

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

FEBRUARY 2019

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

Riverwalk Tucson Homeowners Association

03/15/19

Balance Sheet

Accrual Basis

As of February 28, 2019

| | <u>Feb 28, 19</u> |
|--|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Funds | |
| 1001 · Bank of America-Operating 1209 | 15,945.46 |
| Due to Reserves | <u>-10,768.84</u> |
| Total Operating Funds | 5,176.62 |
| Reserve Funds | |
| 1102 · Mutual of Omaha MM 4548 | 214,471.07 |
| Due from Operating | <u>10,768.84</u> |
| Total Reserve Funds | 225,239.91 |
| Total Checking/Savings | 230,416.53 |
| Accounts Receivable | |
| 11000 · Accounts Receivable | <u>4,692.68</u> |
| Total Accounts Receivable | 4,692.68 |
| Other Current Assets | |
| 12000 · Undeposited Funds | <u>514.80</u> |
| Total Other Current Assets | 514.80 |
| Total Current Assets | <u>235,624.01</u> |
| TOTAL ASSETS | <u>235,624.01</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Other Current Liabilities | |
| 2010 · Prepaid Assessments | <u>7,408.65</u> |
| Total Other Current Liabilities | 7,408.65 |
| Total Other Current Liabilities | <u>7,408.65</u> |
| Total Current Liabilities | 7,408.65 |
| Total Liabilities | 7,408.65 |
| Equity | |
| Reserve Equity | |
| 3010 · Accumulated General | <u>217,204.39</u> |
| Total Reserve Equity | 217,204.39 |
| Operating Surplus | |
| 3110 · Accumulated Surplus | <u>-927.12</u> |
| Total Operating Surplus | -927.12 |
| Net Income | <u>11,938.09</u> |
| Total Equity | 228,215.36 |
| TOTAL LIABILITIES & EQUITY | <u>235,624.01</u> |

Riverwalk Tucson Homeowners Association

03/15/19

Profit & Loss Budget vs. Actual

Accrual Basis

January through February 2019

| | Jan - Feb 19 | Budget | \$ Over Budget | % of Budget |
|--|------------------|------------------|------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Income | | | | |
| 4000 · Assessment Income | 27,077.92 | 27,078.12 | -0.20 | 100.0% |
| 4030 · Interest Income | 128.56 | 0.00 | 128.56 | 100.0% |
| 4070 · Late Fee Income | 180.00 | 0.00 | 180.00 | 100.0% |
| 6010 · General Reserve Transfer | -7,884.00 | -7,884.00 | 0.00 | 100.0% |
| Total Income | 19,502.48 | 19,194.12 | 308.36 | 101.6% |
| Total Income | 19,502.48 | 19,194.12 | 308.36 | 101.6% |
| Gross Profit | 19,502.48 | 19,194.12 | 308.36 | 101.6% |
| Expense | | | | |
| Townhome Services & Repairs | | | | |
| 5753 · Townhome Stucco Repairs | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| Total Townhome Services & Repairs | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| Administrative | | | | |
| 5000 · Management Fee | 2,640.00 | 2,640.00 | 0.00 | 100.0% |
| 5010 · Legal Expense | 120.00 | 200.00 | -80.00 | 60.0% |
| 5017 · Printing/Postage | 320.88 | 270.00 | 50.88 | 118.8% |
| 5048 · Office Expense | 44.88 | 40.00 | 4.88 | 112.2% |
| 5090 · Insurance | 718.00 | 714.00 | 4.00 | 100.6% |
| Total Administrative | 3,843.76 | 3,864.00 | -20.24 | 99.5% |
| Utilities | | | | |
| 5100 · Water/Sewer | 1,457.00 | 1,162.00 | 295.00 | 125.4% |
| 5120 · Electric | 1,297.09 | 1,347.00 | -49.91 | 96.3% |
| 5125 · Gas | 704.17 | 641.00 | 63.17 | 109.9% |
| 5151 · Phone | 122.35 | 124.00 | -1.65 | 98.7% |
| Total Utilities | 3,580.61 | 3,274.00 | 306.61 | 109.4% |
| Landscaping | | | | |
| 5200 · Landscape Contract | 2,942.00 | 2,942.00 | 0.00 | 100.0% |
| 5220 · Irrigation Repairs | 0.00 | 160.00 | -160.00 | 0.0% |
| 5240 · Tree Trimming/Removal | 0.00 | 218.00 | -218.00 | 0.0% |
| Total Landscaping | 2,942.00 | 3,320.00 | -378.00 | 88.6% |
| Pool/Spa/Clubhouse | | | | |
| 5330 · Clubhouse Cleaning/Supplies | 29.35 | 480.00 | -450.65 | 6.1% |
| 5320 · Internet Clubhouse | 275.92 | 152.00 | 123.92 | 181.5% |
| 5340 · Clubhouse Maintenance | 315.30 | 400.00 | -84.70 | 78.8% |
| 5300 · Pool Maintenance | 480.00 | 560.00 | -80.00 | 85.7% |
| 5310 · Pool Supplies/Chemicals | 242.84 | 714.00 | -471.16 | 34.0% |
| 5315 · Pool Repairs | 0.00 | 154.00 | -154.00 | 0.0% |
| 5338 · Pool/Clubhouse Maintenance | 851.28 | 250.00 | 601.28 | 340.5% |
| Total Pool/Spa/Clubhouse | 2,194.69 | 2,710.00 | -515.31 | 81.0% |
| Gates | | | | |
| 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 | 149.97 | 270.00 | -120.03 | 55.5% |
| Total Gates | 678.85 | 802.00 | -123.15 | 84.6% |
| Common Area/Repair & Maint. | | | | |
| 6630 · Dog Waste Bags | 0.00 | 70.00 | -70.00 | 0.0% |
| 6610 · Fountain Maintenance | 360.00 | 240.00 | 120.00 | 150.0% |
| 5770 · General Maintenance | 2,000.00 | 3,000.00 | -1,000.00 | 66.7% |
| 5850 · Exterminating | 0.00 | 45.00 | -45.00 | 0.0% |
| Total Common Area/Repair & Maint. | 2,360.00 | 3,355.00 | -995.00 | 70.3% |

