

Waterside Village Community Association, Inc.
FINANCIAL REPORTS
March 31, 2023

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Waterside Village Community Association Inc.
Statement of Assets, Liabilities, & Fund Balance
As of March 31, 2023

04/12/23

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Truist Op #3149	77,376.21
1012 · Petty Cash Operating	200.00
Total 1010 · Operating	77,576.21
1020 · Reserves	
1021 · Truist Res #0173	39,126.94
1022 · Cadence CD1858 5/3/23 0.60%	3,540.24
1023 · Cadence CD0348 5/3/23 0.60%	3,624.69
1024 · Cadence CD9662 5/3/23 0.75%	3,638.79
1025 · Cadence CD7807 9/16/25 0.30%	7,265.50
1026 · Cadence CD8623 5/3/23 0.35%	3,610.22
1027 · CD - 6	20,711.10
1028 · CD - 7	20,711.10
1029 · CD - 8	20,320.64
Total 1020 · Reserves	122,549.22
Total Checking/Savings	200,125.43
Other Current Assets	
1130 · Prepaid Insurance	25,005.40
1140 · Refundable Deposit	50.00
Total Other Current Assets	25,055.40
Total Current Assets	225,180.83
TOTAL ASSETS	225,180.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	9,127.05
Total Accounts Payable	9,127.05
Other Current Liabilities	
3020 · Accrued Expenses	4,722.50
3045 · Operating Income Carryover	15,000.03
Total Other Current Liabilities	19,722.53
Total Current Liabilities	28,849.58
Long Term Liabilities	
3500 · Reserve Fund	122,549.22
Total Long Term Liabilities	122,549.22
Total Liabilities	151,398.80
Equity	
3910 · Retained Earnings	26,589.27
3950 · Surplus Carryover	(20,000.00)
3990 · Operating Fund Balance	68,187.29
3995 · Prior Year Adjustment	(11,577.77)
Net Income	10,583.24
Total Equity	73,782.03
TOTAL LIABILITIES & EQUITY	225,180.83

Waterside Village Community Association Inc.
Revenue & Expense Budget Performance

