

Riverwalk Tucson Homeowners Association

Balance Sheet

As of November 30, 2017

	Nov 30, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	14,572.76
Due to Reserves	-2,678.84
Total Operating Funds	11,893.92
Reserve Funds	
1102 · Mutual of Omaha MM 4548	162,222.66
Due from Operating	2,678.84
Total Reserve Funds	164,901.50
Total Checking/Savings	176,795.42
Accounts Receivable	
11000 · Accounts Receivable	3,722.57
Total Accounts Receivable	3,722.57
Other Current Assets	
12000 · Undeposited Funds	213.18
Total Other Current Assets	213.18
Total Current Assets	180,731.17
TOTAL ASSETS	180,731.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2020 · Accrued Expenses	3,525.41
2010 · Prepaid Assessments	6,099.13
Total Other Current Liabilities	9,624.54
Total Other Current Liabilities	9,624.54
Total Current Liabilities	9,624.54
Total Liabilities	9,624.54
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	-11,933.67
Total Equity	171,106.63
TOTAL LIABILITIES & EQUITY	180,731.17

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

November 2017

12/12/17

Accrual Basis

	Nov 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	12,862.10	12,862.08	0.02	100.0%
4030 · Interest Income	15.44	0.00	15.44	100.0%
4070 · Late Fee Income	165.00	0.00	165.00	100.0%
6010 · General Reserve Transfer	-4,404.00	-4,403.75	-0.25	100.0%
Total Income	8,638.54	8,458.33	180.21	102.1%
Total Income	8,638.54	8,458.33	180.21	102.1%
Gross Profit	8,638.54	8,458.33	180.21	102.1%
Expense				
Townhome Services & Repairs				
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%
Total Townhome Services & Repairs	1,198.00	1,483.33	-285.33	80.8%
Administrative				
5000 · Management Fee	1,200.00	1,000.00	200.00	120.0%
5010 · Legal Expense	200.00	186.00	14.00	107.5%
5017 · Printing/Postage	52.65	225.00	-172.35	23.4%
5059 · Postage	49.00	0.00	49.00	100.0%
5048 · Office Expense	145.90	0.00	145.90	100.0%
5075 · Permits/License/Taxes	240.00	25.00	215.00	960.0%
5090 · Insurance	356.00	383.25	-27.25	92.9%
Total Administrative	2,243.55	1,819.25	424.30	123.3%
Utilities				
5100 · Water/Sewer	769.93	500.00	269.93	154.0%
5120 · Electric	611.43	750.00	-138.57	81.5%
5125 · Gas	212.19	333.33	-121.14	63.7%
5151 · Phone	128.13	100.00	28.13	128.1%
Total Utilities	1,721.68	1,683.33	38.35	102.3%
Landscaping				
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	0.00	125.00	-125.00	0.0%
Total Landscaping	1,428.00	1,363.33	64.67	104.7%
Pool/Spa/Clubhouse				
5300 · Pool Maintenance	226.50	260.00	-33.50	87.1%
5310 · Pool Supplies/Chemicals	344.45	166.67	177.78	206.7%
5315 · Pool Repairs	0.00	291.67	-291.67	0.0%
5338 · Pool/Clubhouse Maintenance	375.00	208.33	166.67	180.0%
Total Pool/Spa/Clubhouse	945.95	926.67	19.28	102.1%
Gates				
6520 · Fire Alarm Monitoring	0.00	137.50	-137.50	0.0%
5512 · Gate Repair/Material	138.44	41.67	96.77	332.2%
Total Gates	138.44	179.17	-40.73	77.3%
Common Area/Repair & Maint.				
5730 · Roof Maintenance/Repairs	0.00	405.33	-405.33	0.0%
5770 · General Maintenance	268.00	500.00	-232.00	53.6%
5850 · Exterminating	135.00	18.75	116.25	720.0%
Total Common Area/Repair & Maint.	403.00	924.08	-521.08	43.6%
Total Expense	8,078.62	8,379.16	-300.54	96.4%

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
November 2017

	<u>Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Ordinary Income	559.92	79.17	480.75	707.2%
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	23.35	0.00	23.35	100.0%
Total Reserve Income	<u>4,427.35</u>	<u>4,404.00</u>	<u>23.35</u>	<u>100.5%</u>
Total Other Income	<u>4,427.35</u>	<u>4,404.00</u>	<u>23.35</u>	<u>100.5%</u>
Net Other Income	<u>4,427.35</u>	<u>4,404.00</u>	<u>23.35</u>	<u>100.5%</u>
Net Income	<u><u>4,987.27</u></u>	<u><u>4,483.17</u></u>	<u><u>504.10</u></u>	<u><u>111.2%</u></u>

