

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

	May 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1000 · Cadence Operating #9412	12,991.85
Total Operating	12,991.85
Reserve	
1300 · Cadence Reserve #4249 MM	46,987.02
Total Reserve	46,987.02
Total Checking/Savings	59,978.87
Accounts Receivable	
1400 · Accounts Receivable	(3,894.95)
Total Accounts Receivable	(3,894.95)
Other Current Assets	
1610 · Prepaid Insurance	4,912.62
Total Other Current Assets	4,912.62
Total Current Assets	60,996.54
TOTAL ASSETS	60,996.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	599.22
Total Accounts Payable	599.22
Total Current Liabilities	599.22
Long Term Liabilities	
Reserves	46,987.02
Total Long Term Liabilities	46,987.02
Total Liabilities	47,586.24
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	58.88
Net Income	9,682.96
Total Equity	13,410.30
TOTAL LIABILITIES & EQUITY	60,996.54

River Harbor West Owner's Association, Inc.
Revenue & Expense Budget Performance
 May 2019

	May 19	Budget	\$ Over Budget	Jan - May 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	55,077.06	55,247.06	(170.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	5,972.94	5,972.94	0.00	14,335.00
6250 · Misc Income	50.00	0.00	50.00	350.00	0.00	350.00	0.00
6340 · Late Fee Income	118.09	0.00	118.09	118.09	0.00	118.09	0.00
6920 · Interest Income-Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	12,378.09	12,244.00	134.09	61,518.09	61,220.00	298.09	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	25.00	25.00	0.00	25.00	125.00	(100.00)	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	61.25	25.81	35.44	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	63.31	(63.31)	152.00
7100 · Insurance	636.54	666.67	(30.13)	2,018.08	3,333.31	(1,315.23)	8,000.00
7150 · Attorney Fees	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	4,000.00	3,130.81	869.19	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	100.00	125.00	(25.00)	427.08	625.00	(197.92)	1,500.00
7260 · Postage & Printing	12.10	60.42	(48.32)	573.69	302.06	271.63	725.00
7400 · Bank Charges	0.00	19.17	(19.17)	3.03	95.81	(92.78)	230.00
Total Administrative	1,573.64	1,648.60	(74.96)	7,108.13	8,242.80	(1,134.67)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Svc	180.33	166.67	13.66	1,162.95	833.31	329.64	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	18,950.00	20,416.69	(1,466.69)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	1,200.00	2,125.00	(925.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	277.55	4,166.69	(3,889.14)	10,000.00
Total Grounds	3,970.33	5,508.33	(1,538.00)	21,590.50	27,541.69	(5,951.19)	66,100.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Supplies	637.92	500.00	137.92	1,417.92	2,500.00	(1,082.08)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
Total Maintenance	637.92	666.67	(28.75)	1,417.92	3,333.31	(1,915.39)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	5,972.94	5,972.94	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	5,972.94	5,972.94	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	1,835.00	1,775.00	60.00	4,260.00
8420 · Pool/Spa Repairs	0.00	187.50	(187.50)	170.00	937.50	(767.50)	2,250.00
Total Pool & Recreation	367.00	542.50	(175.50)	2,005.00	2,712.50	(707.50)	6,510.00
Utilities							
8620 · Electric	356.88	583.33	(226.45)	2,351.57	2,916.69	(565.12)	7,000.00
8660 · Cable	1,615.77	1,500.00	115.77	8,077.77	7,500.00	577.77	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	0.00	100.00	(100.00)	573.67	500.00	73.67	1,200.00
8700 · Water /Sewer & Trash	480.76	500.00	(19.24)	2,737.63	2,500.00	237.63	6,000.00
Total Utilities	2,453.41	2,683.33	(229.92)	13,740.64	13,416.69	323.95	32,200.00
Total Expense	10,196.88	12,244.01	(2,047.13)	51,835.13	61,219.93	(9,384.80)	146,928.00
Net Ordinary Income	2,181.21	(0.01)	2,181.22	9,682.96	0.07	9,682.89	0.00
Net Income	2,181.21	(0.01)	2,181.22	9,682.96	0.07	9,682.89	0.00