

# RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

## MONTHLY FINANCIAL

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

Riverwalk Tucson Homeowners Association

Balance Sheet

As of August 31, 2018

Aug 31, 18

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 3,574.81

Due to Reserves -6,723.84

Total Operating Funds -3,149.03

Reserve Funds

1102 · Mutual of Omaha MM 4548 195,222.07

Due from Operating 6,723.84

Total Reserve Funds 201,945.91

Total Checking/Savings 198,796.88

Accounts Receivable

11000 · Accounts Receivable 2,231.28

Total Accounts Receivable 2,231.28

Other Current Assets

12200 · Deposits 4,749.50

Total Other Current Assets 4,749.50

Total Current Assets 205,777.66

TOTAL ASSETS 205,777.66

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 4,351.68

Total Other Current Liabilities 4,351.68

Total Other Current Liabilities 4,351.68

Total Current Liabilities 4,351.68

Total Liabilities 4,351.68

Equity

Reserve Equity

3010 · Accumulated General 169,330.30

Total Reserve Equity 169,330.30

Operating Surplus

3110 · Accumulated Surplus 5,726.82

Total Operating Surplus 5,726.82

Net Income 26,368.86

Total Equity 201,425.98

TOTAL LIABILITIES & EQUITY 205,777.66

**Riverwalk Tucson Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
August 2018

	<u>Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	13,539.06	13,539.06	0.00	100.0%
4030 · Interest Income	40.18	0.00	40.18	100.0%
4070 · Late Fee Income	90.00	0.00	90.00	100.0%
4922 · Keys	214.80	0.00	214.80	100.0%
6010 · General Reserve Transfer	-4,045.00	-4,045.00	0.00	100.0%
<b>Total Income</b>	<u>9,839.04</u>	<u>9,494.06</u>	<u>344.98</u>	<u>103.63%</u>
<b>Total Income</b>	<u>9,839.04</u>	<u>9,494.06</u>	<u>344.98</u>	<u>103.63%</u>
<b>Gross Profit</b>	9,839.04	9,494.06	344.98	103.63%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
5821 · Townhome Roof Inspections	4,749.50	0.00	4,749.50	100.0%
<b>Total Townhome Services &amp; Repairs</b>	<u>4,749.50</u>	<u>835.00</u>	<u>3,914.50</u>	<u>568.8%</u>
<b>Administrative</b>				
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	160.10	170.00	-9.90	94.18%
5048 · Office Expense	16.90	257.00	-240.10	6.58%
5090 · Insurance	356.00	356.00	0.00	100.0%
<b>Total Administrative</b>	<u>1,853.00</u>	<u>2,345.50</u>	<u>-492.50</u>	<u>79.0%</u>
<b>Utilities</b>				
5100 · Water/Sewer	918.08	546.00	372.08	168.15%
5120 · Electric	682.86	575.00	107.86	118.76%
5125 · Gas	124.02	232.00	-107.98	53.46%
5151 · Phone	60.41	55.00	5.41	109.84%
<b>Total Utilities</b>	<u>1,785.37</u>	<u>1,408.00</u>	<u>377.37</u>	<u>126.8%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	1,471.00	1,428.00	43.00	103.01%
5220 · Irrigation Repairs	287.81	178.00	109.81	161.69%
5240 · Tree Trimming/Removal	980.00	125.00	855.00	784.0%
<b>Total Landscaping</b>	<u>2,738.81</u>	<u>1,731.00</u>	<u>1,007.81</u>	<u>158.22%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	361.96	300.00	61.96	120.65%
5320 · Internet Clubhouse	73.98	74.00	-0.02	99.97%
5340 · Clubhouse Maintenance	165.00	50.00	115.00	330.0%
5300 · Pool Maintenance	260.00	240.00	20.00	108.33%
5310 · Pool Supplies/Chemicals	346.11	365.00	-18.89	94.83%
5315 · Pool Repairs	0.00	188.00	-188.00	0.0%
5338 · Pool/Clubhouse Maintenance	100.00	300.00	-200.00	33.33%
<b>Total Pool/Spa/Clubhouse</b>	<u>1,307.05</u>	<u>1,517.00</u>	<u>-209.95</u>	<u>86.16%</u>
<b>Gates</b>				

