

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

MONTHLY FINANCIAL

1. BALANCE SHEET
2. ACTUAL- MONTH TO DATE
3. ACTUAL- YEAR TO DATE

Riverwalk Tucson Homeowners Association

05/21/18

Balance Sheet

Accrual Basis

As of April 30, 2018

	<u>Apr 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 - Bank of America-Operating 1209	12,585.83
Due to Reserves	<u>-2,678.84</u>
Total Operating Funds	9,906.99
Reserve Funds	
1102 - Mutual of Omaha MM 4548	182,933.66
Due from Operating	<u>2,678.84</u>
Total Reserve Funds	185,612.50
Total Checking/Savings	195,519.49
Accounts Receivable	
11000 - Accounts Receivable	2,735.44
Total Accounts Receivable	<u>2,735.44</u>
Other Current Assets	
12000 - Undeposited Funds	514.80
Total Other Current Assets	<u>514.80</u>
Total Current Assets	<u>198,769.73</u>
TOTAL ASSETS	<u>198,769.73</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 - Prepaid Assessments	7,700.02
Total Other Current Liabilities	<u>7,700.02</u>
Total Other Current Liabilities	<u>7,700.02</u>
Total Current Liabilities	<u>7,700.02</u>
Total Liabilities	7,700.02
Equity	
Reserve Equity	
3010 - Accumulated General	169,330.30
Total Reserve Equity	169,330.30
Operating Surplus	
3110 - Accumulated Surplus	6,143.11
Total Operating Surplus	6,143.11
Net Income	<u>15,596.30</u>
Total Equity	<u>191,069.71</u>
TOTAL LIABILITIES & EQUITY	<u>198,769.73</u>

Riverwalk Tucson Homeowners Association

05/21/18

Profit & Loss Budget vs. Actual

Accrual Basis

April 2018

	Apr 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	13,539.06	13,539.06	0.00	100.0%
4030 · Interest Income	7.47	0.00	7.47	100.0%
4070 · Late Fee Income	30.00	0.00	30.00	100.0%
6010 · General Reserve Transfer	-4,045.00	0.00	-4,045.00	100.0%
Total Income	9,531.53	13,539.06	-4,007.53	70.4%
Total Income	9,531.53	13,539.06	-4,007.53	70.4%
Gross Profit	9,531.53	13,539.06	-4,007.53	70.4%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
Total Townhome Services & Repairs	0.00	835.00	-835.00	0.0%
Administrative				
5000 · Management Fee	1,320.00	1,320.00	0.00	100.0%
5010 · Legal Expense	0.00	242.50	-242.50	0.0%
5017 · Printing/Postage	192.10	170.00	22.10	113.0%
5030 · Audit/Tax Preparation	277.50	0.00	277.50	100.0%
5037 · Bank Charges & CC Fees	29.95	0.00	29.95	100.0%
5048 · Office Expense	6.60	257.00	-250.40	2.6%
5075 · Permits/License/Taxes	10.00	0.00	10.00	100.0%
5080 · Corporate Taxes	50.00	0.00	50.00	100.0%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	2,242.15	2,345.50	-103.35	95.6%
Utilities				
5100 · Water/Sewer	681.85	546.00	135.85	124.9%
5120 · Electric	538.35	575.00	-36.65	93.6%
5125 · Gas	354.33	232.00	122.33	152.7%
5151 · Phone	54.44	55.00	-0.56	99.0%
Total Utilities	1,628.97	1,408.00	220.97	115.7%
Landscaping				
5200 · Landscape Contract	1,471.00	1,428.00	43.00	103.0%
5220 · Irrigation Repairs	0.00	178.00	-178.00	0.0%
5240 · Tree Trimming/Removal	0.00	125.00	-125.00	0.0%
Total Landscaping	1,471.00	1,731.00	-260.00	85.0%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	300.00	-300.00	0.0%
5320 · Internet Clubhouse	73.98	74.00	-0.02	100.0%
5340 · Clubhouse Maintenance	0.00	50.00	-50.00	0.0%
5300 · Pool Maintenance	280.00	240.00	40.00	116.7%
5310 · Pool Supplies/Chemicals	33.71	365.00	-331.29	9.2%
5315 · Pool Repairs	152.00	188.00	-36.00	80.9%
5338 · Pool/Clubhouse Maintenance	496.97	300.00	196.97	165.7%
Total Pool/Spa/Clubhouse	1,036.66	1,517.00	-480.34	68.3%
Gates				
6530 · Patrol Gatehouse Service	1,212.96	0.00	1,212.96	100.0%
6510 · Gate/Monument Repair & Maint.	0.00	50.00	-50.00	0.0%
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.9%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%
Total Gates	1,603.40	442.00	1,161.40	362.8%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	100.00	-100.00	0.0%
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

