

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

3/31/2020

**Prepared
By:**

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

Parkside Place Homeowners Association, Inc.
Balance Sheet
3/31/2020

AssetsCash - Operating

1001 - Operating Account - Alliance	\$127,414.68
1080 - Operating Petty Cash	\$501.04
1083 - Operating Social Committee Account	\$827.11

<u>Cash - Operating Total</u>	\$128,742.83
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$154,304.77
1170 - Reserves ICS	\$164,181.26

<u>Cash - Reserves Total</u>	\$318,486.03
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,725.82
1220 - Allowance for Bad Debt	(\$150.50)

<u>Current Assets - Accts Receivable Total</u>	\$1,575.32
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Current Assets - Other

1455 - Prepaid Termite Bonds 03/20	\$4,875.52
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<u>Current Assets - Other Total</u>	\$4,875.52
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Assets Total

\$453,679.70

Liabilities and EquityLiabilities

2010 - Accounts Payable	\$8,721.91
2020 - Prepaid Assessments	\$24,348.32

<u>Liabilities Total</u>	\$33,070.23
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Reserves

3005 - Reserves - Pooled	\$325,360.25
3010 - Spent from Pooled Reserves	(\$7,210.00)
3399 - Interest on Reserve Acct	\$335.78

<u>Reserves Total</u>	\$318,486.03
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<u>Retained Earnings</u>	\$109,202.76
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<u>Net Income</u>	(\$7,079.32)
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Liabilities & Equity Total

