

RIVER HARBOR WEST OWNERS ASSOC INC
FINANCIAL REPORTS
September 30, 2019

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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REVENUE AND EXPENSE MONTH TO MONTH COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

10/07/19

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

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	21,974.91
Reserve	51,814.89
Total Checking/Savings	73,789.80
Accounts Receivable	
1400 · Accounts Receivable	(2,249.95)
Total Accounts Receivable	(2,249.95)
Other Current Assets	
1610 · Prepaid Insurance	3,381.82
Total Other Current Assets	3,381.82
Total Current Assets	74,921.67
TOTAL ASSETS	74,921.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,405.13
Total Accounts Payable	1,405.13
Total Current Liabilities	1,405.13
Long Term Liabilities	
Reserves	51,814.89
Total Long Term Liabilities	51,814.89
Total Liabilities	53,220.02
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	58.88
Net Income	17,974.31
Total Equity	21,701.65
TOTAL LIABILITIES & EQUITY	74,921.67

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

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	99,138.74	99,444.74	(306.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	10,751.26	10,751.26	0.00	14,335.00
6250 · Misc Income	100.00	0.00	100.00	550.00	0.00	550.00	0.00
6340 · Late Fee Income	0.00	0.00	0.00	118.09	0.00	118.09	0.00
Total Income	12,310.00	12,244.00	66.00	110,558.09	110,196.00	362.09	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	0.00	25.00	(25.00)	275.35	225.00	50.35	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	61.25	46.49	14.76	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	113.99	(113.99)	152.00
7100 · Insurance	572.20	666.67	(94.47)	4,306.88	5,999.99	(1,693.11)	8,000.00
7150 · Attorney Fees	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	7,200.00	5,635.49	1,564.51	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	100.00	125.00	(25.00)	671.79	1,125.00	(453.21)	1,500.00
7260 · Postage & Printing	72.20	60.42	11.78	872.29	543.74	328.55	725.00
7400 · Bank Charges	0.00	19.17	(19.17)	3.03	172.49	(169.46)	230.00
Total Administrative	1,544.40	1,648.60	(104.20)	13,390.59	14,837.20	(1,446.61)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Svc	71.48	166.67	(95.19)	1,796.88	1,499.99	296.89	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	34,110.00	36,750.01	(2,640.01)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	1,200.00	3,825.00	(2,625.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	277.55	7,500.01	(7,222.46)	10,000.00
Total Grounds	3,861.48	5,508.33	(1,646.85)	37,384.43	49,575.01	(12,190.58)	66,100.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Supplies	1,365.11	500.00	865.11	4,099.68	4,500.00	(400.32)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	0.00	1,499.99	(1,499.99)	2,000.00
Total Maintenance	1,365.11	666.67	698.44	4,099.68	5,999.99	(1,900.31)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	10,751.26	10,751.26	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	10,751.26	10,751.26	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	3,303.00	3,195.00	108.00	4,260.00
8420 · Pool/Spa Repairs	0.00	187.50	(187.50)	329.00	1,687.50	(1,358.50)	2,250.00
Total Pool & Recreation	367.00	542.50	(175.50)	3,632.00	4,882.50	(1,250.50)	6,510.00
Utilities							
8620 · Electric	336.13	583.33	(247.20)	3,579.15	5,250.01	(1,670.86)	7,000.00
8660 · Cable	1,615.77	1,500.00	115.77	14,540.85	13,500.00	1,040.85	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	0.00	100.00	(100.00)	573.67	900.00	(326.33)	1,200.00
8700 · Water /Sewer & Trash	468.33	500.00	(31.67)	4,632.15	4,500.00	132.15	6,000.00
Total Utilities	2,420.23	2,683.33	(263.10)	23,325.82	24,150.01	(824.19)	32,200.00
Total Expense	10,752.80	12,244.01	(1,491.21)	92,583.78	110,195.97	(17,612.19)	146,928.00
Net Ordinary Income	1,557.20	(0.01)	1,557.21	17,974.31	0.03	17,974.28	0.00
Net Income	1,557.20	(0.01)	1,557.21	17,974.31	0.03	17,974.28	0.00

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 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	11,015.42	11,015.42	99,138.74
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	1,194.58	1,194.58	10,751.26
6250 · Misc Income	0.00	0.00	300.00	0.00	50.00	0.00	0.00	100.00	100.00	550.00
6340 · Late Fee Income	0.00	0.00	0.00	0.00	118.09	0.00	0.00	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	12,310.00	12,310.00	110,558.09
Expense										
Administrative										
7020 · Filing & Licenses/Permits	0.00	0.00	0.00	0.00	25.00	0.00	250.35	0.00	0.00	275.35
7025 · Annual Corporation Fee	0.00	0.00	0.00	61.25	0.00	0.00	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	572.20	572.20	4,306.88
7200 · Management Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,200.00
7250 · Misc.-Adm.Exp Office/Supp	88.92	49.40	88.76	100.00	100.00	95.77	0.00	48.94	100.00	671.79
7260 · Postage & Printing	18.20	13.87	310.75	218.77	12.10	79.90	77.90	68.60	72.20	872.29
7400 · Bank Charges	0.00	3.03	0.00	0.00	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	1,489.74	1,544.40	13,390.59
Grounds										
7520 · Irrigation Maint/Repairs/Svc	230.76	249.71	113.75	388.40	180.33	315.70	127.37	119.38	71.48	1,796.88
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	3,790.00	3,790.00	34,110.00
7620 · Mulch/Flowers/ Tree Trim	0.00	0.00	0.00	1,200.00	0.00	0.00	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	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	3,909.38	3,861.48	37,384.43
Maintenance										
8010 · Bldg Maint/Repair/Svc/Supplies	195.00	195.00	195.00	195.00	637.92	816.65	195.00	305.00	1,365.11	4,099.68
Total Maintenance	195.00	195.00	195.00	195.00	637.92	816.65	195.00	305.00	1,365.11	4,099.68
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	1,194.58	1,194.58	10,751.26
Total Other	1,194.62	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	1,194.58	10,751.26
Pool & Recreation										
8320 · Pool Contract	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	3,303.00
8420 · Pool/Spa Repairs	0.00	170.00	0.00	0.00	0.00	0.00	159.00	0.00	0.00	329.00
Total Pool & Recreation	367.00	537.00	367.00	367.00	367.00	367.00	526.00	367.00	367.00	3,632.00
Utilities										
8620 · Electric	547.71	483.03	471.07	492.88	356.88	279.54	314.56	297.35	336.13	3,579.15
8660 · Cable	1,615.50	1,615.50	1,615.50	1,615.50	1,615.77	1,615.77	1,615.77	1,615.77	1,615.77	14,540.85
8680 · Propane-Spa/Pool Heater Fuel	0.00	184.40	119.16	270.11	0.00	0.00	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	465.41	468.33	4,632.15
Total Utilities	2,951.48	2,766.62	2,693.07	2,876.06	2,453.41	2,392.15	2,394.27	2,378.53	2,420.23	23,325.82
Total Expense	10,785.98	8,853.88	9,957.58	12,040.81	10,196.88	10,423.95	9,927.67	9,644.23	10,752.80	92,583.78
Net Ordinary Income	1,424.02	3,356.12	2,552.42	169.19	2,181.21	1,786.05	2,282.33	2,665.77	1,557.20	17,974.31
Net Income	1,424.02	3,356.12	2,552.42	169.19	2,181.21	1,786.05	2,282.33	2,665.77	1,557.20	17,974.31