

Coach Homes V at River Strand Condo. Assoc. Inc.
FINANCIAL REPORTS
April 30, 2022

TABLE OF CONTENTS:

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 April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	59,263.98
1012 · Cadence Capital Contrib. MM1250	11,508.93
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	32,695.11
Total Operating	111,534.77
Reserves	
1021 · Cadence MM1243	290,216.21
1030 · Due (To) From Reserves	28,817.03
Total Reserves	319,033.24
Total Checking/Savings	430,568.01
Accounts Receivable	
1100 · Assessments Receivable	(6,790.00)
Total Accounts Receivable	(6,790.00)
Other Current Assets	
1130 · Prepaid Insurance	22,564.42
Total Other Current Assets	22,564.42
Total Current Assets	446,342.43
TOTAL ASSETS	446,342.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	14,835.79
Total Accounts Payable	14,835.79
Other Current Liabilities	
3110 · IPFS Insurance Loan	9,982.04
3030 · Deferred Assessments	26,157.50
Total Other Current Liabilities	36,139.54
Total Current Liabilities	50,975.33
Long Term Liabilities	
3500 · Reserve Fund	319,033.24
Total Long Term Liabilities	319,033.24
Total Liabilities	370,008.57
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	45,820.14
3905 · Retained Earnings	15,850.57
Net Income	6,917.33
Total Equity	76,333.86
TOTAL LIABILITIES & EQUITY	446,342.43

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

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	13,078.75	13,078.75	0.00	52,315.00	52,315.00	0.00	156,945.00
5015 · Reserve Assessments	6,003.75	6,003.75	0.00	12,007.50	12,007.50	0.00	24,015.00
5025 · Interest Income	0.27	0.00	0.27	1.08	0.00	1.08	0.00
Total 5000 · Income	19,082.77	19,082.50	0.27	64,323.58	64,322.50	1.08	180,960.00
Total Income	19,082.77	19,082.50	0.27	64,323.58	64,322.50	1.08	180,960.00
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	0.00	30.00	(30.00)	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	69.36	(69.36)	208.00
7120 · Bank Charges	5.07	16.67	(11.60)	17.01	66.64	(49.63)	200.00
7125 · Insurance	4,242.58	3,500.00	742.58	15,246.32	14,000.00	1,246.32	42,000.00
7130 · Reserve Survey/Study	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7140 · Management Fee	978.50	978.50	0.00	3,914.00	3,914.00	0.00	11,742.00
7145 · Management Additional Fees	206.21	166.67	39.54	392.73	666.64	(273.91)	2,000.00
7150 · Office Expense	95.89	41.67	54.22	342.29	166.64	175.65	500.00
7155 · Tax Prep & Compilation	250.00	50.00	200.00	250.00	200.00	50.00	600.00
Total Administrative	5,778.25	5,111.68	666.57	20,162.35	20,446.56	(284.21)	61,340.00
Grounds & Bldg Maintenance							
7270 · Paver Repairs	0.00	291.67	(291.67)	0.00	1,166.64	(1,166.64)	3,500.00
7210 · Lawn Maintenance Service	2,500.00	2,500.00	0.00	10,000.00	10,000.00	0.00	30,000.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	0.00	1,933.36	(1,933.36)	5,800.00
7225 · Landscape Projects	11,339.90	1,875.00	9,464.90	11,339.90	7,500.00	3,839.90	22,500.00
7230 · Plant Replacement	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7235 · Annual Fire Equip. Inspections	0.00	208.33	(208.33)	0.00	833.36	(833.36)	2,500.00
7240 · Fire Equipment Repairs	900.00	208.33	691.67	900.00	833.36	66.64	2,500.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7250 · Outside Professional Contractor	0.00	1,000.00	(1,000.00)	0.00	4,000.00	(4,000.00)	12,000.00
7255 · Exterior Pest Control	657.00	250.00	407.00	657.00	1,000.00	(343.00)	3,000.00
7260 · Paver Pressure Cleaning	0.00	291.67	(291.67)	0.00	1,166.64	(1,166.64)	3,500.00
7265 · Emergency Expenses	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
Total Grounds & Bldg Maintenance	15,396.90	7,483.33	7,913.57	22,896.90	29,933.36	(7,036.46)	89,800.00
Utilities							
7310 · Electricity	196.84	200.42	(3.58)	817.99	801.64	16.35	2,405.00
7315 · Irrigation Water	670.80	241.67	429.13	1,341.60	966.64	374.96	2,900.00
7320 · Fire Sprinkler Line	46.23	8.33	37.90	179.91	33.36	146.55	100.00
7325 · Water / Sewer	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
Total Utilities	913.87	483.75	430.12	2,339.50	1,935.00	404.50	5,805.00
Other							
9010 · Transfer to Reserves	6,003.75	6,003.75	0.00	12,007.50	12,007.50	0.00	24,015.00
Total Other	6,003.75	6,003.75	0.00	12,007.50	12,007.50	0.00	24,015.00
Total Expense	28,092.77	19,082.51	9,010.26	57,406.25	64,322.42	(6,916.17)	180,960.00
Net Ordinary Income	(9,010.00)	(0.01)	(9,009.99)	6,917.33	0.08	6,917.25	0.00
Net Income	(9,010.00)	(0.01)	(9,009.99)	6,917.33	0.08	6,917.25	0.00