

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

	Jul 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP5799	27,397.26
1012 · Cadence Capital Contrib. MM1250	11,518.49
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	15,756.07
<b>Total Operating</b>	62,738.57
<b>Reserves</b>	
1021 · Cadence MM1243	191,643.66
1030 · Due (To) From Reserves	45,756.07
<b>Total Reserves</b>	237,399.73
<b>Total Checking/Savings</b>	300,138.30
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	(2,475.00)
<b>Total 1100 · Accounts Receivable</b>	(2,475.00)
<b>Total Accounts Receivable</b>	(2,475.00)
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	16,748.42
<b>Total Other Current Assets</b>	16,748.42
<b>Total Current Assets</b>	314,411.72
<b>TOTAL ASSETS</b>	<b>314,411.72</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	4,484.89
<b>Total Accounts Payable</b>	4,484.89
<b>Other Current Liabilities</b>	
3060 · Income Carryover / Surplus	8,333.35
3110 · IPFS Insurance Loan	3,929.99
3030 · Deferred Assessments	26,988.00
<b>Total Other Current Liabilities</b>	39,251.34
<b>Total Current Liabilities</b>	43,736.23
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	237,399.73
<b>Total Long Term Liabilities</b>	237,399.73
<b>Total Liabilities</b>	281,135.96
<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	8,299.07
<b>Total Equity</b>	33,275.76
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>314,411.72</b>

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

July 2023

	Jul 23	Budget	\$ Over Budget	Jan - Jul 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	94,458.00	94,458.00	0.00	161,928.00
5015 · Reserve Assessments	7,358.00	7,358.00	0.00	22,074.00	22,074.00	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	0.74	0.00	0.74	5.07	0.00	5.07	0.00
5030 · Surplus Carryover Income	1,666.67	1,666.67	0.00	11,666.65	11,666.65	0.00	20,000.00
<b>Total 5000 · Income</b>	<b>22,519.41</b>	<b>22,518.67</b>	<b>0.74</b>	<b>128,190.67</b>	<b>128,198.65</b>	<b>(7.98)</b>	<b>211,360.00</b>
<b>Total Income</b>	<b>22,519.41</b>	<b>22,518.67</b>	<b>0.74</b>	<b>128,190.67</b>	<b>128,198.65</b>	<b>(7.98)</b>	<b>211,360.00</b>
<b>Gross Profit</b>	<b>22,519.41</b>	<b>22,518.67</b>	<b>0.74</b>	<b>128,190.67</b>	<b>128,198.65</b>	<b>(7.98)</b>	<b>211,360.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	86.25	52.50	33.75	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	121.35	(121.35)	208.00
7120 · Bank Charges	9.63	16.67	(7.04)	39.34	116.65	(77.31)	200.00
7125 · Insurance	5,808.74	5,583.33	225.41	40,232.18	39,083.35	1,148.83	67,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	7,000.00	7,000.00	0.00	12,000.00
7145 · Management Additional Fees	96.20	83.33	12.87	605.55	583.35	22.20	1,000.00
7150 · Office Expense	43.27	54.17	(10.90)	265.44	379.15	(113.71)	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	275.00	175.00	100.00	300.00
<b>Total Administrative</b>	<b>6,957.84</b>	<b>6,954.00</b>	<b>3.84</b>	<b>48,503.76</b>	<b>48,678.00</b>	<b>(174.24)</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	1,283.35	794.05	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	20,020.00	20,020.00	0.00	34,320.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	1,030.00	3,383.35	(2,353.35)	5,800.00
7225 · Landscape Projects	0.00	500.00	(500.00)	0.00	3,500.00	(3,500.00)	6,000.00
7230 · Plant Replacement	0.00	150.00	(150.00)	4,063.00	1,050.00	3,013.00	1,800.00
7235 · Annual Fire Equip. Inspections	0.00	233.33	(233.33)	0.00	1,633.35	(1,633.35)	2,800.00
7240 · Fire Equipment Repairs	685.00	166.67	518.33	859.41	1,166.65	(307.24)	2,000.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7250 · Outside Professional Contractor	0.00	416.67	(416.67)	1,817.00	2,916.65	(1,099.65)	5,000.00
7255 · Exterior Pest Control	864.00	250.00	614.00	2,243.25	1,750.00	493.25	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
7265 · Emergency Expenses	0.00	208.33	(208.33)	0.00	1,458.35	(1,458.35)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	140.00	(140.00)	240.00
7280 · Window Cleaning	0.00	433.33	(433.33)	2,080.00	3,033.35	(953.35)	5,200.00
7285 · Roof Cleaning	0.00	1,300.00	(1,300.00)	10,400.00	9,100.00	1,300.00	15,600.00
<b>Total Grounds &amp; Bldg Maintenance</b>	<b>4,409.00</b>	<b>7,621.65</b>	<b>(3,212.65)</b>	<b>44,590.06</b>	<b>53,351.75</b>	<b>(8,761.69)</b>	<b>91,460.00</b>
<b>Utilities</b>							
7310 · Electricity	350.25	250.00	100.25	2,443.82	1,750.00	693.82	3,000.00
7315 · Irrigation Water	731.64	287.50	444.14	2,194.92	2,012.50	182.42	3,450.00
7320 · Fire Sprinkler Line	48.48	47.50	0.98	85.04	332.50	(247.46)	570.00
<b>Total Utilities</b>	<b>1,130.37</b>	<b>585.00</b>	<b>545.37</b>	<b>4,723.78</b>	<b>4,095.00</b>	<b>628.78</b>	<b>7,020.00</b>
<b>Other</b>							
9010 · Transfer to Reserves	7,358.00	7,358.00	0.00	22,074.00	22,074.00	0.00	29,432.00
<b>Total Other</b>	<b>7,358.00</b>	<b>7,358.00</b>	<b>0.00</b>	<b>22,074.00</b>	<b>22,074.00</b>	<b>0.00</b>	<b>29,432.00</b>
<b>Total Expense</b>	<b>19,855.21</b>	<b>22,518.65</b>	<b>(2,663.44)</b>	<b>119,891.60</b>	<b>128,198.75</b>	<b>(8,307.15)</b>	<b>211,360.00</b>
<b>Net Ordinary Income</b>	<b>2,664.20</b>	<b>0.02</b>	<b>2,664.18</b>	<b>8,299.07</b>	<b>(0.10)</b>	<b>8,299.17</b>	<b>0.00</b>
<b>Net Income</b>	<b>2,664.20</b>	<b>0.02</b>	<b>2,664.18</b>	<b>8,299.07</b>	<b>(0.10)</b>	<b>8,299.17</b>	<b>0.00</b>