

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**10/31/2021**

**Prepared  
By:**



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

**Parkside Place Homeowners Association, Inc.**  
**Balance Sheet**  
**10/31/2021**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$259,559.25
1080 - Operating Petty Cash	\$501.36
1083 - Operating Social Committee Account	\$827.63
<u>Cash - Operating Total</u>	\$260,888.24

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$49,533.52
1170 - Reserves ICS	\$164,655.47
<u>Cash - Reserves Total</u>	\$214,188.99

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,149.80
1220 - Allowance for Bad Debt	\$282.00
1240 - Special Assessment Receivable	\$9,040.31
<u>Current Assets - Accts Receivable Total</u>	\$11,472.11

Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/22	\$43,690.69
1430 - Prepaid Insurance: D & O 03/22	(\$9.26)
1440 - Prepaid Insurance: Fidelity Bond 03/22	\$7,687.31
1450 - Prepaid Insurance: Work Comp 03/22	\$714.21
1455 - Prepaid Termite Bonds 03/22	\$886.36
<u>Current Assets - Other Total</u>	\$91,290.81

*Assets Total*

\$577,840.15

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$1,015.70
2020 - Prepaid Assessments	\$22,223.17
3410 - Special Assessment	\$256,000.00
<u>Liabilities Total</u>	\$279,238.87

Equity

3520 - Suspense	(\$25.00)
<u>Equity Total</u>	(\$25.00)

Reserves

3005 - Reserves - Pooled	\$324,257.65
3010 - Spent from Pooled Reserves	(\$110,421.10)
3399 - Interest on Reserve Acct	\$352.44
<u>Reserves Total</u>	\$214,188.99

Retained Earnings

\$84,571.24

Net Income

(\$133.95)

