

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

REVENUE AND EXPENSE MONTH TO MONTH COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

River Harbor West Owner's Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of July 31, 2019

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	17,193.78
Reserve	49,400.35
Total Checking/Savings	66,594.13
Accounts Receivable	
1400 · Accounts Receivable	(3,904.95)
Total Accounts Receivable	(3,904.95)
Other Current Assets	
1450 · Undeposited Funds	666.00
1610 · Prepaid Insurance	3,768.22
Total Other Current Assets	4,434.22
Total Current Assets	67,123.40
TOTAL ASSETS	67,123.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	244.37
Total Accounts Payable	244.37
Total Current Liabilities	244.37
Long Term Liabilities	
Reserves	49,400.35
Total Long Term Liabilities	49,400.35
Total Liabilities	49,644.72
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	58.88
Net Income	13,751.34
Total Equity	17,478.68
TOTAL LIABILITIES & EQUITY	67,123.40

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

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	77,107.90	77,345.90	(238.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	8,362.10	8,362.10	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)	85,938.09	85,708.00	230.09	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	250.35	25.00	225.35	275.35	175.00	100.35	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	61.25	36.15	25.10	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	88.65	(88.65)	152.00
7100 · Insurance	572.20	666.67	(94.47)	3,162.48	4,666.65	(1,504.17)	8,000.00
7150 · Attorney Fees	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	5,600.00	4,383.15	1,216.85	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	0.00	125.00	(125.00)	522.85	875.00	(352.15)	1,500.00
7260 · Postage & Printing	77.90	60.42	17.48	731.49	422.90	308.59	725.00
7400 · Bank Charges	0.00	19.17	(19.17)	3.03	134.15	(131.12)	230.00
Total Administrative	1,700.45	1,648.60	51.85	10,356.45	11,540.00	(1,183.55)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Sve	127.37	166.67	(39.30)	1,606.02	1,166.65	439.37	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	26,530.00	28,583.35	(2,053.35)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	1,200.00	2,975.00	(1,775.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	277.55	5,833.35	(5,555.80)	10,000.00
Total Grounds	3,917.37	5,508.33	(1,590.96)	29,613.57	38,558.35	(8,944.78)	66,100.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Supplies	195.00	500.00	(305.00)	2,429.57	3,500.00	(1,070.43)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
Total Maintenance	195.00	666.67	(471.67)	2,429.57	4,666.65	(2,237.08)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	8,362.10	8,362.10	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	8,362.10	8,362.10	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	2,569.00	2,485.00	84.00	4,260.00
8420 · Pool/Spa Repairs	159.00	187.50	(28.50)	329.00	1,312.50	(983.50)	2,250.00
Total Pool & Recreation	526.00	542.50	(16.50)	2,898.00	3,797.50	(899.50)	6,510.00
Utilities							
8620 · Electric	314.56	583.33	(268.77)	2,945.67	4,083.35	(1,137.68)	7,000.00
8660 · Cable	1,615.77	1,500.00	115.77	11,309.31	10,500.00	809.31	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	0.00	100.00	(100.00)	573.67	700.00	(126.33)	1,200.00
8700 · Water /Sewer & Trash	463.94	500.00	(36.06)	3,698.41	3,500.00	198.41	6,000.00
Total Utilities	2,394.27	2,683.33	(289.06)	18,527.06	18,783.35	(256.29)	32,200.00
Total Expense	9,927.67	12,244.01	(2,316.34)	72,186.75	85,707.95	(13,521.20)	146,928.00
Net Ordinary Income	2,282.33	(0.01)	2,282.34	13,751.34	0.05	13,751.29	0.00
Net Income	2,282.33	(0.01)	2,282.34	13,751.34	0.05	13,751.29	0.00

