

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**6/30/2021**

**Prepared  
By:**

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

**Parkside Place Homeowners Association, Inc.**

**Balance Sheet**

**6/30/2021**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$41,166.45
1080 - Operating Petty Cash	\$501.32
1083 - Operating Social Committee Account	\$827.56

Cash - Operating Total \$42,495.33

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$120,891.31
1170 - Reserves ICS	\$164,572.28

Cash - Reserves Total \$285,463.59

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,095.28
1220 - Allowance for Bad Debt	\$211.65

Current Assets - Accts Receivable Total \$2,306.93

Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/20	\$11,395.96
1430 - Prepaid Insurance: D & O 03/20	\$283.78
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$7,868.85
1450 - Prepaid Insurance: Work Comp 03/20	\$876.59

Current Assets - Other Total \$58,746.68

*Assets Total* \$389,012.53

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$77,421.63
2020 - Prepaid Assessments	\$29,725.27

Liabilities Total \$107,146.90

Reserves

3005 - Reserves - Pooled	\$308,329.29
3010 - Spent from Pooled Reserves	(\$89,806.58)
3399 - Interest on Reserve Acct	\$237.79

Reserves Total \$218,760.50

Retained Earnings \$84,571.24

Net Income (\$21,466.11)

*Liabilities & Equity Total* \$389,012.53

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$272,550.00	\$272,640.00	(\$90.00)	\$545,280.00
4060 - Late Fee Income	\$25.00	\$0.00	\$25.00	\$500.00	\$0.00	\$500.00	\$0.00
4070 - Interest on Delinquent Balance	\$54.67	\$0.00	\$54.67	\$117.56	\$0.00	\$117.56	\$0.00
4150 - Pool Keys	\$150.00	\$0.00	\$150.00	\$200.00	\$0.00	\$200.00	\$0.00
4180 - Interest on Operating Acct	\$1.73	\$0.00	\$1.73	\$17.04	\$0.00	\$17.04	\$0.00
4190 - Interest on Reserve Acct	\$35.20	\$0.00	\$35.20	\$237.79	\$0.00	\$237.79	\$0.00
4200 - Allocate Reserve Interest	(\$35.20)	\$0.00	(\$35.20)	(\$237.79)	\$0.00	(\$237.79)	\$0.00
<u>Total Income</u>	\$45,656.40	\$45,440.00	\$216.40	\$273,384.60	\$272,640.00	\$744.60	\$545,280.00
<b>Total Income</b>	\$45,656.40	\$45,440.00	\$216.40	\$273,384.60	\$272,640.00	\$744.60	\$545,280.00
<b>Expense</b>							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$100.02	\$100.02	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$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	\$514.50	\$125.00	(\$389.50)	\$6,685.00	\$750.00	(\$5,935.00)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$0.00	\$0.00	\$0.00	\$520.00	\$600.00	\$80.00	\$600.00
6090 - Postage	\$98.15	\$37.50	(\$60.65)	\$464.36	\$225.00	(\$239.36)	\$450.00
6091 - Copies / Printing	\$179.67	\$166.67	(\$13.00)	\$1,575.61	\$1,000.02	(\$575.59)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$61,258.86	\$77,839.98	\$16,581.12	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$879.12	\$807.48	(\$71.64)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$544.62	\$427.38	(\$117.24)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$478.14	\$315.00	(\$163.14)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$8,520.00	\$8,520.00	\$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	\$42.48	(\$42.52)	\$85.00
6222 - Reserve Study	\$0.00	\$0.00	\$0.00	\$2,375.00	\$0.00	(\$2,375.00)	\$0.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$0.00	\$250.00
