

Coach Homes V at River Strand Condo. Assoc. Inc.
FINANCIAL REPORTS
January 31, 2023

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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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	28,102.73
1012 · Cadence Capital Contrib. MM1250	11,514.16
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	30,756.07
Total Operating	78,439.71
Reserves	
1021 · Cadence MM1243	202,721.42
1030 · Due (To) From Reserves	30,756.07
Total Reserves	233,477.49
Total Checking/Savings	311,917.20
Accounts Receivable	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	(8,888.90)
Total 1100 · Accounts Receivable	(8,888.90)
Total Accounts Receivable	(8,888.90)
Other Current Assets	
1130 · Prepaid Insurance	38,679.11
Total Other Current Assets	38,679.11
Total Current Assets	341,707.41
TOTAL ASSETS	341,707.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,625.40
Total Accounts Payable	4,625.40
Other Current Liabilities	
3060 · Income Carryover / Surplus	18,333.37
3110 · IPFS Insurance Loan	27,509.93
3030 · Deferred Assessments	26,988.00
Total Other Current Liabilities	72,831.30
Total Current Liabilities	77,456.70
Long Term Liabilities	
3500 · Reserve Fund	233,477.49
Total Long Term Liabilities	233,477.49
Total Liabilities	310,934.19
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	42,391.71
3905 · Retained Earnings	(19,143.99)
3995 · Prior Period Adjustment	(1,765.40)
Net Income	1,545.08
Total Equity	30,773.22
TOTAL LIABILITIES & EQUITY	341,707.41

Coach Homes V at River Strand Condo. Assoc. Inc.

Revenue & Expense Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5030 · Surplus Carryover Income	1,666.63	1,666.63	0.00	1,666.63	1,666.63	0.00	20,000.00
5010 · Assessments Income	13,494.00	13,494.00	0.00	13,494.00	13,494.00	0.00	161,928.00
5015 · Reserve Assessments	7,358.00	7,358.00	0.00	7,358.00	7,358.00	0.00	29,432.00
5025 · Interest Income	0.74	0.00	0.74	0.74	0.00	0.74	0.00
Total 5000 · Income	22,519.37	22,518.63	0.74	22,519.37	22,518.63	0.74	211,360.00
Total Income	22,519.37	22,518.63	0.74	22,519.37	22,518.63	0.74	211,360.00
Gross Profit	22,519.37	22,518.63	0.74	22,519.37	22,518.63	0.74	211,360.00
Expense							
Administrative							
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	6.93	16.63	(9.70)	6.93	16.63	(9.70)	200.00
7125 · Insurance	5,660.49	5,583.37	77.12	5,660.49	5,583.37	77.12	67,000.00
7135 · Legal Fees	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	12,000.00
7145 · Management Additional Fees	79.03	83.37	(4.34)	79.03	83.37	(4.34)	1,000.00
7150 · Office Expense	108.31	54.13	54.18	108.31	54.13	54.18	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Total Administrative	6,854.76	6,954.00	(99.24)	6,854.76	6,954.00	(99.24)	83,448.00
Grounds & Bldg Maintenance							
7275 · Dryer Vent Cleaning	0.00	183.37	(183.37)	0.00	183.37	(183.37)	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	2,860.00	2,860.00	0.00	34,320.00
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	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7230 · Plant Replacement	2,113.00	150.00	1,963.00	2,113.00	150.00	1,963.00	1,800.00
7235 · Annual Fire Equip. Inspections	0.00	233.37	(233.37)	0.00	233.37	(233.37)	2,800.00
7240 · Fire Equipment Repairs	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7245 · Backflow Inspections	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7250 · Outside Professional Contractor	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7255 · Exterior Pest Control	657.00	250.00	407.00	657.00	250.00	407.00	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7265 · Emergency Expenses	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	20.00	(20.00)	240.00
7280 · Window Cleaning	0.00	433.37	(433.37)	0.00	433.37	(433.37)	5,200.00
7285 · Roof Cleaning	0.00	1,300.00	(1,300.00)	0.00	1,300.00	(1,300.00)	15,600.00
Total Grounds & Bldg Maintenance	5,630.00	7,621.85	(1,991.85)	5,630.00	7,621.85	(1,991.85)	91,460.00
Utilities							
7310 · Electricity	354.85	250.00	104.85	354.85	250.00	104.85	3,000.00
7315 · Irrigation Water	731.64	287.50	444.14	731.64	287.50	444.14	3,450.00
7320 · Fire Sprinkler Line	45.04	47.50	(2.46)	45.04	47.50	(2.46)	570.00
Total Utilities	1,131.53	585.00	546.53	1,131.53	585.00	546.53	7,020.00
Other							
9010 · Transfer to Reserves	7,358.00	7,358.00	0.00	7,358.00	7,358.00	0.00	29,432.00
Total Other	7,358.00	7,358.00	0.00	7,358.00	7,358.00	0.00	29,432.00
Total Expense	20,974.29	22,518.85	(1,544.56)	20,974.29	22,518.85	(1,544.56)	211,360.00
Net Ordinary Income	1,545.08	(0.22)	1,545.30	1,545.08	(0.22)	1,545.30	0.00
Net Income	1,545.08	(0.22)	1,545.30	1,545.08	(0.22)	1,545.30	0.00