

**GARDENS I AT WATERSIDE VILLAGE  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
November 30, 2019**

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**Presented by: Sunstate Association Management Group, Inc.**

**Gardens I at Waterside Village Association, Inc.**  
**Statement of Assets, Liabilities and Fund Balance**  
As of November 30, 2019

	Nov 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Cadence Operating 2077	41,719.25
1210 · Cadence MM 2085	52,784.57
1220 · Cadence MM CD 0171 1/1/2020	26,279.68
1221 · Cadence MM CD 0172 1/1/2020	26,279.68
1223 · Cadence MM CD 0512	25,000.00
<b>Total Checking/Savings</b>	172,063.18
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(38.39)
<b>Total Accounts Receivable</b>	(38.39)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	2,338.30
1620 · Prepaid Expense	2,484.00
<b>Total Other Current Assets</b>	4,822.30
<b>Total Current Assets</b>	176,847.09
<b>TOTAL ASSETS</b>	<b>176,847.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,260.00
<b>Total Accounts Payable</b>	1,260.00
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	9,047.25
<b>Total Other Current Liabilities</b>	9,047.25
<b>Total Current Liabilities</b>	10,307.25
<b>Long Term Liabilities</b>	
Reserves	130,343.93
<b>Total Long Term Liabilities</b>	130,343.93
<b>Total Liabilities</b>	140,651.18
<b>Equity</b>	
Unrestricted Net Assets	5,744.89
5510 · Prior Year Fund Balance	20,206.45
5520 · Prior Period Adjustment	(25.00)
Net Income	10,269.57
<b>Total Equity</b>	36,195.91
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>176,847.09</b>

12/13/19

**Gardens I at Waterside Village Association, Inc.**  
**Revenue & Expense - Comparison of Actual to Budget**  
 November 2019

	Nov 19	Budget	Jan - Nov 19	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Income</b>					
6200 · Assessment Fee	9,047.25	9,047.25	99,519.75	99,519.75	108,567.00
6210 · Reserve Fee	0.00	0.00	17,433.00	17,433.00	17,433.00
6300 · Application Fees	0.00	0.00	125.00	0.00	0.00
6320 · Late Fee	0.00	0.00	52.52	0.00	0.00
6330 · Misc Income	0.00	0.00	241.00	0.00	0.00
<b>Total Income</b>	<b>9,047.25</b>	<b>9,047.25</b>	<b>117,371.27</b>	<b>116,952.75</b>	<b>126,000.00</b>
<b>Total Income</b>	<b>9,047.25</b>	<b>9,047.25</b>	<b>117,371.27</b>	<b>116,952.75</b>	<b>126,000.00</b>
<b>Gross Profit</b>	<b>9,047.25</b>	<b>9,047.25</b>	<b>117,371.27</b>	<b>116,952.75</b>	<b>126,000.00</b>
<b>Expense</b>					
<b>Administrative</b>					
7020 · Dues/Licenses/Permits	0.00	5.08	61.25	55.92	61.00
7040 · Fees Payable to Division	0.00	12.00	0.00	132.00	144.00
7100 · Insurance Expense	1,169.17	1,281.17	12,991.34	14,092.83	15,374.00
7150 · Prof. Fees - Legal	0.00	41.67	0.00	458.33	500.00
7170 · Prof. Fees - Tax prep.	0.00	16.67	200.00	183.33	200.00
7200 · Management Fees	625.00	625.00	6,875.00	6,875.00	7,500.00
7250 · Office Supplies/Svc/Misc	20.00	33.33	205.00	366.67	400.00
7260 · Postage and Printing	38.70	25.00	149.22	275.00	300.00
7270 · Bank Service Charges	0.00	14.58	0.00	160.42	175.00
<b>Total Administrative</b>	<b>1,852.87</b>	<b>2,054.50</b>	<b>20,481.81</b>	<b>22,599.50</b>	<b>24,654.00</b>
<b>Grounds</b>					
7600 · Landscape Contract	1,260.00	1,260.00	13,860.00	13,860.00	15,120.00
7650 · Landscape Svc/Replacement/Other	0.00	416.67	5,149.62	4,583.33	5,000.00
<b>Total Grounds</b>	<b>1,260.00</b>	<b>1,676.67</b>	<b>19,009.62</b>	<b>18,443.33</b>	<b>20,120.00</b>
<b>Maintenance</b>					
8010 · Bldg Maint/Repair/Svc/Supp	65.97	375.00	2,538.60	4,125.00	4,500.00
8015 · Stair Maintenance	0.00	166.67	0.00	1,833.33	2,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	734.75	733.33	800.00
8086 · Fire Sprinkler Repairs	0.00	250.00	2,035.00	2,750.00	3,000.00
8090 · Fire Alarm Maint/Repair/Svc	0.00	50.00	775.93	550.00	600.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	275.00	300.00
8095 · Fire Extinguisher Inspection	0.00	12.50	69.00	137.50	150.00
8220 · Pest Control - Int/Ext	153.00	183.33	1,682.00	2,016.67	2,200.00
8240 · Plumbing - Maint/Repair	0.00	333.33	674.12	3,666.67	4,000.00
8241 · Backflow Device Inspection	0.00	16.67	274.50	183.33	200.00
8242 · Backflow Device Repairs	0.00	25.00	0.00	275.00	300.00
<b>Total Maintenance</b>	<b>218.97</b>	<b>1,504.17</b>	<b>9,040.70</b>	<b>16,545.83</b>	<b>18,050.00</b>
<b>Other</b>					
9710 · Contingency Fund	0.00	109.00	0.00	1,199.00	1,308.00
9730 · Contribution to WV Master	1,980.00	1,980.00	21,780.00	21,780.00	23,760.00
9970 · Transfer to Reserves	0.00	0.00	17,433.00	17,433.00	17,433.00
<b>Total Other</b>	<b>1,980.00</b>	<b>2,089.00</b>	<b>39,213.00</b>	<b>40,412.00</b>	<b>42,501.00</b>
<b>Utilities</b>					
8620 · Electric	61.75	66.67	714.14	733.33	800.00
8660 · Cable TV	1,771.43	1,656.25	18,642.43	18,218.75	19,875.00
<b>Total Utilities</b>	<b>1,833.18</b>	<b>1,722.92</b>	<b>19,356.57</b>	<b>18,952.08</b>	<b>20,675.00</b>
<b>Total Expense</b>	<b>7,145.02</b>	<b>9,047.26</b>	<b>107,101.70</b>	<b>116,952.74</b>	<b>126,000.00</b>
<b>Net Ordinary Income</b>	<b>1,902.23</b>	<b>-0.01</b>	<b>10,269.57</b>	<b>0.01</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,902.23</b>	<b>-0.01</b>	<b>10,269.57</b>	<b>0.01</b>	<b>0.00</b>

