

# 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 December 31, 2018

Dec 31, 18

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 11,676.41

Due to Reserves -10,768.84

Total Operating Funds 907.57

Reserve Funds

1102 · Mutual of Omaha MM 4548 206,435.55

Due from Operating 10,768.84

Total Reserve Funds 217,204.39

Total Checking/Savings 218,111.96

Accounts Receivable

11000 · Accounts Receivable 4,279.89

Total Accounts Receivable 4,279.89

Other Current Assets

12000 · Undeposited Funds 813.94

Total Other Current Assets 813.94

Total Current Assets 223,205.79

TOTAL ASSETS 223,205.79

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 6,928.52

Total Other Current Liabilities 6,928.52

Total Other Current Liabilities 6,928.52

Total Current Liabilities 6,928.52

Total Liabilities 6,928.52

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

32000 · Unrestricted Net Assets 100.00

Net Income 41,120.15

Total Equity 216,277.27

TOTAL LIABILITIES & EQUITY 223,205.79

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

	<u>Dec 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	35.94	0.00	35.94	100.0%
4070 · Late Fee Income	135.00	0.00	135.00	100.0%
4922 · Keys	219.78	0.00	219.78	100.0%
6010 · General Reserve Transfer	-4,045.00	-4,045.00	0.00	100.0%
<b>Total Income</b>	<u>9,884.78</u>	<u>9,494.06</u>	<u>390.72</u>	<u>104.12%</u>
<b>Total Income</b>	<u>9,884.78</u>	<u>9,494.06</u>	<u>390.72</u>	<u>104.12%</u>
<b>Gross Profit</b>	9,884.78	9,494.06	390.72	104.12%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
<b>Total Townhome Services &amp; Repairs</b>	0.00	835.00	-835.00	0.0%
<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	114.26	170.00	-55.74	67.21%
5037 · Bank Charges & CC Fees	-119.80	0.00	-119.80	100.0%
5048 · Office Expense	5.20	257.00	-251.80	2.02%
5090 · Insurance	356.00	356.00	0.00	100.0%
<b>Total Administrative</b>	<u>1,675.66</u>	<u>2,345.50</u>	<u>-669.84</u>	<u>71.44%</u>
<b>Utilities</b>				
5100 · Water/Sewer	759.99	546.00	213.99	139.19%
5120 · Electric	636.61	575.00	61.61	110.72%
5125 · Gas	257.75	232.00	25.75	111.1%
5151 · Phone	62.65	55.00	7.65	113.91%
<b>Total Utilities</b>	<u>1,717.00</u>	<u>1,408.00</u>	<u>309.00</u>	<u>121.95%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	1,471.00	1,428.00	43.00	103.01%
5220 · Irrigation Repairs	0.00	178.00	-178.00	0.0%
5240 · Tree Trimming/Removal	0.00	125.00	-125.00	0.0%
<b>Total Landscaping</b>	<u>1,471.00</u>	<u>1,731.00</u>	<u>-260.00</u>	<u>84.98%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	250.00	300.00	-50.00	83.33%
5320 · Internet Clubhouse	137.96	74.00	63.96	186.43%
5340 · Clubhouse Maintenance	55.00	50.00	5.00	110.0%
5300 · Pool Maintenance	240.00	240.00	0.00	100.0%
5310 · Pool Supplies/Chemicals	65.35	365.00	-299.65	17.9%
5315 · Pool Repairs	0.00	188.00	-188.00	0.0%
5338 · Pool/Clubhouse Maintenance	0.00	300.00	-300.00	0.0%
<b>Total Pool/Spa/Clubhouse</b>	<u>748.31</u>	<u>1,517.00</u>	<u>-768.69</u>	<u>49.33%</u>
<b>Gates</b>				

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

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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	249.95	0.00	249.95	100.0%
<b>Total Gates</b>	<u>388.39</u>	<u>190.00</u>	<u>198.39</u>	<u>204.42%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6610 · Fountain Maintenance	0.00	120.00	-120.00	0.0%
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>0.00</u>	<u>900.00</u>	<u>-900.00</u>	<u>0.0%</u>
<b>Total Expense</b>	<u>6,000.36</u>	<u>8,926.50</u>	<u>-2,926.14</u>	<u>67.22%</u>
<b>Net Ordinary Income</b>	<u>3,884.42</u>	<u>567.56</u>	<u>3,316.86</u>	<u>684.41%</u>
<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	77.24	0.00	77.24	100.0%
<b>Total Reserve Income</b>	<u>4,122.24</u>	<u>4,045.00</u>	<u>77.24</u>	<u>101.91%</u>
<b>Total Other Income</b>	<u>4,122.24</u>	<u>4,045.00</u>	<u>77.24</u>	<u>101.91%</u>
<b>Net Other Income</b>	<u>4,122.24</u>	<u>4,045.00</u>	<u>77.24</u>	<u>101.91%</u>
<b>Net Income</b>	<u><u>8,006.66</u></u>	<u><u>4,612.56</u></u>	<u><u>3,394.10</u></u>	<u><u>173.58%</u></u>

