

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

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

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	39,315.78
1012 · Cadence Capital Contrib. MM1250	11,507.85
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	32,695.11
Total Operating	91,585.49
Reserves	
1021 · Cadence MM1243	278,162.55
1030 · Due (To) From Reserves	28,817.03
Total Reserves	306,979.58
Total Checking/Savings	398,565.07
Accounts Receivable	
1100 · Assessments Receivable	(16,360.00)
Total Accounts Receivable	(16,360.00)
Other Current Assets	
1130 · Prepaid Insurance	28,792.74
Total Other Current Assets	28,792.74
Total Current Assets	410,997.81
TOTAL ASSETS	410,997.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	14,637.62
Total Accounts Payable	14,637.62
Other Current Liabilities	
3110 · IPFS Insurance Loan	19,964.08
Total Other Current Liabilities	19,964.08
Total Current Liabilities	34,601.70
Long Term Liabilities	
3500 · Reserve Fund	306,979.58
Total Long Term Liabilities	306,979.58
Total Liabilities	341,581.28
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	43,490.14
3995 · Prior Period Adjustment	2,330.00
Net Income	15,850.57
Total Equity	69,416.53
TOTAL LIABILITIES & EQUITY	410,997.81

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

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	15,080.00	15,080.00	0.00	181,830.00	180,960.00	870.00	180,960.00
5020 · Late fee Income	0.00	0.00	0.00	51.10	0.00	51.10	0.00
5025 · Interest Income	0.28	0.00	0.28	1.38	0.00	1.38	0.00
Total 5000 · Income	<u>15,080.28</u>	<u>15,080.00</u>	<u>0.28</u>	<u>181,882.48</u>	<u>180,960.00</u>	<u>922.48</u>	<u>180,960.00</u>
Total Income	<u>15,080.28</u>	<u>15,080.00</u>	<u>0.28</u>	<u>181,882.48</u>	<u>180,960.00</u>	<u>922.48</u>	<u>180,960.00</u>
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	5.17	(5.17)	147.50	62.00	85.50	62.00
7115 · Annual Division Fees	208.00	17.33	190.67	208.00	208.00	0.00	208.00
7120 · Bank Charges	4.85	16.67	(11.82)	149.14	200.00	(50.86)	200.00
7125 · Insurance	3,491.08	4,416.67	(925.59)	43,696.91	53,000.00	(9,303.09)	53,000.00
7130 · Reserve Survey/Study	0.00	193.75	(193.75)	0.00	2,325.00	(2,325.00)	2,325.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	2,000.00	(2,000.00)	2,000.00
7140 · Management Fee	950.00	832.00	118.00	10,574.00	9,984.00	590.00	9,984.00
7145 · Management Additional Fees	42.74	333.33	(290.59)	1,951.54	4,000.00	(2,048.46)	4,000.00
7150 · Office Expense	0.00	8.33	(8.33)	313.59	100.00	213.59	100.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	600.00	600.00	0.00	600.00
Total Administrative	<u>4,696.67</u>	<u>6,039.92</u>	<u>(1,343.25)</u>	<u>57,640.68</u>	<u>72,479.00</u>	<u>(14,838.32)</u>	<u>72,479.00</u>
Grounds & Bldg Maintenance							
7210 · Lawn Maintenance Service	2,276.66	1,900.00	376.66	24,683.30	22,800.00	1,883.30	22,800.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	272.75	1,000.00	(727.25)	1,000.00
7220 · Mulch	5,248.20	350.00	4,898.20	5,248.20	4,200.00	1,048.20	4,200.00
7225 · Landscape Projects	0.00	166.67	(166.67)	0.00	2,000.00	(2,000.00)	2,000.00
7230 · Plant Replacement	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7235 · Annual Fire Equip. Inspections	0.00	169.17	(169.17)	5,577.13	2,030.00	3,547.13	2,030.00
7240 · Fire Equipment Repairs	1,830.00	400.00	1,430.00	3,462.01	4,800.00	(1,337.99)	4,800.00
7245 · Backflow Inspections	2,128.40	65.00	2,063.40	2,128.40	780.00	1,348.40	780.00
7250 · Outside Professional Contractor	0.00	1,083.33	(1,083.33)	9,886.31	13,000.00	(3,113.69)	13,000.00
7255 · Exterior Pest Control	657.00	235.42	421.58	3,285.00	2,825.00	460.00	2,825.00
7260 · Paver Pressure Cleaning	0.00	216.67	(216.67)	3,250.00	2,600.00	650.00	2,600.00
7265 · Emergency Expenses	0.00	104.75	(104.75)	65.16	1,257.00	(1,191.84)	1,257.00
Total Grounds & Bldg Maintenance	<u>12,140.26</u>	<u>4,816.01</u>	<u>7,324.25</u>	<u>57,858.26</u>	<u>57,792.00</u>	<u>66.26</u>	<u>57,792.00</u>
Utilities							
7310 · Electricity	188.18	185.42	2.76	2,107.41	2,225.00	(117.59)	2,225.00
7315 · Irrigation Water	679.59	212.50	467.09	2,764.82	2,550.00	214.82	2,550.00
7320 · Fire Sprinkler Line	0.00	47.50	(47.50)	46.00	570.00	(524.00)	570.00
7325 · Water / Sewer	0.00	0.00	0.00	270.70	0.00	270.70	0.00
Total Utilities	<u>867.77</u>	<u>445.42</u>	<u>422.35</u>	<u>5,188.93</u>	<u>5,345.00</u>	<u>(156.07)</u>	<u>5,345.00</u>
Other							
9010 · Transfer to Reserves	3,778.67	3,778.67	0.00	45,344.04	45,344.00	0.04	45,344.00
Total Other	<u>3,778.67</u>	<u>3,778.67</u>	<u>0.00</u>	<u>45,344.04</u>	<u>45,344.00</u>	<u>0.04</u>	<u>45,344.00</u>
Total Expense	<u>21,483.37</u>	<u>15,080.02</u>	<u>6,403.35</u>	<u>166,031.91</u>	<u>180,960.00</u>	<u>(14,928.09)</u>	<u>180,960.00</u>
Net Ordinary Income	<u>(6,403.09)</u>	<u>(0.02)</u>	<u>(6,403.07)</u>	<u>15,850.57</u>	<u>0.00</u>	<u>15,850.57</u>	<u>0.00</u>
Net Income	<u>(6,403.09)</u>	<u>(0.02)</u>	<u>(6,403.07)</u>	<u>15,850.57</u>	<u>0.00</u>	<u>15,850.57</u>	<u>0.00</u>