

**GARDENS I AT WATERSIDE VILLAGE
ASSOCIATION, INC.
FINANCIAL REPORTS
March 31, 2021**

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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 March 31, 2021

04/21/21

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating	
1010 · Cadence Operating 2077	43,947.20
Total 1000 · Operating	43,947.20
1200 · Reserves & CD's	
1210 · Cadence MM 2085	57,330.07
1220 · Cadence MM CD 0171 03/01/2021	26,815.10
1221 · Cadence MM CD 0172 03/01/2021	26,815.10
1223 · Cadence MM CD 0512 1/19/2022	26,243.30
Total 1200 · Reserves & CD's	137,203.57
Total Checking/Savings	181,150.77
Accounts Receivable	
1310 · Accounts Receivable	(12,290.25)
Total Accounts Receivable	(12,290.25)
Other Current Assets	
1610 · Prepaid Insurance	13,881.66
1620 · Prepaid Expense	122.25
Total Other Current Assets	14,003.91
Total Current Assets	182,864.43
TOTAL ASSETS	182,864.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	7,554.80
Total Accounts Payable	7,554.80
Total Current Liabilities	7,554.80
Long Term Liabilities	
Reserves	137,203.57
Total Long Term Liabilities	137,203.57
Total Liabilities	144,758.37
Equity	
5510 · Prior Year Fund Balance	40,560.61
Net Income	(2,454.55)
Total Equity	38,106.06
TOTAL LIABILITIES & EQUITY	182,864.43

04/21/21

Gardens I at Waterside Village Association, Inc.
Revenue & Expense - Comparison of Actual to Budget
March 2021

	Mar 21	Budget	Jan - Mar 21	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Income					
6200 · Assessment Fee	9,426.08	9,426.08	28,278.25	28,278.28	113,113.00
6210 · Reserve Fee	0.00	0.00	3,221.75	3,221.75	12,887.00
6300 · Application Fees	100.00	0.00	100.00	0.00	0.00
6320 · Late Fee	13.00	0.00	52.03	0.00	0.00
Total Income	9,539.08	9,426.08	31,652.03	31,500.03	126,000.00
Total Income	9,539.08	9,426.08	31,652.03	31,500.03	126,000.00
Gross Profit	9,539.08	9,426.08	31,652.03	31,500.03	126,000.00
Expense					
Administrative					
7020 · Dues/Licenses/Permits	0.00	5.08	0.00	15.28	61.00
7040 · Fees Payable to Division	0.00	12.00	0.00	36.00	144.00
7100 · Insurance Expense	1,388.17	1,375.00	4,055.84	4,125.00	16,500.00
7150 · Prof. Fees - Legal	0.00	41.67	364.80	124.97	500.00
7170 · Prof. Fees - Taxes	150.00	16.67	375.00	49.97	200.00
7200 · Management Fees	625.00	625.00	1,875.00	1,875.00	7,500.00
7250 · Office Supplies/Svc/Misc	22.50	33.33	67.50	100.03	400.00
7260 · Postage and Printing	10.00	25.00	126.23	75.00	300.00
7270 · Bank Service Charges	0.00	12.50	0.00	37.50	150.00
Total Administrative	2,195.67	2,146.25	6,864.37	6,438.75	25,755.00
Grounds					
7600 · Landscape Contract	1,332.00	1,260.00	3,996.00	3,780.00	15,120.00
7650 · Landscape Svc/Replacement/O...	56.05	416.67	127.15	1,249.97	5,000.00
Total Grounds	1,388.05	1,676.67	4,123.15	5,029.97	20,120.00
Maintenance					
8010 · Bldg Maint/Repair/Svc/Supp	3,375.00	500.00	4,484.92	1,500.00	6,000.00
8015 · Stair Maintenance	0.00	166.67	0.00	499.97	2,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	0.00	199.97	800.00
8086 · Fire Sprinkler Repairs	0.00	83.33	0.00	250.03	1,000.00
8090 · Fire Alarm Maint/Repair/Svc	2,764.75	83.33	2,988.65	250.03	1,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	75.00	300.00
8095 · Fire Extinguisher Inspection	0.00	8.33	0.00	25.03	100.00
8220 · Pest Control - Int/Ext	149.25	416.67	447.75	1,249.97	5,000.00
8240 · Plumbing - Maint/Repair	0.00	291.67	0.00	874.97	3,500.00
8241 · Backflow Device Inspection	0.00	16.67	0.00	49.97	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	49.97	200.00
Total Maintenance	6,289.00	1,675.01	8,178.12	5,024.91	20,100.00
Other					
9730 · Contribution to WV Master	1,980.00	1,980.00	5,940.00	5,940.00	23,760.00
9970 · Transfer to Reserves	0.00	0.00	3,221.75	3,221.75	12,887.00
Total Other	1,980.00	1,980.00	9,161.75	9,161.75	36,647.00
Utilities					
8620 · Electric	64.97	73.17	198.53	219.47	878.00
8660 · Cable TV	1,860.22	1,875.00	5,580.66	5,625.00	22,500.00
Total Utilities	1,925.19	1,948.17	5,779.19	5,844.47	23,378.00
Total Expense	13,777.91	9,426.10	34,106.58	31,499.85	126,000.00
Net Ordinary Income	-4,238.83	-0.02	-2,454.55	0.18	0.00
Net Income	-4,238.83	-0.02	-2,454.55	0.18	0.00