

**Parkside Place Homeowners Association,  
Inc.**

**FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING**

**11/30/2020**

**Prepared  
By:**

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

**Parkside Place Homeowners Association, Inc.**  
**Balance Sheet**  
**11/30/2020**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$73,882.33
1080 - Operating Petty Cash	\$501.21
1083 - Operating Social Committee Account	\$827.39

<u>Cash - Operating Total</u>	\$75,210.93
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$116,125.76
1170 - Reserves ICS	\$164,400.86

<u>Cash - Reserves Total</u>	\$280,526.62
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$958.24
1220 - Allowance for Bad Debt	(\$214.79)

<u>Current Assets - Accts Receivable Total</u>	\$743.45
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Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 03/20	\$36,031.96
1430 - Prepaid Insurance: D & O 03/20	\$906.46
1440 - Prepaid Insurance: Fidelity Bond 03/20	\$671.50
1450 - Prepaid Insurance: Work Comp 03/20	\$1,202.82
1455 - Prepaid Termite Bonds 03/20	\$1,329.60

<u>Current Assets - Other Total</u>	\$40,142.34
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<i>Assets Total</i>		\$396,623.34
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$10,343.55
2020 - Prepaid Assessments	\$15,438.42

<u>Liabilities Total</u>	\$25,781.97
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Reserves

3005 - Reserves - Pooled	\$356,288.89
3010 - Spent from Pooled Reserves	(\$76,454.06)
3399 - Interest on Reserve Acct	\$691.79

<u>Reserves Total</u>	\$280,526.62
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<u>Retained Earnings</u>	\$109,202.76
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<u>Net Income</u>	(\$18,888.01)
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<i>Liabilities &amp; Equity Total</i>		\$396,623.34
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**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2020 - 11/30/2020**

