

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

**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 August 31, 2021

|  | Aug 31, 21        |
|--|-------------------|
| <b>ASSETS</b>                          |                   |
| <b>Current Assets</b>                  |                   |
| <b>Checking/Savings</b>                |                   |
| <b>Operating</b>                       |                   |
| 1011 · Cadence OP5799                  | 35,980.94         |
| 1012 · Cadence Capital Contrib. MM1250 | 11,506.75         |
| 1013 · Cash CAB Operating              | 8,066.75          |
| 1014 · Due (To) From Operating         | 32,695.11         |
| <b>Total Operating</b>                 | 88,249.55         |
| <b>Reserves</b>                        |                   |
| 1021 · Cadence MM1243                  | 263,003.26        |
| 1030 · Due (To) From Reserves          | 28,817.03         |
| <b>Total Reserves</b>                  | 291,820.29        |
| <b>Total Checking/Savings</b>          | 380,069.84        |
| <b>Accounts Receivable</b>             |                   |
| 1100 · Assessments Receivable          | (3,285.00)        |
| <b>Total Accounts Receivable</b>       | (3,285.00)        |
| <b>Other Current Assets</b>            |                   |
| 1130 · Prepaid Insurance               | 5,256.42          |
| <b>Total Other Current Assets</b>      | 5,256.42          |
| <b>Total Current Assets</b>            | 382,041.26        |
| <b>TOTAL ASSETS</b>                    | <b>382,041.26</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Accounts Payable</b>                |                   |
| 3010 · Accounts Payable                | 2,650.29          |
| <b>Total Accounts Payable</b>          | 2,650.29          |
| <b>Other Current Liabilities</b>       |                   |
| 3030 · Deferred Assessments            | 15,080.00         |
| <b>Total Other Current Liabilities</b> | 15,080.00         |
| <b>Total Current Liabilities</b>       | 17,730.29         |
| <b>Long Term Liabilities</b>           |                   |
| 3500 · Reserve Fund                    | 291,820.29        |
| <b>Total Long Term Liabilities</b>     | 291,820.29        |
| <b>Total Liabilities</b>               | 309,550.58        |
| <b>Equity</b>                          |                   |
| 3910 · Capital Contribution Equity     | 7,745.82          |
| 3900 · Operating Fund Balance          | 43,490.14         |
| 3995 · Prior Period Adjustment         | 2,330.00          |
| Net Income                             | 18,924.72         |
| <b>Total Equity</b>                    | 72,490.68         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>382,041.26</b> |

