

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**June 30, 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 June 30, 2023

	Jun 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	11,543.08
1012 · Cadence Capital Contrib. MM1250	11,517.75
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	15,756.07
<b>Total Operating</b>	46,883.65
<b>Reserves</b>	
1021 · Cadence MM1243	184,262.46
1030 · Due (To) From Reserves	45,756.07
<b>Total Reserves</b>	230,018.53
<b>Total Checking/Savings</b>	276,902.18
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	(18,115.00)
<b>Total 1100 · Accounts Receivable</b>	(18,115.00)
<b>Total Accounts Receivable</b>	(18,115.00)
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	22,557.16
<b>Total Other Current Assets</b>	22,557.16
<b>Total Current Assets</b>	281,344.34
<b>TOTAL ASSETS</b>	<b>281,344.34</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,854.25
<b>Total Accounts Payable</b>	2,854.25
<b>Other Current Liabilities</b>	
3060 · Income Carryover / Surplus	10,000.02
3110 · IPFS Insurance Loan	7,859.98
<b>Total Other Current Liabilities</b>	17,860.00
<b>Total Current Liabilities</b>	20,714.25
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	230,018.53
<b>Total Long Term Liabilities</b>	230,018.53
<b>Total Liabilities</b>	250,732.78
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	23,253.47
3995 · Prior Period Adjustment	(6,022.60)
Net Income	5,634.87
<b>Total Equity</b>	30,611.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>281,344.34</b>

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

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5000 · Income</b>							
5010 · Assessments Income	13,494.00	13,494.00	0.00	80,964.00	80,964.00	0.00	161,928.00
5015 · Reserve Assessments	0.00	0.00	0.00	14,716.00	14,716.00	0.00	29,432.00
5020 · Late fee Income	0.00	0.00	0.00	(13.05)	0.00	(13.05)	0.00
5025 · Interest Income	0.72	0.00	0.72	4.33	0.00	4.33	0.00
5030 · Surplus Carryover Income	1,666.67	1,666.67	0.00	9,999.98	9,999.98	0.00	20,000.00
<b>Total 5000 · Income</b>	<b>15,161.39</b>	<b>15,160.67</b>	<b>0.72</b>	<b>105,671.26</b>	<b>105,679.98</b>	<b>(8.72)</b>	<b>211,360.00</b>
<b>Total Income</b>	<b>15,161.39</b>	<b>15,160.67</b>	<b>0.72</b>	<b>105,671.26</b>	<b>105,679.98</b>	<b>(8.72)</b>	<b>211,360.00</b>
<b>Gross Profit</b>	<b>15,161.39</b>	<b>15,160.67</b>	<b>0.72</b>	<b>105,671.26</b>	<b>105,679.98</b>	<b>(8.72)</b>	<b>211,360.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	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	7.20	16.67	(9.47)	29.71	99.98	(70.27)	200.00
7125 · Insurance	5,781.99	5,583.33	198.66	34,423.44	33,500.02	923.42	67,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	6,000.00	6,000.00	0.00	12,000.00
7145 · Management Additional Fees	90.90	83.33	7.57	509.35	500.02	9.33	1,000.00
7150 · Office Expense	0.00	54.17	(54.17)	222.17	324.98	(102.81)	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	275.00	150.00	125.00	300.00
<b>Total Administrative</b>	<b>6,880.09</b>	<b>6,954.00</b>	<b>(73.91)</b>	<b>41,545.92</b>	<b>41,724.00</b>	<b>(178.08)</b>	<b>83,448.00</b>
<b>Grounds &amp; Bldg Maintenance</b>							
7275 · Dryer Vent Cleaning	0.00	183.33	(183.33)	2,077.40	1,100.02	977.38	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	17,160.00	17,160.00	0.00	34,320.00
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)	1,030.00	2,900.02	(1,870.02)	5,800.00
7225 · Landscape Projects	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7230 · Plant Replacement	0.00	150.00	(150.00)	4,063.00	900.00	3,163.00	1,800.00
7235 · Annual Fire Equip. Inspections	0.00	233.33	(233.33)	0.00	1,400.02	(1,400.02)	2,800.00
7240 · Fire Equipment Repairs	0.00	166.67	(166.67)	174.41	999.98	(825.57)	2,000.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7250 · Outside Professional Contractor	0.00	416.67	(416.67)	1,817.00	2,499.98	(682.98)	5,000.00
7255 · Exterior Pest Control	0.00	250.00	(250.00)	1,379.25	1,500.00	(120.75)	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7265 · Emergency Expenses	0.00	208.33	(208.33)	0.00	1,250.02	(1,250.02)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	120.00	(120.00)	240.00
7280 · Window Cleaning	2,080.00	433.33	1,646.67	2,080.00	2,600.02	(520.02)	5,200.00
7285 · Roof Cleaning	10,400.00	1,300.00	9,100.00	10,400.00	7,800.00	2,600.00	15,600.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<b>15,340.00</b>	<b>7,621.65</b>	<b>7,718.35</b>	<b>40,181.06</b>	<b>45,730.10</b>	<b>(5,549.04)</b>	<b>91,460.00</b>
<b>Utilities</b>							
7310 · Electricity	354.00	250.00	104.00	2,093.57	1,500.00	593.57	3,000.00
7315 · Irrigation Water	0.00	287.50	(287.50)	1,463.28	1,725.00	(261.72)	3,450.00
7320 · Fire Sprinkler Line	46.00	47.50	(1.50)	36.56	285.00	(248.44)	570.00
<b>Total Utilities</b>	<b>400.00</b>	<b>585.00</b>	<b>(185.00)</b>	<b>3,593.41</b>	<b>3,510.00</b>	<b>83.41</b>	<b>7,020.00</b>
<b>Other</b>							
9010 · Transfer to Reserves	0.00	0.00	0.00	14,716.00	14,716.00	0.00	29,432.00
<b>Total Other</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14,716.00</b>	<b>14,716.00</b>	<b>0.00</b>	<b>29,432.00</b>
<b>Total Expense</b>	<b>22,620.09</b>	<b>15,160.65</b>	<b>7,459.44</b>	<b>100,036.39</b>	<b>105,680.10</b>	<b>(5,643.71)</b>	<b>211,360.00</b>
<b>Net Ordinary Income</b>	<b>(7,458.70)</b>	<b>0.02</b>	<b>(7,458.72)</b>	<b>5,634.87</b>	<b>(0.12)</b>	<b>5,634.99</b>	<b>0.00</b>
<b>Net Income</b>	<b>(7,458.70)</b>	<b>0.02</b>	<b>(7,458.72)</b>	<b>5,634.87</b>	<b>(0.12)</b>	<b>5,634.99</b>	<b>0.00</b>