

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

03/09/18

As of February 28, 2018

Accrual Basis

	Feb 28, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	9,435.63
Due to Reserves	-2,678.84
Total Operating Funds	6,756.79
Reserve Funds	
1102 · Mutual of Omaha MM 4548	174,790.48
Due from Operating	2,678.84
Total Reserve Funds	177,469.32
Total Checking/Savings	184,226.11
Accounts Receivable	
11000 · Accounts Receivable	3,284.85
Total Accounts Receivable	3,284.85
Other Current Assets	
12000 · Undeposited Funds	636.40
Total Other Current Assets	636.40
Total Current Assets	188,147.36
TOTAL ASSETS	188,147.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2020 · Accrued Expenses	3,525.41
2010 · Prepaid Assessments	7,644.49
Total Other Current Liabilities	11,169.90
Total Other Current Liabilities	11,169.90
Total Current Liabilities	11,169.90
Total Liabilities	11,169.90
Equity	
Reserve Equity	
3010 · Accumulated General	169,330.30
Total Reserve Equity	169,330.30
Operating Surplus	
3110 · Accumulated Surplus	2,634.18
Total Operating Surplus	2,634.18
Net Income	5,012.98
Total Equity	176,977.46
TOTAL LIABILITIES & EQUITY	188,147.36

Riverwalk Tucson Homeowners Association

03/09/18

Profit & Loss Budget vs. Actual

Accrual Basis

February 2018

	Feb 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	17.72	0.00	17.72	100.0%
4070 · Late Fee Income	135.00	0.00	135.00	100.0%
6010 · General Reserve Transfer	-4,045.00	0.00	-4,045.00	100.0%
Total Income	9,646.78	13,539.06	-3,892.28	71.3%
Total Income	9,646.78	13,539.06	-3,892.28	71.3%
Gross Profit	9,646.78	13,539.06	-3,892.28	71.3%
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	0.00	170.00	-170.00	0.0%
5052 · Printing	71.25			
5048 · Office Expense	5.00	257.00	-252.00	1.9%
5090 · Insurance	362.00	356.00	6.00	101.7%
Total Administrative	1,758.25	2,345.50	-587.25	75.0%
Utilities				
5100 · Water/Sewer	665.59	546.00	119.59	121.9%
5120 · Electric	764.39	575.00	189.39	132.9%
5125 · Gas	428.37	232.00	196.37	184.6%
5151 · Phone	128.56	55.00	73.56	233.7%
Total Utilities	1,986.91	1,408.00	578.91	141.1%
Landscaping				
5200 · Landscape Contract	1,471.00	1,428.00	43.00	103.0%
5220 · Irrigation Repairs	167.45	178.00	-10.55	94.1%
5240 · Tree Trimming/Removal	0.00	125.00	-125.00	0.0%
Total Landscaping	1,638.45	1,731.00	-92.55	94.7%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	300.00	-300.00	0.0%
5320 · Internet Clubhouse	0.00	74.00	-74.00	0.0%
5340 · Clubhouse Maintenance	0.00	50.00	-50.00	0.0%
5300 · Pool Maintenance	260.00	240.00	20.00	108.3%
5310 · Pool Supplies/Chemicals	148.01	365.00	-216.99	40.6%
5315 · Pool Repairs	90.00	188.00	-98.00	47.9%
5338 · Pool/Clubhouse Maintenance	375.00	300.00	75.00	125.0%
Total Pool/Spa/Clubhouse	873.01	1,517.00	-643.99	57.5%
Gates				
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%
Total Gates	138.44	190.00	-51.56	72.9%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	3,889.20	500.00	3,389.20	777.8%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
Total Common Area/Repair & Maint.	4,009.20	900.00	3,109.20	445.5%
Total Expense	10,404.26	8,926.50	1,477.76	116.6%

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03/09/18

Accrual Basis

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

February 2018

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Ordinary Income	-757.48	4,612.56	-5,370.04	-16.4%
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	23.56	0.00	23.56	100.0%
Total Reserve Income	<u>4,068.56</u>	<u>4,045.00</u>	<u>23.56</u>	<u>100.6%</u>
Total Other Income	<u>4,068.56</u>	<u>4,045.00</u>	<u>23.56</u>	<u>100.6%</u>
Net Other Income	<u>4,068.56</u>	<u>4,045.00</u>	<u>23.56</u>	<u>100.6%</u>
Net Income	<u>3,311.08</u>	<u>8,657.56</u>	<u>-5,346.48</u>	<u>38.2%</u>

