

**GARDENS I AT WATERSIDE VILLAGE  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2022**

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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 April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Operating	
1010 · Cadence Operating 2077	53,540.91
<b>Total 1000 · Operating</b>	53,540.91
1200 · Reserves & CD's	
1210 · Cadence MM 2085	38,064.38
1220 · Cadence MM CD 0171 5/1/22 .25%	26,882.20
1221 · Cadence MM CD 0172 5/1/22 .25%	26,882.20
1223 · Cadence MM CD 0512 1/19/23 .10%	26,328.60
<b>Total 1200 · Reserves &amp; CD's</b>	118,157.38
<b>Total Checking/Savings</b>	171,698.29
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(1,799.99)
<b>Total Accounts Receivable</b>	(1,799.99)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	12,996.76
1620 · Prepaid Expense	5,832.00
<b>Total Other Current Assets</b>	18,828.76
<b>Total Current Assets</b>	188,727.06
<b>TOTAL ASSETS</b>	<b>188,727.06</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	7,532.00
<b>Total Accounts Payable</b>	7,532.00
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	19,030.84
<b>Total Other Current Liabilities</b>	19,030.84
<b>Total Current Liabilities</b>	26,562.84
<b>Long Term Liabilities</b>	
Reserves	118,157.38
<b>Total Long Term Liabilities</b>	118,157.38
<b>Total Liabilities</b>	144,720.22
<b>Equity</b>	
Unrestricted Net Assets	2,758.46
5510 · Prior Year Fund Balance	41,325.26
Net Income	(76.88)
<b>Total Equity</b>	44,006.84
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>188,727.06</b>

**Gardens I at Waterside Village Association, Inc.**  
**Revenue & Expense - Comparison of Actual to Budget**  
**April 2022**

	Apr 22	Budget	Jan - Apr 22	YTD Budget	Annual Bud...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Income</b>					
6200 · Assessment Fee	9,515.41	9,515.42	38,061.66	38,061.64	114,185.00
6210 · Reserve Fee	3,673.75	3,673.75	7,347.50	7,347.50	14,695.00
6300 · Application Fees	0.00	0.00	50.00	0.00	0.00
6320 · Late Fee	0.00	0.00	212.79	0.00	0.00
<b>Total Income</b>	<u>13,189.16</u>	<u>13,189.17</u>	<u>45,671.95</u>	<u>45,409.14</u>	<u>128,880.00</u>
<b>Total Income</b>	<u>13,189.16</u>	<u>13,189.17</u>	<u>45,671.95</u>	<u>45,409.14</u>	<u>128,880.00</u>
<b>Gross Profit</b>	13,189.16	13,189.17	45,671.95	45,409.14	128,880.00
<b>Expense</b>					
<b>Administrative</b>					
7020 · Dues/Licenses/Permits	0.00	5.08	61.25	20.36	61.00
7040 · Fees Payable to Division	0.00	12.00	0.00	48.00	144.00
7100 · Insurance Expense	1,444.08	1,539.42	5,827.37	6,157.64	18,473.00
7150 · Prof. Fees - Legal	0.00	41.67	0.00	166.64	500.00
7170 · Prof. Fees - Taxes	0.00	18.75	250.00	75.00	225.00
7200 · Management Fees	625.00	625.00	2,500.00	2,500.00	7,500.00
7250 · Office Supplies/Svc/Misc	45.00	41.67	120.00	166.64	500.00
7260 · Postage and Printing	14.09	25.00	245.23	100.00	300.00
7270 · Bank Service Charges	0.00	12.50	0.00	50.00	150.00
<b>Total Administrative</b>	<u>2,128.17</u>	<u>2,321.09</u>	<u>9,003.85</u>	<u>9,284.28</u>	<u>27,853.00</u>
<b>Grounds</b>					
7600 · Landscape Contract	1,332.00	1,333.33	5,328.00	5,333.36	16,000.00
7650 · Landscape Svc/Replacement/Ot...	0.00	250.00	60.26	1,000.00	3,000.00
<b>Total Grounds</b>	<u>1,332.00</u>	<u>1,583.33</u>	<u>5,388.26</u>	<u>6,333.36</u>	<u>19,000.00</u>
<b>Maintenance</b>					
8010 · Bldg Maint/Repair/Svc/Supp	0.00	534.33	55.00	2,137.36	6,412.00
8015 · Stair Maintenance	0.00	83.33	0.00	333.36	1,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	0.00	266.64	800.00
8086 · Fire Sprinkler Repairs	0.00	83.33	0.00	333.36	1,000.00
8090 · Fire Alarm Maint/Repair/Svc	0.00	166.67	223.90	666.64	2,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	100.00	300.00
8095 · Fire Extinguisher Inspection	0.00	8.33	0.00	33.36	100.00
8220 · Pest Control - Int/Ext	6,353.00	208.33	6,812.00	833.36	2,500.00
8240 · Plumbing - Maint/Repair	0.00	208.33	0.00	833.36	2,500.00
8241 · Backflow Device Inspection	0.00	16.67	0.00	66.64	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	66.64	200.00
<b>Total Maintenance</b>	<u>6,353.00</u>	<u>1,417.66</u>	<u>7,347.70</u>	<u>5,670.72</u>	<u>17,012.00</u>
<b>Other</b>					
9730 · Contribution to WV Master	2,160.00	2,160.00	8,640.00	8,640.00	25,920.00
9970 · Transfer to Reserves	3,673.75	3,673.75	7,347.50	7,347.50	14,695.00
<b>Total Other</b>	<u>5,833.75</u>	<u>5,833.75</u>	<u>15,987.50</u>	<u>15,987.50</u>	<u>40,615.00</u>
<b>Utilities</b>					
8620 · Electric	50.37	75.00	207.48	300.00	900.00
8660 · Cable TV	1,953.51	1,958.33	7,814.04	7,833.36	23,500.00
<b>Total Utilities</b>	<u>2,003.88</u>	<u>2,033.33</u>	<u>8,021.52</u>	<u>8,133.36</u>	<u>24,400.00</u>
<b>Total Expense</b>	<u>17,650.80</u>	<u>13,189.16</u>	<u>45,748.83</u>	<u>45,409.22</u>	<u>128,880.00</u>
<b>Net Ordinary Income</b>	-4,461.64	0.01	-76.88	-0.08	0.00
<b>Net Income</b>	<u><b>-4,461.64</b></u>	<u><b>0.01</b></u>	<u><b>-76.88</b></u>	<u><b>-0.08</b></u>	<u><b>0.00</b></u>