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$43,505.00	\$43,520.00	(\$15.00)	\$478,555.00	\$478,720.00	(\$165.00)	\$522,240.00
4015 - Clubhouse Rental	\$0.00	\$0.00	\$0.00	(\$203.00)	\$0.00	(\$203.00)	\$0.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00
4070 - Interest on Delinquent Balance	\$13.15	\$0.00	\$13.15	\$163.02	\$0.00	\$163.02	\$0.00
4080 - Prior Year Earnings	\$0.00	\$935.68	(\$935.68)	\$0.00	\$10,292.48	(\$10,292.48)	\$11,228.16
4180 - Interest on Operating Acct	\$4.13	\$0.00	\$4.13	\$100.60	\$0.00	\$100.60	\$0.00
4190 - Interest on Reserve Acct	\$72.61	\$0.00	\$72.61	\$664.78	\$0.00	\$664.78	\$0.00
4200 - Allocate Reserve Interest	(\$72.61)	\$0.00	(\$72.61)	(\$691.79)	\$0.00	(\$691.79)	\$0.00
<u>Total Income</u>	\$43,522.28	\$44,455.68	(\$933.40)	\$479,288.61	\$489,012.48	(\$9,723.87)	\$533,468.16
<b>Total Income</b>	\$43,522.28	\$44,455.68	(\$933.40)	\$479,288.61	\$489,012.48	(\$9,723.87)	\$533,468.16
<b>Expense</b>							
<u>Committee Expenses</u>							
6225 - Welcome / Outreach Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
6415 - Social Committee	\$0.00	\$12.50	\$12.50	\$191.10	\$137.50	(\$53.60)	\$150.00
6418 - Landscape Committee	\$0.00	\$41.67	\$41.67	\$34.97	\$458.37	\$423.40	\$500.00
6420 - Clubhouse Committee	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
<u>Total Committee Expenses</u>	\$0.00	\$70.83	\$70.83	\$226.07	\$779.13	\$553.06	\$850.00
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$216.67	\$216.67	\$2,700.00	\$2,383.37	(\$316.63)	\$2,600.00
6040 - Legal Fees	\$25.00	\$125.00	\$100.00	\$387.50	\$1,375.00	\$987.50	\$1,500.00
6080 - Bank Fees / Coupon Books	\$8.00	\$50.00	\$42.00	\$536.00	\$550.00	\$14.00	\$600.00
6090 - Postage	\$71.50	\$37.50	(\$34.00)	\$361.18	\$412.50	\$51.32	\$450.00
6091 - Copies / Printing	\$213.64	\$166.67	(\$46.97)	\$1,776.57	\$1,833.37	\$56.80	\$2,000.00
6120 - Insurance Liab/Prop/Umb	\$10,209.81	\$11,385.08	\$1,175.27	\$114,918.96	\$125,235.88	\$10,316.92	\$136,621.00
6130 - Insurance D & O	\$146.52	\$134.58	(\$11.94)	\$1,726.58	\$1,480.38	(\$246.20)	\$1,615.00
6140 - Insurance Fidelity Bond	\$90.77	\$66.58	(\$24.19)	\$1,048.89	\$732.38	(\$316.51)	\$799.00
6150 - Insurance Workers Compensation	\$79.69	\$53.67	(\$26.02)	\$801.39	\$590.37	(\$211.02)	\$644.00
6160 - Management Fees	\$1,420.00	\$1,420.00	\$0.00	\$15,620.00	\$15,620.00	\$0.00	\$17,040.00
6220 - Corporate Annual Report	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
6221 - Dues and Subscriptions	\$0.00	\$7.08	\$7.08	\$85.00	\$77.88	(\$7.12)	\$85.00
6240 - Bad Debt	\$20.83	\$20.83	\$0.00	\$166.64	\$229.13	\$62.49	\$250.00
6390 - Miscellaneous	\$600.00	\$20.83	(\$579.17)	\$1,405.16	\$229.13	(\$1,176.03)	\$250.00
7150 - Clubhouse/ Property Termite Bond	\$443.24	\$450.00	\$6.76	\$4,875.64	\$4,950.00	\$74.36	\$5,400.00
<u>Total General &amp; Administrative</u>	\$13,329.00	\$14,159.59	\$830.59	\$146,470.76	\$155,755.49	\$9,284.73	\$169,915.25
<u>Grounds</u>							
6510 - Grounds Maintenance	\$2,520.00	\$3,934.33	\$1,414.33	\$29,033.22	\$43,277.63	\$14,244.41	\$47,212.00
6511 - Pest Control - Residential	\$0.00	\$416.67	\$416.67	\$4,540.00	\$4,583.37	\$43.37	\$5,000.00
6512 - Pest Control - Landscape	\$416.00	\$0.00	(\$416.00)	\$916.00	\$0.00	(\$916.00)	\$0.00
6515 - Maintenance Contract	\$1,957.50	\$2,500.00	\$542.50	\$25,324.25	\$27,500.00	\$2,175.75	\$30,000.00
6548 - Palm Tree Trimming	\$0.00	\$483.33	\$483.33	\$8,430.00	\$5,316.63	(\$3,113.37)	\$5,800.00
6549 - Oaks / Other Tree Trimming	\$0.00	\$250.00	\$250.00	\$11,250.00	\$2,750.00	(\$8,500.00)	\$3,000.00
6550 - Tree Removal	\$200.00	\$500.00	\$300.00	\$4,000.00	\$5,500.00	\$1,500.00	\$6,000.00
6551 - Tree Replacement	\$0.00	\$500.00	\$500.00	\$425.97	\$5,500.00	\$5,074.03	\$6,000.00

