

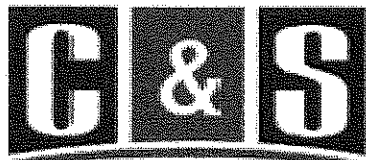
# FINANCIAL REPORT

January 1, 2018 to May 31, 2018

For

## River Harbor West

Prepared By:



C&S COMMUNITY MANAGEMENT  
SERVICES, INC., AAMC

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## River Harbor West Income and Expense Report

Period 5/1/2018 to 5/31/2018 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
5000 Member Assessments	11,015.42	11,049.40	(33.98)	55,077.10	55,247.00	(169.90)	132,593.00
<b>TOTAL Assessment Revenue</b>	<b>11,015.42</b>	<b>11,049.40</b>	<b>(33.98)</b>	<b>55,077.10</b>	<b>55,247.00</b>	<b>(169.90)</b>	<b>132,593.00</b>
<b><u>Other Revenue</u></b>							
5010 Other Income	27.00	0.00	27.00	39.00	0.00	39.00	0.00
5040 Collection Income	0.00	0.00	0.00	(70.78)	0.00	(70.78)	0.00
<b>TOTAL Other Revenue</b>	<b>27.00</b>	<b>0.00</b>	<b>27.00</b>	<b>(31.78)</b>	<b>0.00</b>	<b>(31.78)</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>11,042.42</b>	<b>11,049.40</b>	<b>(6.98)</b>	<b>55,045.32</b>	<b>55,247.00</b>	<b>(201.68)</b>	<b>132,593.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6010 CPA Fees	0.00	25.00	25.00	175.00	125.00	(50.00)	300.00
6020 Postage & Printing	97.44	60.40	(37.04)	562.01	302.00	(260.01)	725.00
6030 Bank Charges	0.00	19.20	19.20	128.44	96.00	(32.44)	230.00
6040 Attorney Fees	0.00	83.30	83.30	0.00	416.50	416.50	1,000.00
6050 Management Fees	626.00	626.20	0.20	3,130.00	3,131.00	1.00	7,514.00
6070 Misc. Administrative Expense	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
<b>TOTAL Administrative</b>	<b>723.44</b>	<b>939.10</b>	<b>215.66</b>	<b>3,995.45</b>	<b>4,695.50</b>	<b>700.05</b>	<b>11,269.00</b>
<b><u>Other Expense</u></b>							
6700 Filing & Licenses	250.00	25.00	(225.00)	250.00	125.00	(125.00)	300.00
6703 Annual Corporate Report	0.00	5.20	5.20	61.25	26.00	(35.25)	62.00
6720 Insurance	0.00	666.70	666.70	6,736.04	3,333.50	(3,402.54)	8,000.00
6750 Division Fees	0.00	12.70	12.70	0.00	63.50	63.50	152.00
<b>TOTAL Other Expense</b>	<b>250.00</b>	<b>709.60</b>	<b>459.60</b>	<b>7,047.29</b>	<b>3,548.00</b>	<b>(3,499.29)</b>	<b>8,514.00</b>
<b><u>Repairs and Maintenance</u></b>							
6140 Grounds Maintenance Contract	3,790.00	4,083.30	293.30	18,950.00	20,416.50	1,466.50	49,000.00
6142 Misc. Grounds/Landscaping	0.00	833.30	833.30	2,069.93	4,166.50	2,096.57	10,000.00
6146 Mulch/Flowers	0.00	425.00	425.00	1,730.25	2,125.00	394.75	5,100.00
6151 Irrigation Repairs	585.10	166.70	(418.40)	1,088.04	833.50	(254.54)	2,000.00
6170 Electric Maintenance/Repairs	1,801.50	166.70	(1,634.80)	6,010.50	833.50	(5,177.00)	2,000.00
6200 Pool Contract	360.00	355.00	(5.00)	1,800.00	1,775.00	(25.00)	4,260.00
6203 Pool Repairs	0.00	187.50	187.50	0.00	937.50	937.50	2,250.00
6230 Building Repairs	458.88	500.00	41.12	1,433.88	2,500.00	1,066.12	6,000.00
<b>TOTAL Repairs and Maintenance</b>	<b>6,995.48</b>	<b>6,717.50</b>	<b>(277.98)</b>	<b>33,082.60</b>	<b>33,587.50</b>	<b>504.90</b>	<b>80,610.00</b>
<b><u>Utility Expense</u></b>							
6600 Cable/TV/Internet	1,524.26	1,500.00	(24.26)	7,706.46	7,500.00	(206.46)	18,000.00
6610 Electricity/Lights	387.76	583.30	195.54	2,087.56	2,916.50	828.94	7,000.00
6630 Pool/Spa Propane	104.21	100.00	(4.21)	306.57	500.00	193.43	1,200.00
6640 Water/Sewer/Trash	547.29	500.00	(47.29)	2,610.64	2,500.00	(110.64)	6,000.00
<b>TOTAL Utility Expense</b>	<b>2,563.52</b>	<b>2,683.30</b>	<b>119.78</b>	<b>12,711.23</b>	<b>13,416.50</b>	<b>705.27</b>	<b>32,200.00</b>
<b>TOTAL EXPENSES</b>	<b>10,532.44</b>	<b>11,049.50</b>	<b>517.06</b>	<b>56,836.57</b>	<b>55,247.50</b>	<b>(1,589.07)</b>	<b>132,593.00</b>
Excess Revenue / Expense	509.98	(0.10)	510.08	(1,791.25)	(0.50)	(1,790.75)	0.00

## River Harbor West Income and Expense Report

Period 5/1/2018 to 5/31/2018 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
3000 Reserve Member Assessment	1,194.58	1,194.60	(0.02)	5,972.90	5,973.00	(0.10)	14,335.00
TOTAL Assessment Revenue	1,194.58	1,194.60	(0.02)	5,972.90	5,973.00	(0.10)	14,335.00
<b><u>Other Revenue</u></b>							
3010 Reserve Interest Income	28.20	0.00	28.20	149.23	0.00	149.23	0.00
TOTAL Other Revenue	28.20	0.00	28.20	149.23	0.00	149.23	0.00
TOTAL REVENUES	1,222.78	1,194.60	28.18	6,122.13	5,973.00	149.13	14,335.00
<b>EXPENSES</b>							
<b><u>Reserve Expense</u></b>							
7000 Reserve-General Reserve	1,954.00	0.00	(1,954.00)	2,954.00	0.00	(2,954.00)	0.00
7025 Reserve-Fencing	0.00	0.00	0.00	3,033.33	0.00	(3,033.33)	0.00
7030 Reserve-Building Restoration	10,000.00	0.00	(10,000.00)	10,000.00	0.00	(10,000.00)	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	11,954.00	0.00	(11,954.00)	21,958.46	0.00	(21,958.46)	0.00
TOTAL EXPENSES	11,954.00	0.00	(11,954.00)	21,958.46	0.00	(21,958.46)	0.00
Excess Revenue / Expense	(10,731.22)	1,194.60	(11,925.82)	(15,836.33)	5,973.00	(21,809.33)	14,335.00