

Coach Homes V at River Strand Condo. Assoc. Inc.
FINANCIAL REPORTS
September 30, 2021

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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 September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	29,854.79
1012 · Cadence Capital Contrib. MM1250	11,507.02
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	32,695.11
Total Operating	82,123.67
Reserves	
1021 · Cadence MM1243	266,792.66
1030 · Due (To) From Reserves	28,817.03
Total Reserves	295,609.69
Total Checking/Savings	377,733.36
Accounts Receivable	
1100 · Assessments Receivable	(11,115.00)
Total Accounts Receivable	(11,115.00)
Other Current Assets	
1130 · Prepaid Insurance	33,641.98
Total Other Current Assets	33,641.98
Total Current Assets	400,260.34
TOTAL ASSETS	400,260.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,933.67
Total Accounts Payable	5,933.67
Other Current Liabilities	
3110 · IPFS Insurance Loan	27,450.61
3050 · Suspense	(2,303.24)
Total Other Current Liabilities	25,147.37
Total Current Liabilities	31,081.04
Long Term Liabilities	
3500 · Reserve Fund	295,609.69
Total Long Term Liabilities	295,609.69
Total Liabilities	326,690.73
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	43,490.14
3995 · Prior Period Adjustment	2,330.00
Net Income	20,003.65
Total Equity	73,569.61
TOTAL LIABILITIES & EQUITY	400,260.34

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

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	15,080.00	15,080.00	0.00	136,590.00	135,720.00	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	0.27	0.00	0.27	0.55	0.00	0.55	0.00
Total 5000 · Income	15,080.27	15,080.00	0.27	136,615.55	135,720.00	895.55	180,960.00
Total Income	15,080.27	15,080.00	0.27	136,615.55	135,720.00	895.55	180,960.00
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	5.17	(5.17)	122.50	46.49	76.01	62.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	156.01	(156.01)	208.00
7120 · Bank Charges	3.34	16.67	(13.33)	135.90	149.99	(14.09)	200.00
7125 · Insurance	3,070.41	4,416.67	(1,346.26)	33,799.67	39,749.99	(5,950.32)	53,000.00
7130 · Reserve Survey/Study	0.00	193.75	(193.75)	0.00	1,743.75	(1,743.75)	2,325.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,499.99	(1,499.99)	2,000.00
7140 · Management Fee	950.00	832.00	118.00	7,724.00	7,488.00	236.00	9,984.00
7145 · Management Additional Fees	43.75	333.33	(289.58)	1,810.29	3,000.01	(1,189.72)	4,000.00
7150 · Office Expense	0.00	8.33	(8.33)	285.48	75.01	210.47	100.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	600.00	450.00	150.00	600.00
Total Administrative	4,067.50	6,039.92	(1,972.42)	44,477.84	54,359.24	(9,881.40)	72,479.00
Grounds & Bldg Maintenance							
7210 · Lawn Maintenance Service	2,276.66	1,900.00	376.66	17,853.32	17,100.00	753.32	22,800.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	204.90	750.01	(545.11)	1,000.00
7220 · Mulch	0.00	350.00	(350.00)	0.00	3,150.00	(3,150.00)	4,200.00
7225 · Landscape Projects	0.00	166.67	(166.67)	0.00	1,499.99	(1,499.99)	2,000.00
7230 · Plant Replacement	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7235 · Annual Fire Equip. Inspections	0.00	169.17	(169.17)	2,912.13	1,522.49	1,389.64	2,030.00
7240 · Fire Equipment Repairs	1,632.01	400.00	1,232.01	1,632.01	3,600.00	(1,967.99)	4,800.00
7245 · Backflow Inspections	0.00	65.00	(65.00)	0.00	585.00	(585.00)	780.00
7250 · Outside Professional Contractor	2,025.00	1,083.33	941.67	9,607.87	9,750.01	(142.14)	13,000.00
7255 · Exterior Pest Control	0.00	235.42	(235.42)	1,971.00	2,118.74	(147.74)	2,825.00
7260 · Paver Pressure Cleaning	0.00	216.67	(216.67)	0.00	1,949.99	(1,949.99)	2,600.00
7265 · Emergency Expenses	0.00	104.75	(104.75)	65.16	942.75	(877.59)	1,257.00
Total Grounds & Bldg Maintenance	5,933.67	4,816.01	1,117.66	34,246.39	43,343.97	(9,097.58)	57,792.00
Utilities							
7310 · Electricity	175.50	185.42	(9.92)	1,570.63	1,668.74	(98.11)	2,225.00
7315 · Irrigation Water	46.00	212.50	(166.50)	1,992.31	1,912.50	79.81	2,550.00
7320 · Fire Sprinkler Line	0.00	47.50	(47.50)	46.00	427.50	(381.50)	570.00
7325 · Water / Sewer	0.00	0.00	0.00	270.70	0.00	270.70	0.00
Total Utilities	221.50	445.42	(223.92)	3,879.64	4,008.74	(129.10)	5,345.00
Other							
9010 · Transfer to Reserves	3,778.67	3,778.67	0.00	34,008.03	34,007.99	0.04	45,344.00
Total Other	3,778.67	3,778.67	0.00	34,008.03	34,007.99	0.04	45,344.00
Total Expense	14,001.34	15,080.02	(1,078.68)	116,611.90	135,719.94	(19,108.04)	180,960.00
Net Ordinary Income	1,078.93	(0.02)	1,078.95	20,003.65	0.06	20,003.59	0.00
Net Income	1,078.93	(0.02)	1,078.95	20,003.65	0.06	20,003.59	0.00