*Liabilities & Equity Total*

\$577,840.15

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$454,250.00	\$454,400.00	(\$150.00)	\$545,280.00
4015 - Clubhouse Rental	\$100.00	\$0.00	\$100.00	\$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	\$163.10	\$0.00	\$163.10	\$1,125.35	\$0.00	\$1,125.35	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4180 - Interest on Operating Acct	\$6.38	\$0.00	\$6.38	\$36.73	\$0.00	\$36.73	\$0.00
4190 - Interest on Reserve Acct	\$27.74	\$0.00	\$27.74	\$345.11	\$0.00	\$345.11	\$0.00
4200 - Allocate Reserve Interest	(\$27.74)	\$0.00	(\$27.74)	(\$345.11)	\$0.00	(\$345.11)	\$0.00
4390 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total Income</u>	\$45,694.48	\$45,440.00	\$254.48	\$456,987.08	\$454,400.00	\$2,587.08	\$545,280.00
<b>Total Income</b>	\$45,694.48	\$45,440.00	\$254.48	\$456,987.08	\$454,400.00	\$2,587.08	\$545,280.00
<b>Expense</b>							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$83.30	\$83.30	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$166.70	\$166.70	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$83.30	\$83.30	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$333.30	\$333.30	\$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	\$2,964.50	\$125.00	(\$2,839.50)	\$13,937.00	\$1,250.00	(\$12,687.00)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$16.00	\$0.00	(\$16.00)	\$548.00	\$600.00	\$52.00	\$600.00
6090 - Postage	\$8.70	\$37.50	\$28.80	\$559.25	\$375.00	(\$184.25)	\$450.00
6091 - Copies / Printing	\$137.36	\$166.67	\$29.31	\$2,497.36	\$1,666.70	(\$830.66)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$91,888.29	\$129,733.30	\$37,845.01	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$1,318.68	\$1,345.80	\$27.12	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$816.93	\$712.30	(\$104.63)	\$854.71
6150 - Insurance Workers Compensation	\$94.57	\$52.50	(\$42.07)	\$732.09	\$525.00	(\$207.09)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$14,200.00	\$14,200.00	\$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	\$70.80	(\$14.20)	\$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	\$187.47	\$208.30	\$20.83	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$929.00	\$208.30	(\$720.70)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$0.00	\$4,500.00	\$4,500.00	\$5,400.00
<u>Total General &amp; Administrative</u>	\$15,109.06	\$15,479.55	\$370.49	\$135,368.32	\$158,156.75	\$22,788.43	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$25,470.76	\$29,200.00	\$3,729.24	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$4,160.00	\$4,160.00	\$0.00	\$4,992.00
6515 - Maintenance Contract	\$0.00	\$2,500.00	\$2,500.00	\$23,192.75	\$25,000.00	\$1,807.25	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$3,720.00	\$6,666.70	\$2,946.70	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$2,700.00	\$3,333.30	\$633.30	\$4,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$24,775.00	\$5,000.00	(\$19,775.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.30	\$2,083.30	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$6,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$10,833.30	\$10,833.30	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$0.00	\$0.00	\$135.83	\$0.00	(\$135.83)	\$0.00
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,364.50	\$1,666.67	\$302.17	\$14,418.50	\$16,666.70	\$2,248.20	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$720.00	\$800.00	\$80.00	\$960.00
6790 - General Repairs / Maintenance	\$953.14	\$367.00	(\$586.14)	\$19,441.11	\$3,670.00	(\$15,771.11)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$35,570.00	\$23,750.00	(\$11,820.00)	\$28,500.00
<b>Total Grounds</b>	<b>\$6,533.64</b>	<b>\$14,816.33</b>	<b>\$8,282.69</b>	<b>\$166,303.95</b>	<b>\$148,163.30</b>	<b>(\$18,140.65)</b>	<b>\$177,796.00</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$1,379.57	\$805.08	(\$574.49)	\$6,730.31	\$8,050.80	\$1,320.49	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$135.00	\$150.00	\$15.00	\$180.00
7812 - Cable	\$8,613.53	\$8,431.92	(\$181.61)	\$85,889.61	\$84,319.20	(\$1,570.41)	\$101,183.04
7850 - Water/Sewer	\$81.98	\$245.25	\$163.27	\$1,992.42	\$2,452.50	\$460.08	\$2,943.00
7860 - City Gas	\$153.00	\$192.67	\$39.67	\$1,817.21	\$1,926.70	\$109.49	\$2,312.00
7865 - Phone	\$46.96	\$43.17	(\$3.79)	\$406.64	\$431.70	\$25.06	\$518.00
<b>Total Utilities</b>	<b>\$10,290.04</b>	<b>\$9,733.09</b>	<b>(\$556.95)</b>	<b>\$96,971.19</b>	<b>\$97,330.90</b>	<b>\$359.71</b>	<b>\$116,797.04</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$39,820.90	\$39,820.80	(\$0.10)	\$47,785.00
<b>Total Reserves</b>	<b>\$3,982.09</b>	<b>\$3,982.08</b>	<b>(\$0.01)</b>	<b>\$39,820.90</b>	<b>\$39,820.80</b>	<b>(\$0.10)</b>	<b>\$47,785.00</b>
<b>Expense</b>							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$4,388.79	\$480.00	(\$3,908.79)	\$576.00
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$48.00</b>	<b>\$48.00</b>	<b>\$4,388.79</b>	<b>\$480.00</b>	<b>(\$3,908.79)</b>	<b>\$576.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$0.00	\$780.00	\$780.00	\$8,330.00	\$7,800.00	(\$530.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$5,362.53	\$1,875.00	(\$3,487.53)	\$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>\$0.00</b>	<b>\$967.50</b>	<b>\$967.50</b>	<b>\$14,267.88</b>	<b>\$10,875.00</b>	<b>(\$3,392.88)</b>	<b>\$12,810.00</b>
<b>Total Expense</b>	<b>\$35,914.83</b>	<b>\$45,059.88</b>	<b>\$9,145.05</b>	<b>\$457,121.03</b>	<b>\$455,160.05</b>	<b>(\$1,960.98)</b>	<b>\$545,280.00</b>
Operating Net Income	\$9,779.65	\$380.12	\$9,399.53	(\$133.95)	(\$760.05)	\$626.10	\$0.00
Net Income	\$9,779.65	\$380.12	\$9,399.53	(\$133.95)	(\$760.05)	\$626.10	\$0.00