**Parkside Place Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2020 - 11/30/2020**

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6552 - Sod / Shrub Replacement	\$0.00	\$583.33	\$583.33	\$6,600.00	\$6,416.63	(\$183.37)	\$7,000.00
6553 - Hammock Maintenance	\$0.00	\$1,083.33	\$1,083.33	\$13,535.00	\$11,916.63	(\$1,618.37)	\$13,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$250.00	\$250.00	\$3,693.50	\$2,750.00	(\$943.50)	\$3,000.00
6570 - Fertilization and Chemicals	\$1,200.00	\$632.93	(\$567.07)	\$12,164.72	\$6,962.23	(\$5,202.49)	\$7,595.19
6610 - Irrigation Expense	\$1,266.50	\$1,916.67	\$650.17	\$20,516.20	\$21,083.37	\$567.17	\$23,000.00
6630 - Lakes / Ponds / Waterways	\$80.00	\$80.00	\$0.00	\$880.00	\$880.00	\$0.00	\$960.00
6670 - Signage - Repairs / Maintenance	\$0.00	\$0.00	\$0.00	\$2,417.56	\$0.00	(\$2,417.56)	\$0.00
6790 - General Repairs / Maintenance	\$0.00	\$500.00	\$500.00	\$21,955.55	\$5,500.00	(\$16,455.55)	\$6,000.00
6791 - Building Painting	\$0.00	\$2,375.00	\$2,375.00	\$30,540.00	\$26,125.00	(\$4,415.00)	\$28,500.00
<b>Total Grounds</b>	<b>\$7,640.00</b>	<b>\$16,005.59</b>	<b>\$8,365.59</b>	<b>\$196,221.97</b>	<b>\$176,061.49</b>	<b>(\$20,160.48)</b>	<b>\$192,067.19</b>
<b>Utilities</b>							
7810 - Electricity - Common Areas	\$565.55	\$805.08	\$239.53	\$5,989.98	\$8,855.88	\$2,865.90	\$9,661.00
7811 - Electricity- Lamppost 311 & 810	\$15.00	\$15.00	\$0.00	\$165.00	\$165.00	\$0.00	\$180.00
7812 - Cable	\$8,151.95	\$7,953.56	(\$198.39)	\$88,699.01	\$87,489.16	(\$1,209.85)	\$95,442.72
7850 - Water/Sewer	\$168.58	\$245.25	\$76.67	\$3,627.56	\$2,697.75	(\$929.81)	\$2,943.00
7860 - City Gas	\$185.55	\$192.67	\$7.12	\$1,117.15	\$2,119.37	\$1,002.22	\$2,312.00
7865 - Phone	\$39.91	\$43.17	\$3.26	\$437.40	\$474.87	\$37.47	\$518.00
<b>Total Utilities</b>	<b>\$9,126.54</b>	<b>\$9,254.73</b>	<b>\$128.19</b>	<b>\$100,036.10</b>	<b>\$101,802.03</b>	<b>\$1,765.93</b>	<b>\$111,056.72</b>
<b>Reserves</b>							
8005 - Reserves - Pooled	\$3,866.08	\$3,866.08	\$0.00	\$42,526.88	\$42,526.88	\$0.00	\$46,393.00
<b>Total Reserves</b>	<b>\$3,866.08</b>	<b>\$3,866.08</b>	<b>\$0.00</b>	<b>\$42,526.88</b>	<b>\$42,526.88</b>	<b>\$0.00</b>	<b>\$46,393.00</b>
<b>Expense</b>							
7025 - Spa-Equipment Repairs / Supplies	\$0.00	\$48.00	\$48.00	\$697.00	\$528.00	(\$169.00)	\$576.00
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$48.00</b>	<b>\$48.00</b>	<b>\$697.00</b>	<b>\$528.00</b>	<b>(\$169.00)</b>	<b>\$576.00</b>
<b>Recreation</b>							
7010 - Pool - Maintenance	\$780.00	\$780.00	\$0.00	\$8,800.00	\$8,580.00	(\$220.00)	\$9,360.00
7020 - Pool - Equipment Repairs / Supplies	\$718.00	\$187.50	(\$530.50)	\$2,622.49	\$2,062.50	(\$559.99)	\$2,250.00
7030 - Pool / Spa Permit	\$0.00	\$83.33	\$83.33	\$575.35	\$916.63	\$341.28	\$1,000.00
<b>Total Recreation</b>	<b>\$1,498.00</b>	<b>\$1,050.83</b>	<b>(\$447.17)</b>	<b>\$11,997.84</b>	<b>\$11,559.13</b>	<b>(\$438.71)</b>	<b>\$12,610.00</b>
<b>Total Expense</b>	<b>\$35,459.62</b>	<b>\$44,455.65</b>	<b>\$8,996.03</b>	<b>\$498,176.62</b>	<b>\$489,012.15</b>	<b>(\$9,164.47)</b>	<b>\$533,468.16</b>
Operating Net Income	\$8,062.66	\$0.03	\$8,062.63	(\$18,888.01)	\$0.33	(\$18,888.34)	\$0.00
Net Income	\$8,062.66	\$0.03	\$8,062.63	(\$18,888.01)	\$0.33	(\$18,888.34)	\$0.00