

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

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 March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	44,308.89
1012 · Cadence Capital Contrib. MM1250	11,508.66
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	32,695.11
Total Operating	96,579.41
Reserves	
1021 · Cadence MM1243	284,200.89
1030 · Due (To) From Reserves	28,817.03
Total Reserves	313,017.92
Total Checking/Savings	409,597.33
Accounts Receivable	
1100 · Assessments Receivable	(17,230.00)
Total Accounts Receivable	(17,230.00)
Other Current Assets	
1130 · Prepaid Insurance	20,972.00
Total Other Current Assets	20,972.00
Total Current Assets	413,339.33
TOTAL ASSETS	413,339.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,500.00
Total Accounts Payable	2,500.00
Other Current Liabilities	
3110 · IPFS Insurance Loan	12,477.55
Total Other Current Liabilities	12,477.55
Total Current Liabilities	14,977.55
Long Term Liabilities	
3500 · Reserve Fund	313,017.92
Total Long Term Liabilities	313,017.92
Total Liabilities	327,995.47
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	45,820.14
3905 · Retained Earnings	15,850.57
Net Income	15,927.33
Total Equity	85,343.86
TOTAL LIABILITIES & EQUITY	413,339.33

Coach Homes V at River Strand Condo. Assoc. Inc.
Revenue & Expense Budget Performance
March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	13,078.75	13,078.75	0.00	39,236.25	39,236.25	0.00	156,945.00
5015 · Reserve Assessments	0.00	0.00	0.00	6,003.75	6,003.75	0.00	24,015.00
5025 · Interest Income	0.28	0.00	0.28	0.81	0.00	0.81	0.00
Total 5000 · Income	13,079.03	13,078.75	0.28	45,240.81	45,240.00	0.81	180,960.00
Total Income	13,079.03	13,078.75	0.28	45,240.81	45,240.00	0.81	180,960.00
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	0.00	22.50	(22.50)	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	52.03	(52.03)	208.00
7120 · Bank Charges	4.78	16.67	(11.89)	11.94	49.97	(38.03)	200.00
7125 · Insurance	3,756.33	3,500.00	256.33	11,003.74	10,500.00	503.74	42,000.00
7130 · Reserve Survey/Study	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7140 · Management Fee	978.50	978.50	0.00	2,935.50	2,935.50	0.00	11,742.00
7145 · Management Additional Fees	82.21	166.67	(84.46)	186.52	499.97	(313.45)	2,000.00
7150 · Office Expense	0.00	41.67	(41.67)	246.40	124.97	121.43	500.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
Total Administrative	4,821.82	5,111.68	(289.86)	14,384.10	15,334.88	(950.78)	61,340.00
Grounds & Bldg Maintenance							
7270 · Paver Repairs	0.00	291.67	(291.67)	0.00	874.97	(874.97)	3,500.00
7210 · Lawn Maintenance Service	2,500.00	2,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	0.00	1,450.03	(1,450.03)	5,800.00
7225 · Landscape Projects	0.00	1,875.00	(1,875.00)	0.00	5,625.00	(5,625.00)	22,500.00
7230 · Plant Replacement	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7235 · Annual Fire Equip. Inspections	0.00	208.33	(208.33)	0.00	625.03	(625.03)	2,500.00
7240 · Fire Equipment Repairs	0.00	208.33	(208.33)	0.00	625.03	(625.03)	2,500.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7250 · Outside Professional Contractor	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)	12,000.00
7255 · Exterior Pest Control	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7260 · Paver Pressure Cleaning	0.00	291.67	(291.67)	0.00	874.97	(874.97)	3,500.00
7265 · Emergency Expenses	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
Total Grounds & Bldg Maintenance	2,500.00	7,483.33	(4,983.33)	7,500.00	22,450.03	(14,950.03)	89,800.00
Utilities							
7310 · Electricity	201.64	200.42	1.22	621.15	601.22	19.93	2,405.00
7315 · Irrigation Water	0.00	241.67	(241.67)	670.80	724.97	(54.17)	2,900.00
7320 · Fire Sprinkler Line	46.00	8.33	37.67	133.68	25.03	108.65	100.00
7325 · Water / Sewer	0.00	33.33	(33.33)	0.00	100.03	(100.03)	400.00
Total Utilities	247.64	483.75	(236.11)	1,425.63	1,451.25	(25.62)	5,805.00
Other							
9010 · Transfer to Reserves	0.00	0.00	0.00	6,003.75	6,003.75	0.00	24,015.00
Total Other	0.00	0.00	0.00	6,003.75	6,003.75	0.00	24,015.00
Total Expense	7,569.46	13,078.76	(5,509.30)	29,313.48	45,239.91	(15,926.43)	180,960.00
Net Ordinary Income	5,509.57	(0.01)	5,509.58	15,927.33	0.09	15,927.24	0.00
Net Income	5,509.57	(0.01)	5,509.58	15,927.33	0.09	15,927.24	0.00