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## Riverwalk Tucson Homeowners Association

## Balance Sheet

01/05/18

As of December 31, 2017

Accrual Basis

	Dec 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	13,498.09
Due to Reserves	-2,678.84
Total Operating Funds	10,819.25
Reserve Funds	
1102 · Mutual of Omaha MM 4548	166,651.46
Due from Operating	2,678.84
Total Reserve Funds	169,330.30
Total Checking/Savings	180,149.55
Accounts Receivable	
11000 · Accounts Receivable	3,099.82
Total Accounts Receivable	3,099.82
Total Current Assets	183,249.37
<b>TOTAL ASSETS</b>	<b>183,249.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2020 · Accrued Expenses	3,525.41
2010 · Prepaid Assessments	7,708.28
Total Other Current Liabilities	11,233.69
Total Other Current Liabilities	11,233.69
Total Current Liabilities	11,233.69
Total Liabilities	11,233.69
Equity	
Reserve Equity	
3010 · Accumulated General	130,330.73
Total Reserve Equity	130,330.73
Operating Surplus	
3110 · Accumulated Surplus	52,709.57
Total Operating Surplus	52,709.57
Net Income	-11,024.62
Total Equity	172,015.68
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>183,249.37</b>

## Riverwalk Tucson Homeowners Association

## Profit &amp; Loss Budget vs. Actual

01/05/18

December 2017

Accrual Basis

	Dec 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Income				
4000 · Assessment Income	12,862.10	12,862.08	0.02	100.0%
4030 · Interest Income	27.81	0.00	27.81	100.0%
4070 · Late Fee Income	105.00	0.00	105.00	100.0%
6010 · General Reserve Transfer	-4,404.00	-4,403.75	-0.25	100.0%
<b>Total Income</b>	<b>8,590.91</b>	<b>8,458.33</b>	<b>132.58</b>	<b>101.6%</b>
<b>Total Income</b>	<b>8,590.91</b>	<b>8,458.33</b>	<b>132.58</b>	<b>101.6%</b>
<b>Gross Profit</b>	<b>8,590.91</b>	<b>8,458.33</b>	<b>132.58</b>	<b>101.6%</b>
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	1,198.00	675.00	523.00	177.5%
5821 · Townhome Roof Inspections	0.00	808.33	-808.33	0.0%
<b>Total Townhome Services &amp; Repairs</b>	<b>1,198.00</b>	<b>1,483.33</b>	<b>-285.33</b>	<b>80.8%</b>
<b>Administrative</b>				
5000 · Management Fee	1,200.00	1,000.00	200.00	120.0%
5010 · Legal Expense	0.00	186.00	-186.00	0.0%
5017 · Printing/Postage	163.65	225.00	-61.35	72.7%
5059 · Postage	147.00	0.00	147.00	100.0%
5048 · Office Expense	20.90	0.00	20.90	100.0%
5075 · Permits/License/Taxes	0.00	25.00	-25.00	0.0%
5090 · Insurance	356.00	383.25	-27.25	92.9%
<b>Total Administrative</b>	<b>1,887.55</b>	<b>1,819.25</b>	<b>68.30</b>	<b>103.8%</b>
<b>Utilities</b>				
5100 · Water/Sewer	888.06	500.00	388.06	177.6%
5120 · Electric	667.83	750.00	-82.17	89.0%
5125 · Gas	248.03	333.33	-85.30	74.4%
5151 · Phone	128.09	100.00	28.09	128.1%
<b>Total Utilities</b>	<b>1,932.01</b>	<b>1,683.33</b>	<b>248.68</b>	<b>114.8%</b>
<b>Landscaping</b>				
5200 · Landscape Contract	1,428.00	1,138.33	289.67	125.4%
5220 · Irrigation Repairs	0.00	100.00	-100.00	0.0%
5240 · Tree Trimming/Removal	106.08	125.00	-18.92	84.9%
<b>Total Landscaping</b>	<b>1,534.08</b>	<b>1,363.33</b>	<b>170.75</b>	<b>112.5%</b>
<b>Pool/Spa/Clubhouse</b>				
5300 · Pool Maintenance	220.00	260.00	-40.00	84.6%
5310 · Pool Supplies/Chemicals	81.90	166.67	-84.77	49.1%
5315 · Pool Repairs	90.00	291.67	-201.67	30.9%
5338 · Pool/Clubhouse Maintenance	300.00	208.33	91.67	144.0%
<b>Total Pool/Spa/Clubhouse</b>	<b>691.90</b>	<b>926.67</b>	<b>-234.77</b>	<b>74.7%</b>
<b>Gates</b>				
6520 · Fire Alarm Monitoring	0.00	137.50	-137.50	0.0%
5512 · Gate Repair/Material	138.44	41.67	96.77	332.2%
<b>Total Gates</b>	<b>138.44</b>	<b>179.17</b>	<b>-40.73</b>	<b>77.3%</b>
<b>Common Area/Repair &amp; Maint.</b>				
5730 · Roof Maintenance/Repairs	0.00	405.33	-405.33	0.0%
5770 · General Maintenance	3,156.00	500.00	2,656.00	631.2%
5850 · Exterminating	0.00	18.75	-18.75	0.0%
5954 · Drainage Improvemnet	1,523.24	0.00	1,523.24	100.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>4,679.24</b>	<b>924.08</b>	<b>3,755.16</b>	<b>506.4%</b>
<b>Total Expense</b>	<b>12,061.22</b>	<b>8,379.16</b>	<b>3,682.06</b>	<b>143.9%</b>

