

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

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	9,024.78
1012 · Cadence Capital Contrib. MM1250	11,519.23
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	15,756.07
Total Operating	44,366.83
Reserves	
1021 · Cadence MM1243	191,667.59
1030 · Due (To) From Reserves	45,756.07
Total Reserves	237,423.66
Total Checking/Savings	281,790.49
Accounts Receivable	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	(2,524.25)
Total 1100 · Accounts Receivable	(2,524.25)
Total Accounts Receivable	(2,524.25)
Other Current Assets	
1130 · Prepaid Insurance	15,678.43
Total Other Current Assets	15,678.43
Total Current Assets	294,944.67
TOTAL ASSETS	294,944.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,706.59
Total Accounts Payable	5,706.59
Other Current Liabilities	
3060 · Income Carryover / Surplus	6,666.68
3030 · Deferred Assessments	13,494.00
Total Other Current Liabilities	20,160.68
Total Current Liabilities	25,867.27
Long Term Liabilities	
3500 · Reserve Fund	237,423.66
Total Long Term Liabilities	237,423.66
Total Liabilities	263,290.93
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	23,247.72
3995 · Prior Period Adjustment	(6,022.60)
Net Income	6,682.80
Total Equity	31,653.74
TOTAL LIABILITIES & EQUITY	294,944.67

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

August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	13,494.00	13,494.00	0.00	107,952.00	107,952.00	0.00	161,928.00
5015 · Reserve Assessments	0.00	0.00	0.00	22,074.00	22,074.00	0.00	29,432.00
5020 · Late fee Income	14.75	0.00	14.75	1.70	0.00	1.70	0.00
5025 · Interest Income	0.74	0.00	0.74	5.81	0.00	5.81	0.00
5030 · Surplus Carryover Income	1,666.67	1,666.67	0.00	13,333.32	13,333.32	0.00	20,000.00
Total 5000 · Income	15,176.16	15,160.67	15.49	143,366.83	143,359.32	7.51	211,360.00
Total Income	15,176.16	15,160.67	15.49	143,366.83	143,359.32	7.51	211,360.00
Gross Profit	15,176.16	15,160.67	15.49	143,366.83	143,359.32	7.51	211,360.00
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	86.25	60.00	26.25	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	138.68	(138.68)	208.00
7120 · Bank Charges	2.83	16.67	(13.84)	42.17	133.32	(91.15)	200.00
7125 · Insurance	5,829.99	5,583.33	246.66	46,062.17	44,666.68	1,395.49	67,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	8,000.00	8,000.00	0.00	12,000.00
7145 · Management Additional Fees	83.26	83.33	(0.07)	688.81	666.68	22.13	1,000.00
7150 · Office Expense	91.50	54.17	37.33	356.94	433.32	(76.38)	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	275.00	200.00	75.00	300.00
Total Administrative	7,007.58	6,954.00	53.58	55,511.34	55,632.00	(120.66)	83,448.00
Grounds & Bldg Maintenance							
7275 · Dryer Vent Cleaning	0.00	183.33	(183.33)	2,077.40	1,466.68	610.72	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	22,880.00	22,880.00	0.00	34,320.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	1,030.00	3,866.68	(2,836.68)	5,800.00
7225 · Landscape Projects	0.00	500.00	(500.00)	0.00	4,000.00	(4,000.00)	6,000.00
7230 · Plant Replacement	0.00	150.00	(150.00)	4,063.00	1,200.00	2,863.00	1,800.00
7235 · Annual Fire Equip. Inspections	702.72	233.33	469.39	702.72	1,866.68	(1,163.96)	2,800.00
7240 · Fire Equipment Repairs	2,077.83	166.67	1,911.16	2,937.24	1,333.32	1,603.92	2,000.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
7250 · Outside Professional Contractor	3,958.26	416.67	3,541.59	5,775.26	3,333.32	2,441.94	5,000.00
7255 · Exterior Pest Control	(214.00)	250.00	(464.00)	2,029.25	2,000.00	29.25	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
7265 · Emergency Expenses	0.00	208.33	(208.33)	0.00	1,666.68	(1,666.68)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	160.00	(160.00)	240.00
7280 · Window Cleaning	0.00	433.33	(433.33)	2,080.00	3,466.68	(1,386.68)	5,200.00
7285 · Roof Cleaning	0.00	1,300.00	(1,300.00)	10,400.00	10,400.00	0.00	15,600.00
Total Grounds & Bldg Maintenance	9,384.81	7,621.65	1,763.16	53,974.87	60,973.40	(6,998.53)	91,460.00
Utilities							
7310 · Electricity	349.64	250.00	99.64	2,793.46	2,000.00	793.46	3,000.00
7315 · Irrigation Water	0.00	287.50	(287.50)	2,194.92	2,300.00	(105.08)	3,450.00
7320 · Fire Sprinkler Line	50.40	47.50	2.90	135.44	380.00	(244.56)	570.00
Total Utilities	400.04	585.00	(184.96)	5,123.82	4,680.00	443.82	7,020.00
Other							
9010 · Transfer to Reserves	0.00	0.00	0.00	22,074.00	22,074.00	0.00	29,432.00
Total Other	0.00	0.00	0.00	22,074.00	22,074.00	0.00	29,432.00
Total Expense	16,792.43	15,160.65	1,631.78	136,684.03	143,359.40	(6,675.37)	211,360.00
Net Ordinary Income	(1,616.27)	0.02	(1,616.29)	6,682.80	(0.08)	6,682.88	0.00
Net Income	(1,616.27)	0.02	(1,616.29)	6,682.80	(0.08)	6,682.88	0.00