GARDENS I AT WATERSIDE VILLAGE ASSOCIATION, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 2020

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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 December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cadence Operating 2077	42,731.78
Due (to)/from Operating	5,388.00
1210 · Cadence MM 2085	69,368.14
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
Due (to)/from Reserves	(5,388.00)
Total Checking/Savings	191,560.94
Accounts Receivable	
1310 · Accounts Receivable	(7,064.17)
Total Accounts Receivable	(7,064.17)
Other Current Assets	
1610 · Prepaid Insurance	1,279.50
1620 · Prepaid Expense	489.00
Total Other Current Assets	1,768.50
Total Current Assets	186,265.27
TOTAL ASSETS	**186,265.27**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,263.50
Total Accounts Payable	2,263.50
Total Current Liabilities	2,263.50
Long Term Liabilities	
Reserves	143,441.16
Total Long Term Liabilities	143,441.16
Total Liabilities	145,704.66
Equity	
Unrestricted Net Assets	15,130.87
5510 · Prior Year Fund Balance	20,206.45
5520 · Prior Period Adjustment	(25.00)
Net Income	5,248.29
Total Equity	40,560.61
TOTAL LIABILITIES & EQUITY	**186,265.27**

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

	Dec 20	Budget	Jan - Dec 20	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Income					
6200 · Assessment Fee	9,128.83	9,128.83	109,546.00	109,546.00	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	13.13	0.00	89.21	0.00	0.00
Total Income	9,141.96	9,128.83	126,189.21	126,000.00	126,000.00
Total Income	9,141.96	9,128.83	126,189.21	126,000.00	126,000.00
Gross Profit	9,141.96	9,128.83	126,189.21	126,000.00	126,000.00
Expense					
Administrative					
7020 · Dues/Licenses/Permits	0.00	5.08	61.25	61.00	61.00
7040 · Fees Payable to Division	144.00	12.00	144.00	144.00	144.00
7100 · Insurance Expense	1,279.50	1,282.50	15,243.63	15,390.00	15,390.00
7150 · Prof. Fees - Legal	0.00	41.67	0.00	500.00	500.00
7170 · Prof. Fees - Tax prep.	0.00	16.67	200.00	200.00	200.00
7200 · Management Fees	625.00	625.00	7,500.00	7,500.00	7,500.00
7250 · Office Supplies/Svc/Misc	22.50	33.33	289.50	400.00	400.00
7260 · Postage and Printing	7.70	25.00	356.35	300.00	300.00
7270 · Bank Service Charges	0.00	14.58	68.90	175.00	175.00
Total Administrative	2,078.70	2,055.83	23,863.63	24,670.00	24,670.00
Grounds					
7600 · Landscape Contract	1,260.00	1,260.00	15,120.00	15,120.00	15,120.00
7650 · Landscape Svc/Replacement/O...	0.00	500.00	2,340.35	6,000.00	6,000.00
Total Grounds	1,260.00	1,760.00	17,460.35	21,120.00	21,120.00
Maintenance					
8010 · Bldg Maint/Repair/Svc/Supp	52.27	302.67	7,759.37	3,632.00	3,632.00
8015 · Stair Maintenance	825.00	166.67	825.00	2,000.00	2,000.00
8085 · Fire Sprinklers Inspection	734.75	66.67	1,004.75	800.00	800.00
8086 · Fire Sprinkler Repairs	0.00	250.00	0.00	3,000.00	3,000.00
8090 · Fire Alarm Maint/Repair/Svc	0.00	83.33	2,537.88	1,000.00	1,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	300.00	300.00
8095 · Fire Extingusher Inspection	0.00	8.33	50.00	100.00	100.00
8220 · Pest Control - Int/Ext	149.25	166.67	4,680.00	2,000.00	2,000.00
8240 · Plumbing - Maint/Repair	0.00	333.33	0.00	4,000.00	4,000.00
8241 · Backflow Device Inspection	124.75	16.67	124.75	200.00	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	200.00	200.00
Total Maintenance	1,886.02	1,436.01	17,238.55	17,232.00	17,232.00
Other					
9710 · Contingency Fund	0.00	83.33	0.00	1,000.00	1,000.00
9730 · Contribution to WV Master	1,980.00	1,980.00	23,760.00	23,760.00	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	40,214.00	41,214.00	41,214.00
Utilities					
8620 · Electric	61.81	67.50	728.99	810.00	810.00
8660 · Cable TV	1,860.22	1,746.17	21,435.40	20,954.00	20,954.00
Total Utilities	1,922.03	1,813.67	22,164.39	21,764.00	21,764.00
Total Expense	9,126.75	9,128.84	120,940.92	126,000.00	126,000.00
Net Ordinary Income	15.21	-0.01	5,248.29	0.00	0.00
Net Income	**15.21**	**-0.01**	**5,248.29**	**0.00**	**0.00**