

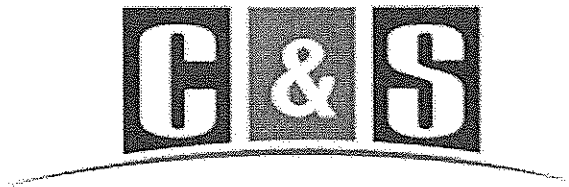
FINANCIAL REPORT

January 1, 2018 to April 30, 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 4/1/2018 to 4/30/2018 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
5000	Member Assessments	11,015.42	11,049.40	(33.98)	44,061.68	44,197.60	(135.92)	132,593.00
TOTAL Assessment Revenue		11,015.42	11,049.40	(33.98)	44,061.68	44,197.60	(135.92)	132,593.00
<u>Other Revenue</u>								
5010	Other Income	(25.00)	0.00	(25.00)	12.00	0.00	12.00	0.00
5040	Collection Income	(70.78)	0.00	(70.78)	(70.78)	0.00	(70.78)	0.00
TOTAL Other Revenue		(95.78)	0.00	(95.78)	(58.78)	0.00	(58.78)	0.00
TOTAL REVENUES		10,919.64	11,049.40	(129.76)	44,002.90	44,197.60	(194.70)	132,593.00
EXPENSES								
<u>Administrative</u>								
6010	CPA Fees	0.00	25.00	25.00	175.00	100.00	(75.00)	300.00
6020	Postage & Printing	70.33	60.40	(9.93)	464.57	241.60	(222.97)	725.00
6030	Bank Charges	5.30	19.20	13.90	128.44	76.80	(51.64)	230.00
6040	Attorney Fees	0.00	83.30	83.30	0.00	333.20	333.20	1,000.00
6050	Management Fees	626.00	626.20	0.20	2,504.00	2,504.80	0.80	7,514.00
6070	Misc. Administrative Expense	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
TOTAL Administrative		701.63	939.10	237.47	3,272.01	3,756.40	484.39	11,269.00
<u>Other Expense</u>								
6700	Filing & Licenses	(61.25)	25.00	86.25	0.00	100.00	100.00	300.00
6703	Annual Corporate Report	61.25	5.20	(56.05)	61.25	20.80	(40.45)	62.00
6720	Insurance	0.00	666.70	666.70	6,736.04	2,666.80	(4,069.24)	8,000.00
6750	Division Fees	0.00	12.70	12.70	0.00	50.80	50.80	152.00
TOTAL Other Expense		0.00	709.60	709.60	6,797.29	2,838.40	(3,958.89)	8,514.00
<u>Repairs and Maintenance</u>								
6140	Grounds Maintenance Contract	3,790.00	4,083.30	293.30	15,160.00	16,333.20	1,173.20	49,000.00
6142	Misc. Grounds/Landscaping	100.00	833.30	733.30	2,069.93	3,333.20	1,263.27	10,000.00
6146	Mulch/Flowers	1,730.25	425.00	(1,305.25)	1,730.25	1,700.00	(30.25)	5,100.00
6151	Irrigation Repairs	78.00	166.70	88.70	502.94	666.80	163.86	2,000.00
6170	Electric Maintenance/Repairs	2,035.00	166.70	(1,868.30)	4,209.00	666.80	(3,542.20)	2,000.00
6200	Pool Contract	360.00	355.00	(5.00)	1,440.00	1,420.00	(20.00)	4,260.00
6203	Pool Repairs	0.00	187.50	187.50	0.00	750.00	750.00	2,250.00
6230	Building Repairs	195.00	500.00	305.00	975.00	2,000.00	1,025.00	6,000.00
TOTAL Repairs and Maintenance		8,288.25	6,717.50	(1,570.75)	26,087.12	26,870.00	782.88	80,610.00
<u>Utility Expense</u>								
6600	Cable/TV/Internet	1,524.26	1,500.00	(24.26)	6,182.20	6,000.00	(182.20)	18,000.00
6610	Electricity/Lights	445.42	583.30	137.88	1,699.80	2,333.20	633.40	7,000.00
6630	Pool/Spa Propane	104.21	100.00	(4.21)	202.36	400.00	197.64	1,200.00
6640	Water/Sewer/Trash	574.10	500.00	(74.10)	2,063.35	2,000.00	(63.35)	6,000.00
TOTAL Utility Expense		2,647.99	2,683.30	35.31	10,147.71	10,733.20	585.49	32,200.00
TOTAL EXPENSES		11,637.87	11,049.50	(588.37)	46,304.13	44,198.00	(2,106.13)	132,593.00
Excess Revenue / Expense		(718.23)	(0.10)	(718.13)	(2,301.23)	(0.40)	(2,300.83)	0.00

River Harbor West Income and Expense Report

Period 4/1/2018 to 4/30/2018 11:59:00 PM

		Current Month Reserve			Year to Date Reserve			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
3000	Reserve Member Assessment	1,194.58	1,194.60	(0.02)	4,778.32	4,778.40	(0.08)	14,335.00
TOTAL Assessment Revenue		<u>1,194.58</u>	<u>1,194.60</u>	<u>(0.02)</u>	<u>4,778.32</u>	<u>4,778.40</u>	<u>(0.08)</u>	<u>14,335.00</u>
<u>Other Revenue</u>								
3010	Reserve Interest Income	29.04	0.00	29.04	121.03	0.00	121.03	0.00
TOTAL Other Revenue		<u>29.04</u>	<u>0.00</u>	<u>29.04</u>	<u>121.03</u>	<u>0.00</u>	<u>121.03</u>	<u>0.00</u>
TOTAL REVENUES		<u>1,223.62</u>	<u>1,194.60</u>	<u>29.02</u>	<u>4,899.35</u>	<u>4,778.40</u>	<u>120.95</u>	<u>14,335.00</u>
EXPENSES								
<u>Reserve Expense</u>								
7000	Reserve-General Reserve	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00
7025	Reserve-Fencing	0.00	0.00	0.00	3,033.33	0.00	(3,033.33)	0.00
7060	Reserve-Pool/Spa	0.00	0.00	0.00	1,388.63	0.00	(1,388.63)	0.00
7090	Reserve-Lighting Fixture	0.00	0.00	0.00	1,257.50	0.00	(1,257.50)	0.00
7185	Reserve- Clubhouse	0.00	0.00	0.00	3,325.00	0.00	(3,325.00)	0.00
TOTAL Reserve Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,004.46</u>	<u>0.00</u>	<u>(10,004.46)</u>	<u>0.00</u>
TOTAL EXPENSES		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,004.46</u>	<u>0.00</u>	<u>(10,004.46)</u>	<u>0.00</u>
Excess Revenue / Expense		<u>1,223.62</u>	<u>1,194.60</u>	<u>29.02</u>	<u>(5,105.11)</u>	<u>4,778.40</u>	<u>(9,883.51)</u>	<u>14,335.00</u>