

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**April 30, 2023**

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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 April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	22,574.69
1012 · Cadence Capital Contrib. MM1250	11,516.29
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	30,756.07
<b>Total Operating</b>	72,913.80
<b>Reserves</b>	
1021 · Cadence MM1243	210,152.36
1030 · Due (To) From Reserves	30,756.07
<b>Total Reserves</b>	240,908.43
<b>Total Checking/Savings</b>	313,822.23
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	(6,155.00)
<b>Total Accounts Receivable</b>	(6,155.00)
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	27,670.06
<b>Total Other Current Assets</b>	27,670.06
<b>Total Current Assets</b>	335,337.29
<b>TOTAL ASSETS</b>	<b>335,337.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	6,910.44
<b>Total Accounts Payable</b>	6,910.44
<b>Other Current Liabilities</b>	
3060 · Income Carryover / Surplus	13,333.36
3110 · IPFS Insurance Loan	15,719.96
3030 · Deferred Assessments	26,988.00
<b>Total Other Current Liabilities</b>	56,041.32
<b>Total Current Liabilities</b>	62,951.76
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	240,908.43
<b>Total Long Term Liabilities</b>	240,908.43
<b>Total Liabilities</b>	303,860.19
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	23,253.47
3995 · Prior Period Adjustment	(6,022.60)
Net Income	6,500.41
<b>Total Equity</b>	31,477.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>335,337.29</b>

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

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5000 · Income</b>							
5010 · Assessments Income	13,494.00	13,494.00	0.00	53,976.00	53,976.00	0.00	161,928.00
5015 · Reserve Assessments	7,358.00	7,358.00	0.00	14,716.00	14,716.00	0.00	29,432.00
5020 · Late fee Income	0.00	0.00	0.00	(13.05)	0.00	(13.05)	0.00
5025 · Interest Income	0.72	0.00	0.72	2.87	0.00	2.87	0.00
5030 · Surplus Carryover Income	1,666.67	1,666.67	0.00	6,666.64	6,666.64	0.00	20,000.00
<b>Total 5000 · Income</b>	<b>22,519.39</b>	<b>22,518.67</b>	<b>0.72</b>	<b>75,348.46</b>	<b>75,358.64</b>	<b>(10.18)</b>	<b>211,360.00</b>
<b>Total Income</b>	<b>22,519.39</b>	<b>22,518.67</b>	<b>0.72</b>	<b>75,348.46</b>	<b>75,358.64</b>	<b>(10.18)</b>	<b>211,360.00</b>
<b>Gross Profit</b>	<b>22,519.39</b>	<b>22,518.67</b>	<b>0.72</b>	<b>75,348.46</b>	<b>75,358.64</b>	<b>(10.18)</b>	<b>211,360.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	25.00	7.50	17.50	86.25	30.00	56.25	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	69.36	(69.36)	208.00
7120 · Bank Charges	8.28	16.67	(8.39)	20.73	66.64	(45.91)	200.00
7125 · Insurance	5,760.91	5,583.33	177.58	22,880.54	22,333.36	547.18	67,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	4,000.00	4,000.00	0.00	12,000.00
7145 · Management Additional Fees	80.50	83.33	(2.83)	328.65	333.36	(4.71)	1,000.00
7150 · Office Expense	0.00	54.17	(54.17)	222.17	216.64	5.53	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	275.00	100.00	175.00	300.00
<b>Total Administrative</b>	<b>6,874.69</b>	<b>6,954.00</b>	<b>(79.31)</b>	<b>27,813.34</b>	<b>27,816.00</b>	<b>(2.66)</b>	<b>83,448.00</b>
<b>Grounds &amp; Bldg Maintenance</b>							
7275 · Dryer Vent Cleaning	2,077.40	183.33	1,894.07	2,077.40	733.36	1,344.04	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	11,440.00	11,440.00	0.00	34,320.00
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	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7230 · Plant Replacement	0.00	150.00	(150.00)	2,113.00	600.00	1,513.00	1,800.00
7235 · Annual Fire Equip. Inspections	0.00	233.33	(233.33)	0.00	933.36	(933.36)	2,800.00
7240 · Fire Equipment Repairs	174.41	166.67	7.74	174.41	666.64	(492.23)	2,000.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7250 · Outside Professional Contractor	5,470.16	416.67	5,053.49	7,287.16	1,666.64	5,620.52	5,000.00
7255 · Exterior Pest Control	508.25	250.00	258.25	1,165.25	1,000.00	165.25	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7265 · Emergency Expenses	0.00	208.33	(208.33)	0.00	833.36	(833.36)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	80.00	(80.00)	240.00
7280 · Window Cleaning	0.00	433.33	(433.33)	0.00	1,733.36	(1,733.36)	5,200.00
7285 · Roof Cleaning	0.00	1,300.00	(1,300.00)	0.00	5,200.00	(5,200.00)	15,600.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<b>11,090.22</b>	<b>7,621.65</b>	<b>3,468.57</b>	<b>24,257.22</b>	<b>30,486.80</b>	<b>(6,229.58)</b>	<b>91,460.00</b>
<b>Utilities</b>							
7310 · Electricity	323.26	250.00	73.26	1,385.29	1,000.00	385.29	3,000.00
7315 · Irrigation Water	0.00	287.50	(287.50)	731.64	1,150.00	(418.36)	3,450.00
7320 · Fire Sprinkler Line	46.00	47.50	(1.50)	(55.44)	190.00	(245.44)	570.00
<b>Total Utilities</b>	<b>369.26</b>	<b>585.00</b>	<b>(215.74)</b>	<b>2,061.49</b>	<b>2,340.00</b>	<b>(278.51)</b>	<b>7,020.00</b>
<b>Other</b>							
9010 · Transfer to Reserves	7,358.00	7,358.00	0.00	14,716.00	14,716.00	0.00	29,432.00
<b>Total Other</b>	<b>7,358.00</b>	<b>7,358.00</b>	<b>0.00</b>	<b>14,716.00</b>	<b>14,716.00</b>	<b>0.00</b>	<b>29,432.00</b>
<b>Total Expense</b>	<b>25,692.17</b>	<b>22,518.65</b>	<b>3,173.52</b>	<b>68,848.05</b>	<b>75,358.80</b>	<b>(6,510.75)</b>	<b>211,360.00</b>
<b>Net Ordinary Income</b>	<b>(3,172.78)</b>	<b>0.02</b>	<b>(3,172.80)</b>	<b>6,500.41</b>	<b>(0.16)</b>	<b>6,500.57</b>	<b>0.00</b>
<b>Net Income</b>	<b>(3,172.78)</b>	<b>0.02</b>	<b>(3,172.80)</b>	<b>6,500.41</b>	<b>(0.16)</b>	<b>6,500.57</b>	<b>0.00</b>