

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**October 31, 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 October 31, 2023

	Oct 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	11,960.06
1012 · Cadence Capital Contrib. MM1250	11,520.50
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	15,756.07
<b>Total Operating</b>	47,303.38
<b>Reserves</b>	
1021 · Cadence MM1243	194,297.45
1030 · Due (To) From Reserves	45,756.07
<b>Total Reserves</b>	240,053.52
<b>Total Checking/Savings</b>	287,356.90
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	(711.10)
<b>Total 1100 · Accounts Receivable</b>	(711.10)
<b>Total Accounts Receivable</b>	(711.10)
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	100,177.19
<b>Total Other Current Assets</b>	100,177.19
<b>Total Current Assets</b>	386,822.99
<b>TOTAL ASSETS</b>	<b>386,822.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,969.73
<b>Total Accounts Payable</b>	2,969.73
<b>Other Current Liabilities</b>	
3060 · Income Carryover / Surplus	3,333.34
3110 · IPFS Insurance Loan	90,551.20
3030 · Deferred Assessments	26,988.00
<b>Total Other Current Liabilities</b>	120,872.54
<b>Total Current Liabilities</b>	123,842.27
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	240,053.52
<b>Total Long Term Liabilities</b>	240,053.52
<b>Total Liabilities</b>	363,895.79
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	23,247.72
3995 · Prior Period Adjustment	(6,016.85)
Net Income	(2,049.49)
<b>Total Equity</b>	22,927.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>386,822.99</b>

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

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5000 · Income							
5010 · Assessments Income	13,494.00	13,494.00	0.00	134,940.00	134,940.00	0.00	161,928.00
5015 · Reserve Assessments	7,358.00	7,358.00	0.00	29,432.00	29,432.00	0.00	29,432.00
5020 · Late fee Income	0.00	0.00	0.00	1.70	0.00	1.70	0.00
5025 · Interest Income	0.55	0.00	0.55	7.08	0.00	7.08	0.00
5030 · Surplus Carryover Income	1,666.67	1,666.67	0.00	16,666.66	16,666.66	0.00	20,000.00
<b>Total 5000 · Income</b>	<b>22,519.22</b>	<b>22,518.67</b>	<b>0.55</b>	<b>181,047.44</b>	<b>181,038.66</b>	<b>8.78</b>	<b>211,360.00</b>
<b>Total Income</b>	<b>22,519.22</b>	<b>22,518.67</b>	<b>0.55</b>	<b>181,047.44</b>	<b>181,038.66</b>	<b>8.78</b>	<b>211,360.00</b>
<b>Gross Profit</b>	<b>22,519.22</b>	<b>22,518.67</b>	<b>0.55</b>	<b>181,047.44</b>	<b>181,038.66</b>	<b>8.78</b>	<b>211,360.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	86.25	75.00	11.25	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	173.34	(173.34)	208.00
7120 · Bank Charges	10.49	16.67	(6.18)	59.18	166.66	(107.48)	200.00
7125 · Insurance	10,567.28	5,583.33	4,983.95	67,471.73	55,833.34	11,638.39	67,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,666.66	(1,666.66)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	10,000.00	10,000.00	0.00	12,000.00
7145 · Management Additional Fees	89.91	83.33	6.58	867.13	833.34	33.79	1,000.00
7150 · Office Expense	118.25	54.17	64.08	475.19	541.66	(66.47)	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	275.00	250.00	25.00	300.00
<b>Total Administrative</b>	<b>11,785.93</b>	<b>6,954.00</b>	<b>4,831.93</b>	<b>79,234.48</b>	<b>69,540.00</b>	<b>9,694.48</b>	<b>83,448.00</b>
<b>Grounds &amp; Bldg Maintenance</b>							
7275 · Dryer Vent Cleaning	0.00	183.33	(183.33)	2,077.40	1,833.34	244.06	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	28,600.00	28,600.00	0.00	34,320.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
7220 · Mulch	6,430.99	483.33	5,947.66	7,460.99	4,833.34	2,627.65	5,800.00
7225 · Landscape Projects	0.00	500.00	(500.00)	0.00	5,000.00	(5,000.00)	6,000.00
7230 · Plant Replacement	0.00	150.00	(150.00)	4,063.00	1,500.00	2,563.00	1,800.00
7235 · Annual Fire Equip. Inspections	0.00	233.33	(233.33)	702.72	2,333.34	(1,630.62)	2,800.00
7240 · Fire Equipment Repairs	0.00	166.67	(166.67)	4,665.24	1,666.66	2,998.58	2,000.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
7250 · Outside Professional Contractor	0.00	416.67	(416.67)	5,775.26	4,166.66	1,608.60	5,000.00
7255 · Exterior Pest Control	650.00	250.00	400.00	2,679.25	2,500.00	179.25	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00
7265 · Emergency Expenses	0.00	208.33	(208.33)	0.00	2,083.34	(2,083.34)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	200.00	(200.00)	240.00
7280 · Window Cleaning	0.00	433.33	(433.33)	2,080.00	4,333.34	(2,253.34)	5,200.00
7285 · Roof Cleaning	0.00	1,300.00	(1,300.00)	10,400.00	13,000.00	(2,600.00)	15,600.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<b>9,940.99</b>	<b>7,621.65</b>	<b>2,319.34</b>	<b>68,503.86</b>	<b>76,216.70</b>	<b>(7,712.84)</b>	<b>91,460.00</b>
<b>Utilities</b>							
7310 · Electricity	351.65	250.00	101.65	3,495.43	2,500.00	995.43	3,000.00
7315 · Irrigation Water	0.00	287.50	(287.50)	2,194.92	2,875.00	(680.08)	3,450.00
7320 · Fire Sprinkler Line	50.40	47.50	2.90	236.24	475.00	(238.76)	570.00
<b>Total Utilities</b>	<b>402.05</b>	<b>585.00</b>	<b>(182.95)</b>	<b>5,926.59</b>	<b>5,850.00</b>	<b>76.59</b>	<b>7,020.00</b>
<b>Other</b>							
9010 · Transfer to Reserves	7,358.00	7,358.00	0.00	29,432.00	29,432.00	0.00	29,432.00
<b>Total Other</b>	<b>7,358.00</b>	<b>7,358.00</b>	<b>0.00</b>	<b>29,432.00</b>	<b>29,432.00</b>	<b>0.00</b>	<b>29,432.00</b>
<b>Total Expense</b>	<b>29,486.97</b>	<b>22,518.65</b>	<b>6,968.32</b>	<b>183,096.93</b>	<b>181,038.70</b>	<b>2,058.23</b>	<b>211,360.00</b>
<b>Net Ordinary Income</b>	<b>(6,967.75)</b>	<b>0.02</b>	<b>(6,967.77)</b>	<b>(2,049.49)</b>	<b>(0.04)</b>	<b>(2,049.45)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(6,967.75)</b>	<b>0.02</b>	<b>(6,967.77)</b>	<b>(2,049.49)</b>	<b>(0.04)</b>	<b>(2,049.45)</b>	<b>0.00</b>