

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

TABLE OF CONTENTS:

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 December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1000 · Cadence Operating #9412	19,569.18
Total Operating	19,569.18
Reserve	
1300 · Cadence Reserve #4249	55,439.20
Total Reserve	55,439.20
Total Checking/Savings	75,008.38
Accounts Receivable	
1400 · Accounts Receivable	(2,264.95)
Total Accounts Receivable	(2,264.95)
Other Current Assets	
1450 · Undeposited Funds	333.00
1610 · Prepaid Insurance	1,475.74
Total Other Current Assets	1,808.74
Total Current Assets	74,552.17
TOTAL ASSETS	74,552.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,302.54
Total Accounts Payable	1,302.54
Total Current Liabilities	1,302.54
Long Term Liabilities	
Reserves	55,439.20
Total Long Term Liabilities	55,439.20
Total Liabilities	56,741.74
Equity	
3500 · Operating Fund Balance	3,668.46
5512 · Prior Period Adjustment	58.88
Net Income	14,083.09
Total Equity	17,810.43
TOTAL LIABILITIES & EQUITY	74,552.17

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

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	11,015.42	11,049.42	(34.00)	132,185.00	132,593.00	(408.00)	132,593.00
6210 · Reserve Member Assessment Fees	1,194.58	1,194.58	0.00	14,335.00	14,335.00	0.00	14,335.00
6250 · Misc Income	0.00	0.00	0.00	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	12,210.00	12,244.00	(34.00)	147,188.09	146,928.00	260.09	146,928.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	0.00	25.00	(25.00)	275.35	300.00	(24.65)	300.00
7025 · Annual Corporation Fee	0.00	5.17	(5.17)	61.25	62.00	(0.75)	62.00
7040 · Division Fees-Annual Condo Fees	0.00	12.67	(12.67)	0.00	152.00	(152.00)	152.00
7100 · Insurance	635.36	666.67	(31.31)	6,212.96	8,000.00	(1,787.04)	8,000.00
7150 · Attorney Fees	202.50	83.33	119.17	990.00	1,000.00	(10.00)	1,000.00
7170 · CPA Fees	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
7200 · Management Fees	800.00	626.17	173.83	9,600.00	7,514.00	2,086.00	7,514.00
7250 · Misc.-Adm.Exp Office/Supp	25.00	125.00	(100.00)	846.79	1,500.00	(653.21)	1,500.00
7260 · Postage & Printing	138.93	60.42	78.51	1,157.82	725.00	432.82	725.00
7400 · Bank Charges	0.00	19.17	(19.17)	3.03	230.00	(226.97)	230.00
Total Administrative	1,801.79	1,648.60	153.19	19,147.20	19,783.00	(635.80)	19,783.00
Grounds							
7520 · Irrigation Maint/Repairs/Svc	509.18	166.67	342.51	9,187.85	2,000.00	7,187.85	2,000.00
7600 · Grounds Maint.- Contract	3,790.00	4,083.33	(293.33)	45,480.00	49,000.00	(3,520.00)	49,000.00
7620 · Mulch/Flowers/ Tree Trim	0.00	425.00	(425.00)	1,200.00	5,100.00	(3,900.00)	5,100.00
7650 · Misc.-Grounds/Landscape	0.00	833.33	(833.33)	277.55	10,000.00	(9,722.45)	10,000.00
Total Grounds	4,299.18	5,508.33	(1,209.15)	56,145.40	66,100.00	(9,954.60)	66,100.00
Maintenance							
7525 · Electric Maintenance/Repairs	(418.00)			0.00			
8010 · Bldg Maint/Repair/Svc/Supplies	200.00	500.00	(300.00)	5,767.14	6,000.00	(232.86)	6,000.00
8040 · Bldg.-Electrical Maint/Repair	825.00	166.67	658.33	825.00	2,000.00	(1,175.00)	2,000.00
Total Maintenance	607.00	666.67	(59.67)	6,592.14	8,000.00	(1,407.86)	8,000.00
Other							
9970 · Transfer to Reserves	1,194.58	1,194.58	0.00	14,335.00	14,335.00	0.00	14,335.00
Total Other	1,194.58	1,194.58	0.00	14,335.00	14,335.00	0.00	14,335.00
Pool & Recreation							
8320 · Pool Contract	367.00	355.00	12.00	4,404.00	4,260.00	144.00	4,260.00
8420 · Pool/Spa Repairs	775.00	187.50	587.50	1,232.00	2,250.00	(1,018.00)	2,250.00
Total Pool & Recreation	1,142.00	542.50	599.50	5,636.00	6,510.00	(874.00)	6,510.00
Utilities							
8620 · Electric	496.31	583.33	(87.02)	4,614.51	7,000.00	(2,385.49)	7,000.00
8660 · Cable	1,615.61	1,500.00	115.61	19,387.68	18,000.00	1,387.68	18,000.00
8680 · Propane-Spa/Pool Heater Fuel	138.88	100.00	38.88	1,177.75	1,200.00	(22.25)	1,200.00
8700 · Water /Sewer & Trash	469.80	500.00	(30.20)	6,069.32	6,000.00	69.32	6,000.00
Total Utilities	2,720.60	2,683.33	37.27	31,249.26	32,200.00	(950.74)	32,200.00
Total Expense	11,765.15	12,244.01	(478.86)	133,105.00	146,928.00	(13,823.00)	146,928.00
Net Ordinary Income	444.85	(0.01)	444.86	14,083.09	0.00	14,083.09	0.00
Net Income	444.85	(0.01)	444.86	14,083.09	0.00	14,083.09	0.00

