

RIVER HARBOR WEST OWNERS ASSOC INC
FINANCIAL REPORTS
February 29, 2020

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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.

03/16/20

River Harbor West Owner's Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 29, 2020

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1000 · Cadence Operating #9412	16,510.04
Total Operating	16,510.04
Reserve	
1300 · Cadence Reserve #4249	57,628.27
Total Reserve	57,628.27
Total Checking/Savings	74,138.31
Accounts Receivable	
1400 · Accounts Receivable	(3,542.32)
Total Accounts Receivable	(3,542.32)
Other Current Assets	
1450 · Undeposited Funds	333.00
1610 · Prepaid Insurance	4,929.93
Total Other Current Assets	5,262.93
Total Current Assets	75,858.92
TOTAL ASSETS	75,858.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	256.77
Total Accounts Payable	256.77
Total Current Liabilities	256.77
Long Term Liabilities	
Reserves	57,628.27
Total Long Term Liabilities	57,628.27
Total Liabilities	57,885.04
Equity	
3500 · Operating Fund Balance	17,751.55
5512 · Prior Period Adjustment	58.88
Net Income	163.45
Total Equity	17,973.88
TOTAL LIABILITIES & EQUITY	75,858.92

River Harbor West Owner's Association, Inc.
Revenue & Expense Budget Performance
 February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
6200 · Member Assessment Fees	10,496.75	10,482.33	14.42	20,993.50	20,964.70	28.80	125,788.00
6210 · Reserve Member Assessment F...	1,713.25	1,713.25	0.00	3,426.50	3,426.50	0.00	20,559.00
6250 · Misc Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total Income	12,210.00	12,195.58	14.42	24,620.00	24,391.20	228.80	146,347.00
Expense							
Administrative							
7020 · Filing & Licenses/Permits	0.00	22.92	(22.92)	0.00	45.80	(45.80)	275.00
7025 · Annual Corporation Fee	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
7040 · Division Fees-Annual Condo ...	0.00	12.67	(12.67)	0.00	25.30	(25.30)	152.00
7100 · Insurance	623.45	650.00	(26.55)	1,258.81	1,300.00	(41.19)	7,800.00
7150 · Attorney Fees	350.00	100.00	250.00	440.00	200.00	240.00	1,200.00
7170 · CPA Fees	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7200 · Management Fees	800.00	800.00	0.00	1,600.00	1,600.00	0.00	9,600.00
7250 · Misc.-Adm.Exp Office/Supp	25.00	75.00	(50.00)	50.00	150.00	(100.00)	900.00
7260 · Postage & Printing	221.59	83.33	138.26	386.01	166.70	219.31	1,000.00
7400 · Bank Charges	92.71	8.33	84.38	92.71	16.70	76.01	100.00
Total Administrative	2,112.75	1,774.00	338.75	3,827.53	3,548.00	279.53	21,288.00
Grounds							
7520 · Irrigation Maint/Repairs/Sve	89.27	166.67	(77.40)	538.20	333.30	204.90	2,000.00
7600 · Grounds Maint.- Contract	3,865.00	3,958.33	(93.33)	7,730.00	7,916.70	(186.70)	47,500.00
7620 · Mulch/Flowers/ Tree Trim	0.00	416.67	(416.67)	0.00	833.30	(833.30)	5,000.00
7650 · Misc.-Grounds/Landscape	0.00	416.67	(416.67)	415.00	833.30	(418.30)	5,000.00
Total Grounds	3,954.27	4,958.34	(1,004.07)	8,683.20	9,916.60	(1,233.40)	59,500.00
Maintenance							
8010 · Bldg Maint/Repair/Svc/Suppli...	211.77	416.67	(204.90)	411.77	833.30	(421.53)	5,000.00
8040 · Bldg.-Electrical Maint/Repair	1,777.00	166.67	1,610.33	1,777.00	333.30	1,443.70	2,000.00
Total Maintenance	1,988.77	583.34	1,405.43	2,188.77	1,166.60	1,022.17	7,000.00
Other							
9970 · Transfer to Reserves	1,713.25	1,713.25	0.00	3,426.50	3,426.50	0.00	20,559.00
Total Other	1,713.25	1,713.25	0.00	3,426.50	3,426.50	0.00	20,559.00

03/16/20

River Harbor West Owner's Association, Inc.
Revenue & Expense Budget Performance
 February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budg...
Pool & Recreation							
8320 · Pool Contract	374.00	375.00	(1.00)	748.00	750.00	(2.00)	4,500.00
8420 · Pool/Spa Repairs	45.00	83.33	(38.33)	121.00	166.70	(45.70)	1,000.00
Total Pool & Recreation	419.00	458.33	(39.33)	869.00	916.70	(47.70)	5,500.00
Utilities							
8620 · Electric	372.13	416.67	(44.54)	915.72	833.30	82.42	5,000.00
8660 · Cable	1,740.24	1,666.67	73.57	3,452.94	3,333.30	119.64	20,000.00
8680 · Propane-Spa/Pool Heater Fuel	0.00	83.33	(83.33)	119.36	166.70	(47.34)	1,000.00
8700 · Water /Sewer & Trash	482.95	541.67	(58.72)	973.53	1,083.30	(109.77)	6,500.00
Total Utilities	2,595.32	2,708.34	(113.02)	5,461.55	5,416.60	44.95	32,500.00
Total Expense	12,783.36	12,195.60	587.76	24,456.55	24,391.00	65.55	146,347.00
Net Ordinary Income	(573.36)	(0.02)	(573.34)	163.45	0.20	163.25	0.00
Net Income	(573.36)	(0.02)	(573.34)	163.45	0.20	163.25	0.00