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Riverwalk Tucson Homeowners Association

03/15/19

Profit & Loss Budget vs. Actual

Accrual Basis

January through February 2019

| | <u>Jan - Feb 19</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|------------------------------|-------------------------|------------------------|------------------------|----------------------|
| Total Expense | <u>15,599.91</u> | <u>18,325.00</u> | <u>-2,725.09</u> | <u>85.1%</u> |
| Net Ordinary Income | <u>3,902.57</u> | <u>869.12</u> | <u>3,033.45</u> | <u>449.0%</u> |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Reserve Income | | | | |
| 7010 · Transfer to Reserves | 7,884.00 | 7,884.00 | 0.00 | 100.0% |
| 7034 · Interest Reserve Fund | 151.52 | 0.00 | 151.52 | 100.0% |
| Total Reserve Income | <u>8,035.52</u> | <u>7,884.00</u> | <u>151.52</u> | <u>101.9%</u> |
| Total Other Income | <u>8,035.52</u> | <u>7,884.00</u> | <u>151.52</u> | <u>101.9%</u> |
| Net Other Income | <u>8,035.52</u> | <u>7,884.00</u> | <u>151.52</u> | <u>101.9%</u> |
| Net Income | <u><u>11,938.09</u></u> | <u><u>8,753.12</u></u> | <u><u>3,184.97</u></u> | <u><u>136.4%</u></u> |