Riverwalk Tucson Homeowners Association

03/09/18

Profit & Loss Budget vs. Actual

Accrual Basis

January through February 2018

	Jan - Feb 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	27,078.12	27,078.12	0.00	100.0%
4030 · Interest Income	26.78	0.00	26.78	100.0%
4070 · Late Fee Income	225.00	0.00	225.00	100.0%
4922 · Keys	49.00	0.00	49.00	100.0%
6010 · General Reserve Transfer	-8,090.00	0.00	-8,090.00	100.0%
Total Income	19,288.90	27,078.12	-7,789.22	71.2%
Total Income	19,288.90	27,078.12	-7,789.22	71.2%
Gross Profit	19,288.90	27,078.12	-7,789.22	71.2%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	1,670.00	-1,670.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
Total Townhome Services & Repairs	0.00	9,650.00	-9,650.00	0.0%
Administrative				
5000 · Management Fee	2,640.00	2,640.00	0.00	100.0%
5010 · Legal Expense	0.00	485.00	-485.00	0.0%
5017 · Printing/Postage	46.50	340.00	-293.50	13.7%
5052 · Printing	71.25			
5048 · Office Expense	16.10	514.00	-497.90	3.1%
5090 · Insurance	718.00	712.00	6.00	100.8%
Total Administrative	3,491.85	4,691.00	-1,199.15	74.4%
Utilities				
5100 · Water/Sewer	1,294.61	1,092.00	202.61	118.6%
5120 · Electric	1,480.60	1,150.00	330.60	128.7%
5125 · Gas	640.35	464.00	176.35	138.0%
5151 · Phone	272.71	110.00	162.71	247.9%
Total Utilities	3,688.27	2,816.00	872.27	131.0%
Landscaping				
5200 · Landscape Contract	2,942.00	2,856.00	86.00	103.0%
5220 · Irrigation Repairs	167.45	356.00	-188.55	47.0%
5240 · Tree Trimming/Removal	0.00	250.00	-250.00	0.0%
Total Landscaping	3,109.45	3,462.00	-352.55	89.8%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	600.00	-600.00	0.0%
5320 · Internet Clubhouse	0.00	148.00	-148.00	0.0%
5340 · Clubhouse Maintenance	0.00	100.00	-100.00	0.0%
5300 · Pool Maintenance	500.00	480.00	20.00	104.2%
5310 · Pool Supplies/Chemicals	1,121.34	730.00	391.34	153.6%
5315 · Pool Repairs	360.00	376.00	-16.00	95.7%
5338 · Pool/Clubhouse Maintenance	675.00	600.00	75.00	112.5%
Total Pool/Spa/Clubhouse	2,656.34	3,034.00	-377.66	87.6%
Gates				
6510 · Gate/Monument Repair & Maint.	0.00	100.00	-100.00	0.0%
6500 · Gate Maintenance Contract	276.88	280.00	-3.12	98.9%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%
5512 · Gate Repair/Material	158.57	0.00	158.57	100.0%
Total Gates	687.45	632.00	55.45	108.8%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	100.00	-100.00	0.0%
6610 · Fountain Maintenance	120.00	240.00	-120.00	50.0%
5770 · General Maintenance	8,661.58	1,000.00	7,661.58	866.2%

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Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through February 2018

	<u>Jan - Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5850 · Exterminating	0.00	45.00	-45.00	0.0%
5954 · Drainage Improvemnet	0.00	560.00	-560.00	0.0%
Total Common Area/Repair & Maint.	<u>8,781.58</u>	<u>1,945.00</u>	<u>6,836.58</u>	<u>451.5%</u>
Total Expense	<u>22,414.94</u>	<u>26,230.00</u>	<u>-3,815.06</u>	<u>85.5%</u>
Net Ordinary Income	<u>-3,126.04</u>	<u>848.12</u>	<u>-3,974.16</u>	<u>-368.6%</u>
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	8,090.00	8,090.00	0.00	100.0%
7034 · Interest Reserve Fund	49.02	0.00	49.02	100.0%
Total Reserve Income	<u>8,139.02</u>	<u>8,090.00</u>	<u>49.02</u>	<u>100.6%</u>
Total Other Income	<u>8,139.02</u>	<u>8,090.00</u>	<u>49.02</u>	<u>100.6%</u>
Net Other Income	<u>8,139.02</u>	<u>8,090.00</u>	<u>49.02</u>	<u>100.6%</u>
Net Income	<u><u>5,012.98</u></u>	<u><u>8,938.12</u></u>	<u><u>-3,925.14</u></u>	<u><u>56.1%</u></u>