

RIVER HARBOR WEST OWNERS ASSOC INC
FINANCIAL REPORTS
February 28, 2019

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

River Harbor West Owner's Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1000 · Cadence Operating #9412	516.93
Total Operating	516.93
Reserve	
1300 · Cadence Reserve #4249 MM	58,411.67
Total Reserve	58,411.67
Total Checking/Savings	58,928.60
Accounts Receivable	
1400 · Accounts Receivable	(905.78)
Total Accounts Receivable	(905.78)
Other Current Assets	
1610 · Prepaid Insurance	6,461.69
Total Other Current Assets	6,461.69
Total Current Assets	64,484.51
TOTAL ASSETS	64,484.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	521.70
Total Accounts Payable	521.70
Other Current Liabilities	
2020 · Suspense	(3,043.34)
Total Other Current Liabilities	(3,043.34)
Total Current Liabilities	(2,521.64)
Long Term Liabilities	
Reserves	58,411.67
Total Long Term Liabilities	58,411.67
Total Liabilities	55,890.03
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	145.88
Net Income	4,780.14
Total Equity	8,594.48
TOTAL LIABILITIES & EQUITY	64,484.51

River Harbor West Owner's Association, Inc.
Revenue & Expense Budget Performance

February 2019

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	22,030.80	22,098.80	(68.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	2,389.20	2,389.20	0.00	14,335.00
Total Income	12,210.00	12,244.00	(34.00)	24,420.00	24,488.00	(68.00)	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	0.00	10.30	(10.30)	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	25.30	(25.30)	152.00
7100 · Insurance	(745.33)	666.67	(1,412.00)	404.67	1,333.30	(928.63)	8,000.00
7150 · Attorney Fees	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	1,600.00	1,252.30	347.70	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	49.40	125.00	(75.60)	138.32	250.00	(111.68)	1,500.00
7260 · Postage & Printing	13.87	60.42	(46.55)	32.07	120.80	(88.73)	725.00
7400 · Bank Charges	3.03	19.17	(16.14)	3.03	38.30	(35.27)	230.00
Total Administrative	120.97	1,648.60	(1,527.63)	2,178.09	3,297.00	(1,118.91)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Sve	249.71	166.67	83.04	480.47	333.30	147.17	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	7,580.00	8,166.70	(586.70)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	0.00	850.00	(850.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	0.00	1,666.70	(1,666.70)	10,000.00
Total Grounds	4,039.71	5,508.33	(1,468.62)	8,060.47	11,016.70	(2,956.23)	66,100.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Supplies	195.00	500.00	(305.00)	390.00	1,000.00	(610.00)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
Total Maintenance	195.00	666.67	(471.67)	390.00	1,333.30	(943.30)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	2,389.20	2,389.20	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	2,389.20	2,389.20	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	734.00	710.00	24.00	4,260.00
8420 · Pool/Spa Repairs	170.00	187.50	(17.50)	170.00	375.00	(205.00)	2,250.00
Total Pool & Recreation	537.00	542.50	(5.50)	904.00	1,085.00	(181.00)	6,510.00
Utilities							
8620 · Electric	483.03	583.33	(100.30)	1,030.74	1,166.70	(135.96)	7,000.00
8660 · Cable	1,615.50	1,500.00	115.50	3,231.00	3,000.00	231.00	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	184.40	100.00	84.40	184.40	200.00	(15.60)	1,200.00
8700 · Water /Sewer & Trash	483.69	500.00	(16.31)	1,271.96	1,000.00	271.96	6,000.00
Total Utilities	2,766.62	2,683.33	83.29	5,718.10	5,366.70	351.40	32,200.00
Total Expense	8,853.88	12,244.01	(3,390.13)	19,639.86	24,487.90	(4,848.04)	146,928.00
Net Ordinary Income	3,356.12	(0.01)	3,356.13	4,780.14	0.10	4,780.04	0.00
Net Income	3,356.12	(0.01)	3,356.13	4,780.14	0.10	4,780.04	0.00