**Gardens I at Waterside Village Association, Inc.**  
**Revenue & Expense Monthly Comparison**  
 January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
<b>Income</b>												
6200 · Assessment Fee	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	9,047.25	99,519.75
6210 · Reserve Fee	4,358.25	0.00	0.00	4,358.25	0.00	0.00	4,358.25	0.00	0.00	4,358.25	0.00	17,433.00
6300 · Application Fees	0.00	25.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	125.00
6320 · Late Fee	0.00	0.00	0.00	0.00	39.39	13.13	0.00	0.00	0.00	0.00	0.00	52.52
6330 · Misc Income	0.00	0.00	0.00	241.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.00
<b>Total Income</b>	<b>13,405.50</b>	<b>9,072.25</b>	<b>9,047.25</b>	<b>13,646.50</b>	<b>9,086.64</b>	<b>9,060.38</b>	<b>13,405.50</b>	<b>9,147.25</b>	<b>9,047.25</b>	<b>13,405.50</b>	<b>9,047.25</b>	<b>117,371.27</b>
<b>Total Income</b>	<b>13,405.50</b>	<b>9,072.25</b>	<b>9,047.25</b>	<b>13,646.50</b>	<b>9,086.64</b>	<b>9,060.38</b>	<b>13,405.50</b>	<b>9,147.25</b>	<b>9,047.25</b>	<b>13,405.50</b>	<b>9,047.25</b>	<b>117,371.27</b>
<b>Gross Profit</b>	<b>13,405.50</b>	<b>9,072.25</b>	<b>9,047.25</b>	<b>13,646.50</b>	<b>9,086.64</b>	<b>9,060.38</b>	<b>13,405.50</b>	<b>9,147.25</b>	<b>9,047.25</b>	<b>13,405.50</b>	<b>9,047.25</b>	<b>117,371.27</b>
<b>Expense</b>												
<b>Administrative</b>												
7020 · Dues/Licenses/Permits	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
7100 · Insurance Expense	1,210.64	1,169.17	1,169.17	1,169.17	1,258.17	1,169.17	1,169.17	1,169.17	1,169.17	1,169.17	1,169.17	12,991.34
7170 · Prof. Fees - Tax prep.	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7200 · Management Fees	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	6,875.00
7250 · Office Supplies/Svc/Misc	17.50	17.50	17.50	17.50	17.50	17.50	20.00	20.00	20.00	20.00	20.00	205.00
7260 · Postage and Printing	55.53	12.29	3.50	9.80	4.30	3.50	3.60	4.70	9.15	4.15	38.70	149.22
<b>Total Administrative</b>	<b>1,908.67</b>	<b>2,023.96</b>	<b>1,876.42</b>	<b>1,821.47</b>	<b>1,904.97</b>	<b>1,815.17</b>	<b>1,817.77</b>	<b>1,818.87</b>	<b>1,823.32</b>	<b>1,818.32</b>	<b>1,852.87</b>	<b>20,481.81</b>
<b>Grounds</b>												
7600 · Landscape Contract	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	13,860.00
7650 · Landscape Svc/Replacement/Other	3,603.87	58.95	0.00	54.10	80.84	0.00	0.00	1,321.01	25.00	5.85	0.00	5,149.62
<b>Total Grounds</b>	<b>4,863.87</b>	<b>1,318.95</b>	<b>1,260.00</b>	<b>1,314.10</b>	<b>1,340.84</b>	<b>1,260.00</b>	<b>1,260.00</b>	<b>2,581.01</b>	<b>1,285.00</b>	<b>1,265.85</b>	<b>1,260.00</b>	<b>19,009.62</b>
<b>Maintenance</b>												
8010 · Bldg Maint/Repair/Svc/Supp	172.18	1,092.54	54.05	0.00	0.00	48.86	0.00	75.00	780.00	250.00	65.97	2,538.60
8085 · Fire Sprinklers Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	734.75	0.00	734.75
8086 · Fire Sprinkler Repairs	2,035.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,035.00
8090 · Fire Alarm Maint/Repair/Svc	223.90	0.00	139.10	153.01	0.00	0.00	259.92	0.00	0.00	0.00	0.00	775.93
8091 · Fire Alarm Inspections	0.00	256.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256.80
8095 · Fire Extinguisher Inspection	0.00	0.00	0.00	0.00	0.00	0.00	69.00	0.00	0.00	0.00	0.00	69.00
8220 · Pest Control - Int/Ext	126.00	152.00	180.00	153.00	153.00	153.00	153.00	153.00	153.00	153.00	153.00	1,682.00
8240 · Plumbing - Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	674.12	0.00	674.12
8241 · Backflow Device Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	274.50	0.00	274.50
<b>Total Maintenance</b>	<b>2,557.08</b>	<b>1,501.34</b>	<b>373.15</b>	<b>306.01</b>	<b>153.00</b>	<b>201.86</b>	<b>481.92</b>	<b>228.00</b>	<b>933.00</b>	<b>2,086.37</b>	<b>218.97</b>	<b>9,040.70</b>
<b>Other</b>												
9730 · Contribution to WV Master	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	1,980.00	21,780.00
9970 · Transfer to Reserves	4,358.25	0.00	0.00	4,358.25	0.00	0.00	4,358.25	0.00	0.00	4,358.25	0.00	17,433.00
<b>Total Other</b>	<b>6,338.25</b>	<b>1,980.00</b>	<b>1,980.00</b>	<b>6,338.25</b>	<b>1,980.00</b>	<b>1,980.00</b>	<b>6,338.25</b>	<b>1,980.00</b>	<b>1,980.00</b>	<b>6,338.25</b>	<b>1,980.00</b>	<b>39,213.00</b>

