

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**January 31, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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02/07/22

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2022

|  | Jan 31, 22        |
|--|-------------------|
| <b>ASSETS</b>                          |                   |
| <b>Current Assets</b>                  |                   |
| <b>Checking/Savings</b>                |                   |
| <b>Operating</b>                       |                   |
| 1011 · Cadence OP5799                  | 44,444.61         |
| 1012 · Cadence Capital Contrib. MM1250 | 11,508.13         |
| 1013 · Cash CAB Operating              | 8,066.75          |
| 1014 · Due (To) From Operating         | 36,473.78         |
| <b>Total Operating</b>                 | 100,493.27        |
| <b>Reserves</b>                        |                   |
| 1021 · Cadence MM1243                  | 287,956.75        |
| 1030 · Due (To) From Reserves          | 25,038.36         |
| <b>Total Reserves</b>                  | 312,995.11        |
| <b>Total Checking/Savings</b>          | 413,488.38        |
| <b>Accounts Receivable</b>             |                   |
| 1100 · Assessments Receivable          | (7,660.00)        |
| <b>Total Accounts Receivable</b>       | (7,660.00)        |
| <b>Other Current Assets</b>            |                   |
| 1130 · Prepaid Insurance               | 28,484.66         |
| <b>Total Other Current Assets</b>      | 28,484.66         |
| <b>Total Current Assets</b>            | 434,313.04        |
| <b>TOTAL ASSETS</b>                    | <b>434,313.04</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Accounts Payable</b>                |                   |
| 3010 · Accounts Payable                | 3,270.59          |
| <b>Total Accounts Payable</b>          | 3,270.59          |
| <b>Other Current Liabilities</b>       |                   |
| 3110 · IPFS Insurance Loan             | 17,468.57         |
| 3030 · Deferred Assessments            | 26,157.50         |
| <b>Total Other Current Liabilities</b> | 43,626.07         |
| <b>Total Current Liabilities</b>       | 46,896.66         |
| <b>Long Term Liabilities</b>           |                   |
| <b>3500 · Reserve Fund</b>             |                   |
| 3510 · Reserves - Painting             | 142,999.62        |
| 3515 · Reserves - Pavers               | 62,425.45         |
| 3520 · Reserves - Roofs                | 103,665.69        |
| 3530 · Reserves Interest               | 3,904.35          |
| <b>Total 3500 · Reserve Fund</b>       | 312,995.11        |
| <b>Total Long Term Liabilities</b>     | 312,995.11        |
| <b>Total Liabilities</b>               | 359,891.77        |
| <b>Equity</b>                          |                   |
| 3910 · Capital Contribution Equity     | 7,745.82          |
| 32000 · Retained Earnings              | 15,850.57         |
| 3900 · Operating Fund Balance          | 45,820.14         |
| Net Income                             | 5,004.74          |
| <b>Total Equity</b>                    | 74,421.27         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>434,313.04</b> |

