

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

4/30/2021

**Prepared
By:**

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

Parkside Place Homeowners Association, Inc.
Balance Sheet
4/30/2021

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$73,822.58
1080 - Operating Petty Cash	\$501.30
1083 - Operating Social Committee Account	\$827.53

<u>Cash - Operating Total</u>	\$75,151.41
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$135,146.97
1170 - Reserves ICS	\$164,509.87

<u>Cash - Reserves Total</u>	\$299,656.84
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,524.04
1220 - Allowance for Bad Debt	\$253.31

<u>Current Assets - Accts Receivable Total</u>	\$2,777.35
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Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/20	\$10,728.24
1430 - Prepaid Insurance: D & O 03/20	\$576.82
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$8,050.39
1450 - Prepaid Insurance: Work Comp 03/20	\$1,035.97

<u>Current Assets - Other Total</u>	\$58,712.92
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<i>Assets Total</i>		\$436,298.52
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$16,054.44
2020 - Prepaid Assessments	\$31,994.42

<u>Liabilities Total</u>	\$48,048.86
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Reserves

3005 - Reserves - Pooled	\$300,365.11
3010 - Spent from Pooled Reserves	(\$851.40)
3399 - Interest on Reserve Acct	\$143.13

<u>Reserves Total</u>	\$299,656.84
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<u>Retained Earnings</u>	\$84,571.24
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<u>Net Income</u>	\$4,021.58
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<i>Liabilities & Equity Total</i>		\$436,298.52
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Parkside Place Homeowners Association, Inc.
Budget Comparison Report
4/1/2021 - 4/30/2021

	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$181,700.00	\$181,760.00	(\$60.00)	\$545,280.00
4060 - Late Fee Income	\$125.00	\$0.00	\$125.00	\$475.00	\$0.00	\$475.00	\$0.00
4070 - Interest on Delinquent Balance	\$22.14	\$0.00	\$22.14	\$52.91	\$0.00	\$52.91	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$1.96	\$0.00	\$1.96	\$13.48	\$0.00	\$13.48	\$0.00
4190 - Interest on Reserve Acct	\$16.18	\$0.00	\$16.18	\$143.13	\$0.00	\$143.13	\$0.00
4200 - Allocate Reserve Interest	(\$16.18)	\$0.00	(\$16.18)	(\$143.13)	\$0.00	(\$143.13)	\$0.00
<u>Total Income</u>	\$45,574.10	\$45,440.00	\$134.10	\$182,291.39	\$181,760.00	\$531.39	\$545,280.00
Total Income	\$45,574.10	\$45,440.00	\$134.10	\$182,291.39	\$181,760.00	\$531.39	\$545,280.00
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$400.00
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$2,800.00	\$2,700.00	(\$100.00)	\$2,800.00	\$2,700.00	(\$100.00)	\$2,700.00
6040 - Legal Fees	\$1,323.00	\$125.00	(\$1,198.00)	\$6,268.50	\$500.00	(\$5,768.50)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$0.00	\$0.00	\$0.00	\$520.00	\$0.00	(\$520.00)	\$600.00
6090 - Postage	\$12.52	\$37.50	\$24.98	\$294.16	\$150.00	(\$144.16)	\$450.00
6091 - Copies / Printing	\$176.12	\$166.67	(\$9.45)	\$1,169.74	\$666.68	(\$503.06)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$40,839.24	\$51,893.32	\$11,054.08	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$586.08	\$538.32	(\$47.76)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$363.08	\$284.92	(\$78.16)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$318.76	\$210.00	(\$108.76)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$5,680.00	\$5,680.00	\$0.00	\$17,040.00
6220 - Corporate Annual Report	\$0.00	\$5.10	\$5.10	\$0.00	\$20.40	\$20.40	\$61.25
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$28.32	(\$56.68)	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$0.00	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$900.00	\$83.32	(\$816.68)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$886.36	\$1,800.00	\$913.64	\$5,400.00
<u>Total General & Administrative</u>	\$16,279.26	\$18,184.65	\$1,905.39	\$60,794.24	\$64,638.60	\$3,844.36	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$10,080.00	\$11,680.00	\$1,600.00	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$1,248.00	\$1,664.00	\$416.00	\$4,992.00
6512 - Pest Control - Landscape	\$0.00	\$0.00	\$0.00	\$416.00	\$0.00	(\$416.00)	\$0.00
6515 - Maintenance Contract	\$1,761.75	\$2,500.00	\$738.25	\$9,200.25	\$10,000.00	\$799.75	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
6550 - Tree Removal	\$950.00	\$500.00	(\$450.00)	\$15,650.00	\$2,000.00	(\$13,650.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$4,333.32	\$4,333.32	\$13,000.00

