

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

**River Harbor West Owner's Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2020

	Jun 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1000 · Cadence Operating #9412	12,136.56
1019 · Due to/from Operating	11,385.00
<b>Total Operating</b>	23,521.56
<b>Reserve</b>	
1029 · Due to/From Reserves	(11,385.00)
1300 · Cadence Reserve #4249	64,536.94
<b>Total Reserve</b>	53,151.94
<b>Total Checking/Savings</b>	76,673.50
<b>Accounts Receivable</b>	
1400 · Accounts Receivable	(5,894.32)
<b>Total Accounts Receivable</b>	(5,894.32)
<b>Other Current Assets</b>	
1450 · Undeposited Funds	333.00
1610 · Prepaid Insurance	4,980.94
<b>Total Other Current Assets</b>	5,313.94
<b>Total Current Assets</b>	76,093.12
<b>TOTAL ASSETS</b>	<b>76,093.12</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	14,135.41
<b>Total Accounts Payable</b>	14,135.41
<b>Total Current Liabilities</b>	14,135.41
<b>Long Term Liabilities</b>	
Reserves	53,151.94
<b>Total Long Term Liabilities</b>	53,151.94
<b>Total Liabilities</b>	67,287.35
<b>Equity</b>	
3500 · Operating Fund Balance	17,751.55
5512 · Prior Period Adjustment	58.88
Net Income	(9,004.66)
<b>Total Equity</b>	8,805.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>76,093.12</b>

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

June 2020

	Jun 20	Budget	\$ Over Budget	Jan - Jun 20	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
6200 · Member Assessment Fees	10,496.75	10,482.33	14.42	62,980.50	62,894.02	86.48	125,788.00
6210 · Reserve Member Assessment ...	1,713.25	1,713.25	0.00	10,279.50	10,279.50	0.00	20,559.00
6250 · Misc Income	300.00	0.00	300.00	750.00	0.00	750.00	0.00
<b>Total Income</b>	<b>12,510.00</b>	<b>12,195.58</b>	<b>314.42</b>	<b>74,010.00</b>	<b>73,173.52</b>	<b>836.48</b>	<b>146,347.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7020 · Filing & Licenses/Permits	0.00	22.92	(22.92)	0.00	137.48	(137.48)	275.00
7025 · Annual Corporation Fee	0.00	5.08	(5.08)	61.25	30.52	30.73	61.00
7040 · Division Fees-Annual Condo...	0.00	12.67	(12.67)	0.00	75.98	(75.98)	152.00
7100 · Insurance	682.83	650.00	32.83	3,930.75	3,900.00	30.75	7,800.00
7150 · Attorney Fees	0.00	100.00	(100.00)	965.00	600.00	365.00	1,200.00
7170 · CPA Fees	0.00	16.67	(16.67)	0.00	99.98	(99.98)	200.00
7200 · Management Fees	800.00	800.00	0.00	4,800.00	4,800.00	0.00	9,600.00
7250 · Misc.-Adm.Exp Office/Supp	175.00	75.00	100.00	450.00	450.00	0.00	900.00
7260 · Postage & Printing	44.70	83.33	(38.63)	593.26	500.02	93.24	1,000.00
7400 · Bank Charges	0.00	8.33	(8.33)	92.71	50.02	42.69	100.00
<b>Total Administrative</b>	<b>1,702.53</b>	<b>1,774.00</b>	<b>(71.47)</b>	<b>10,892.97</b>	<b>10,644.00</b>	<b>248.97</b>	<b>21,288.00</b>
<b>Grounds</b>							
7520 · Irrigation Maint/Repairs/Sve	78.00	166.67	(88.67)	2,569.07	999.98	1,569.09	2,000.00
7600 · Grounds Maint.- Contract	3,865.00	3,958.33	(93.33)	23,190.00	23,750.02	(560.02)	47,500.00
7620 · Mulch/Flowers/ Tree Trim	296.81	416.67	(119.86)	3,296.81	2,499.98	796.83	5,000.00
7650 · Misc.-Grounds/Landscape	0.00	416.67	(416.67)	515.00	2,499.98	(1,984.98)	5,000.00
<b>Total Grounds</b>	<b>4,239.81</b>	<b>4,958.34</b>	<b>(718.53)</b>	<b>29,570.88</b>	<b>29,749.96</b>	<b>(179.08)</b>	<b>59,500.00</b>
<b>Maintenance</b>							
8010 · Bldg Maint/Repair/Svc/Suppl...	2,453.60	416.67	2,036.93	11,533.53	2,499.98	9,033.55	5,000.00
8040 · Bldg.-Electrical Maint/Repair	0.00	166.67	(166.67)	2,626.00	999.98	1,626.02	2,000.00
<b>Total Maintenance</b>	<b>2,453.60</b>	<b>583.34</b>	<b>1,870.26</b>	<b>14,159.53</b>	<b>3,499.96</b>	<b>10,659.57</b>	<b>7,000.00</b>
<b>Other</b>							
9970 · Transfer to Reserves	1,713.25	1,713.25	0.00	10,279.50	10,279.50	0.00	20,559.00
<b>Total Other</b>	<b>1,713.25</b>	<b>1,713.25</b>	<b>0.00</b>	<b>10,279.50</b>	<b>10,279.50</b>	<b>0.00</b>	<b>20,559.00</b>
<b>Pool &amp; Recreation</b>							
8320 · Pool Contract	374.00	375.00	(1.00)	2,244.00	2,250.00	(6.00)	4,500.00
8420 · Pool/Spa Repairs	0.00	83.33	(83.33)	206.00	500.02	(294.02)	1,000.00
<b>Total Pool &amp; Recreation</b>	<b>374.00</b>	<b>458.33</b>	<b>(84.33)</b>	<b>2,450.00</b>	<b>2,750.02</b>	<b>(300.02)</b>	<b>5,500.00</b>
<b>Utilities</b>							
8620 · Electric	230.24	416.67	(186.43)	2,208.56	2,499.98	(291.42)	5,000.00
8660 · Cable	1,740.24	1,666.67	73.57	10,413.90	9,999.98	413.92	20,000.00
8680 · Propane-Spa/Pool Heater Fuel	0.00	83.33	(83.33)	119.36	500.02	(380.66)	1,000.00
8700 · Water /Sewer & Trash	485.87	541.67	(55.80)	2,919.96	3,249.98	(330.02)	6,500.00
<b>Total Utilities</b>	<b>2,456.35</b>	<b>2,708.34</b>	<b>(251.99)</b>	<b>15,661.78</b>	<b>16,249.96</b>	<b>(588.18)</b>	<b>32,500.00</b>
<b>Total Expense</b>	<b>12,939.54</b>	<b>12,195.60</b>	<b>743.94</b>	<b>83,014.66</b>	<b>73,173.40</b>	<b>9,841.26</b>	<b>146,347.00</b>
<b>Net Ordinary Income</b>	<b>(429.54)</b>	<b>(0.02)</b>	<b>(429.52)</b>	<b>(9,004.66)</b>	<b>0.12</b>	<b>(9,004.78)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(429.54)</b>	<b>(0.02)</b>	<b>(429.52)</b>	<b>(9,004.66)</b>	<b>0.12</b>	<b>(9,004.78)</b>	<b>0.00</b>