

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**5/31/2021**

**Prepared  
By:**

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

**Parkside Place Homeowners Association, Inc.**  
**Balance Sheet**  
**5/31/2021**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$58,960.65
1080 - Operating Petty Cash	\$501.31
1083 - Operating Social Committee Account	\$827.55
<u>Cash - Operating Total</u>	\$60,289.51

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$120,876.39
1170 - Reserves ICS	\$164,552.00
<u>Cash - Reserves Total</u>	\$285,428.39

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,831.86
1220 - Allowance for Bad Debt	\$232.48
<u>Current Assets - Accts Receivable Total</u>	\$2,064.34

Current Assets - Other

1410 - Prepaid Insurance	\$38,321.50
1420 - Prepaid Insurance: Liability / Property 03/20	\$11,062.10
1430 - Prepaid Insurance: D & O 03/20	\$430.30
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$7,959.62
1450 - Prepaid Insurance: Work Comp 03/20	\$956.28
<u>Current Assets - Other Total</u>	\$58,729.80

*Assets Total*

\$406,512.04

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$4,079.47
2020 - Prepaid Assessments	\$24,749.42
<u>Liabilities Total</u>	\$28,828.89

Reserves

3005 - Reserves - Pooled	\$304,347.20
3010 - Spent from Pooled Reserves	(\$19,121.40)
3399 - Interest on Reserve Acct	\$202.59
<u>Reserves Total</u>	\$285,428.39

Retained Earnings

\$84,571.24

Net Income

\$7,683.52

*Liabilities & Equity Total*

\$406,512.04

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2021 - 5/31/2021**

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$45,425.00	\$45,440.00	(\$15.00)	\$227,125.00	\$227,200.00	(\$75.00)	\$545,280.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$475.00	\$0.00	\$475.00	\$0.00
4070 - Interest on Delinquent Balance	\$9.98	\$0.00	\$9.98	\$62.89	\$0.00	\$62.89	\$0.00
4150 - Pool Keys	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4180 - Interest on Operating Acct	\$1.83	\$0.00	\$1.83	\$15.31	\$0.00	\$15.31	\$0.00
4190 - Interest on Reserve Acct	\$59.46	\$0.00	\$59.46	\$202.59	\$0.00	\$202.59	\$0.00
4200 - Allocate Reserve Interest	(\$59.46)	\$0.00	(\$59.46)	(\$202.59)	\$0.00	(\$202.59)	\$0.00
<u>Total Income</u>	\$45,436.81	\$45,440.00	(\$3.19)	\$227,728.20	\$227,200.00	\$528.20	\$545,280.00
<b>Total Income</b>	\$45,436.81	\$45,440.00	(\$3.19)	\$227,728.20	\$227,200.00	\$528.20	\$545,280.00
<b>Expense</b>							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$41.65	\$41.65	\$100.00
6415 - Social Committee	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$41.65	\$41.65	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$33.33	\$33.33	\$0.00	\$166.65	\$166.65	\$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	(\$98.00)	\$125.00	\$223.00	\$6,170.50	\$625.00	(\$5,545.50)	\$1,500.00
6080 - Bank Fees / Coupon Books	\$0.00	\$600.00	\$600.00	\$520.00	\$600.00	\$80.00	\$600.00
6090 - Postage	\$72.05	\$37.50	(\$34.55)	\$366.21	\$187.50	(\$178.71)	\$450.00
6091 - Copies / Printing	\$226.20	\$166.67	(\$59.53)	\$1,395.94	\$833.35	(\$562.59)	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$12,973.33	\$2,763.52	\$51,049.05	\$64,866.65	\$13,817.60	\$155,680.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$732.60	\$672.90	(\$59.70)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$71.23	(\$19.54)	\$453.85	\$356.15	(\$97.70)	\$854.71
6150 - Insurance Workers Compensation	\$79.69	\$52.50	(\$27.19)	\$398.45	\$262.50	(\$135.95)	\$630.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$7,100.00	\$7,100.00	\$0.00	\$17,040.00
6220 - Corporate Annual Report	\$61.25	\$61.25	\$0.00	\$61.25	\$61.25	\$0.00	\$61.25
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$35.40	(\$49.60)	\$85.00
6222 - Reserve Study	\$2,375.00	\$0.00	(\$2,375.00)	\$2,375.00	\$0.00	(\$2,375.00)	\$0.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$104.15	\$104.15	\$0.00	\$250.00
6390 - Miscellaneous	\$2,375.00	\$20.83	(\$2,354.17)	\$3,275.00	\$104.15	(\$3,170.85)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$0.00	\$450.00	\$450.00	\$886.36	\$2,250.00	\$1,363.64	\$5,400.00
<u>Total General &amp; Administrative</u>	\$16,979.12	\$16,140.80	(\$838.32)	\$77,773.36	\$80,759.00	\$2,985.64	\$189,115.96
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$2,920.00	\$400.00	\$12,600.00	\$14,600.00	\$2,000.00	\$35,040.00
6511 - Pest Control - Residential	\$416.00	\$416.00	\$0.00	\$1,664.00	\$2,080.00	\$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	\$2,196.75	\$2,500.00	\$303.25	\$11,397.00	\$12,500.00	\$1,103.00	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$666.67	\$666.67	\$0.00	\$3,333.35	\$3,333.35	\$8,000.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$1,666.65	\$1,666.65	\$4,000.00
6550 - Tree Removal	\$0.00	\$500.00	\$500.00	\$15,650.00	\$2,500.00	(\$13,150.00)	\$6,000.00
6551 - Tree Replacement	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00
6552 - Sod / Shrub Replacement	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2021 - 5/31/2021**

