

River Harbor West Association
Approved Budget
January 1 through December 31, 2020

	2019 Approved Budget	2020 Approved Budget
INCOME		
6200 · Member Assessment Fees	132,593	125,788
6210 · Reserve Member Assessment Fees	14,335	20,559
6250 · Misc Income	0	0
6340 · Late Fee Income	0	0
Total INCOME	146,928	146,347
EXPENSE		
ADMINISTRATION		
7020 · Filing & Licenses/Permits	300	275
7025 · Annual Corporation Fee	62	61
7040 · Division Fees-Annual Condo Fees	152	152
7100 · Insurance	8,000	7,800
7150 · Attorney Fees	1,000	1,200
7170 · CPA Fees	300	200
7200 · Management Fees	7,514	9,600
7250 · Misc.-Adm.Exp Office/Supp	1,500	900
7260 · Postage & Printing	725	1,000
7400 · Bank Charges	230	100
Total ADMINISTRATION	19,783	21,288
GROUNDINGS		
7520 · Irrigation Maint/Repairs/Sve	2,000	2,000
7600 · Grounds Maint.- Contract	49,000	47,500
7620 · Mulch/Flowers/ Tree Trim	5,100	5,000
7650 · Misc.-Grounds/Landscape	10,000	5,000
Total GROUNDINGS	66,100	59,500
MAINTENANCE		
8010 · Bldg Maint/Repair/Svc/Supplies	6,000	5,000
8040 · Bldg.-Electrical Maint/Repair	2,000	2,000
Total MAINTENANCE	8,000	7,000
POOL & RECREATION		
8320 · Pool Contract	4,260	4,500
8420 · Pool/Spa Repairs	2,250	1,000
Total POOL & RECREATION	6,510	5,500
UTILITIES		
8620 · Electric	7,000	5,000
8660 · Cable	18,000	20,000
8680 · Propane-Spa/Pool Heater Fuel	1,200	1,000
8700 · Water /Sewer & Trash	6,000	6,500
Total UTILITIES	32,200	32,500
TOTAL OPERATING	132,593	125,788
RESERVES		
Pooled Reserves	14,335	20,559
TOTAL RESERVES	14,335	20,559
TOTAL OPERATING + RESERVES	146,928	146,347
	95.45%	4.55%

2020 MONTHLY ASSESSMENT	HOMES (35)	LOTS (3)
MAINTENANCE	\$ 285.87	\$ 158.98
RESERVES	\$ 46.72	\$ 25.98
TOTAL	\$ 333	\$ 185

River Harbor West Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2020 - December 31, 2020
 DESIGNATED RESERVES

PERCENT FUNDING 100.00%
 PERCENT FUNDING 13.78%

	1	2	3	4	5	6	7	8	9	10	11	
	ESTIMATED LIFE EXPECTANCY*	ESTIMATED REMAINING LIFE*	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2019	ASSESSMENTS COLLECTED 2019	ESTIMATED EXPENDITURES 2019	ALLOCATION 2019	ESTIMATED BALANCE 12/31/2019	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	BOARD SUGGESTED FUNDING	
ACCT#	ASSET											
3510	Pooled Reserves	25	14	331,800	38,399	14,335	15,050	0	37,684	294,116	149,194	20,559
				331,800	38,399	14,335	15,050	0	37,684	294,116	149,194	20,559

*Based on average of remaining life from component list below

	1	2	3	4	5	6	7	8	9	10	11	
	ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2019	ASSESSMENTS COLLECTED 2019	ESTIMATED EXPENDITURES 2019	ALLOCATION 2019	ESTIMATED BALANCE 12/31/2019	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	BOARD SUGGESTED FUNDING	
ACCT#	ASSET											
3660	Roofing	25	18	12,300	1,664	77	0	0	1,741	10,559	587	81
3770	Building Restoration	10	9	50,000	6,765	596	15,050	0	-7,689	57,689	6,410	883
	Building Painting	8	7	6,500	879	155	0	0	1,034	5,466	781	108
	Ground Level Wood Deck	20	13	6,000	812	51	0	0	863	5,137	395	54
	89th Street Paving	25	11	35,000	4,736	347	0	0	5,083	29,917	2,720	375
	Pool/Spa Remarcite	12	8	20,000	2,706	265	0	0	2,971	17,029	2,129	293
	Pool Heater Replacement	7	3	4,500	609	134	0	0	743	3,757	1,252	173
	Pool/Spa Heater Replacement	7	4	3,500	474	83	0	0	557	2,943	736	101
	Tennis Court	20	1	60,000	1,624	1,429	0	0	3,053	56,947	56,947	7,847
	Boat Dock North	15	1	30,000	4,059	3,574	0	0	7,633	22,367	22,367	3,082
	Boat Dock South	15	2	60,000	8,118	2,382	0	0	10,500	49,500	24,750	3,411
3870	Irrigation Well	10	10	4,000	541	477	0	0	1,018	2,982	298	41
3880	Grounds Maintenance	15	1	30,000	4,059	3,574	0	0	7,633	22,367	22,367	3,082
3890	89th Street Lighting System	10	1	10,000	1,353	1,191	0	0	2,544	7,456	7,456	1,027
				331,800	38,399	14,335	15,050	0	37,684	294,116	149,194	20,559