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

January 2022

|   | Jan 22           | Budget           | \$ Over Budget    | Jan 22           | YTD Budget       | \$ Over Budget    | Annual Budget     |
|---|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>              |                  |                  |                   |                  |                  |                   |                   |
| <b>Income</b>                               |                  |                  |                   |                  |                  |                   |                   |
| 5000 · Income                               |                  |                  |                   |                  |                  |                   |                   |
| 5010 · Assessments Income                   | 13,078.75        | 13,078.75        | 0.00              | 13,078.75        | 13,078.75        | 0.00              | 156,945.00        |
| 5015 · Reserve Assessments                  | 6,003.75         | 2,001.25         | 4,002.50          | 6,003.75         | 2,001.25         | 4,002.50          | 24,015.00         |
| 5025 · Interest Income                      | 0.28             | 0.00             | 0.28              | 0.28             | 0.00             | 0.28              | 0.00              |
| <b>Total 5000 · Income</b>                  | <b>19,082.78</b> | <b>15,080.00</b> | <b>4,002.78</b>   | <b>19,082.78</b> | <b>15,080.00</b> | <b>4,002.78</b>   | <b>180,960.00</b> |
| <b>Total Income</b>                         | <b>19,082.78</b> | <b>15,080.00</b> | <b>4,002.78</b>   | <b>19,082.78</b> | <b>15,080.00</b> | <b>4,002.78</b>   | <b>180,960.00</b> |
| <b>Expense</b>                              |                  |                  |                   |                  |                  |                   |                   |
| <b>Administrative</b>                       |                  |                  |                   |                  |                  |                   |                   |
| 7110 · Annual Corporate Report              | 0.00             | 7.50             | (7.50)            | 0.00             | 7.50             | (7.50)            | 90.00             |
| 7115 · Annual Division Fees                 | 0.00             | 17.37            | (17.37)           | 0.00             | 17.37            | (17.37)           | 208.00            |
| 7120 · Bank Charges                         | 6.55             | 16.63            | (10.08)           | 6.55             | 16.63            | (10.08)           | 200.00            |
| 7125 · Insurance                            | 3,491.08         | 3,500.00         | (8.92)            | 3,491.08         | 3,500.00         | (8.92)            | 42,000.00         |
| 7130 · Reserve Survey/Study                 | 0.00             | 166.63           | (166.63)          | 0.00             | 166.63           | (166.63)          | 2,000.00          |
| 7135 · Legal Fees                           | 0.00             | 166.63           | (166.63)          | 0.00             | 166.63           | (166.63)          | 2,000.00          |
| 7140 · Management Fee                       | 978.50           | 978.50           | 0.00              | 978.50           | 978.50           | 0.00              | 11,742.00         |
| 7145 · Management Additional Fees           | 41.32            | 166.63           | (125.31)          | 41.32            | 166.63           | (125.31)          | 2,000.00          |
| 7150 · Office Expense                       | 124.04           | 41.63            | 82.41             | 124.04           | 41.63            | 82.41             | 500.00            |
| 7155 · Tax Prep & Compilation               | 0.00             | 50.00            | (50.00)           | 0.00             | 50.00            | (50.00)           | 600.00            |
| <b>Total Administrative</b>                 | <b>4,641.49</b>  | <b>5,111.52</b>  | <b>(470.03)</b>   | <b>4,641.49</b>  | <b>5,111.52</b>  | <b>(470.03)</b>   | <b>61,340.00</b>  |
| <b>Grounds &amp; Bldg Maintenance</b>       |                  |                  |                   |                  |                  |                   |                   |
| 7270 · Paver Repairs                        | 0.00             | 291.63           | (291.63)          | 0.00             | 291.63           | (291.63)          | 3,500.00          |
| 7210 · Lawn Maintenance Service             | 2,500.00         | 2,500.00         | 0.00              | 2,500.00         | 2,500.00         | 0.00              | 30,000.00         |
| 7215 · Irrigation Repairs                   | 0.00             | 83.37            | (83.37)           | 0.00             | 83.37            | (83.37)           | 1,000.00          |
| 7220 · Mulch                                | 0.00             | 483.37           | (483.37)          | 0.00             | 483.37           | (483.37)          | 5,800.00          |
| 7225 · Landscape Projects                   | 0.00             | 1,875.00         | (1,875.00)        | 0.00             | 1,875.00         | (1,875.00)        | 22,500.00         |
| 7230 · Plant Replacement                    | 0.00             | 166.63           | (166.63)          | 0.00             | 166.63           | (166.63)          | 2,000.00          |
| 7235 · Annual Fire Equip. Inspections       | 0.00             | 208.37           | (208.37)          | 0.00             | 208.37           | (208.37)          | 2,500.00          |
| 7240 · Fire Equipment Repairs               | 0.00             | 208.37           | (208.37)          | 0.00             | 208.37           | (208.37)          | 2,500.00          |
| 7245 · Backflow Inspections                 | 0.00             | 83.37            | (83.37)           | 0.00             | 83.37            | (83.37)           | 1,000.00          |
| 7250 · Outside Professional Contractor      | 0.00             | 1,000.00         | (1,000.00)        | 0.00             | 1,000.00         | (1,000.00)        | 12,000.00         |
| 7255 · Exterior Pest Control                | 0.00             | 250.00           | (250.00)          | 0.00             | 250.00           | (250.00)          | 3,000.00          |
| 7260 · Paver Pressure Cleaning              | 0.00             | 291.63           | (291.63)          | 0.00             | 291.63           | (291.63)          | 3,500.00          |
| 7265 · Emergency Expenses                   | 0.00             | 41.63            | (41.63)           | 0.00             | 41.63            | (41.63)           | 500.00            |
| <b>Total Grounds &amp; Bldg Maintenance</b> | <b>2,500.00</b>  | <b>7,483.37</b>  | <b>(4,983.37)</b> | <b>2,500.00</b>  | <b>7,483.37</b>  | <b>(4,983.37)</b> | <b>89,800.00</b>  |
| <b>Utilities</b>                            |                  |                  |                   |                  |                  |                   |                   |
| 7310 · Electricity                          | 216.00           | 200.38           | 15.62             | 216.00           | 200.38           | 15.62             | 2,405.00          |
| 7315 · Irrigation Water                     | 716.80           | 241.63           | 475.17            | 716.80           | 241.63           | 475.17            | 2,900.00          |
| 7320 · Fire Sprinkler Line                  | 0.00             | 8.37             | (8.37)            | 0.00             | 8.37             | (8.37)            | 100.00            |
| 7325 · Water / Sewer                        | 0.00             | 33.37            | (33.37)           | 0.00             | 33.37            | (33.37)           | 400.00            |
| <b>Total Utilities</b>                      | <b>932.80</b>    | <b>483.75</b>    | <b>449.05</b>     | <b>932.80</b>    | <b>483.75</b>    | <b>449.05</b>     | <b>5,805.00</b>   |
| <b>Other</b>                                |                  |                  |                   |                  |                  |                   |                   |
| 9010 · Transfer to Reserves                 | 6,003.75         | 2,001.25         | 4,002.50          | 6,003.75         | 2,001.25         | 4,002.50          | 24,015.00         |
| <b>Total Other</b>                          | <b>6,003.75</b>  | <b>2,001.25</b>  | <b>4,002.50</b>   | <b>6,003.75</b>  | <b>2,001.25</b>  | <b>4,002.50</b>   | <b>24,015.00</b>  |
| <b>Total Expense</b>                        | <b>14,078.04</b> | <b>15,079.89</b> | <b>(1,001.85)</b> | <b>14,078.04</b> | <b>15,079.89</b> | <b>(1,001.85)</b> | <b>180,960.00</b> |
| <b>Net Ordinary Income</b>                  | <b>5,004.74</b>  | <b>0.11</b>      | <b>5,004.63</b>   | <b>5,004.74</b>  | <b>0.11</b>      | <b>5,004.63</b>   | <b>0.00</b>       |
| <b>Net Income</b>                           | <b>5,004.74</b>  | <b>0.11</b>      | <b>5,004.63</b>   | <b>5,004.74</b>  | <b>0.11</b>      | <b>5,004.63</b>   | <b>0.00</b>       |