April 2018

05/21/18

Accrual Basis

	Apr 18	Budget	\$ Over Budget	% of Budget
5770 · General Maintenance	55.00	500.00	-445.00	11.0%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
Total Common Area/Repair & Maint.	175.00	1,000.00	-825.00	17.5%
Total Expense	8,157.18	9,278.50	-1,121.32	87.9%
Net Ordinary Income	1,374.35	4,260.56	-2,886.21	32.3%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	4,045.00	4,045.00	0.00	100.0%
7034 · Interest Reserve Fund	26.45	0.00	26.45	100.0%
Total Reserve Income	4,071.45	4,045.00	26.45	100.7%
Total Other Income	4,071.45	4,045.00	26.45	100.7%
Net Other Income	4,071.45	4,045.00	26.45	100.7%
Net Income	5,445.80	8,305.56	-2,859.76	65.6%

Riverwalk Tucson Homeowners Association

05/21/18

Profit & Loss Budget vs. Actual

Accrual Basis

January through April 2018

	Jan - Apr 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	54,156.24	54,156.24	0.00	100.0%
4030 · Interest Income	36.42	0.00	36.42	100.0%
4070 · Late Fee Income	225.00	0.00	225.00	100.0%
4900 · Violation Fines	50.00	0.00	50.00	100.0%
4922 · Keys	49.00	0.00	49.00	100.0%
6010 · General Reserve Transfer	-16,180.00	0.00	-16,180.00	100.0%
Total Income	38,336.66	54,156.24	-15,819.58	70.8%
Total Income	38,336.66	54,156.24	-15,819.58	70.8%
Gross Profit	38,336.66	54,156.24	-15,819.58	70.8%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	3,340.00	-3,340.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
Total Townhome Services & Repairs	0.00	11,320.00	-11,320.00	0.0%
66010 · Bank Service Charges	29.95			
Administrative				
5000 · Management Fee	5,280.00	5,280.00	0.00	100.0%
5010 · Legal Expense	0.00	970.00	-970.00	0.0%
5017 · Printing/Postage	422.30	680.00	-257.70	62.1%
5030 · Audit/Tax Preperation	577.50	300.00	277.50	192.5%
5037 · Bank Charges & CC Fees	29.95	0.00	29.95	100.0%
5048 · Office Expense	119.88	1,028.00	-908.12	11.7%
5075 · Permits/License/Taxes	10.00	0.00	10.00	100.0%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	1,430.00	1,424.00	6.00	100.4%
Total Administrative	7,919.63	9,732.00	-1,812.37	81.4%
Utilities				
5100 · Water/Sewer	2,646.38	2,184.00	462.38	121.2%
5120 · Electric	2,670.21	2,300.00	370.21	116.1%
5125 · Gas	1,352.86	928.00	424.86	145.8%
5151 · Phone	224.94	220.00	4.94	102.2%
Total Utilities	6,894.39	5,632.00	1,262.39	122.4%
Landscaping				
5200 · Landscape Contract	5,884.00	5,712.00	172.00	103.0%
5220 · Irrigation Repairs	167.45	712.00	-544.55	23.5%
5240 · Tree Trimming/Removal	0.00	500.00	-500.00	0.0%
Total Landscaping	6,051.45	6,924.00	-872.55	87.4%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	1,200.00	-1,200.00	0.0%
5320 · Internet Clubhouse	304.92	296.00	8.92	103.0%
5340 · Clubhouse Maintenance	0.00	200.00	-200.00	0.0%
5300 · Pool Maintenance	1,060.00	960.00	100.00	110.4%
5310 · Pool Supplies/Chemicals	1,156.79	1,460.00	-303.21	79.2%
5315 · Pool Repairs	512.00	752.00	-240.00	68.1%
5338 · Pool/Clubhouse Maintenance	1,471.97	1,200.00	271.97	122.7%
Total Pool/Spa/Clubhouse	4,505.68	6,068.00	-1,562.32	74.3%
Gates				
6530 · Patrol Gatehouse Service	1,212.96	0.00	1,212.96	100.0%
6510 · Gate/Monument Repair & Maint.	0.00	200.00	-200.00	0.0%
6500 · Gate Maintenance Contract	553.76	560.00	-6.24	98.9%
6520 · Fire Alarm Monitoring	504.00	504.00	0.00	100.0%
5512 · Gate Repair/Material	158.57	0.00	158.57	100.0%
Total Gates	2,429.29	1,264.00	1,165.29	192.2%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	200.00	-200.00	0.0%
6610 · Fountain Maintenance	360.00	480.00	-120.00	75.0%
5770 · General Maintenance	10,832.17	2,000.00	8,832.17	541.6%
5850 · Exterminating	0.00	90.00	-90.00	0.0%
5954 · Drainage Improvemnet	0.00	1,120.00	-1,120.00	0.0%
Total Common Area/Repair & Maint.	11,192.17	3,890.00	7,302.17	287.7%

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Accrual Basis

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through April 2018

	<u>Jan - Apr 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Expense	39,022.56	44,830.00	-5,807.44	87.0%
Net Ordinary Income	-685.90	9,326.24	-10,012.14	-7.4%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	16,180.00	16,180.00	0.00	100.0%
7034 · Interest Reserve Fund	102.20	0.00	102.20	100.0%
Total Reserve Income	16,282.20	16,180.00	102.20	100.6%
Total Other Income	16,282.20	16,180.00	102.20	100.6%
Net Other Income	16,282.20	16,180.00	102.20	100.6%
Net Income	<u>15,596.30</u>	<u>25,506.24</u>	<u>-9,909.94</u>	<u>61.1%</u>