

RIVER HARBOR WEST OWNERS ASSOC INC
FINANCIAL REPORTS
June 30, 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.

07/15/19

River Harbor West Owner's Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2019

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1000 · Cadence Operating #9412	14,307.73
Total Operating	14,307.73
Reserve	
1300 · Cadence Reserve #4249	48,193.32
Total Reserve	48,193.32
Total Checking/Savings	62,501.05
Accounts Receivable	
1400 · Accounts Receivable	(2,900.95)
Total Accounts Receivable	(2,900.95)
Other Current Assets	
1450 · Undeposited Funds	333.00
1610 · Prepaid Insurance	4,340.42
Total Other Current Assets	4,673.42
Total Current Assets	64,273.52
TOTAL ASSETS	64,273.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	883.85
Total Current Liabilities	883.85
Long Term Liabilities	
Reserves	48,193.32
Total Long Term Liabilities	48,193.32
Total Liabilities	49,077.17
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	58.88
Net Income	11,469.01
Total Equity	15,196.35
TOTAL LIABILITIES & EQUITY	64,273.52

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

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	66,092.48	66,296.48	(204.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	7,167.52	7,167.52	0.00	14,335.00
6250 · Misc Income	0.00	0.00	0.00	350.00	0.00	350.00	0.00
6340 · Late Fee Income	0.00	0.00	0.00	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	12,210.00	12,244.00	(34.00)	73,728.09	73,464.00	264.09	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	0.00	25.00	(25.00)	25.00	150.00	(125.00)	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	61.25	30.98	30.27	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	75.98	(75.98)	152.00
7100 · Insurance	572.20	666.67	(94.47)	2,590.28	3,999.98	(1,409.70)	8,000.00
7150 · Attorney Fees	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	4,800.00	3,756.98	1,043.02	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	95.77	125.00	(29.23)	522.85	750.00	(227.15)	1,500.00
7260 · Postage & Printing	79.90	60.42	19.48	653.59	362.48	291.11	725.00
7400 · Bank Charges	0.00	19.17	(19.17)	3.03	114.98	(111.95)	230.00
Total Administrative	1,547.87	1,648.60	(100.73)	8,656.00	9,891.40	(1,235.40)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Sve	269.16	166.67	102.49	1,432.11	999.98	432.13	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	22,740.00	24,500.02	(1,760.02)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	1,200.00	2,550.00	(1,350.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	277.55	5,000.02	(4,722.47)	10,000.00
Total Grounds	4,059.16	5,508.33	(1,449.17)	25,649.66	33,050.02	(7,400.36)	66,100.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Supplies	816.65	500.00	316.65	2,234.57	3,000.00	(765.43)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
Total Maintenance	816.65	666.67	149.98	2,234.57	3,999.98	(1,765.41)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	7,167.52	7,167.52	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	7,167.52	7,167.52	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	2,202.00	2,130.00	72.00	4,260.00
8420 · Pool/Spa Repairs	0.00	187.50	(187.50)	170.00	1,125.00	(955.00)	2,250.00
Total Pool & Recreation	367.00	542.50	(175.50)	2,372.00	3,255.00	(883.00)	6,510.00
Utilities							
8620 · Electric	279.54	583.33	(303.79)	2,631.11	3,500.02	(868.91)	7,000.00
8660 · Cable	1,615.77	1,500.00	115.77	9,693.54	9,000.00	693.54	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	0.00	100.00	(100.00)	573.67	600.00	(26.33)	1,200.00
8700 · Water /Sewer & Trash	496.84	500.00	(3.16)	3,234.47	3,000.00	234.47	6,000.00
Total Utilities	2,392.15	2,683.33	(291.18)	16,132.79	16,100.02	32.77	32,200.00

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

June 2019

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Expense	10,377.41	12,244.01	(1,866.60)	62,212.54	73,463.94	(11,251.40)	146,928.00
Net Ordinary Income	1,832.59	(0.01)	1,832.60	11,515.55	0.06	11,515.49	0.00
Net Income	<u>1,832.59</u>	<u>(0.01)</u>	<u>1,832.60</u>	<u>11,515.55</u>	<u>0.06</u>	<u>11,515.49</u>	<u>0.00</u>