

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**June 30, 2022**

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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 June 30, 2022

	Jun 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	37,660.29
1012 · Cadence Capital Contrib. MM1250	11,509.48
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	59,363.11
<b>Total Operating</b>	116,599.63
<b>Reserves</b>	
1021 · Cadence MM1243	263,575.09
1030 · Due (To) From Reserves	2,149.03
<b>Total Reserves</b>	265,724.12
<b>Total Checking/Savings</b>	382,323.75
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(13,576.52)
<b>Total Accounts Receivable</b>	(13,576.52)
<b>Other Current Assets</b>	
12000 · Undeposited Funds	870.00
1130 · Prepaid Insurance	15,770.51
<b>Total Other Current Assets</b>	16,640.51
<b>Total Current Assets</b>	385,387.74
<b>TOTAL ASSETS</b>	<b>385,387.74</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	30,418.00
<b>Total Accounts Payable</b>	30,418.00
<b>Other Current Liabilities</b>	
3110 · IPFS Insurance Loan	4,991.02
<b>Total Other Current Liabilities</b>	4,991.02
<b>Total Current Liabilities</b>	35,409.02
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	265,724.12
<b>Total Long Term Liabilities</b>	265,724.12
<b>Total Liabilities</b>	301,133.14
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	45,820.14
3905 · Retained Earnings	15,850.57
Net Income	14,838.07
<b>Total Equity</b>	84,254.60
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>385,387.74</b>

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

June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5000 · Income</b>							
5010 · Assessments Income	13,078.75	13,078.75	0.00	78,472.50	78,472.50	0.00	156,945.00
5015 · Reserve Assessments	0.00	0.00	0.00	12,007.50	12,007.50	0.00	24,015.00
5020 · Late fee Income	0.00	0.00	0.00	13.05	0.00	13.05	0.00
5025 · Interest Income	0.27	0.00	0.27	1.63	0.00	1.63	0.00
<b>Total 5000 · Income</b>	<u>13,079.02</u>	<u>13,078.75</u>	<u>0.27</u>	<u>90,494.68</u>	<u>90,480.00</u>	<u>14.68</u>	<u>180,960.00</u>
<b>Total Income</b>	<u>13,079.02</u>	<u>13,078.75</u>	<u>0.27</u>	<u>90,494.68</u>	<u>90,480.00</u>	<u>14.68</u>	<u>180,960.00</u>
<b>Gross Profit</b>	<u>13,079.02</u>	<u>13,078.75</u>	<u>0.27</u>	<u>90,494.68</u>	<u>90,480.00</u>	<u>14.68</u>	<u>180,960.00</u>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	86.25	7.50	78.75	86.25	45.00	41.25	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	104.02	(104.02)	208.00
7120 · Bank Charges	1.31	16.67	(15.36)	18.32	99.98	(81.66)	200.00
7125 · Insurance	5,646.33	3,500.00	2,146.33	25,335.23	21,000.00	4,335.23	42,000.00
7130 · Reserve Survey/Study	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7140 · Management Fee	978.50	978.50	0.00	5,871.00	5,871.00	0.00	11,742.00
7145 · Management Additional Fees	69.22	166.67	(97.45)	510.01	999.98	(489.97)	2,000.00
7150 · Office Expense	2.57	41.67	(39.10)	347.43	249.98	97.45	500.00
7155 · Tax Prep & Compilation	0.00	50.00	(50.00)	250.00	300.00	(50.00)	600.00
<b>Total Administrative</b>	<u>6,784.18</u>	<u>5,111.68</u>	<u>1,672.50</u>	<u>32,418.24</u>	<u>30,669.92</u>	<u>1,748.32</u>	<u>61,340.00</u>
<b>Grounds &amp; Bldg Maintenance</b>							
7270 · Paver Repairs	0.00	291.67	(291.67)	0.00	1,749.98	(1,749.98)	3,500.00
7210 · Lawn Maintenance Service	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	105.88	2,900.02	(2,794.14)	5,800.00
7225 · Landscape Projects	0.00	1,875.00	(1,875.00)	11,339.90	11,250.00	89.90	22,500.00
7230 · Plant Replacement	0.00	166.67	(166.67)	250.00	999.98	(749.98)	2,000.00
7235 · Annual Fire Equip. Inspections	0.00	208.33	(208.33)	0.00	1,250.02	(1,250.02)	2,500.00
7240 · Fire Equipment Repairs	0.00	208.33	(208.33)	900.00	1,250.02	(350.02)	2,500.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7250 · Outside Professional Contractor	0.00	1,000.00	(1,000.00)	0.00	6,000.00	(6,000.00)	12,000.00
7255 · Exterior Pest Control	0.00	250.00	(250.00)	657.00	1,500.00	(843.00)	3,000.00
7260 · Paver Pressure Cleaning	0.00	291.67	(291.67)	0.00	1,749.98	(1,749.98)	3,500.00
7265 · Emergency Expenses	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<u>2,500.00</u>	<u>7,483.33</u>	<u>(4,983.33)</u>	<u>28,252.78</u>	<u>44,900.02</u>	<u>(16,647.24)</u>	<u>89,800.00</u>
<b>Utilities</b>							
7310 · Electricity	349.76	200.42	149.34	1,364.58	1,202.48	162.10	2,405.00
7315 · Irrigation Water	0.00	241.67	(241.67)	1,341.60	1,449.98	(108.38)	2,900.00
7320 · Fire Sprinkler Line	46.00	8.33	37.67	271.91	50.02	221.89	100.00
7325 · Water / Sewer	0.00	33.33	(33.33)	0.00	200.02	(200.02)	400.00
<b>Total Utilities</b>	<u>395.76</u>	<u>483.75</u>	<u>(87.99)</u>	<u>2,978.09</u>	<u>2,902.50</u>	<u>75.59</u>	<u>5,805.00</u>
<b>Other</b>							
9010 · Transfer to Reserves	0.00	0.00	0.00	12,007.50	12,007.50	0.00	24,015.00
<b>Total Other</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,007.50</u>	<u>12,007.50</u>	<u>0.00</u>	<u>24,015.00</u>
<b>Total Expense</b>	<u>9,679.94</u>	<u>13,078.76</u>	<u>(3,398.82)</u>	<u>75,656.61</u>	<u>90,479.94</u>	<u>(14,823.33)</u>	<u>180,960.00</u>
<b>Net Ordinary Income</b>	<u>3,399.08</u>	<u>(0.01)</u>	<u>3,399.09</u>	<u>14,838.07</u>	<u>0.06</u>	<u>14,838.01</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>3,399.08</b></u>	<u><b>(0.01)</b></u>	<u><b>3,399.09</b></u>	<u><b>14,838.07</b></u>	<u><b>0.06</b></u>	<u><b>14,838.01</b></u>	<u><b>0.00</b></u>