

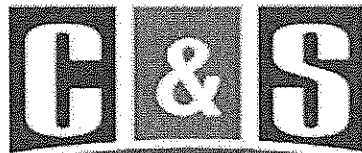
# FINANCIAL REPORT

January 1, 2018 to December 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 12/1/2018 To 12/31/2018 11:59:00 PM

Current Month Operating

Year to Date Operating

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>							
<b>Assessment Revenue</b>							
5000 Member Assessments	11,015.42	11,049.60	(34.18)	132,185.04	132,593.00	(407.96)	132,593.00
<b>TOTAL Assessment Revenue</b>	<b>11,015.42</b>	<b>11,049.60</b>	<b>(34.18)</b>	<b>132,185.04</b>	<b>132,593.00</b>	<b>(407.96)</b>	<b>132,593.00</b>
<b>Other Revenue</b>							
5010 Other Income	2.00	0.00	2.00	111.27	0.00	111.27	0.00
5051 Prior Year Voided Checks	0.00	0.00	0.00	3,906.00	0.00	3,906.00	0.00
<b>TOTAL Other Revenue</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>4,017.27</b>	<b>0.00</b>	<b>4,017.27</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>11,017.42</b>	<b>11,049.60</b>	<b>(32.18)</b>	<b>136,202.31</b>	<b>132,593.00</b>	<b>3,609.31</b>	<b>132,593.00</b>
<b>EXPENSES</b>							
<b>Administrative</b>							
6010 CPA Fees	0.00	25.00	25.00	175.00	300.00	125.00	300.00
6020 Postage & Printing	6.77	60.60	53.83	885.71	725.00	(160.71)	725.00
6030 Bank Charges	0.00	18.80	18.80	134.29	230.00	95.71	230.00
6040 Attorney Fees	275.00	83.70	(191.30)	640.00	1,000.00	360.00	1,000.00
6050 Management Fees	626.00	625.80	(0.20)	7,512.00	7,514.00	2.00	7,514.00
6070 Misc. Administrative Expense	0.00	125.00	125.00	89.00	1,500.00	1,411.00	1,500.00
<b>TOTAL Administrative</b>	<b>907.77</b>	<b>938.90</b>	<b>31.13</b>	<b>9,436.00</b>	<b>11,269.00</b>	<b>1,833.00</b>	<b>11,269.00</b>
<b>Other Expense</b>							
6700 Filing & Licenses	0.00	25.00	25.00	417.20	300.00	(117.20)	300.00
6703 Annual Corporate Report	0.00	4.80	4.80	61.25	62.00	0.75	62.00
6720 Insurance	1,051.66	666.30	(385.36)	7,786.70	8,000.00	213.30	8,000.00
6750 Division Fees	152.00	12.30	(139.70)	152.00	152.00	0.00	152.00
<b>TOTAL Other Expense</b>	<b>1,203.66</b>	<b>708.40</b>	<b>(495.26)</b>	<b>8,417.15</b>	<b>8,514.00</b>	<b>96.85</b>	<b>8,514.00</b>
<b>Repairs and Maintenance</b>							
6140 Grounds Maintenance Contract	3,790.00	4,083.70	293.70	45,480.00	49,000.00	3,520.00	49,000.00
6142 Misc. Grounds/Landscaping	2,009.00	833.70	(1,175.30)	9,762.68	10,000.00	237.32	10,000.00
6146 Mulch/Flowers	2,860.00	425.00	(2,435.00)	4,590.25	5,100.00	509.75	5,100.00
6151 Irrigation Repairs	1,303.80	166.30	(1,137.50)	3,547.74	2,000.00	(1,547.74)	2,000.00
6170 Electric Maintenance/Repairs	840.00	166.30	(673.70)	12,089.20	2,000.00	(10,089.20)	2,000.00
6200 Pool Contract	360.00	355.00	(5.00)	4,320.00	4,260.00	(60.00)	4,260.00
6203 Pool Repairs	195.00	187.50	(7.50)	4,183.01	2,250.00	(1,933.01)	2,250.00
6230 Building Repairs	195.00	500.00	305.00	4,829.15	6,000.00	1,170.85	6,000.00
<b>TOTAL Repairs and Maintenance</b>	<b>11,552.80</b>	<b>6,717.50</b>	<b>(4,835.30)</b>	<b>88,802.03</b>	<b>80,610.00</b>	<b>(8,192.03)</b>	<b>80,610.00</b>
<b>Utility Expense</b>							
6600 Cable/TV/Internet	1,524.14	1,500.00	(24.14)	18,359.32	18,000.00	(359.32)	18,000.00
6610 Electricity/Lights	471.95	583.70	111.75	4,400.36	7,000.00	2,599.64	7,000.00
6630 Pool/Spa Propane	746.00	100.00	(646.00)	949.92	1,200.00	250.08	1,200.00
6640 Water/Sewer/Trash	489.66	500.00	10.34	6,281.67	6,000.00	(281.67)	6,000.00
<b>TOTAL Utility Expense</b>	<b>3,231.75</b>	<b>2,683.70</b>	<b>(548.05)</b>	<b>29,991.27</b>	<b>32,200.00</b>	<b>2,208.73</b>	<b>32,200.00</b>
<b>TOTAL EXPENSES</b>	<b>16,895.98</b>	<b>11,048.50</b>	<b>(5,847.48)</b>	<b>136,646.45</b>	<b>132,593.00</b>	<b>(4,053.45)</b>	<b>132,593.00</b>
<b>Excess Revenue / Expense</b>	<b>(5,878.56)</b>	<b>1.10</b>	<b>(5,879.66)</b>	<b>(444.14)</b>	<b>0.00</b>	<b>(444.14)</b>	<b>0.00</b>

## River Harbor West Income and Expense Report

Period 12/1/2018 To 12/31/2018 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	1,194.40	0.18	14,334.96	14,335.00	(0.04)	14,335.00
TOTAL Assessment Revenue		1,194.58	1,194.40	0.18	14,334.96	14,335.00	(0.04)	14,335.00

#### Other Revenue

3010	Reserve Interest Income	14.11	0.00	14.11	283.84	0.00	283.84	0.00
TOTAL Other Revenue		14.11	0.00	14.11	283.84	0.00	283.84	0.00
TOTAL REVENUES		1,208.69	1,194.40	14.29	14,618.80	14,335.00	283.80	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	0.00	0.00	0.00	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		0.00	0.00	0.00	64,049.27	0.00	(64,049.27)	0.00
TOTAL EXPENSES		0.00	0.00	0.00	64,049.27	0.00	(64,049.27)	0.00
Excess Revenue / Expense		1,208.69	1,194.40	14.29	(49,430.47)	14,335.00	(63,765.47)	14,335.00