

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

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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.**

12/14/22

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of November 30, 2022

	Nov 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	23,567.36
1012 · Cadence Capital Contrib. MM1250	11,512.68
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	30,756.07
<b>Total Operating</b>	73,902.86
<b>Reserves</b>	
1021 · Cadence MM1243	195,314.42
1030 · Due (To) From Reserves	30,756.07
<b>Total Reserves</b>	226,070.49
<b>Total Checking/Savings</b>	299,973.35
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	1,031.10
<b>Total 1100 · Accounts Receivable</b>	1,031.10
<b>Total Accounts Receivable</b>	1,031.10
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	45,988.09
<b>Total Other Current Assets</b>	45,988.09
<b>Total Current Assets</b>	346,992.54
<b>TOTAL ASSETS</b>	<b>346,992.54</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,960.00
<b>Total Accounts Payable</b>	2,960.00
<b>Other Current Liabilities</b>	
3110 · IPFS Insurance Loan	35,369.91
3030 · Deferred Assessments	13,078.75
<b>Total Other Current Liabilities</b>	48,448.66
<b>Total Current Liabilities</b>	51,408.66
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	226,070.49
<b>Total Long Term Liabilities</b>	226,070.49
<b>Total Liabilities</b>	277,479.15
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	61,670.71
3995 · Prior Period Adjustment	721.00
Net Income	(624.14)
<b>Total Equity</b>	69,513.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>346,992.54</b>

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**Revenue & Expense Budget Performance**  
**November 2022**

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5000 · Income</b>							
5010 · Assessments Income	13,078.75	13,078.75	0.00	143,866.25	143,866.25	0.00	156,945.00
5015 · Reserve Assessments	0.00	0.00	0.00	24,015.00	24,015.00	0.00	24,015.00
5020 · Late fee Income	26.10	0.00	26.10	65.25	0.00	65.25	0.00
5025 · Interest Income	0.72	0.00	0.72	4.83	0.00	4.83	0.00
<b>Total 5000 · Income</b>	<u>13,105.57</u>	<u>13,078.75</u>	<u>26.82</u>	<u>167,951.33</u>	<u>167,881.25</u>	<u>70.08</u>	<u>180,960.00</u>
<b>Total Income</b>	<u>13,105.57</u>	<u>13,078.75</u>	<u>26.82</u>	<u>167,951.33</u>	<u>167,881.25</u>	<u>70.08</u>	<u>180,960.00</u>
<b>Gross Profit</b>	<u>13,105.57</u>	<u>13,078.75</u>	<u>26.82</u>	<u>167,951.33</u>	<u>167,881.25</u>	<u>70.08</u>	<u>180,960.00</u>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	86.25	82.50	3.75	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	190.67	(190.67)	208.00
7120 · Bank Charges	2.15	16.67	(14.52)	27.63	183.33	(155.70)	200.00
7125 · Insurance	5,815.82	3,500.00	2,315.82	52,455.54	38,500.00	13,955.54	42,000.00
7130 · Reserve Survey/Study	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7140 · Management Fee	978.50	978.50	0.00	10,763.50	10,763.50	0.00	11,742.00
7145 · Management Additional Fees	57.48	166.67	(109.19)	805.69	1,833.33	(1,027.64)	2,000.00
7150 · Office Expense	113.01	41.67	71.34	463.13	458.33	4.80	500.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	250.00	250.00	(300.00)	600.00
<b>Total Administrative</b>	<u>6,966.96</u>	<u>5,111.68</u>	<u>1,855.28</u>	<u>64,851.74</u>	<u>56,228.32</u>	<u>8,623.42</u>	<u>61,340.00</u>
<b>Grounds &amp; Bldg Maintenance</b>							
7210 · Lawn Maintenance Service	2,500.00	2,500.00	0.00	27,500.00	27,500.00	0.00	30,000.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	105.88	5,316.67	(5,210.79)	5,800.00
7225 · Landscape Projects	740.00	1,875.00	(1,135.00)	12,879.90	20,625.00	(7,745.10)	22,500.00
7230 · Plant Replacement	0.00	166.67	(166.67)	3,250.00	1,833.33	1,416.67	2,000.00
7235 · Annual Fire Equip. Inspections	0.00	208.33	(208.33)	0.00	2,291.67	(2,291.67)	2,500.00
7240 · Fire Equipment Repairs	0.00	208.33	(208.33)	1,453.00	2,291.67	(838.67)	2,500.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7250 · Outside Professional Contractor	0.00	1,000.00	(1,000.00)	0.00	11,000.00	(11,000.00)	12,000.00
7255 · Exterior Pest Control	0.00	250.00	(250.00)	1,971.00	2,750.00	(779.00)	3,000.00
7260 · Paver Pressure Cleaning	13,000.00	291.67	12,708.33	26,250.00	3,208.33	23,041.67	3,500.00
7265 · Emergency Expenses	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7270 · Paver Repairs	0.00	291.67	(291.67)	0.00	3,208.33	(3,208.33)	3,500.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<u>16,240.00</u>	<u>7,483.33</u>	<u>8,756.67</u>	<u>73,409.78</u>	<u>82,316.67</u>	<u>(8,906.89)</u>	<u>89,800.00</u>
<b>Utilities</b>							
7310 · Electricity	351.91	200.42	151.49	3,113.84	2,204.58	909.26	2,405.00
7315 · Irrigation Water	0.00	241.67	(241.67)	2,683.20	2,658.33	24.87	2,900.00
7320 · Fire Sprinkler Line	51.75	8.33	43.42	501.91	91.67	410.24	100.00
7325 · Water / Sewer	0.00	33.33	(33.33)	0.00	366.67	(366.67)	400.00
<b>Total Utilities</b>	<u>403.66</u>	<u>483.75</u>	<u>(80.09)</u>	<u>6,298.95</u>	<u>5,321.25</u>	<u>977.70</u>	<u>5,805.00</u>
<b>Other</b>							
9010 · Transfer to Reserves	0.00	0.00	0.00	24,015.00	24,015.00	0.00	24,015.00
<b>Total Other</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>24,015.00</u>	<u>24,015.00</u>	<u>0.00</u>	<u>24,015.00</u>
<b>Total Expense</b>	<u>23,610.62</u>	<u>13,078.76</u>	<u>10,531.86</u>	<u>168,575.47</u>	<u>167,881.24</u>	<u>694.23</u>	<u>180,960.00</u>
<b>Net Ordinary Income</b>	<u>(10,505.05)</u>	<u>(0.01)</u>	<u>(10,505.04)</u>	<u>(624.14)</u>	<u>0.01</u>	<u>(624.15)</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>(10,505.05)</b></u>	<u><b>(0.01)</b></u>	<u><b>(10,505.04)</b></u>	<u><b>(624.14)</b></u>	<u><b>0.01</b></u>	<u><b>(624.15)</b></u>	<u><b>0.00</b></u>