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$5,416.65	\$5,416.65	\$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	\$6,000.00	\$6,000.00	\$0.00	\$14,400.00
6610 - Irrigation Expense	\$1,635.50	\$1,666.67	\$31.17	\$7,777.00	\$8,333.35	\$556.35	\$20,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$400.00	\$400.00	\$0.00	\$960.00
6790 - General Repairs / Maintenance	\$1,696.44	\$367.00	(\$1,329.44)	\$4,633.27	\$1,835.00	(\$2,798.27)	\$4,404.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$11,875.00	\$11,875.00	\$28,500.00
<b>Total Grounds</b>	<b>\$9,744.69</b>	<b>\$14,816.33</b>	<b>\$5,071.64</b>	<b>\$66,513.87</b>	<b>\$74,081.65</b>	<b>\$7,567.78</b>	<b>\$177,796.00</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$646.09	\$805.08	\$158.99	\$3,196.25	\$4,025.40	\$829.15	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$75.00	\$75.00	\$0.00	\$180.00
7812 - Cable	\$8,559.46	\$8,431.92	(\$127.54)	\$42,876.03	\$42,159.60	(\$716.43)	\$101,183.04
7850 - Water/Sewer	\$249.11	\$245.25	(\$3.86)	\$918.90	\$1,226.25	\$307.35	\$2,943.00
7860 - City Gas	\$174.95	\$192.67	\$17.72	\$1,161.84	\$963.35	(\$198.49)	\$2,312.00
7865 - Phone	\$40.00	\$43.17	\$3.17	\$199.84	\$215.85	\$16.01	\$518.00
<b>Total Utilities</b>	<b>\$9,684.61</b>	<b>\$9,733.09</b>	<b>\$48.48</b>	<b>\$48,427.86</b>	<b>\$48,665.45</b>	<b>\$237.59</b>	<b>\$116,797.04</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$3,982.09	\$3,982.08	(\$0.01)	\$19,910.45	\$19,910.40	(\$0.05)	\$47,785.00
<b>Total Reserves</b>	<b>\$3,982.09</b>	<b>\$3,982.08</b>	<b>(\$0.01)</b>	<b>\$19,910.45</b>	<b>\$19,910.40</b>	<b>(\$0.05)</b>	<b>\$47,785.00</b>
<b>Expense</b>							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$193.79	\$240.00	\$46.21	\$576.00
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$48.00</b>	<b>\$48.00</b>	<b>\$193.79</b>	<b>\$240.00</b>	<b>\$46.21</b>	<b>\$576.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$5,210.00	\$3,900.00	(\$1,310.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$0.00	\$187.50	\$187.50	\$1,440.00	\$937.50	(\$502.50)	\$2,250.00
7030 - Pool / Spa Permit	\$575.35	\$1,200.00	\$624.65	\$575.35	\$1,200.00	\$624.65	\$1,200.00
<b>Total Recreation</b>	<b>\$1,355.35</b>	<b>\$2,167.50</b>	<b>\$812.15</b>	<b>\$7,225.35</b>	<b>\$6,037.50</b>	<b>(\$1,187.85)</b>	<b>\$12,810.00</b>
<b>Total Expense</b>	<b>\$41,745.86</b>	<b>\$46,921.13</b>	<b>\$5,175.27</b>	<b>\$220,044.68</b>	<b>\$229,860.65</b>	<b>\$9,815.97</b>	<b>\$545,280.00</b>
Operating Net Income	\$3,690.95	(\$1,481.13)	\$5,172.08	\$7,683.52	(\$2,660.65)	\$10,344.17	\$0.00
Net Income	\$3,690.95	(\$1,481.13)	\$5,172.08	\$7,683.52	(\$2,660.65)	\$10,344.17	\$0.00