

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

1/31/2020

**Prepared
By:**

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

Parkside Place Homeowners Association, Inc.
Balance Sheet
1/31/2020

AssetsCash - Operating

1001 - Operating Account - Alliance	\$124,225.04
1080 - Operating Petty Cash	\$500.96
1083 - Operating Social Committee Account	\$826.98

<u>Cash - Operating Total</u>	\$125,552.98
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$153,688.47
1170 - Reserves ICS	\$164,066.84

<u>Cash - Reserves Total</u>	\$317,755.31
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,854.23
1220 - Allowance for Bad Debt	(\$203.43)

<u>Current Assets - Accts Receivable Total</u>	\$2,650.80
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Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 03/20	\$23,030.67
1430 - Prepaid Insurance: D & O 03/20	\$407.90
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$231.96
1450 - Prepaid Insurance: Work Comp 03/20	\$84.18
1455 - Prepaid Termite Bonds 03/20	\$443.14

<u>Current Assets - Other Total</u>	\$24,197.85
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<i>Assets Total</i>		\$470,156.94
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Liabilities and EquityLiabilities

2010 - Accounts Payable	\$8,532.54
2020 - Prepaid Assessments	\$28,358.54

<u>Liabilities Total</u>	\$36,891.08
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Reserves

3005 - Reserves - Pooled	\$317,628.09
3399 - Interest on Reserve Acct	\$127.22

<u>Reserves Total</u>	\$317,755.31
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<u>Retained Earnings</u>	\$108,422.76
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<u>Net Income</u>	\$7,087.79
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<i>Liabilities & Equity Total</i>		\$470,156.94
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Parkside Place Homeowners Association, Inc.
Budget Comparison Report
1/1/2020 - 1/31/2020

	1/1/2020 - 1/31/2020			1/1/2020 - 1/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$43,505.00	\$43,520.00	(\$15.00)	\$43,505.00	\$43,520.00	(\$15.00)	\$522,240.00
4060 - Late Fee Income	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$0.00
4080 - Prior Year Earnings	\$0.00	\$935.68	(\$935.68)	\$0.00	\$935.68	(\$935.68)	\$11,228.16
4180 - Interest on Operating Acct	\$11.97	\$0.00	\$11.97	\$11.97	\$0.00	\$11.97	\$0.00
4190 - Interest on Reserve Acct	\$127.22	\$0.00	\$127.22	\$127.22	\$0.00	\$127.22	\$0.00
4200 - Allocate Reserve Interest	(\$127.22)	\$0.00	(\$127.22)	(\$127.22)	\$0.00	(\$127.22)	\$0.00
Total Income	\$43,716.97	\$44,455.68	(\$738.71)	\$43,716.97	\$44,455.68	(\$738.71)	\$533,468.16
Total Income	\$43,716.97	\$44,455.68	(\$738.71)	\$43,716.97	\$44,455.68	(\$738.71)	\$533,468.16
Expense							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
6415 - Social Committee	\$118.15	\$12.50	(\$105.65)	\$118.15	\$12.50	(\$105.65)	\$150.00
6418 - Landscape Committee	\$34.97	\$41.67	\$6.70	\$34.97	\$41.67	\$6.70	\$500.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
Total Committee Expenses	\$153.12	\$70.83	(\$82.29)	\$153.12	\$70.83	(\$82.29)	\$850.00
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$216.67	\$216.67	\$0.00	\$216.67	\$216.67	\$2,600.00
6040 - Legal Fees	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
6080 - Bank Fees / Coupon Books	\$4.00	\$50.00	\$46.00	\$4.00	\$50.00	\$46.00	\$600.00
6090 - Postage	\$5.70	\$37.50	\$31.80	\$5.70	\$37.50	\$31.80	\$450.00
6091 - Copies / Printing	\$147.78	\$166.67	\$18.89	\$147.78	\$166.67	\$18.89	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$11,385.08	\$1,175.27	\$10,209.81	\$11,385.08	\$1,175.27	\$136,621.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$146.52	\$134.58	(\$11.94)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$66.58	(\$24.19)	\$90.77	\$66.58	(\$24.19)	\$799.00
6150 - Insurance Workers Compensation	\$79.69	\$53.67	(\$26.02)	\$79.69	\$53.67	(\$26.02)	\$644.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$1,420.00	\$1,420.00	\$0.00	\$17,040.00
6220 - Corporate Annual Report	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$0.00	\$7.08	\$7.08	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$0.00	\$250.00
6390 - Miscellaneous	\$100.00	\$20.83	(\$79.17)	\$100.00	\$20.83	(\$79.17)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$443.24	\$450.00	\$6.76	\$443.24	\$450.00	\$6.76	\$5,400.00
Total General & Administrative	\$12,668.34	\$14,159.59	\$1,491.25	\$12,668.34	\$14,159.59	\$1,491.25	\$169,915.25
<u>Grounds</u>							
6510 - Grounds Maintenance	\$3,126.61	\$3,934.33	\$807.72	\$3,126.61	\$3,934.33	\$807.72	\$47,212.00
6511 - Pest Control - Residential	\$796.00	\$416.67	(\$379.33)	\$796.00	\$416.67	(\$379.33)	\$5,000.00
6515 - Maintenance Contract	\$2,602.75	\$2,500.00	(\$102.75)	\$2,602.75	\$2,500.00	(\$102.75)	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$483.33	\$483.33	\$0.00	\$483.33	\$483.33	\$5,800.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$1,083.33	\$1,083.33	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00

