

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

MONTHLY FINANCIAL

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

Riverwalk Tucson Homeowners Association

02/13/18

Balance Sheet

Accrual Basis

As of January 31, 2018

	<u>Jan 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	8,675.75
Due to Reserves	<u>-2,678.84</u>
Total Operating Funds	5,996.91
Reserve Funds	
1102 · Mutual of Omaha MM 4548	170,721.92
Due from Operating	<u>2,678.84</u>
Total Reserve Funds	173,400.76
Total Checking/Savings	179,397.67
Accounts Receivable	
11000 · Accounts Receivable	<u>2,445.55</u>
Total Accounts Receivable	2,445.55
Other Current Assets	
12000 · Undeposited Funds	<u>2,139.00</u>
Total Other Current Assets	2,139.00
Total Current Assets	<u>183,982.22</u>
TOTAL ASSETS	<u>183,982.22</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2020 · Accrued Expenses	3,525.41
2010 · Prepaid Assessments	<u>6,790.43</u>
Total Other Current Liabilities	10,315.84
Total Other Current Liabilities	10,315.84
Total Current Liabilities	<u>10,315.84</u>
Total Liabilities	10,315.84
Equity	
Reserve Equity	
3010 · Accumulated General	<u>169,330.30</u>
Total Reserve Equity	169,330.30
Operating Surplus	
3110 · Accumulated Surplus	<u>2,634.18</u>
Total Operating Surplus	2,634.18
Net Income	<u>1,701.90</u>
Total Equity	173,666.38
TOTAL LIABILITIES & EQUITY	<u>183,982.22</u>

Riverwalk Tucson Homeowners Association

02/13/18

Profit & Loss Budget vs. Actual

Accrual Basis

January 2018

	Jan 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	9.06	0.00	9.06	100.0%
4070 · Late Fee Income	90.00	0.00	90.00	100.0%
4922 · Keys	49.00	0.00	49.00	100.0%
6010 · General Reserve Transfer	-4,045.00	0.00	-4,045.00	100.0%
Total Income	9,642.12	13,539.06	-3,896.94	71.2%
Total Income	9,642.12	13,539.06	-3,896.94	71.2%
Gross Profit	9,642.12	13,539.06	-3,896.94	71.2%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
Total Townhome Services & Repairs	0.00	8,815.00	-8,815.00	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	46.50	170.00	-123.50	27.4%
5048 · Office Expense	11.10	257.00	-245.90	4.3%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	1,733.60	2,345.50	-611.90	73.9%
Utilities				
5100 · Water/Sewer	629.02	546.00	83.02	115.2%
5120 · Electric	716.21	575.00	141.21	124.6%
5125 · Gas	211.98	232.00	-20.02	91.4%
5151 · Phone	144.15	55.00	89.15	262.1%
Total Utilities	1,701.36	1,408.00	293.36	120.8%
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	0.00	74.00	-74.00	0.0%
5340 · Clubhouse Maintenance	0.00	50.00	-50.00	0.0%
5300 · Pool Maintenance	240.00	240.00	0.00	100.0%
5310 · Pool Supplies/Chemicals	973.33	365.00	608.33	266.7%
5315 · Pool Repairs	270.00	188.00	82.00	143.6%
5338 · Pool/Clubhouse Maintenance	300.00	300.00	0.00	100.0%
Total Pool/Spa/Clubhouse	1,783.33	1,517.00	266.33	117.6%
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%
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	549.01	442.00	107.01	124.2%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	100.00	-100.00	0.0%
6610 · Fountain Maintenance	0.00	120.00	-120.00	0.0%
5770 · General Maintenance	4,772.38	500.00	4,272.38	954.5%
5850 · Exterminating	0.00	45.00	-45.00	0.0%

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02/13/18

Accrual Basis

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January 2018

	Jan 18	Budget	\$ Over Budget	% of Budget
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
Total Common Area/Repair & Maint.	4,772.38	1,045.00	3,727.38	456.7%
Total Expense	12,010.68	17,303.50	-5,292.82	69.4%
Net Ordinary Income	-2,368.56	-3,764.44	1,395.88	62.9%
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	25.46	0.00	25.46	100.0%
Total Reserve Income	4,070.46	4,045.00	25.46	100.6%
Total Other Income	4,070.46	4,045.00	25.46	100.6%
Net Other Income	4,070.46	4,045.00	25.46	100.6%
Net Income	1,701.90	280.56	1,421.34	606.6%

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