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01/05/18

Accrual Basis

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

December 2017

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	<u>Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Ordinary Income	-3,470.31	79.17	-3,549.48	-4,383.4%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	4,404.00	4,404.00	0.00	100.0%
7034 · Interest Reserve Fund	24.80	0.00	24.80	100.0%
Total Reserve Income	4,428.80	4,404.00	24.80	100.6%
Total Other Income	4,428.80	4,404.00	24.80	100.6%
Net Other Income	4,428.80	4,404.00	24.80	100.6%
Net Income	<u>958.49</u>	<u>4,483.17</u>	<u>-3,524.68</u>	<u>21.4%</u>

## Riverwalk Tucson Homeowners Association

## Profit &amp; Loss Budget vs. Actual

January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	151,067.73	154,345.00	-3,277.27	97.9%
4030 · Interest Income	83.44	0.00	83.44	100.0%
4070 · Late Fee Income	860.88	0.00	860.88	100.0%
4076 · Admin Fee	-26.00	0.00	-26.00	100.0%
4077 · Postage-Certified	15.00	0.00	15.00	100.0%
4922 · Keys	82.70	0.00	82.70	100.0%
6010 · General Reserve Transfer	-52,848.00	-52,845.00	-3.00	100.0%
<b>Total Income</b>	<b>99,235.75</b>	<b>101,500.00</b>	<b>-2,264.25</b>	<b>97.8%</b>
<b>Total Income</b>	<b>99,235.75</b>	<b>101,500.00</b>	<b>-2,264.25</b>	<b>97.8%</b>
<b>Gross Profit</b>	<b>99,235.75</b>	<b>101,500.00</b>	<b>-2,264.25</b>	<b>97.8%</b>
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	10,751.00	8,100.00	2,651.00	132.7%
5821 · Townhome Roof Inspections	3,225.00	9,700.00	-6,475.00	33.2%
<b>Total Townhome Services &amp; Repairs</b>	<b>13,976.00</b>	<b>17,800.00</b>	<b>-3,824.00</b>	<b>78.5%</b>
<b>Administrative</b>				
5000 · Management Fee	14,388.31	12,000.00	2,388.31	119.9%
5010 · Legal Expense	2,624.97	2,232.00	392.97	117.6%
5017 · Printing/Postage	1,293.30	2,700.00	-1,406.70	47.9%
5030 · Audit/Tax Preperation	2,500.00	300.00	2,200.00	833.3%
5037 · Bank Charges & CC Fees	104.00	50.00	54.00	208.0%
5052 · Printing	441.95	0.00	441.95	100.0%
5059 · Postage	378.66	0.00	378.66	100.0%
5048 · Office Expense	2,735.93	0.00	2,735.93	100.0%
5070 · Property Taxes	57.40	550.00	-492.60	10.4%
5075 · Permits/License/Taxes	250.00	300.00	-50.00	83.3%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	3,922.00	4,599.00	-677.00	85.3%
<b>Total Administrative</b>	<b>28,746.52</b>	<b>22,781.00</b>	<b>5,965.52</b>	<b>126.2%</b>
<b>Utilities</b>				
5100 · Water/Sewer	8,114.17	6,000.00	2,114.17	135.2%
5120 · Electric	7,021.21	9,000.00	-1,978.79	78.0%
