

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**FINANCIAL REPORTS**  
**March 31, 2024**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

04/17/24

**Coach Homes V at River Strand Condo. Assoc. Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1011 · Cadence OP 5799	18,235.51
1012 · Cadence Capital Contrib. MM1250	10,911.31
1014 · Due (To) From Operating	11,922.34
<b>Total Operating</b>	41,069.16
<b>Reserves</b>	
1021 · Cadence MM 1243	172,468.76
1030 · Due To (From) Reserves	49,589.80
<b>Total Reserves</b>	222,058.56
<b>Total Checking/Savings</b>	263,127.72
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	53,869.39
<b>Total Other Current Assets</b>	53,869.39
<b>Total Current Assets</b>	316,997.11
<b>TOTAL ASSETS</b>	<b>316,997.11</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,134.60
<b>Total Accounts Payable</b>	1,134.60
<b>Other Current Liabilities</b>	
3110 · IPFS Insurance Loan	45,275.60
3035 · Prepaid Assessments	14,281.10
3050 · Suspense	(9,866.75)
<b>Total Other Current Liabilities</b>	49,689.95
<b>Total Current Liabilities</b>	50,824.55
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	222,058.56
<b>Total Long Term Liabilities</b>	222,058.56
<b>Total Liabilities</b>	272,883.11
<b>Equity</b>	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	34,725.39
Net Income	1,642.79
<b>Total Equity</b>	44,114.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>316,997.11</b>

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

March 2024

	Mar 24	Budget	\$ Over Budget	Jan - Mar 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5000 · Income</b>							
<b>5010 · Assessments Income</b>	17,184.00	17,184.00	0.00	51,552.00	51,552.00	0.00	206,208.00
<b>5015 · Reserve Assessments</b>	0.00	0.00	0.00	8,248.00	8,248.00	0.00	32,992.00
<b>5020 · Late fee Income</b>	0.00	0.00	0.00	17.25	0.00	17.25	0.00
<b>5025 · Interest Income</b>	0.09	0.00	0.09	0.27	0.00	0.27	0.00
<b>Total 5000 · Income</b>	17,184.09	17,184.00	0.09	59,817.52	59,800.00	17.52	239,200.00
<b>Total Income</b>	17,184.09	17,184.00	0.09	59,817.52	59,800.00	17.52	239,200.00
<b>Gross Profit</b>	17,184.09	17,184.00	0.09	59,817.52	59,800.00	17.52	239,200.00
<b>Expense</b>							
<b>Administrative</b>							
<b>7110 · Annual Corporate Report</b>	0.00	7.17	(7.17)	0.00	21.47	(21.47)	86.00
<b>7115 · Annual Division Fees</b>	0.00	17.33	(17.33)	208.00	52.03	155.97	208.00
<b>7120 · Bank Charges</b>	2.35	5.25	(2.90)	8.49	15.75	(7.26)	63.00
<b>7125 · Insurance</b>	10,634.11	9,166.67	1,467.44	31,855.41	27,499.97	4,355.44	110,000.00
<b>7135 · Legal Fees</b>	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
<b>7140 · Management Fee</b>	1,050.00	1,050.00	0.00	3,150.00	3,150.00	0.00	12,600.00
<b>7145 · Management Additional Fees</b>	99.44	41.67	57.77	280.22	124.97	155.25	500.00
<b>7150 · Office Expense</b>	39.28	45.83	(6.55)	282.95	137.53	145.42	550.00
<b>7155 · Tax Prep &amp; Compilation</b>	300.00	22.92	277.08	300.00	68.72	231.28	275.00
<b>Total Administrative</b>	12,125.18	10,440.17	1,685.01	36,085.07	31,320.47	4,764.60	125,282.00
<b>Grounds &amp; Bldg Maintenance</b>							
<b>7210 · Lawn Maintenance Service</b>	2,945.80	2,860.00	85.80	8,836.60	8,580.00	256.60	34,320.00
<b>7215 · Irrigation Repairs</b>	0.00	36.75	(36.75)	0.00	110.25	(110.25)	441.00
<b>7220 · Mulch</b>	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
<b>7225 · Landscape Projects</b>	0.00	980.00	(980.00)	0.00	2,940.00	(2,940.00)	11,760.00
<b>7230 · Plant Replacement</b>	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
<b>7235 · Annual Fire Equip. Inspections</b>	0.00	166.67	(166.67)	1,098.50	499.97	598.53	2,000.00
<b>7240 · Fire Equipment Repairs</b>	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
<b>7245 · Backflow Inspections</b>	0.00	58.33	(58.33)	456.48	175.03	281.45	700.00
<b>7250 · Outside Professional Contractor</b>	834.60	583.33	251.27	834.60	1,750.03	(915.43)	7,000.00
<b>7255 · Exterior Pest Control</b>	0.00	250.00	(250.00)	650.00	750.00	(100.00)	3,000.00
<b>Total Grounds &amp; Bldg Maintenance</b>	3,780.40	6,101.75	(2,321.35)	11,876.18	18,305.25	(6,429.07)	73,221.00
<b>Utilities</b>							
<b>7310 · Electricity</b>	351.51	350.00	1.51	1,060.80	1,050.00	10.80	4,200.00
<b>7315 · Irrigation Water</b>	0.00	275.00	(275.00)	753.48	825.00	(71.52)	3,300.00
<b>7320 · Fire Sprinkler Line</b>	50.40	17.08	33.32	151.20	51.28	99.92	205.00
<b>Total Utilities</b>	401.91	642.08	(240.17)	1,965.48	1,926.28	39.20	7,705.00
<b>Other</b>							
<b>9010 · Transfer to Reserves</b>	0.00	0.00	0.00	8,248.00	8,248.00	0.00	32,992.00
<b>Total Other</b>	0.00	0.00	0.00	8,248.00	8,248.00	0.00	32,992.00
<b>Total Expense</b>	16,307.49	17,184.00	(876.51)	58,174.73	59,800.00	(1,625.27)	239,200.00
<b>Net Ordinary Income</b>	876.60	0.00	876.60	1,642.79	0.00	1,642.79	0.00
<b>Net Income</b>	<b>876.60</b>	<b>0.00</b>	<b>876.60</b>	<b>1,642.79</b>	<b>0.00</b>	<b>1,642.79</b>	<b>0.00</b>