

Coach Homes V at River Strand Condo. Assoc. Inc.
FINANCIAL REPORTS
April 30, 2024

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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 April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1011 · Cadence OP 5799	27,651.34
1012 · Cadence Capital Contrib. MM1250	10,911.40
1014 · Due (To) From Operating	26,922.34
Total Operating	65,485.08
Reserves	
1021 · Cadence MM 1243	195,718.24
1030 · Due To (From) Reserves	34,589.80
Total Reserves	230,308.04
Total Checking/Savings	295,793.12
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	2,300.00
Total 1100 · Accounts Receivable	2,300.00
Total Accounts Receivable	2,300.00
Other Current Assets	
1130 · Prepaid Insurance	47,460.61
Total Other Current Assets	47,460.61
Total Current Assets	345,553.73
TOTAL ASSETS	345,553.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	242.00
Total Accounts Payable	242.00
Other Current Liabilities	
3110 · IPFS Insurance Loan	36,220.48
3020 · Accrued Expenses	7,009.80
3030 · Deferred Assessments	34,368.00
3035 · Prepaid Assessments	3,931.10
3050 · Suspense	(9,866.75)
Total Other Current Liabilities	71,662.63
Total Current Liabilities	71,904.63
Long Term Liabilities	
3500 · Reserve Fund	230,308.04
Total Long Term Liabilities	230,308.04
Total Liabilities	302,212.67
Equity	
3910 · Capital Contribution Equity	7,745.82
3900 · Operating Fund Balance	34,725.39
Net Income	869.85
Total Equity	43,341.06
TOTAL LIABILITIES & EQUITY	345,553.73

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

April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessments Income	17,184.00	17,184.00	0.00	68,736.00	68,736.00	0.00	206,208.00
5015 · Reserve Assessments	8,248.00	8,248.00	0.00	16,496.00	16,496.00	0.00	32,992.00
5020 · Late fee Income	0.00	0.00	0.00	17.25	0.00	17.25	0.00
5025 · Interest Income	0.09	0.00	0.09	0.36	0.00	0.36	0.00
Total 5000 · Income	25,432.09	25,432.00	0.09	85,249.61	85,232.00	17.61	239,200.00
Total Income	25,432.09	25,432.00	0.09	85,249.61	85,232.00	17.61	239,200.00
Gross Profit	25,432.09	25,432.00	0.09	85,249.61	85,232.00	17.61	239,200.00
Expense							
Administrative							
7110 · Annual Corporate Report	147.50	7.17	140.33	147.50	28.64	118.86	86.00
7115 · Annual Division Fees	0.00	17.33	(17.33)	208.00	69.36	138.64	208.00
7120 · Bank Charges	6.32	5.25	1.07	14.81	21.00	(6.19)	63.00
7125 · Insurance	10,714.78	9,166.67	1,548.11	42,570.19	36,666.64	5,903.55	110,000.00
7135 · Legal Fees	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7140 · Management Fee	1,050.00	1,050.00	0.00	4,200.00	4,200.00	0.00	12,600.00
7145 · Management Additional Fees	95.05	41.67	53.38	375.27	166.64	208.63	500.00
7150 · Office Expense	0.00	45.83	(45.83)	282.95	183.36	99.59	550.00
7155 · Tax Prep & Compilation	0.00	22.92	(22.92)	300.00	91.64	208.36	275.00
Total Administrative	12,013.65	10,440.17	1,573.48	48,098.72	41,760.64	6,338.08	125,282.00
Grounds & Bldg Maintenance							
7210 · Lawn Maintenance Service	2,945.80	2,860.00	85.80	11,782.40	11,440.00	342.40	34,320.00
7215 · Irrigation Repairs	0.00	36.75	(36.75)	0.00	147.00	(147.00)	441.00
7220 · Mulch	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7225 · Landscape Projects	1,950.00	980.00	970.00	1,950.00	3,920.00	(1,970.00)	11,760.00
7230 · Plant Replacement	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
7235 · Annual Fire Equip. Inspections	0.00	166.67	(166.67)	1,098.50	666.64	431.86	2,000.00
7240 · Fire Equipment Repairs	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7245 · Backflow Inspections	0.00	58.33	(58.33)	456.48	233.36	223.12	700.00
7250 · Outside Professional Contractor	0.00	583.33	(583.33)	834.60	2,333.36	(1,498.76)	7,000.00
7255 · Exterior Pest Control	650.00	250.00	400.00	1,300.00	1,000.00	300.00	3,000.00
Total Grounds & Bldg Maintenance	5,545.80	6,101.75	(555.95)	17,421.98	24,407.00	(6,985.02)	73,221.00
Utilities							
7310 · Electricity	353.90	350.00	3.90	1,414.70	1,400.00	14.70	4,200.00
7315 · Irrigation Water	0.00	275.00	(275.00)	753.48	1,100.00	(346.52)	3,300.00
7320 · Fire Sprinkler Line	43.68	17.08	26.60	194.88	68.36	126.52	205.00
Total Utilities	397.58	642.08	(244.50)	2,363.06	2,568.36	(205.30)	7,705.00
Other							
9010 · Transfer to Reserves	8,248.00	8,248.00	0.00	16,496.00	16,496.00	0.00	32,992.00
Total Other	8,248.00	8,248.00	0.00	16,496.00	16,496.00	0.00	32,992.00
Total Expense	26,205.03	25,432.00	773.03	84,379.76	85,232.00	(852.24)	239,200.00
Net Ordinary Income	(772.94)	0.00	(772.94)	869.85	0.00	869.85	0.00
Net Income	(772.94)	0.00	(772.94)	869.85	0.00	869.85	0.00