

**Parkside Place Homeowners Association,
Inc.**

**FINANCIAL STATEMENTS
FOR
PERIOD ENDING**

3/31/2021

**Prepared
By:**

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

Parkside Place Homeowners Association, Inc.
Balance Sheet
3/31/2021

Assets

Cash - Operating

1001 - Operating Account - Alliance	\$108,265.93
1080 - Operating Petty Cash	\$501.29
1083 - Operating Social Committee Account	\$827.51

<u>Cash - Operating Total</u>	\$109,594.73
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$131,148.70
1170 - Reserves ICS	\$164,456.70

<u>Cash - Reserves Total</u>	\$295,605.40
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,519.50
1220 - Allowance for Bad Debt	(\$293.25)

<u>Current Assets - Accts Receivable Total</u>	\$1,226.25
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Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 03/20	\$17,901.05
1430 - Prepaid Insurance: D & O 03/20	\$723.34
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$577.16
1450 - Prepaid Insurance: Work Comp 03/20	\$1,115.66

<u>Current Assets - Other Total</u>	\$20,317.21
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<i>Assets Total</i>		\$426,743.59
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$9,392.84
2020 - Prepaid Assessments	\$31,279.39

<u>Liabilities Total</u>	\$40,672.23
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Reserves

3005 - Reserves - Pooled	\$296,383.02
3010 - Spent from Pooled Reserves	(\$851.40)
3399 - Interest on Reserve Acct	\$73.78

<u>Reserves Total</u>	\$295,605.40
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<u>Retained Earnings</u>	\$84,340.48
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<u>Net Income</u>	\$6,125.48
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<i>Liabilities & Equity Total</i>		\$426,743.59
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Parkside Place Homeowners Association, Inc.
Budget Comparison Report
3/1/2021 - 3/31/2021

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$136,275.00	\$136,320.00	(\$45.00)	\$545,280.00
4060 - Late Fee Income	\$125.00	\$0.00	\$125.00	\$350.00	\$0.00	\$350.00	\$0.00
4070 - Interest on Delinquent Balance	\$14.98	\$0.00	\$14.98	\$30.77	\$0.00	\$30.77	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$2.93	\$0.00	\$2.93	\$11.52	\$0.00	\$11.52	\$0.00
4190 - Interest on Reserve Acct	\$16.30	\$0.00	\$16.30	\$73.78	\$0.00	\$73.78	\$0.00
4200 - Allocate Reserve Interest	(\$16.30)	\$0.00	(\$16.30)	(\$73.78)	\$0.00	(\$73.78)	\$0.00
<u>Total Income</u>	\$45,567.91	\$45,440.00	\$127.91	\$136,717.29	\$136,320.00	\$397.29	\$545,280.00
Total Income	\$45,567.91	\$45,440.00	\$127.91	\$136,717.29	\$136,320.00	\$397.29	\$545,280.00
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	\$16.67	\$16.67	\$0.00	\$50.01	\$50.01	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$24.99	\$24.99	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$99.99	\$99.99	\$400.00
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$225.00	\$225.00	\$0.00	\$675.00	\$675.00	\$2,700.00
6040 - Legal Fees	\$122.50	\$125.00	\$2.50	\$4,945.50	\$375.00	(\$4,570.50)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$0.00	\$50.00	\$50.00	\$520.00	\$150.00	(\$370.00)	\$600.00
6090 - Postage	\$3.30	\$37.50	\$34.20	\$281.64	\$112.50	(\$169.14)	\$450.00
6091 - Copies / Printing	\$78.05	\$166.67	\$88.62	\$993.62	\$500.01	(\$493.61)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$30,629.43	\$38,919.99	\$8,290.56	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$439.56	\$403.74	(\$35.82)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$272.31	\$213.69	(\$58.62)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$239.07	\$157.50	(\$81.57)	\$630.00
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	\$900.00	\$20.83	(\$879.17)	\$900.00	\$62.49	(\$837.51)	\$250.00
7150 - Clubhouse/ Property Termite Bond	(\$0.12)	\$450.00	\$450.12	\$886.36	\$1,350.00	\$463.64	\$5,400.00
<u>Total General & Administrative</u>	\$13,071.35	\$15,759.65	\$2,688.30	\$44,514.98	\$47,278.95	\$2,763.97	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$7,560.00	\$8,760.00	\$1,200.00	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$832.00	\$1,248.00	\$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	\$0.00	\$2,500.00	\$2,500.00	\$5,162.00	\$7,500.00	\$2,338.00	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$2,000.01	\$2,000.01	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$4,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$14,700.00	\$1,500.00	(\$13,200.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$624.99	\$624.99	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$3,249.99	\$3,249.99	\$13,000.00