**Gardens I at Waterside Village Association, Inc.  
Revenue & Expense Monthly Comparison  
January through November 2019**

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
<b>Utilities</b>												
8620 · Electric	68.98	74.95	65.07	64.58	66.58	61.01	61.54	66.11	60.17	63.40	61.75	714.14
8660 · Cable TV	1,687.00	1,687.00	1,687.00	1,687.00	1,687.00	1,687.20	1,687.20	1,687.20	1,687.20	1,687.20	1,771.43	18,642.43
<b>Total Utilities</b>	<b>1,755.98</b>	<b>1,761.95</b>	<b>1,752.07</b>	<b>1,751.58</b>	<b>1,753.58</b>	<b>1,748.21</b>	<b>1,748.74</b>	<b>1,753.31</b>	<b>1,747.37</b>	<b>1,750.60</b>	<b>1,833.18</b>	<b>19,356.57</b>
<b>Total Expense</b>	<b>17,423.85</b>	<b>8,586.20</b>	<b>7,241.64</b>	<b>11,531.41</b>	<b>7,132.39</b>	<b>7,005.24</b>	<b>11,646.68</b>	<b>8,361.19</b>	<b>7,768.69</b>	<b>13,259.39</b>	<b>7,145.02</b>	<b>107,101.70</b>
<b>Net Ordinary Income</b>	<b>(4,018.35)</b>	<b>486.05</b>	<b>1,805.61</b>	<b>2,115.09</b>	<b>1,954.25</b>	<b>2,055.14</b>	<b>1,758.82</b>	<b>786.06</b>	<b>1,278.56</b>	<b>146.11</b>	<b>1,902.23</b>	<b>10,269.57</b>
<b>Net Income</b>	<b>(4,018.35)</b>	<b>486.05</b>	<b>1,805.61</b>	<b>2,115.09</b>	<b>1,954.25</b>	<b>2,055.14</b>	<b>1,758.82</b>	<b>786.06</b>	<b>1,278.56</b>	<b>146.11</b>	<b>1,902.23</b>	<b>10,269.57</b>