

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

JANUARY 2019

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

Riverwalk Tucson Homeowners Association

Balance Sheet

As of January 31, 2019

Jan 31, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 13,859.45

Due to Reserves -10,768.84

Total Operating Funds 3,090.61

Reserve Funds

1102 · Mutual of Omaha MM 4548 210,456.41

Due from Operating 10,768.84

Total Reserve Funds 221,225.25

Total Checking/Savings 224,315.86

Accounts Receivable

11000 · Accounts Receivable 4,099.94

Total Accounts Receivable 4,099.94

Other Current Assets

12000 · Undeposited Funds 542.77

Total Other Current Assets 542.77

Total Current Assets 228,958.57

TOTAL ASSETS 228,958.57

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 6,899.02

Total Other Current Liabilities 6,899.02

Total Other Current Liabilities 6,899.02

Total Current Liabilities 6,899.02

Total Liabilities 6,899.02

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 41,220.15

Net Income 5,782.28

Total Equity 222,059.55

TOTAL LIABILITIES & EQUITY 228,958.57

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	13,539.06	13,539.06	0.00	100.0%
4030 · Interest Income	70.83	0.00	70.83	100.0%
4070 · Late Fee Income	75.00	0.00	75.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>9,742.89</u>	<u>9,597.06</u>	<u>145.83</u>	<u>101.52%</u>
Total Income	<u>9,742.89</u>	<u>9,597.06</u>	<u>145.83</u>	<u>101.52%</u>
Gross Profit	9,742.89	9,597.06	145.83	101.52%
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	0.00	100.00	-100.00	0.0%
5017 · Printing/Postage	209.72	135.00	74.72	155.35%
5048 · Office Expense	22.44	20.00	2.44	112.2%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>1,908.16</u>	<u>1,932.00</u>	<u>-23.84</u>	<u>98.77%</u>
Utilities				
5100 · Water/Sewer	738.18	563.00	175.18	131.12%
5120 · Electric	708.48	649.00	59.48	109.17%
5125 · Gas	334.79	212.00	122.79	157.92%
5151 · Phone	61.21	62.00	-0.79	98.73%
Total Utilities	<u>1,842.66</u>	<u>1,486.00</u>	<u>356.66</u>	<u>124.0%</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>88.61%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	240.00	-240.00	0.0%
5320 · Internet Clubhouse	137.96	76.00	61.96	181.53%
5340 · Clubhouse Maintenance	0.00	200.00	-200.00	0.0%
5300 · Pool Maintenance	240.00	280.00	-40.00	85.71%
5310 · Pool Supplies/Chemicals	0.00	357.00	-357.00	0.0%
5315 · Pool Repairs	0.00	77.00	-77.00	0.0%
5338 · Pool/Clubhouse Maintenance	601.28	250.00	351.28	240.51%
Total Pool/Spa/Clubhouse	<u>979.24</u>	<u>1,480.00</u>	<u>-500.76</u>	<u>66.17%</u>
Gates				
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5512 · Gate Repair/Material	149.97	135.00	14.97	111.09%
Total Gates	540.41	527.00	13.41	102.55%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	70.00	-70.00	0.0%
6610 · Fountain Maintenance	240.00	120.00	120.00	200.0%
5770 · General Maintenance	1,000.00	1,500.00	-500.00	66.67%
5850 · Exterminating	0.00	45.00	-45.00	0.0%
Total Common Area/Repair & Maint.	1,240.00	1,735.00	-495.00	71.47%
Total Expense	7,981.47	9,320.00	-1,338.53	85.64%
Net Ordinary Income	1,761.42	277.06	1,484.36	635.75%
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	78.86	0.00	78.86	100.0%
Total Reserve Income	4,020.86	3,942.00	78.86	102.0%
Total Other Income	4,020.86	3,942.00	78.86	102.0%
Net Other Income	4,020.86	3,942.00	78.86	102.0%
Net Income	5,782.28	4,219.06	1,563.22	137.05%

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