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 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	11,015.42	11,015.42	11,015.42	132,185.00
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	1,194.58	1,194.58	1,194.58	14,335.00
6250 · Misc Income	0.00	0.00	300.00	0.00	50.00	0.00	0.00	100.00	100.00	0.00	0.00	0.00	550.00
6340 · Late Fee Income	0.00	0.00	0.00	0.00	118.09	0.00	0.00	0.00	0.00	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	12,210.00	12,210.00	12,210.00	147,188.09
Expense													
Administrative													
7020 · Filing & Licenses/Permits	0.00	0.00	0.00	0.00	25.00	0.00	250.35	0.00	0.00	0.00	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	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	635.36	635.36	635.36	6,212.96
7150 · Attorney Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	562.50	202.50	990.00
7200 · Management Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
7250 · Misc.-Adm.Exp Office/Supp	88.92	49.40	88.76	100.00	100.00	95.77	0.00	48.94	100.00	125.00	25.00	25.00	846.79
7260 · Postage & Printing	18.20	13.87	310.75	218.77	12.10	79.90	77.90	68.60	72.20	48.85	97.75	138.93	1,157.82
7400 · Bank Charges	0.00	3.03	0.00	0.00	0.00	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	1,834.21	2,120.61	1,801.79	19,147.20
Grounds													
7520 · Irrigation Maint/Repairs/Sve	230.76	249.71	113.75	388.40	180.33	315.70	127.37	119.38	71.48	6,630.40	251.39	509.18	9,187.85
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	3,790.00	3,790.00	3,790.00	45,480.00
7620 · Mulch/Flowers/ Tree Trim	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	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	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	10,420.40	4,041.39	4,299.18	56,145.40
Maintenance													
7525 · Electric Maintenance/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	418.00	(418.00)	0.00
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	1,168.46	299.00	200.00	5,767.14
8040 · Bldg.-Electrical Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	825.00	825.00
Total Maintenance	195.00	195.00	195.00	195.00	637.92	816.65	195.00	305.00	1,365.11	1,168.46	717.00	607.00	6,592.14
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	1,194.58	1,194.58	1,194.58	14,335.00
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	1,194.58	1,194.58	1,194.58	14,335.00
Pool & Recreation													
8320 · Pool Contract	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	4,404.00
8420 · Pool/Spa Repairs	0.00	170.00	0.00	0.00	0.00	0.00	159.00	0.00	0.00	128.00	0.00	775.00	1,232.00
Total Pool & Recreation	367.00	537.00	367.00	367.00	367.00	367.00	526.00	367.00	367.00	495.00	367.00	1,142.00	5,636.00
Utilities													
8620 · Electric	547.71	483.03	471.07	492.88	356.88	279.54	314.56	297.35	336.13	298.54	240.51	496.31	4,614.51
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	1,615.61	1,615.61	1,615.61	19,387.68
8680 · Propane-Spa/Pool Heater Fuel	0.00	184.40	119.16	270.11	0.00	0.00	0.00	0.00	0.00	348.61	116.59	138.88	1,177.75
8700 · Water /Sewer & Trash	788.27	483.69	487.34	497.57	480.76	496.84	463.94	465.41	468.33	486.61	480.76	469.80	6,069.32
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	2,749.37	2,453.47	2,720.60	31,249.26
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	17,862.02	10,894.05	11,765.15	133,105.00
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	(5,652.02)	1,315.95	444.85	14,083.09
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	(5,652.02)	1,315.95	444.85	14,083.09