

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

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP5799	23,968.51
1012 · Cadence Capital Contrib. MM1250	10,910.95
1013 · Cash CAB Operating	8,066.75
1014 · Due (To) From Operating	11,922.34
Total Operating	54,868.55
Reserves	
1021 · Cadence MM1243	164,215.13
1030 · Due To (From) Reserves	49,589.80
Total Reserves	213,804.93
Total Checking/Savings	268,673.48
Accounts Receivable	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	(1,631.10)
Total 1100 · Accounts Receivable	(1,631.10)
Total Accounts Receivable	(1,631.10)
Other Current Assets	
1130 · Prepaid Insurance	89,589.99
Total Other Current Assets	89,589.99
Total Current Assets	356,632.37
TOTAL ASSETS	356,632.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,854.25
Total Accounts Payable	2,854.25
Other Current Liabilities	
3060 · Income Carryover / Surplus	1,666.67
3110 · IPFS Insurance Loan	81,496.08
3030 · Deferred Assessments	13,494.00
Total Other Current Liabilities	96,656.75
Total Current Liabilities	99,511.00
Long Term Liabilities	
3500 · Reserve Fund	
3510 · Reserves - Painting	58,869.62
3515 · Reserves - Pavers	20,610.45
3520 · Reserves - Roofs	129,982.52
3530 · Reserves Interest	4,342.34
Total 3500 · Reserve Fund	213,804.93
Total Long Term Liabilities	213,804.93
Total Liabilities	313,315.93
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	23,247.72
3995 · Prior Period Adjustment	15,789.78
Net Income	(3,466.88)
Total Equity	43,316.44
TOTAL LIABILITIES & EQUITY	356,632.37

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

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	13,494.00	13,494.00	0.00	148,434.00	148,434.00	0.00	161,928.00
5015 · Reserve Assessments	0.00	0.00	0.00	29,432.00	29,432.00	0.00	29,432.00
5020 · Late fee Income	0.00	0.00	0.00	1.70	0.00	1.70	0.00
5025 · Interest Income	0.09	0.00	0.09	7.17	0.00	7.17	0.00
5030 · Surplus Carryover Income	1,666.67	1,666.67	0.00	18,333.33	18,333.33	0.00	20,000.00
Total 5000 · Income	15,160.76	15,160.67	0.09	196,208.20	196,199.33	8.87	211,360.00
Total Income	15,160.76	15,160.67	0.09	196,208.20	196,199.33	8.87	211,360.00
Gross Profit	15,160.76	15,160.67	0.09	196,208.20	196,199.33	8.87	211,360.00
Expense							
Administrative							
7110 · Annual Corporate Report	0.00	7.50	(7.50)	86.25	82.50	3.75	90.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	0.00	190.67	(190.67)	208.00
7120 · Bank Charges	4.45	16.67	(12.22)	63.63	183.33	(119.70)	200.00
7125 · Insurance	10,587.20	5,583.33	5,003.87	78,058.93	61,416.67	16,642.26	67,000.00
7135 · Legal Fees	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7140 · Management Fee	1,000.00	1,000.00	0.00	11,000.00	11,000.00	0.00	12,000.00
7145 · Management Additional Fees	88.91	83.33	5.58	956.04	916.67	39.37	1,000.00
7150 · Office Expense	0.00	54.17	(54.17)	475.19	595.83	(120.64)	650.00
7155 · Tax Prep & Compilation	0.00	25.00	(25.00)	275.00	275.00	0.00	300.00
Total Administrative	11,680.56	6,954.00	4,726.56	90,915.04	76,494.00	14,421.04	83,448.00
Grounds & Bldg Maintenance							
7275 · Dryer Vent Cleaning	0.00	183.33	(183.33)	2,077.40	2,016.67	60.73	2,200.00
7210 · Lawn Maintenance Service	2,860.00	2,860.00	0.00	31,460.00	31,460.00	0.00	34,320.00
7215 · Irrigation Repairs	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7220 · Mulch	0.00	483.33	(483.33)	7,460.99	5,316.67	2,144.32	5,800.00
7225 · Landscape Projects	0.00	500.00	(500.00)	0.00	5,500.00	(5,500.00)	6,000.00
7230 · Plant Replacement	900.00	150.00	750.00	4,963.00	1,650.00	3,313.00	1,800.00
7235 · Annual Fire Equip. Inspections	0.00	233.33	(233.33)	702.72	2,566.67	(1,863.95)	2,800.00
7240 · Fire Equipment Repairs	0.00	166.67	(166.67)	4,665.24	1,833.33	2,831.91	2,000.00
7245 · Backflow Inspections	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7250 · Outside Professional Contractor	0.00	416.67	(416.67)	5,775.26	4,583.33	1,191.93	5,000.00
7255 · Exterior Pest Control	0.00	250.00	(250.00)	2,679.25	2,750.00	(70.75)	3,000.00
7260 · Paver Pressure Cleaning	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00
7265 · Emergency Expenses	0.00	208.33	(208.33)	0.00	2,291.67	(2,291.67)	2,500.00
7270 · Paver Repairs	0.00	20.00	(20.00)	0.00	220.00	(220.00)	240.00
7280 · Window Cleaning	0.00	433.33	(433.33)	2,080.00	4,766.67	(2,686.67)	5,200.00
7285 · Roof Cleaning	0.00	1,300.00	(1,300.00)	10,400.00	14,300.00	(3,900.00)	15,600.00
Total Grounds & Bldg Maintenance	3,760.00	7,621.65	(3,861.65)	72,263.86	83,838.35	(11,574.49)	91,460.00
Utilities							
7310 · Electricity	355.55	250.00	105.55	3,850.98	2,750.00	1,100.98	3,000.00
7315 · Irrigation Water	731.64	287.50	444.14	2,926.56	3,162.50	(235.94)	3,450.00
7320 · Fire Sprinkler Line	50.40	47.50	2.90	286.64	522.50	(235.86)	570.00
Total Utilities	1,137.59	585.00	552.59	7,064.18	6,435.00	629.18	7,020.00
Other							
9010 · Transfer to Reserves	0.00	0.00	0.00	29,432.00	29,432.00	0.00	29,432.00
Total Other	0.00	0.00	0.00	29,432.00	29,432.00	0.00	29,432.00
Total Expense	16,578.15	15,160.65	1,417.50	199,675.08	196,199.35	3,475.73	211,360.00
Net Ordinary Income	(1,417.39)	0.02	(1,417.41)	(3,466.88)	(0.02)	(3,466.86)	0.00
Net Income	(1,417.39)	0.02	(1,417.41)	(3,466.88)	(0.02)	(3,466.86)	0.00