Riverwalk Tucson Homeowners Association

03/15/19

Profit & Loss Budget vs. Actual

Accrual Basis

February 2019

| | Feb 19 | Budget | \$ Over Budget | % of Budget |
|--|-----------------|-----------------|------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Income | | | | |
| 4000 · Assessment Income | 13,538.86 | 13,539.06 | -0.20 | 100.0% |
| 4030 · Interest Income | 62.04 | 0.00 | 62.04 | 100.0% |
| 4070 · Late Fee Income | 120.00 | 0.00 | 120.00 | 100.0% |
| 6010 · General Reserve Transfer | -3,942.00 | -3,942.00 | 0.00 | 100.0% |
| Total Income | <u>9,778.90</u> | <u>9,597.06</u> | <u>181.84</u> | <u>101.9%</u> |
| Total Income | <u>9,778.90</u> | <u>9,597.06</u> | <u>181.84</u> | <u>101.9%</u> |
| Gross Profit | <u>9,778.90</u> | <u>9,597.06</u> | <u>181.84</u> | <u>101.9%</u> |
| Expense | | | | |
| Townhome Services & Repairs | | | | |
| 5753 · Townhome Stucco Repairs | 0.00 | 500.00 | -500.00 | 0.0% |
| Total Townhome Services & Repairs | <u>0.00</u> | <u>500.00</u> | <u>-500.00</u> | <u>0.0%</u> |
| Administrative | | | | |
| 5000 · Management Fee | 1,320.00 | 1,320.00 | 0.00 | 100.0% |
| 5010 · Legal Expense | 120.00 | 100.00 | 20.00 | 120.0% |
| 5017 · Printing/Postage | 111.16 | 135.00 | -23.84 | 82.3% |
| 5048 · Office Expense | 22.44 | 20.00 | 2.44 | 112.2% |
| 5090 · Insurance | 362.00 | 357.00 | 5.00 | 101.4% |
| Total Administrative | <u>1,935.60</u> | <u>1,932.00</u> | <u>3.60</u> | <u>100.2%</u> |
| Utilities | | | | |
| 5100 · Water/Sewer | 718.82 | 599.00 | 119.82 | 120.0% |
| 5120 · Electric | 588.61 | 698.00 | -109.39 | 84.3% |
| 5125 · Gas | 369.38 | 429.00 | -59.62 | 86.1% |
| 5151 · Phone | 61.14 | 62.00 | -0.86 | 98.6% |
| Total Utilities | <u>1,737.95</u> | <u>1,788.00</u> | <u>-50.05</u> | <u>97.2%</u> |
| Landscaping | | | | |
| 5200 · Landscape Contract | 1,471.00 | 1,471.00 | 0.00 | 100.0% |
| 5220 · Irrigation Repairs | 0.00 | 80.00 | -80.00 | 0.0% |
| 5240 · Tree Trimming/Removal | 0.00 | 109.00 | -109.00 | 0.0% |
| Total Landscaping | <u>1,471.00</u> | <u>1,660.00</u> | <u>-189.00</u> | <u>88.6%</u> |
| Pool/Spa/Clubhouse | | | | |
| 5330 · Clubhouse Cleaning/Supplies | 29.35 | 240.00 | -210.65 | 12.2% |
| 5320 · Internet Clubhouse | 137.96 | 76.00 | 61.96 | 181.5% |
| 5340 · Clubhouse Maintenance | 315.30 | 200.00 | 115.30 | 157.7% |
| 5300 · Pool Maintenance | 240.00 | 280.00 | -40.00 | 85.7% |
| 5310 · Pool Supplies/Chemicals | 242.84 | 357.00 | -114.16 | 68.0% |
| 5315 · Pool Repairs | 0.00 | 77.00 | -77.00 | 0.0% |
| 5338 · Pool/Clubhouse Maintenance | 250.00 | 0.00 | 250.00 | 100.0% |
| Total Pool/Spa/Clubhouse | <u>1,215.45</u> | <u>1,230.00</u> | <u>-14.55</u> | <u>98.8%</u> |
| Gates | | | | |
| 6500 · Gate Maintenance Contract | 138.44 | 140.00 | -1.56 | 98.9% |
| 5512 · Gate Repair/Material | 0.00 | 135.00 | -135.00 | 0.0% |
| Total Gates | <u>138.44</u> | <u>275.00</u> | <u>-136.56</u> | <u>50.3%</u> |
| Common Area/Repair & Maint. | | | | |
| 6610 · Fountain Maintenance | 120.00 | 120.00 | 0.00 | 100.0% |
| 5770 · General Maintenance | 1,000.00 | 1,500.00 | -500.00 | 66.7% |
| Total Common Area/Repair & Maint. | <u>1,120.00</u> | <u>1,620.00</u> | <u>-500.00</u> | <u>69.1%</u> |
| Total Expense | <u>7,618.44</u> | <u>9,005.00</u> | <u>-1,386.56</u> | <u>84.6%</u> |
| Net Ordinary Income | <u>2,160.46</u> | <u>592.06</u> | <u>1,568.40</u> | <u>364.9%</u> |

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03/15/19

Profit & Loss Budget vs. Actual

Accrual Basis

February 2019

| | Feb 19 | Budget | \$ Over Budget | % of Budget |
|------------------------------|------------------------|------------------------|------------------------|----------------------|
| Other Income/Expense | | | | |
| Other Income | | | | |
| Reserve Income | | | | |
| 7010 · Transfer to Reserves | 3,942.00 | 3,942.00 | 0.00 | 100.0% |
| 7034 · Interest Reserve Fund | 72.66 | 0.00 | 72.66 | 100.0% |
| Total Reserve Income | <u>4,014.66</u> | <u>3,942.00</u> | <u>72.66</u> | <u>101.8%</u> |
| Total Other Income | <u>4,014.66</u> | <u>3,942.00</u> | <u>72.66</u> | <u>101.8%</u> |
| Net Other Income | <u>4,014.66</u> | <u>3,942.00</u> | <u>72.66</u> | <u>101.8%</u> |
| Net Income | <u><u>6,175.12</u></u> | <u><u>4,534.06</u></u> | <u><u>1,641.06</u></u> | <u><u>136.2%</u></u> |