

**GARDENS I AT WATERSIDE VILLAGE
ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2022**

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 July 31, 2022

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating	
1010 · Cadence Operating 2077	51,256.66
Total 1000 · Operating	51,256.66
1200 · Reserves & CD's	
1210 · Cadence MM 2085	41,742.96
1220 · Cadence MM CD 0171 7/1/23 .10%	26,893.43
1221 · Cadence MM CD 0172 7/1/23 .10%	26,893.43
1223 · Cadence MM CD 0512 1/19/23 .10%	26,335.16
Total 1200 · Reserves & CD's	121,864.98
Total Checking/Savings	173,121.64
Accounts Receivable	
1310 · Accounts Receivable	884.16
Total Accounts Receivable	884.16
Other Current Assets	
1610 · Prepaid Insurance	8,664.52
1620 · Prepaid Expense	5,454.00
Total Other Current Assets	14,118.52
Total Current Assets	188,124.32
TOTAL ASSETS	188,124.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,359.00
Total Accounts Payable	1,359.00
Other Current Liabilities	
3050 · Deferred Revenue	19,030.84
Total Other Current Liabilities	19,030.84
Total Current Liabilities	20,389.84
Long Term Liabilities	
Reserves	121,864.98
Total Long Term Liabilities	121,864.98
Total Liabilities	142,254.82
Equity	
Unrestricted Net Assets	2,758.46
5510 · Prior Year Fund Balance	41,325.26
Net Income	1,785.78
Total Equity	45,869.50
TOTAL LIABILITIES & EQUITY	188,124.32

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

	Jul 22	Budget	Jan - Jul 22	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Income					
6200 · Assessment Fee	9,515.41	9,515.42	66,607.91	66,607.90	114,185.00
6210 · Reserve Fee	3,673.75	3,673.75	11,021.25	11,021.25	14,695.00
6300 · Application Fees	150.00	0.00	200.00	0.00	0.00
6320 · Late Fee	0.00	0.00	211.94	0.00	0.00
Total Income	13,339.16	13,189.17	78,041.10	77,629.15	128,880.00
Total Income	13,339.16	13,189.17	78,041.10	77,629.15	128,880.00
Gross Profit	13,339.16	13,189.17	78,041.10	77,629.15	128,880.00
Expense					
Administrative					
7020 · Dues/Licenses/Permits	0.00	5.08	86.25	35.60	61.00
7040 · Fees Payable to Division	0.00	12.00	0.00	84.00	144.00
7100 · Insurance Expense	1,444.08	1,539.42	10,159.61	10,775.90	18,473.00
7150 · Prof. Fees - Legal	0.00	41.67	0.00	291.65	500.00
7170 · Prof. Fees - Taxes	0.00	18.75	250.00	131.25	225.00
7200 · Management Fees	625.00	625.00	4,375.00	4,375.00	7,500.00
7250 · Office Supplies/Svc/Misc	30.00	41.67	210.00	291.65	500.00
7260 · Postage and Printing	5.87	25.00	266.13	175.00	300.00
7270 · Bank Service Charges	0.11	12.50	0.11	87.50	150.00
Total Administrative	2,105.06	2,321.09	15,347.10	16,247.55	27,853.00
Grounds					
7600 · Landscape Contract	1,332.00	1,333.33	9,324.00	9,333.35	16,000.00
7650 · Landscape Svc/Replacement/Ot...	0.00	250.00	685.26	1,750.00	3,000.00
Total Grounds	1,332.00	1,583.33	10,009.26	11,083.35	19,000.00
Maintenance					
8010 · Bldg Maint/Repair/Svc/Supp	0.00	534.33	1,521.30	3,740.35	6,412.00
8015 · Stair Maintenance	0.00	83.33	1,415.02	583.35	1,000.00
8085 · Fire Sprinklers Inspection	0.00	66.67	0.00	466.65	800.00
8086 · Fire Sprinkler Repairs	0.00	83.33	0.00	583.35	1,000.00
8090 · Fire Alarm Maint/Repair/Svc	0.00	166.67	223.90	1,166.65	2,000.00
8091 · Fire Alarm Inspections	0.00	25.00	256.80	175.00	300.00
8095 · Fire Extinguisher Inspection	0.00	8.33	0.00	58.35	100.00
8220 · Pest Control - Int/Ext	153.00	208.33	7,271.00	1,458.35	2,500.00
8240 · Plumbing - Maint/Repair	0.00	208.33	0.00	1,458.35	2,500.00
8241 · Backflow Device Inspection	0.00	16.67	0.00	116.65	200.00
8242 · Backflow Device Repairs	0.00	16.67	0.00	116.65	200.00
Total Maintenance	153.00	1,417.66	10,688.02	9,923.70	17,012.00
Other					
9730 · Contribution to WV Master	2,160.00	2,160.00	15,120.00	15,120.00	25,920.00
9970 · Transfer to Reserves	3,673.75	3,673.75	11,021.25	11,021.25	14,695.00
Total Other	5,833.75	5,833.75	26,141.25	26,141.25	40,615.00
Utilities					
8620 · Electric	88.83	75.00	395.12	525.00	900.00
8660 · Cable TV	1,953.51	1,958.33	13,674.57	13,708.35	23,500.00
Total Utilities	2,042.34	2,033.33	14,069.69	14,233.35	24,400.00
Total Expense	11,466.15	13,189.16	76,255.32	77,629.20	128,880.00
Net Ordinary Income	1,873.01	0.01	1,785.78	-0.05	0.00
Net Income	1,873.01	0.01	1,785.78	-0.05	0.00