

**GARDENS I AT WATERSIDE VILLAGE
ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2020**

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STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

Gardens I at Waterside Village Association, Inc.
Statement of Assets, Liabilities and Fund Balance
 As of September 30, 2020

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cadence Operating 2077	49,265.96
1210 · Cadence MM 2085	65,237.43
1220 · Cadence MM CD 0171 03/01/2021	26,560.20
1221 · Cadence MM CD 0172 03/01/2021	26,560.20
1223 · Cadence MM CD 0512 1/19/2021	26,053.77
Total Checking/Savings	193,677.56
Accounts Receivable	
1310 · Accounts Receivable	(10,552.12)
Total Accounts Receivable	(10,552.12)
Other Current Assets	
1610 · Prepaid Insurance	5,118.00
1620 · Prepaid Expense	855.75
Total Other Current Assets	5,973.75
Total Current Assets	189,099.19
TOTAL ASSETS	189,099.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,183.99
Total Accounts Payable	3,183.99
Other Current Liabilities	
3100 · Suspense	(13.13)
Total Other Current Liabilities	(13.13)
Total Current Liabilities	3,170.86
Long Term Liabilities	
Reserves	144,411.60
Total Long Term Liabilities	144,411.60
Total Liabilities	147,582.46
Equity	
Unrestricted Net Assets	15,130.87
5510 · Prior Year Fund Balance	20,206.45
5520 · Prior Period Adjustment	(25.00)
Net Income	6,204.41
Total Equity	41,516.73
TOTAL LIABILITIES & EQUITY	189,099.19

Gardens I at Waterside Village Association, Inc.
Revenue & Expense - Comparison of Actual to Budget
September 2020

10/09/20

	Sep 20	Budget	Jan - Sep 20	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Income					
6200 · Assessment Fee	9,128.83	9,128.83	82,159.50	82,159.51	109,546.00
6210 · Reserve Fee	0.00	0.00	12,340.50	12,340.50	16,454.00
6300 · Application Fees	0.00	0.00	100.00	0.00	0.00
6320 · Late Fee	0.00	0.00	63.13	0.00	0.00
Total Income	9,128.83	9,128.83	94,663.13	94,500.01	126,000.00
Total Income	9,128.83	9,128.83	94,663.13	94,500.01	126,000.00
Gross Profit	9,128.83	9,128.83	94,663.13	94,500.01	126,000.00
Expense					
Administrative					
7020 · Dues/Licenses/Permits	0.00	5.08	61.25	45.76	61.00
7040 · Fees Payable to Division	0.00	12.00	0.00	108.00	144.00
7100 · Insurance Expense	1,279.50	1,282.50	11,405.13	11,542.50	15,390.00
7150 · Prof. Fees - Legal	0.00	41.67	0.00	374.99	500.00
7170 · Prof. Fees - Tax prep.	0.00	16.67	200.00	149.99	200.00
7200 · Management Fees	625.00	625.00	5,625.00	5,625.00	7,500.00
7250 · Office Supplies/Svc/Misc	22.50	33.33	222.00	300.01	400.00
7260 · Postage and Printing	103.35	25.00	260.14	225.00	300.00
7270 · Bank Service Charges	0.00	14.58	68.90	131.26	175.00
Total Administrative	2,030.35	2,055.83	17,842.42	18,502.51	24,670.00
Grounds					
7600 · Landscape Contract	1,260.00	1,260.00	11,340.00	11,340.00	15,120.00
7650 · Landscape Svc/Replacement/O...	0.00	500.00	69.70	4,500.00	6,000.00
Total Grounds	1,260.00	1,760.00	11,409.70	15,840.00	21,120.00
Maintenance					
8010 · Bldg Maint/Repair/Svc/Supp	1,826.44	302.67	7,417.10	2,723.99	3,632.00
8015 · Stair Maintenance	0.00	166.67	0.00	1,499.99	2,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	270.00	599.99	800.00
8086 · Fire Sprinkler Repairs	0.00	250.00	0.00	2,250.00	3,000.00
8090 · Fire Alarm Maint/Repair/Svc	0.00	83.33	378.54	750.01	1,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	225.00	300.00
8095 · Fire Extinguisher Inspection	0.00	8.33	0.00	75.01	100.00
8220 · Pest Control - Int/Ext	149.25	166.67	4,232.25	1,499.99	2,000.00
8240 · Plumbing - Maint/Repair	0.00	333.33	0.00	3,000.01	4,000.00
8241 · Backflow Device Inspection	0.00	16.67	0.00	149.99	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	149.99	200.00
Total Maintenance	1,975.69	1,436.01	12,554.69	12,923.97	17,232.00
Other					
9710 · Contingency Fund	0.00	83.33	0.00	750.01	1,000.00
9730 · Contribution to WV Master	1,980.00	1,980.00	17,820.00	17,820.00	23,760.00
9970 · Transfer to Reserves	0.00	0.00	12,340.50	12,340.50	16,454.00
Total Other	1,980.00	2,063.33	30,160.50	30,910.51	41,214.00
Utilities					
8620 · Electric	59.49	67.50	548.10	607.50	810.00
8660 · Cable TV	1,771.65	1,746.17	15,943.31	15,715.49	20,954.00
Total Utilities	1,831.14	1,813.67	16,491.41	16,322.99	21,764.00
Total Expense	9,077.18	9,128.84	88,458.72	94,499.98	126,000.00
Net Ordinary Income	51.65	-0.01	6,204.41	0.03	0.00
Net Income	51.65	-0.01	6,204.41	0.03	0.00