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

	<u>Jan - Dec 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	162,468.72	162,468.72	0.00	100.0%
4030 · Interest Income	254.71	0.00	254.71	100.0%
4070 · Late Fee Income	930.00	0.00	930.00	100.0%
4900 · Violation Fines	200.00	0.00	200.00	100.0%
4922 · Keys	533.58	0.00	533.58	100.0%
6010 · General Reserve Transfer	-48,540.00	-48,540.00	0.00	100.0%
<b>Total Income</b>	<u>115,847.01</u>	<u>113,928.72</u>	<u>1,918.29</u>	<u>101.68%</u>
<b>Total Income</b>	<u>115,847.01</u>	<u>113,928.72</u>	<u>1,918.29</u>	<u>101.68%</u>
<b>Gross Profit</b>	115,847.01	113,928.72	1,918.29	101.68%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	10,020.00	-10,020.00	0.0%
5821 · Townhome Roof Inspections	9,499.00	7,980.00	1,519.00	119.04%
<b>Total Townhome Services &amp; Repairs</b>	<u>9,499.00</u>	<u>18,000.00</u>	<u>-8,501.00</u>	<u>52.77%</u>
<b>Administrative</b>				
5095 · Reserve Study	1,199.00	850.00	349.00	141.06%
5000 · Management Fee	15,840.00	15,840.00	0.00	100.0%
5010 · Legal Expense	350.00	2,910.00	-2,560.00	12.03%
5017 · Printing/Postage	1,552.65	2,040.00	-487.35	76.11%
5030 · Audit/Tax Preperation	485.38	300.00	185.38	161.79%
5048 · Office Expense	183.78	3,084.00	-2,900.22	5.96%
5070 · Property Taxes	55.09	60.00	-4.91	91.82%
5075 · Permits/License/Taxes	260.00	250.00	10.00	104.0%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	4,278.00	4,272.00	6.00	100.14%
<b>Total Administrative</b>	<u>24,253.90</u>	<u>29,656.00</u>	<u>-5,402.10</u>	<u>81.78%</u>
<b>Utilities</b>				
5100 · Water/Sewer	9,581.23	6,552.00	3,029.23	146.23%
5120 · Electric	8,553.25	6,900.00	1,653.25	123.96%
5125 · Gas	2,792.63	2,784.00	8.63	100.31%
5151 · Phone	716.16	660.00	56.16	108.51%
<b>Total Utilities</b>	<u>21,643.27</u>	<u>16,896.00</u>	<u>4,747.27</u>	<u>128.1%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	17,652.00	17,136.00	516.00	103.01%
5220 · Irrigation Repairs	702.22	2,136.00	-1,433.78	32.88%
5240 · Tree Trimming/Removal	980.00	1,500.00	-520.00	65.33%
<b>Total Landscaping</b>	<u>19,334.22</u>	<u>20,772.00</u>	<u>-1,437.78</u>	<u>93.08%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	2,861.96	3,600.00	-738.04	79.5%
5320 · Internet Clubhouse	1,371.05	888.00	483.05	154.4%
5340 · Clubhouse Maintenance	1,672.24	600.00	1,072.24	278.71%

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

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5300 · Pool Maintenance	3,280.00	2,880.00	400.00	113.89%
5310 · Pool Supplies/Chemicals	3,631.09	4,380.00	-748.91	82.9%
5315 · Pool Repairs	1,061.00	2,256.00	-1,195.00	47.03%
5338 · Pool/Clubhouse Maintenance	1,690.67	3,600.00	-1,909.33	46.96%
<b>Total Pool/Spa/Clubhouse</b>	<u>15,568.01</u>	<u>18,204.00</u>	<u>-2,635.99</u>	<u>85.52%</u>
<b>Gates</b>				
6530 · Patrol Gatehouse Service	3,631.82	10,000.00	-6,368.18	36.32%
6510 · Gate/Monument Repair & Maint.	0.00	600.00	-600.00	0.0%
6500 · Gate Maintenance Contract	1,661.28	1,680.00	-18.72	98.89%
6520 · Fire Alarm Monitoring	1,008.00	1,008.00	0.00	100.0%
5512 · Gate Repair/Material	1,963.86	0.00	1,963.86	100.0%
<b>Total Gates</b>	<u>8,264.96</u>	<u>13,288.00</u>	<u>-5,023.04</u>	<u>62.2%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	262.99	400.00	-137.01	65.75%
6610 · Fountain Maintenance	1,200.00	1,440.00	-240.00	83.33%
6620 · Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5730 · Roof Maintenance/Repairs	4,196.00	0.00	4,196.00	100.0%
5770 · General Maintenance	19,297.60	6,000.00	13,297.60	321.63%
5850 · Exterminating	0.00	270.00	-270.00	0.0%
5954 · Drainage Improvemnet	0.00	3,360.00	-3,360.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>25,236.59</u>	<u>11,870.00</u>	<u>13,366.59</u>	<u>212.61%</u>
<b>Total Expense</b>	<u>123,799.95</u>	<u>128,686.00</u>	<u>-4,886.05</u>	<u>96.2%</u>
<b>Net Ordinary Income</b>	<u>-7,952.94</u>	<u>-14,757.28</u>	<u>6,804.34</u>	<u>53.89%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	48,540.00	48,540.00	0.00	100.0%
7034 · Interest Reserve Fund	533.09	0.00	533.09	100.0%
<b>Total Reserve Income</b>	<u>49,073.09</u>	<u>48,540.00</u>	<u>533.09</u>	<u>101.1%</u>
<b>Total Other Income</b>	<u>49,073.09</u>	<u>48,540.00</u>	<u>533.09</u>	<u>101.1%</u>
<b>Net Other Income</b>	<u>49,073.09</u>	<u>48,540.00</u>	<u>533.09</u>	<u>101.1%</u>
<b>Net Income</b>	<u><u>41,120.15</u></u>	<u><u>33,782.72</u></u>	<u><u>7,337.43</u></u>	<u><u>121.72%</u></u>