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Budget Comparison Report
4/1/2021 - 4/30/2021

	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6560 - Landscaping Replacement / Enhancement	\$5,976.60	\$0.00	(\$5,976.60)	\$5,976.60	\$0.00	(\$5,976.60)	\$0.00
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,315.50	\$1,666.67	\$351.17	\$6,141.50	\$6,666.68	\$525.18	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$320.00	\$320.00	\$0.00	\$960.00
6790 - General Repairs / Maintenance	\$0.00	\$367.00	\$367.00	\$2,936.83	\$1,468.00	(\$1,468.83)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$9,500.00	\$9,500.00	\$28,500.00
Total Grounds	\$14,219.85	\$14,816.33	\$596.48	\$56,769.18	\$59,265.32	\$2,496.14	\$177,796.00
Utilities							
7810 - Electricity - Common Areas	\$614.69	\$805.08	\$190.39	\$2,521.15	\$3,220.32	\$699.17	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00
7812 - Cable	\$8,622.95	\$8,431.92	(\$191.03)	\$34,316.57	\$33,727.68	(\$588.89)	\$101,183.04
7850 - Water/Sewer	\$218.07	\$245.25	\$27.18	\$669.79	\$981.00	\$311.21	\$2,943.00
7860 - City Gas	\$231.57	\$192.67	(\$38.90)	\$986.89	\$770.68	(\$216.21)	\$2,312.00
7865 - Phone	\$39.96	\$43.17	\$3.21	\$159.84	\$172.68	\$12.84	\$518.00
Total Utilities	\$9,742.24	\$9,733.09	(\$9.15)	\$38,714.24	\$38,932.36	\$218.12	\$116,797.04
Reserves							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$15,928.36	\$15,928.32	(\$0.04)	\$47,785.00
Total Reserves	\$3,982.09	\$3,982.08	(\$0.01)	\$15,928.36	\$15,928.32	(\$0.04)	\$47,785.00
Expense							
7025 - Spa-Equipment Repairs / Supplies	\$193.79	\$48.00	(\$145.79)	\$193.79	\$192.00	(\$1.79)	\$576.00
Total Expense	\$193.79	\$48.00	(\$145.79)	\$193.79	\$192.00	(\$1.79)	\$576.00
Recreation							
7010 - Pool - Maintenance	\$1,603.00	\$780.00	(\$823.00)	\$4,430.00	\$3,120.00	(\$1,310.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$1,440.00	\$750.00	(\$690.00)	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,200.00
Total Recreation	\$1,603.00	\$1,067.50	(\$535.50)	\$5,870.00	\$4,270.00	(\$1,600.00)	\$12,810.00
Total Expense	\$46,020.23	\$47,864.98	\$1,844.75	\$178,269.81	\$183,359.92	\$5,090.11	\$545,280.00
Operating Net Income	(\$446.13)	(\$2,424.98)	\$1,978.85	\$4,021.58	(\$1,599.92)	\$5,621.50	\$0.00
Net Income	(\$446.13)	(\$2,424.98)	\$1,978.85	\$4,021.58	(\$1,599.92)	\$5,621.50	\$0.00