**Riverwalk Tucson Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
 August 2018

	<u>Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6530 · Patrol Gatehouse Service	0.00	2,500.00	-2,500.00	0.0%
6510 · Gate/Monument Repair & Maint.	0.00	50.00	-50.00	0.0%
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
5512 · Gate Repair/Material	675.90	0.00	675.90	100.0%
<b>Total Gates</b>	<u>814.34</u>	<u>2,690.00</u>	<u>-1,875.66</u>	<u>30.27%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5730 · Roof Maintenance/Repairs	2,098.00	0.00	2,098.00	100.0%
5770 · General Maintenance	0.00	500.00	-500.00	0.0%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>2,218.00</u>	<u>900.00</u>	<u>1,318.00</u>	<u>246.44%</u>
<b>Total Expense</b>	<u>15,466.07</u>	<u>11,426.50</u>	<u>4,039.57</u>	<u>135.35%</u>
<b>Net Ordinary Income</b>	-5,627.03	-1,932.44	-3,694.59	291.19%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	4,045.00	4,045.00	0.00	100.0%
7034 · Interest Reserve Fund	49.73	0.00	49.73	100.0%
<b>Total Reserve Income</b>	<u>4,094.73</u>	<u>4,045.00</u>	<u>49.73</u>	<u>101.23%</u>
<b>Total Other Income</b>	<u>4,094.73</u>	<u>4,045.00</u>	<u>49.73</u>	<u>101.23%</u>
<b>Net Other Income</b>	<u>4,094.73</u>	<u>4,045.00</u>	<u>49.73</u>	<u>101.23%</u>
<b>Net Income</b>	<u><u>-1,532.30</u></u>	<u><u>2,112.56</u></u>	<u><u>-3,644.86</u></u>	<u><u>-72.53%</u></u>

**Riverwalk Tucson Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
January through August 2018

	<u>Jan - Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	108,312.48	108,312.48	0.00	100.0%
4030 · Interest Income	128.88	0.00	128.88	100.0%
4070 · Late Fee Income	525.00	0.00	525.00	100.0%
4900 · Violation Fines	50.00	0.00	50.00	100.0%
4922 · Keys	263.80	0.00	263.80	100.0%
6010 · General Reserve Transfer	-32,360.00	-32,360.00	0.00	100.0%
<b>Total Income</b>	<u>76,920.16</u>	<u>75,952.48</u>	<u>967.68</u>	<u>101.27%</u>
<b>Total Income</b>	<u>76,920.16</u>	<u>75,952.48</u>	<u>967.68</u>	<u>101.27%</u>
<b>Gross Profit</b>	76,920.16	75,952.48	967.68	101.27%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	6,680.00	-6,680.00	0.0%
5821 · Townhome Roof Inspections	4,749.50	7,980.00	-3,230.50	59.52%
<b>Total Townhome Services &amp; Repairs</b>	<u>4,749.50</u>	<u>14,660.00</u>	<u>-9,910.50</u>	<u>32.4%</u>
<b>Administrative</b>				
5095 · Reserve Study	0.00	850.00	-850.00	0.0%
5000 · Management Fee	10,560.00	10,560.00	0.00	100.0%
5010 · Legal Expense	0.00	1,940.00	-1,940.00	0.0%
5017 · Printing/Postage	1,146.99	1,360.00	-213.01	84.34%
5030 · Audit/Tax Preperation	485.38	300.00	185.38	161.79%
5037 · Bank Charges & CC Fees	119.80	0.00	119.80	100.0%
5048 · Office Expense	159.08	2,056.00	-1,896.92	7.74%
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	2,854.00	2,848.00	6.00	100.21%
<b>Total Administrative</b>	<u>15,385.25</u>	<u>19,964.00</u>	<u>-4,578.75</u>	<u>77.07%</u>
<b>Utilities</b>				
5100 · Water/Sewer	6,245.83	4,368.00	1,877.83	142.99%
5120 · Electric	5,474.81	4,600.00	874.81	119.02%
5125 · Gas	2,155.57	1,856.00	299.57	116.14%
5151 · Phone	470.03	440.00	30.03	106.83%
<b>Total Utilities</b>	<u>14,346.24</u>	<u>11,264.00</u>	<u>3,082.24</u>	<u>127.36%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	11,768.00	11,424.00	344.00	103.01%
5220 · Irrigation Repairs	455.26	1,424.00	-968.74	31.97%
5240 · Tree Trimming/Removal	980.00	1,000.00	-20.00	98.0%
<b>Total Landscaping</b>	<u>13,203.26</u>	<u>13,848.00</u>	<u>-644.74</u>	<u>95.34%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	1,911.96	2,400.00	-488.04	79.67%
5320 · Internet Clubhouse	609.84	592.00	17.84	103.01%
5340 · Clubhouse Maintenance	1,423.03	400.00	1,023.03	355.76%