Parkside Place Homeowners Association, Inc.
Budget Comparison Report
3/1/2021 - 3/31/2021

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6570 - Fertilization and Chemicals	\$1,200.00	\$1,200.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$2,431.50	\$1,666.67	(\$764.83)	\$4,826.00	\$5,000.01	\$174.01	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$240.00	\$240.00	\$0.00	\$960.00
6790 - General Repairs / Maintenance	\$0.00	\$367.00	\$367.00	\$2,936.83	\$1,101.00	(\$1,835.83)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$7,125.00	\$7,125.00	\$28,500.00
Total Grounds	\$6,647.50	\$14,816.33	\$8,168.83	\$40,272.83	\$44,448.99	\$4,176.16	\$177,796.00
Utilities							
7810 - Electricity - Common Areas	\$559.26	\$805.08	\$245.82	\$2,525.19	\$2,415.24	(\$109.95)	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$45.00	\$45.00	\$0.00	\$180.00
7812 - Cable	\$8,569.46	\$8,431.92	(\$137.54)	\$25,693.62	\$25,295.76	(\$397.86)	\$101,183.04
7850 - Water/Sewer	\$136.59	\$245.25	\$108.66	\$451.72	\$735.75	\$284.03	\$2,943.00
7860 - City Gas	\$247.58	\$192.67	(\$54.91)	\$755.32	\$578.01	(\$177.31)	\$2,312.00
7865 - Phone	\$39.96	\$43.17	\$3.21	\$119.88	\$129.51	\$9.63	\$518.00
Total Utilities	\$9,567.85	\$9,733.09	\$165.24	\$29,590.73	\$29,199.27	(\$391.46)	\$116,797.04
Reserves							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$11,946.27	\$11,946.24	(\$0.03)	\$47,785.00
Total Reserves	\$3,982.09	\$3,982.08	(\$0.01)	\$11,946.27	\$11,946.24	(\$0.03)	\$47,785.00
Expense							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$0.00	\$144.00	\$144.00	\$576.00
Total Expense	\$0.00	\$48.00	\$48.00	\$0.00	\$144.00	\$144.00	\$576.00
Recreation							
7010 - Pool - Maintenance	\$817.00	\$780.00	(\$37.00)	\$2,827.00	\$2,340.00	(\$487.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$845.00	\$187.50	(\$657.50)	\$1,440.00	\$562.50	(\$877.50)	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$100.00	\$100.00	\$0.00	\$300.00	\$300.00	\$1,200.00
Total Recreation	\$1,662.00	\$1,067.50	(\$594.50)	\$4,267.00	\$3,202.50	(\$1,064.50)	\$12,810.00
Total Expense	\$34,930.79	\$45,439.98	\$10,509.19	\$130,591.81	\$136,319.94	\$5,728.13	\$545,280.00
Operating Net Income	\$10,637.12	\$0.02	\$10,637.10	\$6,125.48	\$0.06	\$6,125.42	\$0.00
Net Income	\$10,637.12	\$0.02	\$10,637.10	\$6,125.48	\$0.06	\$6,125.42	\$0.00