

RIVER HARBOR WEST OWNERS ASSOC INC
FINANCIAL REPORTS
March 31, 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 March 31, 2019

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1000 · Cadence Operating #9412	9,429.41
1019 · Due to/from Operating	(1,194.58)
Total Operating	8,234.83
Reserve	
1029 · Due to/From Reserves	1,194.58
1300 · Cadence Reserve #4249 MM	53,659.45
Total Reserve	54,854.03
Total Checking/Savings	63,088.86
Accounts Receivable	
1400 · Accounts Receivable	(1,999.78)
Total Accounts Receivable	(1,999.78)
Other Current Assets	
1610 · Prepaid Insurance	6,057.02
Total Other Current Assets	6,057.02
Total Current Assets	67,146.10
TOTAL ASSETS	67,146.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,275.51
Total Accounts Payable	4,275.51
Other Current Liabilities	
2020 · Suspense	(3,043.34)
Total Other Current Liabilities	(3,043.34)
Total Current Liabilities	1,232.17
Long Term Liabilities	
Reserves	54,854.03
Total Long Term Liabilities	54,854.03
Total Liabilities	56,086.20
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	58.88
Net Income	7,332.56
Total Equity	11,059.90
TOTAL LIABILITIES & EQUITY	67,146.10

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

March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	33,046.22	33,148.22	(102.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	3,583.78	3,583.78	0.00	14,335.00
6250 · Misc Income	300.00	0.00	300.00	300.00	0.00	300.00	0.00
Total Income	12,510.00	12,244.00	266.00	36,930.00	36,732.00	198.00	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	0.00	15.47	(15.47)	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	37.97	(37.97)	152.00
7100 · Insurance	404.67	666.67	(262.00)	809.34	1,999.97	(1,190.63)	8,000.00
7150 · Attorney Fees	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	2,400.00	1,878.47	521.53	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	88.76	125.00	(36.24)	227.08	375.00	(147.92)	1,500.00
7260 · Postage & Printing	310.75	60.42	250.33	342.82	181.22	161.60	725.00
7400 · Bank Charges	0.00	19.17	(19.17)	3.03	57.47	(54.44)	230.00
Total Administrative	1,604.18	1,648.60	(44.42)	3,782.27	4,945.60	(1,163.33)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Sve	113.75	166.67	(52.92)	594.22	499.97	94.25	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	11,370.00	12,250.03	(880.03)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	0.00	1,275.00	(1,275.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	0.00	2,500.03	(2,500.03)	10,000.00
Total Grounds	3,903.75	5,508.33	(1,604.58)	11,964.22	16,525.03	(4,560.81)	66,100.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Supplies	195.00	500.00	(305.00)	585.00	1,500.00	(915.00)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
Total Maintenance	195.00	666.67	(471.67)	585.00	1,999.97	(1,414.97)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	3,583.78	3,583.78	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	3,583.78	3,583.78	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	1,101.00	1,065.00	36.00	4,260.00
8420 · Pool/Spa Repairs	0.00	187.50	(187.50)	170.00	562.50	(392.50)	2,250.00
Total Pool & Recreation	367.00	542.50	(175.50)	1,271.00	1,627.50	(356.50)	6,510.00
Utilities							
8620 · Electric	471.07	583.33	(112.26)	1,501.81	1,750.03	(248.22)	7,000.00
8660 · Cable	1,615.50	1,500.00	115.50	4,846.50	4,500.00	346.50	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	119.16	100.00	19.16	303.56	300.00	3.56	1,200.00
8700 · Water /Sewer & Trash	487.34	500.00	(12.66)	1,759.30	1,500.00	259.30	6,000.00
Total Utilities	2,693.07	2,683.33	9.74	8,411.17	8,050.03	361.14	32,200.00
Total Expense	9,957.58	12,244.01	(2,286.43)	29,597.44	36,731.91	(7,134.47)	146,928.00
Net Ordinary Income	2,552.42	(0.01)	2,552.43	7,332.56	0.09	7,332.47	0.00
Net Income	2,552.42	(0.01)	2,552.43	7,332.56	0.09	7,332.47	0.00