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2017

	Jan - Nov 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	138,205.63	141,482.92	-3,277.29	97.7%
4030 · Interest Income	60.07	0.00	60.07	100.0%
4070 · Late Fee Income	800.88	0.00	800.88	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	-48,444.00	-48,441.25	-2.75	100.0%
Total Income	<u>90,694.28</u>	<u>93,041.67</u>	<u>-2,347.39</u>	<u>97.5%</u>
Total Income	90,694.28	93,041.67	-2,347.39	97.5%
Gross Profit	90,694.28	93,041.67	-2,347.39	97.5%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	9,553.00	7,425.00	2,128.00	128.7%
5821 · Townhome Roof Inspections	3,225.00	8,891.67	-5,666.67	36.3%
Total Townhome Services & Repairs	<u>12,778.00</u>	<u>16,316.67</u>	<u>-3,538.67</u>	<u>78.3%</u>
Administrative				
5000 · Management Fee	13,188.31	11,000.00	2,188.31	119.9%
5010 · Legal Expense	2,624.97	2,046.00	578.97	128.3%
5017 · Printing/Postage	1,129.65	2,475.00	-1,345.35	45.6%
5030 · Audit/Tax Preparation	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	231.66	0.00	231.66	100.0%
5048 · Office Expense	2,715.03	0.00	2,715.03	100.0%
5070 · Property Taxes	57.40	550.00	-492.60	10.4%
5075 · Permits/License/Taxes	250.00	275.00	-25.00	90.9%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	3,566.00	4,215.75	-649.75	84.6%
Total Administrative	<u>26,858.97</u>	<u>20,961.75</u>	<u>5,897.22</u>	<u>128.1%</u>
Utilities				
5100 · Water/Sewer	7,226.11	5,500.00	1,726.11	131.4%
5120 · Electric	6,353.38	8,250.00	-1,896.62	77.0%
5125 · Gas	2,528.80	3,666.67	-1,137.87	69.0%
5151 · Phone	1,470.34	1,100.00	370.34	133.7%
Total Utilities	<u>17,578.63</u>	<u>18,516.67</u>	<u>-938.04</u>	<u>94.9%</u>
Landscaping				
5200 · Landscape Contract	16,136.67	12,521.67	3,615.00	128.9%
5220 · Irrigation Repairs	1,778.60	1,100.00	678.60	161.7%
5240 · Tree Trimming/Removal	2,550.00	1,375.00	1,175.00	185.5%
Total Landscaping	<u>20,465.27</u>	<u>14,996.67</u>	<u>5,468.60</u>	<u>136.5%</u>
Pool/Spa/Clubhouse				
5300 · Pool Maintenance	3,091.37	2,860.00	231.37	108.1%
5310 · Pool Supplies/Chemicals	4,033.99	1,833.33	2,200.66	220.0%
5315 · Pool Repairs	1,881.00	3,208.33	-1,327.33	58.6%
5338 · Pool/Clubhouse Maintenance	4,229.44	2,291.67	1,937.77	184.6%
Total Pool/Spa/Clubhouse	<u>13,235.80</u>	<u>10,193.33</u>	<u>3,042.47</u>	<u>129.8%</u>
Gates				
5500 · Security Gate	10,017.44	0.00	10,017.44	100.0%
6520 · Fire Alarm Monitoring	1,066.00	1,512.50	-446.50	70.5%
5512 · Gate Repair/Material	4,586.09	458.33	4,127.76	1,000.6%
Total Gates	<u>15,669.53</u>	<u>1,970.83</u>	<u>13,698.70</u>	<u>795.1%</u>
Common Area/Repair & Maint.				
5730 · Roof Maintenance/Repairs	0.00	4,458.67	-4,458.67	0.0%
5770 · General Maintenance	27,357.52	5,500.00	21,857.52	497.4%
5850 · Exterminating	419.00	206.25	212.75	203.2%
5954 · Drainage Improvemnet	2,836.00	0.00	2,836.00	100.0%
Total Common Area/Repair & Maint.	<u>30,612.52</u>	<u>10,164.92</u>	<u>20,447.60</u>	<u>301.2%</u>
Total Expense	<u>137,198.72</u>	<u>93,120.84</u>	<u>44,077.88</u>	<u>147.3%</u>

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12/12/17

Accrual Basis

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2017

	Jan - Nov 17	Budget	\$ Over Budget	% of Budget
Net Ordinary Income	-46,504.44	-79.17	-46,425.27	58,740.0%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	48,444.00	48,444.00	0.00	100.0%
7034 · Interest Reserve Fund	208.48	0.00	208.48	100.0%
Total Reserve Income	48,652.48	48,444.00	208.48	100.4%
Total Other Income	48,652.48	48,444.00	208.48	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	34,570.77	48,444.00	-13,873.23	71.4%
Net Income	-11,933.67	48,364.83	-60,298.50	-24.7%