

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

TABLE OF CONTENTS:

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 November 30, 2020

	Nov 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cadence Operating 2077	49,404.27
1210 · Cadence MM 2085	69,362.26
1220 · Cadence MM CD 0171 03/01/2021	26,656.34
1221 · Cadence MM CD 0172 03/01/2021	26,656.34
1223 · Cadence MM CD 0512 1/19/2021	26,148.34
Total Checking/Savings	198,227.55
Accounts Receivable	
1310 · Accounts Receivable	(51.04)
Total Accounts Receivable	(51.04)
Other Current Assets	
1610 · Prepaid Insurance	2,559.00
1620 · Prepaid Expense	2,591.25
Total Other Current Assets	5,150.25
Total Current Assets	203,326.76
TOTAL ASSETS	203,326.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,829.25
Total Accounts Payable	4,829.25
Other Current Liabilities	
3050 · Deferred Revenue	9,128.83
Total Other Current Liabilities	9,128.83
Total Current Liabilities	13,958.08
Long Term Liabilities	
Reserves	148,823.28
Total Long Term Liabilities	148,823.28
Total Liabilities	162,781.36
Equity	
Unrestricted Net Assets	15,130.87
5510 · Prior Year Fund Balance	20,206.45
5520 · Prior Period Adjustment	(25.00)
Net Income	5,233.08
Total Equity	40,545.40
TOTAL LIABILITIES & EQUITY	203,326.76

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

	Nov 20	Budget	Jan - Nov 20	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Income					
6200 · Assessment Fee	9,128.83	9,128.83	100,417.17	100,417.17	109,546.00
6210 · Reserve Fee	0.00	0.00	16,454.00	16,454.00	16,454.00
6300 · Application Fees	0.00	0.00	100.00	0.00	0.00
6320 · Late Fee	26.08	0.00	76.08	0.00	0.00
Total Income	9,154.91	9,128.83	117,047.25	116,871.17	126,000.00
Total Income	9,154.91	9,128.83	117,047.25	116,871.17	126,000.00
Gross Profit	9,154.91	9,128.83	117,047.25	116,871.17	126,000.00
Expense					
Administrative					
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	1,279.50	1,282.50	13,964.13	14,107.50	15,390.00
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	22.50	33.33	267.00	366.67	400.00
7260 · Postage and Printing	85.21	25.00	348.65	275.00	300.00
7270 · Bank Service Charges	0.00	14.58	68.90	160.42	175.00
Total Administrative	2,012.21	2,055.83	21,784.93	22,614.17	24,670.00
Grounds					
7600 · Landscape Contract	1,260.00	1,260.00	13,860.00	13,860.00	15,120.00
7650 · Landscape Svc/Replacement/O...	800.00	500.00	2,340.35	5,500.00	6,000.00
Total Grounds	2,060.00	1,760.00	16,200.35	19,360.00	21,120.00
Maintenance					
8010 · Bldg Maint/Repair/Svc/Supp	550.00	302.67	7,707.10	3,329.33	3,632.00
8015 · Stair Maintenance	0.00	166.67	0.00	1,833.33	2,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	270.00	733.33	800.00
8086 · Fire Sprinkler Repairs	0.00	250.00	0.00	2,750.00	3,000.00
8090 · Fire Alarm Maint/Repair/Svc	2,159.34	83.33	2,537.88	916.67	1,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	275.00	300.00
8095 · Fire Extinguisher Inspection	50.00	8.33	50.00	91.67	100.00
8220 · Pest Control - Int/Ext	149.25	166.67	4,530.75	1,833.33	2,000.00
8240 · Plumbing - Maint/Repair	0.00	333.33	0.00	3,666.67	4,000.00
8241 · Backflow Device Inspection	0.00	16.67	0.00	183.33	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	183.33	200.00
Total Maintenance	2,908.59	1,436.01	15,352.53	15,795.99	17,232.00
Other					
9710 · Contingency Fund	0.00	83.33	0.00	916.67	1,000.00
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	16,454.00	16,454.00	16,454.00
Total Other	1,980.00	2,063.33	38,234.00	39,150.67	41,214.00
Utilities					
8620 · Electric	59.88	67.50	667.18	742.50	810.00
8660 · Cable TV	1,860.22	1,746.17	19,575.18	19,207.83	20,954.00
Total Utilities	1,920.10	1,813.67	20,242.36	19,950.33	21,764.00
Total Expense	10,880.90	9,128.84	111,814.17	116,871.16	126,000.00
Net Ordinary Income	-1,725.99	-0.01	5,233.08	0.01	0.00
Net Income	-1,725.99	-0.01	5,233.08	0.01	0.00