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Maintenance Fees	26,910.00	26,908.92	1.08	80,730.00	80,726.72	3.28	322,907.00
5025 · Operating Interest	0.54	0.00	0.54	2.74	0.00	2.74	0.00
5030 · Previous Year Surplus	1,666.67	1,666.67	0.00	4,999.97	4,999.97	0.00	20,000.00
Total 5000 · Income	28,577.21	28,575.59	1.62	85,732.71	85,726.69	6.02	342,907.00
Total Income	28,577.21	28,575.59	1.62	85,732.71	85,726.69	6.02	342,907.00
Expense							
7100 · Administrative							
7110 · Master Association Fees	1,207.50	1,207.50	0.00	3,622.50	3,622.50	0.00	14,490.00
7115 · Management Fees	1,850.00	1,490.00	360.00	7,400.00	4,470.00	2,930.00	17,880.00
7120 · Insurance Package	2,500.54	2,500.00	0.54	5,001.08	7,500.00	(2,498.92)	30,000.00
7125 · Accounting / Professional ...	0.00	0.00	0.00	979.00	300.00	679.00	300.00
7130 · Legal Fees	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7135 · Taxes - Prop	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
7140 · Division / Corporation Fees	61.25	0.00	61.25	61.25	61.00	0.25	61.00
7145 · Administrative Fees	95.55	250.00	(154.45)	491.64	750.00	(258.36)	3,000.00
7150 · Telephone	213.53	191.67	21.86	633.65	574.97	58.68	2,300.00
7155 · Contingency	0.00	791.67	(791.67)	0.00	2,374.97	(2,374.97)	9,500.00
7160 · Cable	264.28	0.00	264.28	803.13	0.00	803.13	0.00
Total 7100 · Administrative	6,192.65	6,514.17	(321.52)	18,992.25	20,003.47	(1,011.22)	78,631.00
7200 · Grounds							
7210 · Lawn Care Contract	3,939.75	4,057.92	(118.17)	11,819.25	12,173.72	(354.47)	48,695.00
7215 · Irrigation Maint / Repair	390.99	583.33	(192.34)	1,295.57	1,750.03	(454.46)	7,000.00
7220 · Tree / Palm Trim & Removal	0.00	583.33	(583.33)	0.00	1,750.03	(1,750.03)	7,000.00
7223 · Mulch	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7225 · Grounds - Other	0.00	1,416.67	(1,416.67)	2,684.23	4,249.97	(1,565.74)	17,000.00
Total 7200 · Grounds	4,330.74	6,891.25	(2,560.51)	15,799.05	20,673.75	(4,874.70)	82,695.00
7300 · Pool / Lake							
7310 · Pool Maintenance Contract	1,320.00	1,591.67	(271.67)	4,110.00	4,774.97	(664.97)	19,100.00
7315 · Pool Maint / Repair	805.50	833.33	(27.83)	4,312.41	2,500.03	1,812.38	10,000.00
7325 · Pool Permit	0.00	91.67	(91.67)	0.00	274.97	(274.97)	1,100.00
7335 · Fountain Maint / Repair	165.00	83.33	81.67	165.00	250.03	(85.03)	1,000.00
7340 · Lake Contract	1,100.00	1,200.00	(100.00)	3,300.00	3,600.00	(300.00)	14,400.00
7345 · Lake Other / Drainage	(29,609.60)	500.00	(30,109.60)	0.00	1,500.00	(1,500.00)	6,000.00
Total 7300 · Pool / Lake	(26,219.10)	4,300.00	(30,519.10)	11,887.41	12,900.00	(1,012.59)	51,600.00
7400 · Utilities / Pest Control							
7410 · Water / Sewer	459.30	416.67	42.63	1,376.55	1,249.97	126.58	5,000.00
7415 · Electric	3,186.53	3,083.33	103.20	11,037.34	9,250.03	1,787.31	37,000.00
7420 · Pest Control	0.00	166.67	(166.67)	487.00	499.97	(12.97)	2,000.00
Total 7400 · Utilities / Pest Control	3,645.83	3,666.67	(20.84)	12,900.89	10,999.97	1,900.92	44,000.00
7500 · Maintenance							
7510 · Building Maintenance	2,902.00	833.33	2,068.67	4,097.07	2,500.03	1,597.04	10,000.00
7520 · Clubhouse Cleaning	991.32	1,083.33	(92.01)	3,061.32	3,250.03	(188.71)	13,000.00
7525 · Fire System	192.06	250.00	(57.94)	352.29	750.00	(397.71)	3,000.00
7530 · Ian Storm Cleanup/Repairs	164.72	0.00	164.72	563.94	0.00	563.94	0.00
7535 · Capital Maintenance	0.00	2,500.00	(2,500.00)	0.00	7,500.00	(7,500.00)	30,000.00
Total 7500 · Maintenance	4,250.10	4,666.66	(416.56)	8,074.62	14,000.06	(5,925.44)	56,000.00
9000 · Transfer to Reserves							
9010 · Transfer to Reserves	0.00	0.00	0.00	7,495.25	7,495.25	0.00	29,981.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	7,495.25	7,495.25	0.00	29,981.00
Total Expense	(7,799.78)	26,038.75	(33,838.53)	75,149.47	86,072.50	(10,923.03)	342,907.00
Net Ordinary Income	36,376.99	2,536.84	33,840.15	10,583.24	(345.81)	10,929.05	0.00
Net Income	36,376.99	2,536.84	33,840.15	10,583.24	(345.81)	10,929.05	0.00

Waterside Village Community Association, Inc.
Reserve Balances
March 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3510 Paint	\$ 11,370.02	-		-		11,370.02
3515 Pavement	129,300.28	5,525.00		(80,375.00)		54,450.28
3520 Roof	20,958.93	318.25		-		21,277.18
3525 Pool	10,721.62	822.25		-		11,543.87
3530 Recreation	12,859.00	473.75		(2,473.92)		10,858.83
3535 Clubhouse A/C	3,399.00	219.75		-		3,618.75
3540 Pumps/Motors/Heaters	14,409.00	136.25		-		14,545.25
3545 Lake Banks	21,475.34	-		(29,609.60)		(8,134.26)
3550 Undesignated	118.20	-		-		118.20
3555 Reserve Interest	1,821.84	-			1,079.26	2,901.10
Total Reserves	\$ 226,433.23	7,495.25	-	(112,458.52)	1,079.26	122,549.22

Expense Details

Allocation Details

3510 Paint

Total \$ -

3515 Pavement

1/16/2023 Nelson's Tree Service--per BOD
 Jeff Lapp \$ 45,900.00
 2/1/2023 Greentopps Landscape \$ 34,475.00
 Total \$ 80,375.00

3520 Roof

Total \$ -

3525 Pool

Total \$ -

3530 Recreation

2/7/2023-The Nidy Sports Construction
 Company \$ 2,473.92
 Total \$ 2,473.92

3535 Clubhouse A/C

Total \$ -

3540 Pumps/Motors/Heaters

Total \$ -

3545 Lake Banks

3/31/23-Aquagenix \$ 29,609.60
 Total \$ 29,609.60

3550 Undesignated

Total \$ -