

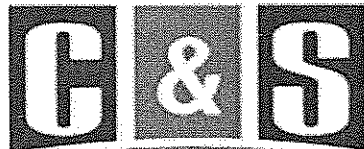
FINANCIAL REPORT

January 1, 2018 to February 28, 2018

For

River Harbor West

Prepared By:



C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

River Harbor West Income and Expense Report

Period 2/1/2018 to 2/28/2018 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
Assessment Revenue							
5000 Member Assessments	11,015.42	11,049.40	(33.98)	22,030.84	22,098.80	(67.96)	132,593.00
TOTAL Assessment Revenue	11,015.42	11,049.40	(33.98)	22,030.84	22,098.80	(67.96)	132,593.00
TOTAL REVENUES	11,015.42	11,049.40	(33.98)	22,030.84	22,098.80	(67.96)	132,593.00
EXPENSES							
Administrative							
6010 CPA Fees	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6020 Postage & Printing	267.21	60.40	(206.81)	267.21	120.80	(146.41)	725.00
6030 Bank Charges	88.94	19.20	(69.74)	123.14	38.40	(84.74)	230.00
6040 Attorney Fees	0.00	83.30	83.30	0.00	166.60	166.60	1,000.00
6050 Management Fees	626.00	626.20	0.20	1,252.00	1,252.40	0.40	7,514.00
6070 Misc. Administrative Expense	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
TOTAL Administrative	982.15	939.10	(43.05)	1,642.35	1,878.20	235.85	11,269.00
Other Expense							
6700 Filing & Licenses	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6703 Annual Corporate Report	0.00	5.20	5.20	0.00	10.40	10.40	62.00
6720 Insurance	4,944.00	666.70	(4,277.30)	4,944.00	1,333.40	(3,610.60)	8,000.00
6750 Division Fees	0.00	12.70	12.70	0.00	25.40	25.40	152.00
TOTAL Other Expense	4,944.00	709.60	(4,234.40)	4,944.00	1,419.20	(3,524.80)	8,514.00
Repairs and Maintenance							
6140 Grounds Maintenance Contract	3,790.00	4,083.30	293.30	7,580.00	8,166.60	586.60	49,000.00
6142 Misc. Grounds/Landscaping	550.00	833.30	283.30	1,969.93	1,666.60	(303.33)	10,000.00
6146 Mulch/Flowers	0.00	425.00	425.00	0.00	850.00	850.00	5,100.00
6151 Irrigation Repairs	78.00	166.70	88.70	224.20	333.40	109.20	2,000.00
6170 Electric Maintenance/Repairs	(213.50)	166.70	380.20	0.00	333.40	333.40	2,000.00
6200 Pool Contract	360.00	355.00	(5.00)	720.00	710.00	(10.00)	4,260.00
6203 Pool Repairs	0.00	187.50	187.50	0.00	375.00	375.00	2,250.00
6230 Building Repairs	(2,448.33)	500.00	2,948.33	585.00	1,000.00	415.00	6,000.00
TOTAL Repairs and Maintenance	2,116.17	6,717.50	4,601.33	11,079.13	13,435.00	2,355.87	80,610.00
Utility Expense							
6600 Cable/TV/Internet	1,524.26	1,500.00	(24.26)	3,133.68	3,000.00	(133.68)	18,000.00
6610 Electricity/Lights	370.90	583.30	212.40	841.72	1,166.60	324.88	7,000.00
6630 Pool/Spa Propane	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
6640 Water/Sewer/Trash	481.60	500.00	18.40	994.28	1,000.00	5.72	6,000.00
TOTAL Utility Expense	2,376.76	2,683.30	306.54	4,969.68	5,366.60	396.92	32,200.00
TOTAL EXPENSES	10,419.08	11,049.50	630.42	22,635.16	22,099.00	(536.16)	132,593.00
Excess Revenue / Expense	596.34	(0.10)	596.44	(604.32)	(0.20)	(604.12)	0.00

River Harbor West Income and Expense Report

Period 2/1/2018 to 2/28/2018 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
<u>Assessment Revenue</u>							
3000 Reserve Member Assessment	1,194.58	1,194.60	(0.02)	2,389.16	2,389.20	(0.04)	14,335.00
TOTAL Assessment Revenue	1,194.58	1,194.60	(0.02)	2,389.16	2,389.20	(0.04)	14,335.00
<u>Other Revenue</u>							
3010 Reserve Interest Income	29.33	0.00	29.33	29.33	0.00	29.33	0.00
5030 Oper Interest Income	0.00	0.00	0.00	31.95	0.00	31.95	0.00
TOTAL Other Revenue	29.33	0.00	29.33	61.28	0.00	61.28	0.00
TOTAL REVENUES	1,223.91	1,194.60	29.31	2,450.44	2,389.20	61.24	14,335.00
EXPENSES							
<u>Reserve Expense</u>							
7025 Reserve-Fencing	3,033.33	0.00	(3,033.33)	3,033.33	0.00	(3,033.33)	0.00
7090 Reserve-Lighting Fixture	213.50	0.00	(213.50)	213.50	0.00	(213.50)	0.00
7185 Reserve- Clubhouse	3,325.00	0.00	(3,325.00)	3,325.00	0.00	(3,325.00)	0.00
TOTAL Reserve Expense	6,571.83	0.00	(6,571.83)	6,571.83	0.00	(6,571.83)	0.00
TOTAL EXPENSES	6,571.83	0.00	(6,571.83)	6,571.83	0.00	(6,571.83)	0.00
Excess Revenue / Expense	(5,347.92)	1,194.60	(6,542.52)	(4,121.39)	2,389.20	(6,510.59)	14,335.00