

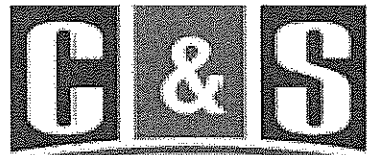
FINANCIAL REPORT

January 1, 2018 to October 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 10/1/2018 to 10/31/2018 11:59:00 PM

Current Month Operating

Year to Date Operating

Actual Budget Variance Actual Budget Variance Annual

REVENUES

Assessment Revenue

5000	Member Assessments	11,015.42	11,049.40	(33.98)	110,154.20	110,494.00	(339.80)	132,593.00
TOTAL Assessment Revenue		11,015.42	11,049.40	(33.98)	110,154.20	110,494.00	(339.80)	132,593.00

Other Revenue

5010	Other Income	75.00	0.00	75.00	53.22	0.00	53.22	0.00
5051	Prior Year Voided Checks	0.00	0.00	0.00	3,906.00	0.00	3,906.00	0.00
TOTAL Other Revenue		75.00	0.00	75.00	3,959.22	0.00	3,959.22	0.00
TOTAL REVENUES		11,090.42	11,049.40	41.02	114,113.42	110,494.00	3,619.42	132,593.00

EXPENSES

Administrative

6010	CPA Fees	0.00	25.00	25.00	175.00	250.00	75.00	300.00
6020	Postage & Printing	4.51	60.40	55.89	654.03	604.00	(50.03)	725.00
6030	Bank Charges	0.00	19.20	19.20	134.29	192.00	57.71	230.00
6040	Attorney Fees	0.00	83.30	83.30	365.00	833.00	468.00	1,000.00
6050	Management Fees	626.00	626.20	0.20	6,260.00	6,262.00	2.00	7,514.00
6070	Misc. Administrative Expense	0.00	125.00	125.00	89.00	1,250.00	1,161.00	1,500.00
TOTAL Administrative		630.51	939.10	308.59	7,677.32	9,391.00	1,713.68	11,269.00

Other Expense

6700	Filing & Licenses	0.00	25.00	25.00	417.20	250.00	(167.20)	300.00
6703	Annual Corporate Report	0.00	5.20	5.20	61.25	52.00	(9.25)	62.00
6720	Insurance	(732.00)	666.70	1,398.70	6,735.04	6,667.00	(68.04)	8,000.00
6750	Division Fees	0.00	12.70	12.70	0.00	127.00	127.00	152.00
TOTAL Other Expense		(732.00)	709.60	1,441.60	7,213.49	7,096.00	(117.49)	8,514.00

Repairs and Maintenance

6140	Grounds Maintenance Contract	3,790.00	4,083.30	293.30	37,900.00	40,833.00	2,933.00	49,000.00
6142	Misc. Grounds/Landscaping	0.00	833.30	833.30	4,263.68	8,333.00	4,069.32	10,000.00
6146	Mulch/Flowers	0.00	425.00	425.00	1,730.25	4,250.00	2,519.75	5,100.00
6151	Irrigation Repairs	262.84	166.70	(96.14)	2,243.94	1,667.00	(576.94)	2,000.00
6170	Electric Maintenance/Repairs	96.00	166.70	70.70	10,912.00	1,667.00	(9,245.00)	2,000.00
6200	Pool Contract	360.00	355.00	(5.00)	3,600.00	3,550.00	(50.00)	4,260.00
6203	Pool Repairs	1,839.01	187.50	(1,651.51)	3,143.01	1,875.00	(1,268.01)	2,250.00
6230	Building Repairs	195.00	500.00	305.00	2,786.15	5,000.00	2,213.85	6,000.00
TOTAL Repairs and Maintenance		6,542.85	6,717.50	174.65	66,579.03	67,175.00	595.97	80,610.00

Utility Expense

6600	Cable/TV/Internet	1,590.06	1,500.00	(90.06)	15,311.04	15,000.00	(311.04)	18,000.00
6610	Electricity/Lights	516.20	583.30	67.10	3,727.40	5,833.00	2,105.60	7,000.00
6630	Pool/Spa Propane	0.00	100.00	100.00	203.92	1,000.00	796.08	1,200.00
6640	Water/Sewer/Trash	462.49	500.00	37.51	5,318.56	5,000.00	(318.56)	6,000.00
TOTAL Utility Expense		2,568.75	2,683.30	114.55	24,560.92	26,833.00	2,272.08	32,200.00
TOTAL EXPENSES		9,010.11	11,049.50	2,039.39	106,030.76	110,495.00	4,464.24	132,593.00
Excess Revenue / Expense		2,080.31	(0.10)	2,080.41	8,082.66	(1.00)	8,083.66	0.00

River Harbor West Income and Expense Report

Period 10/1/2018 to 10/31/2018 11:59:00 PM

Current Month Reserve

Year to Date Reserve

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES							
Assessment Revenue							
3000 Reserve Member Assessment	1,194.58	1,194.60	(0.02)	11,945.80	11,946.00	(0.20)	14,335.00
TOTAL Assessment Revenue	1,194.58	1,194.60	(0.02)	11,945.80	11,946.00	(0.20)	14,335.00
Other Revenue							
3010 Reserve Interest Income	14.45	0.00	14.45	256.36	0.00	256.36	0.00
TOTAL Other Revenue	14.45	0.00	14.45	256.36	0.00	256.36	0.00
TOTAL REVENUES	1,209.03	1,194.60	14.43	12,202.16	11,946.00	256.16	14,335.00
EXPENSES							
Reserve Expense							
7000 Reserve-General Reserve	0.00	0.00	0.00	11,508.00	0.00	(11,508.00)	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	2,342.23	0.00	(2,342.23)	43,130.23	0.00	(43,130.23)	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	3,731.58	0.00	(3,731.58)	0.00
TOTAL Reserve Expense	2,342.23	0.00	(2,342.23)	64,049.27	0.00	(64,049.27)	0.00
TOTAL EXPENSES	2,342.23	0.00	(2,342.23)	64,049.27	0.00	(64,049.27)	0.00
Excess Revenue / Expense	(1,133.20)	1,194.60	(2,327.80)	(51,847.11)	11,946.00	(63,793.11)	14,335.00