**Riverwalk Tucson Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
January through August 2018

	<u>Jan - Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5300 · Pool Maintenance	2,080.00	1,920.00	160.00	108.33%
5310 · Pool Supplies/Chemicals	2,840.63	2,920.00	-79.37	97.28%
5315 · Pool Repairs	692.00	1,504.00	-812.00	46.01%
5338 · Pool/Clubhouse Maintenance	1,490.67	2,400.00	-909.33	62.11%
<b>Total Pool/Spa/Clubhouse</b>	<u>11,048.13</u>	<u>12,136.00</u>	<u>-1,087.87</u>	<u>91.04%</u>
<b>Gates</b>				
6530 · Patrol Gatehouse Service	3,631.82	8,750.00	-5,118.18	41.51%
6510 · Gate/Monument Repair & Maint.	0.00	400.00	-400.00	0.0%
6500 · Gate Maintenance Contract	1,207.50	1,120.00	87.50	107.81%
6520 · Fire Alarm Monitoring	756.00	756.00	0.00	100.0%
5512 · Gate Repair/Material	1,202.38	0.00	1,202.38	100.0%
<b>Total Gates</b>	<u>6,797.70</u>	<u>11,026.00</u>	<u>-4,228.30</u>	<u>61.65%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	262.99	300.00	-37.01	87.66%
6610 · Fountain Maintenance	720.00	960.00	-240.00	75.0%
6620 · Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5730 · Roof Maintenance/Repairs	2,098.00	0.00	2,098.00	100.0%
5770 · General Maintenance	14,252.60	4,000.00	10,252.60	356.32%
5850 · Exterminating	0.00	180.00	-180.00	0.0%
5954 · Drainage Improvemnet	0.00	2,240.00	-2,240.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>17,613.59</u>	<u>8,080.00</u>	<u>9,533.59</u>	<u>217.99%</u>
<b>Total Expense</b>	<u>83,143.67</u>	<u>90,978.00</u>	<u>-7,834.33</u>	<u>91.39%</u>
<b>Net Ordinary Income</b>	<u>-6,223.51</u>	<u>-15,025.52</u>	<u>8,802.01</u>	<u>41.42%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	32,360.00	32,360.00	0.00	100.0%
7034 · Interest Reserve Fund	255.61	0.00	255.61	100.0%
<b>Total Reserve Income</b>	<u>32,615.61</u>	<u>32,360.00</u>	<u>255.61</u>	<u>100.79%</u>
<b>Total Other Income</b>	<u>32,615.61</u>	<u>32,360.00</u>	<u>255.61</u>	<u>100.79%</u>
<b>Net Other Income</b>	<u>32,615.61</u>	<u>32,360.00</u>	<u>255.61</u>	<u>100.79%</u>
<b>Net Income</b>	<u><u>26,392.10</u></u>	<u><u>17,334.48</u></u>	<u><u>9,057.62</u></u>	<u><u>152.25%</u></u>