6390 - Miscellaneous	\$0.00	\$20.83	\$20.83	\$3,275.00	\$124.98	(\$3,150.02)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$886.36	\$2,700.00	\$1,813.64	\$5,400.00
<u>Total General &amp; Administrative</u>	\$12,759.94	\$15,479.55	\$2,719.61	\$90,533.30	\$96,238.55	\$5,705.25	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,790.76	\$2,920.00	\$129.24	\$15,390.76	\$17,520.00	\$2,129.24	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$2,080.00	\$2,496.00	\$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	\$2,109.75	\$2,500.00	\$390.25	\$13,506.75	\$15,000.00	\$1,493.25	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$4,000.02	\$4,000.02	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$4,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$15,650.00	\$3,000.00	(\$12,650.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$6,499.98	\$6,499.98	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$0.00	\$0.00	\$5,976.60	\$0.00	(\$5,976.60)	\$0.00
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,438.00	\$1,666.67	\$228.67	\$9,215.00	\$10,000.02	\$785.02	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$480.00	\$480.00	\$0.00	\$960.00
6790 - General Repairs / Maintenance	\$2,817.27	\$367.00	(\$2,450.27)	\$7,450.54	\$2,202.00	(\$5,248.54)	\$4,404.00
6791 - Building Painting	\$35,570.00	\$2,375.00	(\$33,195.00)	\$35,570.00	\$14,250.00	(\$21,320.00)	\$28,500.00
<b>Total Grounds</b>	<b>\$46,421.78</b>	<b>\$14,816.33</b>	<b>(\$31,605.45)</b>	<b>\$112,935.65</b>	<b>\$88,897.98</b>	<b>(\$24,037.67)</b>	<b>\$177,796.00</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$683.85	\$805.08	\$121.23	\$3,880.10	\$4,830.48	\$950.38	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$90.00	\$90.00	\$0.00	\$180.00
7812 - Cable	\$8,559.46	\$8,431.92	(\$127.54)	\$51,435.49	\$50,591.52	(\$843.97)	\$101,183.04
7850 - Water/Sewer	\$0.00	\$245.25	\$245.25	\$918.90	\$1,471.50	\$552.60	\$2,943.00
7860 - City Gas	\$183.95	\$192.67	\$8.72	\$1,345.79	\$1,156.02	(\$189.77)	\$2,312.00
7865 - Phone	\$39.96	\$43.17	\$3.21	\$239.80	\$259.02	\$19.22	\$518.00
<b>Total Utilities</b>	<b>\$9,482.22</b>	<b>\$9,733.09</b>	<b>\$250.87</b>	<b>\$57,910.08</b>	<b>\$58,398.54</b>	<b>\$488.46</b>	<b>\$116,797.04</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$23,892.54	\$23,892.48	(\$0.06)	\$47,785.00
<b>Total Reserves</b>	<b>\$3,982.09</b>	<b>\$3,982.08</b>	<b>(\$0.01)</b>	<b>\$23,892.54</b>	<b>\$23,892.48</b>	<b>(\$0.06)</b>	<b>\$47,785.00</b>
<b>Expense</b>							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$193.79	\$288.00	\$94.21	\$576.00
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$48.00</b>	<b>\$48.00</b>	<b>\$193.79</b>	<b>\$288.00</b>	<b>\$94.21</b>	<b>\$576.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$5,990.00	\$4,680.00	(\$1,310.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$1,380.00	\$187.50	(\$1,192.50)	\$2,820.00	\$1,125.00	(\$1,695.00)	\$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>\$2,160.00</b>	<b>\$967.50</b>	<b>(\$1,192.50)</b>	<b>\$9,385.35</b>	<b>\$7,005.00</b>	<b>(\$2,380.35)</b>	<b>\$12,810.00</b>
<b>Total Expense</b>	<b>\$74,806.03</b>	<b>\$45,059.88</b>	<b>(\$29,746.15)</b>	<b>\$294,850.71</b>	<b>\$274,920.53</b>	<b>(\$19,930.18)</b>	<b>\$545,280.00</b>
Operating Net Income	(\$29,149.63)	\$380.12	(\$29,529.75)	(\$21,466.11)	(\$2,280.53)	(\$19,185.58)	\$0.00
Net Income	(\$29,149.63)	\$380.12	(\$29,529.75)	(\$21,466.11)	(\$2,280.53)	(\$19,185.58)	\$0.00