5125 · Gas	2,776.83	4,000.00	-1,223.17	69.4%
5151 · Phone	1,598.43	1,200.00	398.43	133.2%
<b>Total Utilities</b>	<b>19,510.64</b>	<b>20,200.00</b>	<b>-689.36</b>	<b>96.6%</b>
<b>Landscaping</b>				
5200 · Landscape Contract	17,564.67	13,660.00	3,904.67	128.6%
5220 · Irrigation Repairs	1,778.60	1,200.00	578.60	148.2%
5240 · Tree Trimming/Removal	2,656.08	1,500.00	1,156.08	177.1%
<b>Total Landscaping</b>	<b>21,999.35</b>	<b>16,360.00</b>	<b>5,639.35</b>	<b>134.5%</b>
<b>Pool/Spa/Clubhouse</b>				
5300 · Pool Maintenance	3,311.37	3,120.00	191.37	106.1%
5310 · Pool Supplies/Chemicals	4,115.89	2,000.00	2,115.89	205.8%
5315 · Pool Repairs	1,971.00	3,500.00	-1,529.00	56.3%
5338 · Pool/Clubhouse Maintenance	4,529.44	2,500.00	2,029.44	181.2%
<b>Total Pool/Spa/Clubhouse</b>	<b>13,927.70</b>	<b>11,120.00</b>	<b>2,807.70</b>	<b>125.2%</b>
<b>Gates</b>				
5500 · Security Gate	10,017.44	0.00	10,017.44	100.0%
6520 · Fire Alarm Monitoring	1,066.00	1,650.00	-584.00	64.6%
5512 · Gate Repair/Material	4,724.53	500.00	4,224.53	944.9%
<b>Total Gates</b>	<b>15,807.97</b>	<b>2,150.00</b>	<b>13,657.97</b>	<b>735.3%</b>
<b>Common Area/Repair &amp; Maint.</b>				
5730 · Roof Maintenance/Repairs	0.00	4,864.00	-4,864.00	0.0%
5770 · General Maintenance	30,513.52	6,000.00	24,513.52	508.6%
5850 · Exterminating	419.00	225.00	194.00	186.2%
5954 · Drainage Improvemnet	4,359.24	0.00	4,359.24	100.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>35,291.76</b>	<b>11,089.00</b>	<b>24,202.76</b>	<b>318.3%</b>
<b>Total Expense</b>	<b>149,259.94</b>	<b>101,500.00</b>	<b>47,759.94</b>	<b>147.1%</b>

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## Riverwalk Tucson Homeowners Association

## Profit &amp; Loss Budget vs. Actual

January through December 2017

01/05/18

Accrual Basis

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
Net Ordinary Income	-50,024.19	0.00	-50,024.19	100.0%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	52,848.00	52,848.00	0.00	100.0%
7034 · Interest Reserve Fund	233.28	0.00	233.28	100.0%
Total Reserve Income	53,081.28	52,848.00	233.28	100.4%
Total Other Income	53,081.28	52,848.00	233.28	100.4%
Other Expense				
Reserve Expenditures				
8509 · Pool Furniture	1,457.90	0.00	1,457.90	100.0%
8536F · Fountains	4,057.99	0.00	4,057.99	100.0%
8560 · Pool Resurfacing/Decking	8,565.82	0.00	8,565.82	100.0%
Total Reserve Expenditures	14,081.71	0.00	14,081.71	100.0%
Total Other Expense	14,081.71	0.00	14,081.71	100.0%
Net Other Income	38,999.57	52,848.00	-13,848.43	73.8%
Net Income	-11,024.62	52,848.00	-63,872.62	-20.9%