\$109.99	\$245.25	\$135.26	\$2,102.41	\$2,697.75	\$595.34	\$2,943.00
7860 - City Gas	\$0.00	\$192.67	\$192.67	\$1,817.21	\$2,119.37	\$302.16	\$2,312.00
7865 - Phone	\$39.96	\$43.17	\$3.21	\$446.60	\$474.87	\$28.27	\$518.00
Total Utilities	\$9,408.05	\$9,733.09	\$325.04	\$106,379.24	\$107,063.99	\$684.75	\$116,797.04
Reserves							
8005 - Reserves - Pooled	(\$242,017.91)	\$3,982.08	\$245,999.99	(\$202,197.01)	\$43,802.88	\$245,999.89	\$47,785.00
Total Reserves	(\$242,017.91)	\$3,982.08	\$245,999.99	(\$202,197.01)	\$43,802.88	\$245,999.89	\$47,785.00
Expense							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$4,388.79	\$528.00	(\$3,860.79)	\$576.00
Total Expense	\$0.00	\$48.00	\$48.00	\$4,388.79	\$528.00	(\$3,860.79)	\$576.00
Recreation							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$9,110.00	\$8,580.00	(\$530.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$88.00	\$187.50	\$99.50	\$5,450.53	\$2,062.50	(\$3,388.03)	\$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	\$868.00	\$967.50	\$99.50	\$15,135.88	\$11,842.50	(\$3,293.38)	\$12,810.00
Total Expense	(\$189,345.38)	\$45,059.88	\$234,405.26	\$278,302.44	\$500,219.93	\$221,917.49	\$545,280.00
Operating Net Income	\$234,969.40	\$380.12	\$234,589.28	\$224,308.66	(\$379.93)	\$224,688.59	\$0.00
Net Income	\$234,969.40	\$380.12	\$234,589.28	\$224,308.66	(\$379.93)	\$224,688.59	\$0.00