

Coach Homes V at River Strand Condo. Assoc. Inc.
FINANCIAL REPORTS
November 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.

12/17/21

Coach Homes V at River Strand Condo. Assoc. Inc.
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2021

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	32,750.52
1012 · Cadence Capital Contrib. MM1250	11,507.57
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	32,695.11
Total Operating	85,019.95
Reserves	
1021 · Cadence MM1243	274,372.30
1030 · Due (To) From Reserves	28,817.03
Total Reserves	303,189.33
Total Checking/Savings	388,209.28
Accounts Receivable	
1100 · Assessments Receivable	(686.95)
Total Accounts Receivable	(686.95)
Other Current Assets	
12000 · *Undeposited Funds	883.05
1130 · Prepaid Insurance	30,419.82
Total Other Current Assets	31,302.87
Total Current Assets	418,825.20
TOTAL ASSETS	418,825.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,276.66
Total Accounts Payable	2,276.66
Other Current Liabilities	
3110 · IPFS Insurance Loan	22,459.59
3030 · Deferred Assessments	15,080.00
Total Other Current Liabilities	37,539.59
Total Current Liabilities	39,816.25
Long Term Liabilities	
3500 · Reserve Fund	303,189.33
Total Long Term Liabilities	303,189.33
Total Liabilities	343,005.58
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	43,490.14
3995 · Prior Period Adjustment	2,330.00
Net Income	22,253.66
Total Equity	75,819.62
TOTAL LIABILITIES & EQUITY	418,825.20

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

November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	15,080.00	15,080.00	0.00	166,750.00	165,880.00	870.00	180,960.00
5020 · Late fee Income	13.05	0.00	13.05	51.10	0.00	51.10	0.00
5025 · Interest Income	0.27	0.00	0.27	1.10	0.00	1.10	0.00
Total 5000 · Income	15,093.32	15,080.00	13.32	166,802.20	165,880.00	922.20	180,960.00
Total Income	15,093.32	15,080.00	13.32	166,802.20	165,880.00	922.20	180,960.00
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	5.17	(5.17)	147.50	56.83	90.67	62.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	190.67	(190.67)	208.00
7120 · Bank Charges	2.25	16.67	(14.42)	144.29	183.33	(39.04)	200.00
7125 · Insurance	3,335.75	4,416.67	(1,080.92)	40,205.83	48,583.33	(8,377.50)	53,000.00
7130 · Reserve Survey/Study	0.00	193.75	(193.75)	0.00	2,131.25	(2,131.25)	2,325.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7140 · Management Fee	950.00	832.00	118.00	9,624.00	9,152.00	472.00	9,984.00
7145 · Management Additional Fees	47.21	333.33	(286.12)	1,908.80	3,666.67	(1,757.87)	4,000.00
7150 · Office Expense	(75.85)	8.33	(84.18)	313.59	91.67	221.92	100.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	600.00	550.00	50.00	600.00
Total Administrative	4,259.36	6,039.92	(1,780.56)	52,944.01	66,439.08	(13,495.07)	72,479.00
Grounds & Bldg Maintenance							
7210 · Lawn Maintenance Service	2,276.66	1,900.00	376.66	22,406.64	20,900.00	1,506.64	22,800.00
7215 · Irrigation Repairs	67.85	83.33	(15.48)	272.75	916.67	(643.92)	1,000.00
7220 · Mulch	0.00	350.00	(350.00)	0.00	3,850.00	(3,850.00)	4,200.00
7225 · Landscape Projects	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7230 · Plant Replacement	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7235 · Annual Fire Equip. Inspections	0.00	169.17	(169.17)	5,577.13	1,860.83	3,716.30	2,030.00
7240 · Fire Equipment Repairs	0.00	400.00	(400.00)	1,632.01	4,400.00	(2,767.99)	4,800.00
7245 · Backflow Inspections	0.00	65.00	(65.00)	0.00	715.00	(715.00)	780.00
7250 · Outside Professional Contractor	128.44	1,083.33	(954.89)	9,886.31	11,916.67	(2,030.36)	13,000.00
7255 · Exterior Pest Control	0.00	235.42	(235.42)	2,628.00	2,589.58	38.42	2,825.00
7260 · Paver Pressure Cleaning	0.00	216.67	(216.67)	3,250.00	2,383.33	866.67	2,600.00
7265 · Emergency Expenses	0.00	104.75	(104.75)	65.16	1,152.25	(1,087.09)	1,257.00
Total Grounds & Bldg Maintenance	2,472.95	4,816.01	(2,343.06)	45,718.00	52,975.99	(7,257.99)	57,792.00
Utilities							
7310 · Electricity	176.06	185.42	(9.36)	1,919.23	2,039.58	(120.35)	2,225.00
7315 · Irrigation Water	46.92	212.50	(165.58)	2,085.23	2,337.50	(252.27)	2,550.00
7320 · Fire Sprinkler Line	0.00	47.50	(47.50)	46.00	522.50	(476.50)	570.00
7325 · Water / Sewer	0.00	0.00	0.00	270.70	0.00	270.70	0.00
Total Utilities	222.98	445.42	(222.44)	4,321.16	4,899.58	(578.42)	5,345.00
Other							
9010 · Transfer to Reserves	3,778.67	3,778.67	0.00	41,565.37	41,565.33	0.04	45,344.00
Total Other	3,778.67	3,778.67	0.00	41,565.37	41,565.33	0.04	45,344.00
Total Expense	10,733.96	15,080.02	(4,346.06)	144,548.54	165,879.98	(21,331.44)	180,960.00
Net Ordinary Income	4,359.36	(0.02)	4,359.38	22,253.66	0.02	22,253.64	0.00
Net Income	4,359.36	(0.02)	4,359.38	22,253.66	0.02	22,253.64	0.00