

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**October 31, 2021**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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11/05/21

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of October 31, 2021

	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	47,852.20
1012 · Cadence Capital Contrib. MM1250	11,507.30
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	32,695.11
<b>Total Operating</b>	100,121.36
<b>Reserves</b>	
1021 · Cadence MM1243	270,582.58
1030 · Due (To) From Reserves	28,817.03
<b>Total Reserves</b>	299,399.61
<b>Total Checking/Savings</b>	399,520.97
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	1,078.05
<b>Total Accounts Receivable</b>	1,078.05
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	30,571.57
<b>Total Other Current Assets</b>	30,571.57
<b>Total Current Assets</b>	431,170.59
<b>TOTAL ASSETS</b>	<b>431,170.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	5,195.62
<b>Total Accounts Payable</b>	5,195.62
<b>Other Current Liabilities</b>	
3110 · IPFS Insurance Loan	24,955.10
3030 · Deferred Assessments	30,160.00
<b>Total Other Current Liabilities</b>	55,115.10
<b>Total Current Liabilities</b>	60,310.72
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	299,399.61
<b>Total Long Term Liabilities</b>	299,399.61
<b>Total Liabilities</b>	359,710.33
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	43,490.14
3995 · Prior Period Adjustment	2,330.00
Net Income	17,894.30
<b>Total Equity</b>	71,460.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>431,170.59</b>

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**Revenue & Expense Budget Performance**  
**October 2021**

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5000 · Income							
5010 · Assessments Income	15,080.00	15,080.00	0.00	151,670.00	150,800.00	870.00	180,960.00
5020 · Late fee Income	13.05	0.00	13.05	38.05	0.00	38.05	0.00
5025 · Interest Income	0.28	0.00	0.28	0.83	0.00	0.83	0.00
<b>Total 5000 · Income</b>	<b>15,093.33</b>	<b>15,080.00</b>	<b>13.33</b>	<b>151,708.88</b>	<b>150,800.00</b>	<b>908.88</b>	<b>180,960.00</b>
<b>Total Income</b>	<b>15,093.33</b>	<b>15,080.00</b>	<b>13.33</b>	<b>151,708.88</b>	<b>150,800.00</b>	<b>908.88</b>	<b>180,960.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	25.00	5.17	19.83	147.50	51.66	95.84	62.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	173.34	(173.34)	208.00
7120 · Bank Charges	6.14	16.67	(10.53)	142.04	166.66	(24.62)	200.00
7125 · Insurance	3,070.41	4,416.67	(1,346.26)	36,870.08	44,166.66	(7,296.58)	53,000.00
7130 · Reserve Survey/Study	0.00	193.75	(193.75)	0.00	1,937.50	(1,937.50)	2,325.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,666.66	(1,666.66)	2,000.00
7140 · Management Fee	950.00	832.00	118.00	8,674.00	8,320.00	354.00	9,984.00
7145 · Management Additional Fees	51.30	333.33	(282.03)	1,861.59	3,333.34	(1,471.75)	4,000.00
7150 · Office Expense	103.96	8.33	95.63	389.44	83.34	306.10	100.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	600.00	500.00	100.00	600.00
<b>Total Administrative</b>	<b>4,206.81</b>	<b>6,039.92</b>	<b>(1,833.11)</b>	<b>48,684.65</b>	<b>60,399.16</b>	<b>(11,714.51)</b>	<b>72,479.00</b>
<b>Grounds &amp; Bldg Maintenance</b>							
7210 · Lawn Maintenance Service	2,276.66	1,900.00	376.66	20,129.98	19,000.00	1,129.98	22,800.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	204.90	833.34	(628.44)	1,000.00
7220 · Mulch	0.00	350.00	(350.00)	0.00	3,500.00	(3,500.00)	4,200.00
7225 · Landscape Projects	0.00	166.67	(166.67)	0.00	1,666.66	(1,666.66)	2,000.00
7230 · Plant Replacement	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7235 · Annual Fire Equip. Inspections	2,665.00	169.17	2,495.83	5,577.13	1,691.66	3,885.47	2,030.00
7240 · Fire Equipment Repairs	0.00	400.00	(400.00)	1,632.01	4,000.00	(2,367.99)	4,800.00
7245 · Backflow Inspections	0.00	65.00	(65.00)	0.00	650.00	(650.00)	780.00
7250 · Outside Professional Contractor	150.00	1,083.33	(933.33)	9,757.87	10,833.34	(1,075.47)	13,000.00
7255 · Exterior Pest Control	657.00	235.42	421.58	2,628.00	2,354.16	273.84	2,825.00
7260 · Paver Pressure Cleaning	3,250.00	216.67	3,033.33	3,250.00	2,166.66	1,083.34	2,600.00
7265 · Emergency Expenses	0.00	104.75	(104.75)	65.16	1,047.50	(982.34)	1,257.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<b>8,998.66</b>	<b>4,816.01</b>	<b>4,182.65</b>	<b>43,245.05</b>	<b>48,159.98</b>	<b>(4,914.93)</b>	<b>57,792.00</b>
<b>Utilities</b>							
7310 · Electricity	172.54	185.42	(12.88)	1,743.17	1,854.16	(110.99)	2,225.00
7315 · Irrigation Water	46.00	212.50	(166.50)	2,038.31	2,125.00	(86.69)	2,550.00
7320 · Fire Sprinkler Line	0.00	47.50	(47.50)	46.00	475.00	(429.00)	570.00
7325 · Water / Sewer	0.00	0.00	0.00	270.70	0.00	270.70	0.00
<b>Total Utilities</b>	<b>218.54</b>	<b>445.42</b>	<b>(226.88)</b>	<b>4,098.18</b>	<b>4,454.16</b>	<b>(355.98)</b>	<b>5,345.00</b>
<b>Other</b>							
9010 · Transfer to Reserves	3,778.67	3,778.67	0.00	37,786.70	37,786.66	0.04	45,344.00
<b>Total Other</b>	<b>3,778.67</b>	<b>3,778.67</b>	<b>0.00</b>	<b>37,786.70</b>	<b>37,786.66</b>	<b>0.04</b>	<b>45,344.00</b>
<b>Total Expense</b>	<b>17,202.68</b>	<b>15,080.02</b>	<b>2,122.66</b>	<b>133,814.58</b>	<b>150,799.96</b>	<b>(16,985.38)</b>	<b>180,960.00</b>
<b>Net Ordinary Income</b>	<b>(2,109.35)</b>	<b>(0.02)</b>	<b>(2,109.33)</b>	<b>17,894.30</b>	<b>0.04</b>	<b>17,894.26</b>	<b>0.00</b>
<b>Net Income</b>	<b>(2,109.35)</b>	<b>(0.02)</b>	<b>(2,109.33)</b>	<b>17,894.30</b>	<b>0.04</b>	<b>17,894.26</b>	<b>0.00</b>