River Harbor West Owner's Association, Inc.
Revenue & Expense Monthly Comparison
 January through July 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	TOTAL
Ordinary Income/Expense								
Income								
6200 · Member Assessment Fees	11,015.38	11,015.42	11,015.42	11,015.42	11,015.42	11,015.42	11,015.42	77,107.90
6210 · Reserve Member Assessment Fees	1,194.62	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	8,362.10
6250 · Misc Income	0.00	0.00	300.00	0.00	50.00	0.00	0.00	350.00
6340 · Late Fee Income	0.00	0.00	0.00	0.00	118.09	0.00	0.00	118.09
Total Income	12,210.00	12,210.00	12,510.00	12,210.00	12,378.09	12,210.00	12,210.00	85,938.09
Expense								
Administrative								
7020 · Filing & Licenses/Permits	0.00	0.00	0.00	0.00	25.00	0.00	250.35	275.35
7025 · Annual Corporation Fee	0.00	0.00	0.00	61.25	0.00	0.00	0.00	61.25
7100 · Insurance	1,150.00	(745.33)	404.67	572.20	636.54	572.20	572.20	3,162.48
7200 · Management Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	5,600.00
7250 · Misc.-Adm.Exp Office/Supp	88.92	49.40	88.76	100.00	100.00	95.77	0.00	522.85
7260 · Postage & Printing	18.20	13.87	310.75	218.77	12.10	79.90	77.90	731.49
7400 · Bank Charges	0.00	3.03	0.00	0.00	0.00	0.00	0.00	3.03
Total Administrative	2,057.12	120.97	1,604.18	1,752.22	1,573.64	1,547.87	1,700.45	10,356.45
Grounds								
7520 · Irrigation Maint/Repairs/Sve	230.76	249.71	113.75	388.40	180.33	315.70	127.37	1,606.02
7600 · Grounds Maint.- Contract	3,790.00	3,790.00	3,790.00	3,790.00	3,790.00	3,790.00	3,790.00	26,530.00
7620 · Mulch/Flowers/ Tree Trim	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	1,200.00
7650 · Misc.-Grounds/Landscape	0.00	0.00	0.00	277.55	0.00	0.00	0.00	277.55
Total Grounds	4,020.76	4,039.71	3,903.75	5,655.95	3,970.33	4,105.70	3,917.37	29,613.57
Maintenance								
8010 · Bldg Maint/Repair/Svc/Supplies	195.00	195.00	195.00	195.00	637.92	816.65	195.00	2,429.57
Total Maintenance	195.00	195.00	195.00	195.00	637.92	816.65	195.00	2,429.57
Other								
9970 · Transfer to Reserves	1,194.62	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	8,362.10
Total Other	1,194.62	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	8,362.10
Pool & Recreation								
8320 · Pool Contract	367.00	367.00	367.00	367.00	367.00	367.00	367.00	2,569.00
8420 · Pool/Spa Repairs	0.00	170.00	0.00	0.00	0.00	0.00	159.00	329.00
Total Pool & Recreation	367.00	537.00	367.00	367.00	367.00	367.00	526.00	2,898.00
Utilities								
8620 · Electric	547.71	483.03	471.07	492.88	356.88	279.54	314.56	2,945.67
8660 · Cable	1,615.50	1,615.50	1,615.50	1,615.50	1,615.77	1,615.77	1,615.77	11,309.31
8680 · Propane-Spa/Pool Heater Fuel	0.00	184.40	119.16	270.11	0.00	0.00	0.00	573.67
8700 · Water /Sewer & Trash	788.27	483.69	487.34	497.57	480.76	496.84	463.94	3,698.41
Total Utilities	2,951.48	2,766.62	2,693.07	2,876.06	2,453.41	2,392.15	2,394.27	18,527.06
Total Expense	10,785.98	8,853.88	9,957.58	12,040.81	10,196.88	10,423.95	9,927.67	72,186.75
Net Ordinary Income	1,424.02	3,356.12	2,552.42	169.19	2,181.21	1,786.05	2,282.33	13,751.34
Net Income	1,424.02	3,356.12	2,552.42	169.19	2,181.21	1,786.05	2,282.33	13,751.34