\$453,679.70

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$43,505.00	\$43,520.00	(\$15.00)	\$130,515.00	\$130,560.00	(\$45.00)	\$522,240.00
4015 - Clubhouse Rental	(\$116.00)	\$0.00	(\$116.00)	(\$116.00)	\$0.00	(\$116.00)	\$0.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
4070 - Interest on Delinquent Balance	\$22.52	\$0.00	\$22.52	\$51.18	\$0.00	\$51.18	\$0.00
4080 - Prior Year Earnings	\$0.00	\$935.68	(\$935.68)	\$0.00	\$2,807.04	(\$2,807.04)	\$11,228.16
4180 - Interest on Operating Acct	\$11.81	\$0.00	\$11.81	\$35.67	\$0.00	\$35.67	\$0.00
4190 - Interest on Reserve Acct	\$153.34	\$0.00	\$153.34	\$335.78	\$0.00	\$335.78	\$0.00
4200 - Allocate Reserve Interest	(\$153.34)	\$0.00	(\$153.34)	(\$335.78)	\$0.00	(\$335.78)	\$0.00
<u>Total Income</u>	\$43,423.33	\$44,455.68	(\$1,032.35)	\$130,735.85	\$133,367.04	(\$2,631.19)	\$533,468.16
Total Income	\$43,423.33	\$44,455.68	(\$1,032.35)	\$130,735.85	\$133,367.04	(\$2,631.19)	\$533,468.16
Expense							
<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	\$12.50	\$12.50	\$191.10	\$37.50	(\$153.60)	\$150.00
6418 - Landscape Committee	\$0.00	\$41.67	\$41.67	\$34.97	\$125.01	\$90.04	\$500.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$24.99	\$24.99	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$70.83	\$70.83	\$226.07	\$212.49	(\$13.58)	\$850.00
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$216.67	\$216.67	\$0.00	\$650.01	\$650.01	\$2,600.00
6040 - Legal Fees	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
6080 - Bank Fees / Coupon Books	\$0.00	\$50.00	\$50.00	\$520.00	\$150.00	(\$370.00)	\$600.00
6090 - Postage	\$16.62	\$37.50	\$20.88	\$35.08	\$112.50	\$77.42	\$450.00
6091 - Copies / Printing	\$156.84	\$166.67	\$9.83	\$469.49	\$500.01	\$30.52	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$12,820.86	\$11,385.08	(\$1,435.78)	\$33,240.48	\$34,155.24	\$914.76	\$136,621.00
6130 - Insurance D & O	\$261.38	\$134.58	(\$126.80)	\$554.42	\$403.74	(\$150.68)	\$1,615.00
6140 - Insurance Fidelity Bond	\$141.19	\$66.58	(\$74.61)	\$322.73	\$199.74	(\$122.99)	\$799.00
6150 - Insurance Workers Compensation	\$4.49	\$53.67	\$49.18	\$163.87	\$161.01	(\$2.86)	\$644.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$4,260.00	\$4,260.00	\$0.00	\$17,040.00
6220 - Corporate Annual Report	\$0.00	\$5.10	\$5.10	\$0.00	\$15.30	\$15.30	\$61.25
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$21.24	(\$63.76)	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$0.00	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$100.00	\$62.49	(\$37.51)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$443.24	\$450.00	\$6.76	\$1,329.72	\$1,350.00	\$20.28	\$5,400.00
<u>Total General & Administrative</u>	\$15,285.45	\$14,159.59	(\$1,125.86)	\$41,143.28	\$42,478.77	\$1,335.49	\$169,915.25
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$3,934.33	\$1,414.33	\$8,773.22	\$11,802.99	\$3,029.77	\$47,212.00
6511 - Pest Control - Residential	\$416.00	\$416.67	\$0.67	\$1,628.00	\$1,250.01	(\$377.99)	\$5,000.00
6512 - Pest Control - Landscape	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
6515 - Maintenance Contract	\$2,320.00	\$2,500.00	\$180.00	\$7,242.75	\$7,500.00	\$257.25	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$483.33	\$483.33	\$0.00	\$1,449.99	\$1,449.99	\$5,800.00
6549 - Oaks / Other Tree Trimming	\$150.00	\$250.00	\$100.00	\$150.00	\$750.00	\$600.00	\$3,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$450.00	\$1,500.00	\$1,050.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$2,640.00	\$1,749.99	(\$890.01)	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$3,249.99	\$3,249.99	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$3,029.00	\$250.00	(\$2,779.00)	\$3,029.00	\$750.00	(\$2,279.00)	\$3,000.00
6570 - Fertilization and Chemicals	\$1,200.00	\$632.93	(\$567.07)	\$2,664.72	\$1,898.79	(\$765.93)	\$7,595.19
6610 - Irrigation Expense	\$1,272.65	\$1,916.67	\$644.02	\$4,721.70	\$5,750.01	\$1,028.31	\$23,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$240.00	\$240.00	\$0.00	\$960.00
6670 - Signage - Repairs / Maintenance	\$0.00	\$0.00	\$0.00	\$2,417.56	\$0.00	(\$2,417.56)	\$0.00
6790 - General Repairs / Maintenance	\$405.49	\$500.00	\$94.51	\$19,155.49	\$1,500.00	(\$17,655.49)	\$6,000.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$7,125.00	\$7,125.00	\$28,500.00
Total Grounds	\$11,393.14	\$16,005.59	\$4,612.45	\$53,612.44	\$48,016.77	(\$5,595.67)	\$192,067.19
Utilities							
7810 - Electricity - Common Areas	\$475.44	\$805.08	\$329.64	\$1,689.92	\$2,415.24	\$725.32	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$45.00	\$45.00	\$0.00	\$180.00
7812 - Cable	\$7,327.44	\$7,953.56	\$626.12	\$24,091.20	\$23,860.68	(\$230.52)	\$95,442.72
7850 - Water/Sewer	\$495.14	\$245.25	(\$249.89)	\$1,398.17	\$735.75	(\$662.42)	\$2,943.00
7860 - City Gas	\$157.12	\$192.67	\$35.55	\$404.77	\$578.01	\$173.24	\$2,312.00
7865 - Phone	\$39.59	\$43.17	\$3.58	\$119.08	\$129.51	\$10.43	\$518.00
Total Utilities	\$8,509.73	\$9,254.73	\$745.00	\$27,748.14	\$27,764.19	\$16.05	\$111,056.72
Reserves							
8005 - Reserves - Pooled	\$3,866.08	\$3,866.08	\$0.00	\$11,598.24	\$11,598.24	\$0.00	\$46,393.00
Total Reserves	\$3,866.08	\$3,866.08	\$0.00	\$11,598.24	\$11,598.24	\$0.00	\$46,393.00
Expense							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$67.00	\$144.00	\$77.00	\$576.00
Total Expense	\$0.00	\$48.00	\$48.00	\$67.00	\$144.00	\$77.00	\$576.00
Recreation							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$3,120.00	\$2,340.00	(\$780.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$300.00	\$187.50	(\$112.50)	\$300.00	\$562.50	\$262.50	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
Total Recreation	\$1,080.00	\$1,050.83	(\$29.17)	\$3,420.00	\$3,152.49	(\$267.51)	\$12,610.00
Total Expense	\$40,134.40	\$44,455.65	\$4,321.25	\$137,815.17	\$133,366.95	(\$4,448.22)	\$533,468.16
Operating Net Income	\$3,288.93	\$0.03	\$3,288.90	(\$7,079.32)	\$0.09	(\$7,079.41)	\$0.00
Net Income	\$3,288.93	\$0.03	\$3,288.90	(\$7,079.32)	\$0.09	(\$7,079.41)	\$0.00