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

August 2021

|   | Aug 21           | Budget           | \$ Over Budget    | Jan - Aug 21      | YTD Budget        | \$ Over Budget     | Annual Budget     |
|---|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| <b>Ordinary Income/Expense</b>              |                  |                  |                   |                   |                   |                    |                   |
| <b>Income</b>                               |                  |                  |                   |                   |                   |                    |                   |
| 5000 · Income                               |                  |                  |                   |                   |                   |                    |                   |
| 5010 · Assessments Income                   | 15,080.00        | 15,080.00        | 0.00              | 121,510.00        | 120,640.00        | 870.00             | 180,960.00        |
| 5020 · Late fee Income                      | 0.00             | 0.00             | 0.00              | 25.00             | 0.00              | 25.00              | 0.00              |
| 5025 · Interest Income                      | 0.28             | 0.00             | 0.28              | 0.28              | 0.00              | 0.28               | 0.00              |
| <b>Total 5000 · Income</b>                  | <b>15,080.28</b> | <b>15,080.00</b> | <b>0.28</b>       | <b>121,535.28</b> | <b>120,640.00</b> | <b>895.28</b>      | <b>180,960.00</b> |
| <b>Total Income</b>                         | <b>15,080.28</b> | <b>15,080.00</b> | <b>0.28</b>       | <b>121,535.28</b> | <b>120,640.00</b> | <b>895.28</b>      | <b>180,960.00</b> |
| <b>Expense</b>                              |                  |                  |                   |                   |                   |                    |                   |
| <b>Administrative</b>                       |                  |                  |                   |                   |                   |                    |                   |
| 7110 · Annual Corporate Report              | 61.25            | 5.17             | 56.08             | 122.50            | 41.32             | 81.18              | 62.00             |
| 7115 · Annual Division Fees                 | 0.00             | 17.33            | (17.33)           | 0.00              | 138.68            | (138.68)           | 208.00            |
| 7120 · Bank Charges                         | 78.42            | 16.67            | 61.75             | 132.56            | 133.32            | (0.76)             | 200.00            |
| 7125 · Insurance                            | 2,098.54         | 4,416.67         | (2,318.13)        | 30,729.26         | 35,333.32         | (4,604.06)         | 53,000.00         |
| 7130 · Reserve Survey/Study                 | 0.00             | 193.75           | (193.75)          | 0.00              | 1,550.00          | (1,550.00)         | 2,325.00          |
| 7135 · Legal Fees                           | 0.00             | 166.67           | (166.67)          | 0.00              | 1,333.32          | (1,333.32)         | 2,000.00          |
| 7140 · Management Fee                       | 950.00           | 832.00           | 118.00            | 6,774.00          | 6,656.00          | 118.00             | 9,984.00          |
| 7145 · Management Additional Fees           | 950.00           | 333.33           | 616.67            | 1,766.54          | 2,666.68          | (900.14)           | 4,000.00          |
| 7150 · Office Expense                       | 209.63           | 8.33             | 201.30            | 285.48            | 66.68             | 218.80             | 100.00            |
| 7155 · Tax Prep & Compilation               | 0.00             | 50.00            | (50.00)           | 600.00            | 400.00            | 200.00             | 600.00            |
| <b>Total Administrative</b>                 | <b>4,347.84</b>  | <b>6,039.92</b>  | <b>(1,692.08)</b> | <b>40,410.34</b>  | <b>48,319.32</b>  | <b>(7,908.98)</b>  | <b>72,479.00</b>  |
| <b>Grounds &amp; Bldg Maintenance</b>       |                  |                  |                   |                   |                   |                    |                   |
| 7210 · Lawn Maintenance Service             | 2,276.66         | 1,900.00         | 376.66            | 15,576.66         | 15,200.00         | 376.66             | 22,800.00         |
| 7215 · Irrigation Repairs                   | 204.90           | 83.33            | 121.57            | 204.90            | 666.68            | (461.78)           | 1,000.00          |
| 7220 · Mulch                                | 0.00             | 350.00           | (350.00)          | 0.00              | 2,800.00          | (2,800.00)         | 4,200.00          |
| 7225 · Landscape Projects                   | 0.00             | 166.67           | (166.67)          | 0.00              | 1,333.32          | (1,333.32)         | 2,000.00          |
| 7230 · Plant Replacement                    | 0.00             | 41.67            | (41.67)           | 0.00              | 333.32            | (333.32)           | 500.00            |
| 7235 · Annual Fire Equip. Inspections       | 0.00             | 169.17           | (169.17)          | 2,912.13          | 1,353.32          | 1,558.81           | 2,030.00          |
| 7240 · Fire Equipment Repairs               | 0.00             | 400.00           | (400.00)          | 0.00              | 3,200.00          | (3,200.00)         | 4,800.00          |
| 7245 · Backflow Inspections                 | 0.00             | 65.00            | (65.00)           | 0.00              | 520.00            | (520.00)           | 780.00            |
| 7250 · Outside Professional Contractor      | 0.00             | 1,083.33         | (1,083.33)        | 7,582.87          | 8,666.68          | (1,083.81)         | 13,000.00         |
| 7255 · Exterior Pest Control                | 0.00             | 235.42           | (235.42)          | 1,971.00          | 1,883.32          | 87.68              | 2,825.00          |
| 7260 · Paver Pressure Cleaning              | 0.00             | 216.67           | (216.67)          | 0.00              | 1,733.32          | (1,733.32)         | 2,600.00          |
| 7265 · Emergency Expenses                   | 0.00             | 104.75           | (104.75)          | 65.16             | 838.00            | (772.84)           | 1,257.00          |
| <b>Total Grounds &amp; Bldg Maintenance</b> | <b>2,481.56</b>  | <b>4,816.01</b>  | <b>(2,334.45)</b> | <b>28,312.72</b>  | <b>38,527.96</b>  | <b>(10,215.24)</b> | <b>57,792.00</b>  |
| <b>Utilities</b>                            |                  |                  |                   |                   |                   |                    |                   |
| 7325 · Water / Sewer                        | 0.00             | 0.00             | 0.00              | 270.70            | 0.00              | 270.70             | 0.00              |
| 7310 · Electricity                          | 172.89           | 185.42           | (12.53)           | 1,395.13          | 1,483.32          | (88.19)            | 2,225.00          |
| 7315 · Irrigation Water                     | 679.59           | 212.50           | 467.09            | 1,946.31          | 1,700.00          | 246.31             | 2,550.00          |
| 7320 · Fire Sprinkler Line                  | 0.00             | 47.50            | (47.50)           | 46.00             | 380.00            | (334.00)           | 570.00            |
| <b>Total Utilities</b>                      | <b>852.48</b>    | <b>445.42</b>    | <b>407.06</b>     | <b>3,658.14</b>   | <b>3,563.32</b>   | <b>94.82</b>       | <b>5,345.00</b>   |
| <b>Other</b>                                |                  |                  |                   |                   |                   |                    |                   |
| 9010 · Transfer to Reserves                 | 3,778.67         | 3,778.67         | 0.00              | 30,229.36         | 30,229.32         | 0.04               | 45,344.00         |
| <b>Total Other</b>                          | <b>3,778.67</b>  | <b>3,778.67</b>  | <b>0.00</b>       | <b>30,229.36</b>  | <b>30,229.32</b>  | <b>0.04</b>        | <b>45,344.00</b>  |
| <b>Total Expense</b>                        | <b>11,460.55</b> | <b>15,080.02</b> | <b>(3,619.47)</b> | <b>102,610.56</b> | <b>120,639.92</b> | <b>(18,029.36)</b> | <b>180,960.00</b> |
| <b>Net Ordinary Income</b>                  | <b>3,619.73</b>  | <b>(0.02)</b>    | <b>3,619.75</b>   | <b>18,924.72</b>  | <b>0.08</b>       | <b>18,924.64</b>   | <b>0.00</b>       |
| <b>Net Income</b>                           | <b>3,619.73</b>  | <b>(0.02)</b>    | <b>3,619.75</b>   | <b>18,924.72</b>  | <b>0.08</b>       | <b>18,924.64</b>   | <b>0.00</b>       |