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

	1/1/2020 - 1/31/2020			1/1/2020 - 1/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6570 - Fertilization and Chemicals	\$732.36	\$632.93	(\$99.43)	\$732.36	\$632.93	(\$99.43)	\$7,595.19
6610 - Irrigation Expense	\$2,090.50	\$1,916.67	(\$173.83)	\$2,090.50	\$1,916.67	(\$173.83)	\$23,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$80.00	\$80.00	\$0.00	\$960.00
6790 - General Repairs / Maintenance	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$2,375.00	\$2,375.00	\$28,500.00
<u>Total Grounds</u>	\$9,428.22	\$16,005.59	\$6,577.37	\$9,428.22	\$16,005.59	\$6,577.37	\$192,067.19
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$651.07	\$805.08	\$154.01	\$651.07	\$805.08	\$154.01	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$180.00
7812 - Cable	\$8,331.82	\$7,953.56	(\$378.26)	\$8,331.82	\$7,953.56	(\$378.26)	\$95,442.72
7850 - Water/Sewer	\$477.35	\$245.25	(\$232.10)	\$477.35	\$245.25	(\$232.10)	\$2,943.00
7860 - City Gas	\$151.28	\$192.67	\$41.39	\$151.28	\$192.67	\$41.39	\$2,312.00
7865 - Phone	\$39.90	\$43.17	\$3.27	\$39.90	\$43.17	\$3.27	\$518.00
<u>Total Utilities</u>	\$9,666.42	\$9,254.73	(\$411.69)	\$9,666.42	\$9,254.73	(\$411.69)	\$111,056.72
<u>Reserves</u>							
8005 - Reserves - Pooled	\$3,866.08	\$3,866.08	\$0.00	\$3,866.08	\$3,866.08	\$0.00	\$46,393.00
<u>Total Reserves</u>	\$3,866.08	\$3,866.08	\$0.00	\$3,866.08	\$3,866.08	\$0.00	\$46,393.00
<u>Expense</u>							
7025 - Spa-Equipment Repairs / Supplies	\$67.00	\$48.00	(\$19.00)	\$67.00	\$48.00	(\$19.00)	\$576.00
<u>Total Expense</u>	\$67.00	\$48.00	(\$19.00)	\$67.00	\$48.00	(\$19.00)	\$576.00
<u>Recreation</u>							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$780.00	\$780.00	\$0.00	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$0.00	\$187.50	\$187.50	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total Recreation</u>	\$780.00	\$1,050.83	\$270.83	\$780.00	\$1,050.83	\$270.83	\$12,610.00
Total Expense	\$36,629.18	\$44,455.65	\$7,826.47	\$36,629.18	\$44,455.65	\$7,826.47	\$533,468.16
Operating Net Income	\$7,087.79	\$0.03	\$7,087.76	\$7,087.79	\$0.03	\$7,087.76	\$0.00
Net Income	\$7,087.79	\$0.03	\$7,087.76	\$7,087.79	\$0.03	\$7,087.76	\$0.00