

**GARDENS I AT WATERSIDE VILLAGE  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
June 30, 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 June 30, 2021

07/15/21

	Jun 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Operating	
1010 · Cadence Operating 2077	27,722.25
1015 · Due (to)/from Operating	17,841.00
<b>Total 1000 · Operating</b>	45,563.25
1200 · Reserves & CD's	
1210 · Cadence MM 2085	60,566.53
1215 · Due (to)/from Reserves	(17,841.00)
1220 · Cadence MM CD 0171 5/1/22 .25%	26,832.00
1221 · Cadence MM CD 0172 5/1/22 .25%	26,832.00
1223 · Cadence MM CD 0512 1/19/2022	26,262.71
<b>Total 1200 · Reserves &amp; CD's</b>	122,652.24
<b>Total Checking/Savings</b>	168,215.49
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(11,427.04)
<b>Total Accounts Receivable</b>	(11,427.04)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	9,717.15
1620 · Prepaid Expense	1,260.00
<b>Total Other Current Assets</b>	10,977.15
<b>Total Current Assets</b>	167,765.60
<b>TOTAL ASSETS</b>	<b>167,765.60</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,359.00
<b>Total Accounts Payable</b>	1,359.00
<b>Total Current Liabilities</b>	1,359.00
<b>Long Term Liabilities</b>	
Reserves	122,652.24
<b>Total Long Term Liabilities</b>	122,652.24
<b>Total Liabilities</b>	124,011.24
<b>Equity</b>	
5510 · Prior Year Fund Balance	40,560.61
5520 · Prior Period Adjustment	875.00
Net Income	2,318.75
<b>Total Equity</b>	43,754.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>167,765.60</b>

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

	Jun 21	Budget	Jan - Jun 21	YTD Budget	Annual Bud...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Income</b>					
6200 · Assessment Fee	9,426.08	9,426.08	56,556.50	56,556.52	113,113.00
6210 · Reserve Fee	0.00	0.00	6,443.50	6,443.50	12,887.00
6300 · Application Fees	0.00	0.00	250.00	0.00	0.00
6320 · Late Fee	0.00	0.00	65.24	0.00	0.00
<b>Total Income</b>	<u>9,426.08</u>	<u>9,426.08</u>	<u>63,315.24</u>	<u>63,000.02</u>	<u>126,000.00</u>
<b>Total Income</b>	<u>9,426.08</u>	<u>9,426.08</u>	<u>63,315.24</u>	<u>63,000.02</u>	<u>126,000.00</u>
<b>Gross Profit</b>	<u>9,426.08</u>	<u>9,426.08</u>	<u>63,315.24</u>	<u>63,000.02</u>	<u>126,000.00</u>
<b>Expense</b>					
<b>Administrative</b>					
7020 · Dues/Licenses/Permits	0.00	5.08	61.25	30.52	61.00
7040 · Fees Payable to Division	0.00	12.00	25.00	72.00	144.00
7100 · Insurance Expense	1,388.17	1,375.00	8,220.35	8,250.00	16,500.00
7150 · Prof. Fees - Legal	0.00	41.67	364.80	249.98	500.00
7170 · Prof. Fees - Taxes	0.00	16.67	375.00	99.98	200.00
7200 · Management Fees	625.00	625.00	3,750.00	3,750.00	7,500.00
7250 · Office Supplies/Svc/Misc	25.00	33.33	247.75	200.02	400.00
7260 · Postage and Printing	9.54	25.00	159.79	150.00	300.00
7270 · Bank Service Charges	0.00	12.50	0.00	75.00	150.00
<b>Total Administrative</b>	<u>2,047.71</u>	<u>2,146.25</u>	<u>13,203.94</u>	<u>12,877.50</u>	<u>25,755.00</u>
<b>Grounds</b>					
7600 · Landscape Contract	1,332.00	1,260.00	7,992.00	7,560.00	15,120.00
7650 · Landscape Svc/Replacement/O...	0.00	416.67	133.00	2,499.98	5,000.00
<b>Total Grounds</b>	<u>1,332.00</u>	<u>1,676.67</u>	<u>8,125.00</u>	<u>10,059.98</u>	<u>20,120.00</u>
<b>Maintenance</b>					
8010 · Bldg Maint/Repair/Svc/Supp	0.00	500.00	5,593.67	3,000.00	6,000.00
8015 · Stair Maintenance	67.16	166.67	67.16	999.98	2,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	0.00	399.98	800.00
8086 · Fire Sprinkler Repairs	0.00	83.33	0.00	500.02	1,000.00
8090 · Fire Alarm Maint/Repair/Svc	0.00	83.33	2,988.65	500.02	1,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	150.00	300.00
8095 · Fire Extinguisher Inspection	0.00	8.33	0.00	50.02	100.00
8220 · Pest Control - Int/Ext	153.00	416.67	903.00	2,499.98	5,000.00
8240 · Plumbing - Maint/Repair	0.00	291.67	0.00	1,749.98	3,500.00
8241 · Backflow Device Inspection	0.00	16.67	0.00	99.98	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	99.98	200.00
<b>Total Maintenance</b>	<u>220.16</u>	<u>1,675.01</u>	<u>9,809.28</u>	<u>10,049.94</u>	<u>20,100.00</u>
<b>Other</b>					
9730 · Contribution to WV Master	1,980.00	1,980.00	11,880.00	11,880.00	23,760.00
9970 · Transfer to Reserves	0.00	0.00	6,443.50	6,443.50	12,887.00
<b>Total Other</b>	<u>1,980.00</u>	<u>1,980.00</u>	<u>18,323.50</u>	<u>18,323.50</u>	<u>36,647.00</u>
<b>Utilities</b>					
8620 · Electric	55.91	73.17	372.95	438.98	878.00
8660 · Cable TV	1,860.47	1,875.00	11,161.82	11,250.00	22,500.00
<b>Total Utilities</b>	<u>1,916.38</u>	<u>1,948.17</u>	<u>11,534.77</u>	<u>11,688.98</u>	<u>23,378.00</u>
<b>Total Expense</b>	<u>7,496.25</u>	<u>9,426.10</u>	<u>60,996.49</u>	<u>62,999.90</u>	<u>126,000.00</u>
<b>Net Ordinary Income</b>	<u>1,929.83</u>	<u>-0.02</u>	<u>2,318.75</u>	<u>0.12</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>1,929.83</u></u>	<u><u>-0.02</u></u>	<u><u>2,318.75</u></u>	<u><u>0.12</u></u>	<u><u>0.00</u></u>