

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

MONTHLY FINANCIAL

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

Balance Sheet

As of July 31, 2018

	<u>Jul 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	5,630.11
Due to Reserves	<u>-2,678.84</u>
Total Operating Funds	2,951.27
Reserve Funds	
1102 · Mutual of Omaha MM 4548	195,172.34
Due from Operating	<u>2,678.84</u>
Total Reserve Funds	197,851.18
Total Checking/Savings	200,802.45
Accounts Receivable	
11000 · Accounts Receivable	<u>3,557.82</u>
Total Accounts Receivable	3,557.82
Other Current Assets	
12200 · Deposits	4,749.50
12000 · Undeposited Funds	<u>646.96</u>
Total Other Current Assets	5,396.46
Total Current Assets	<u>209,756.73</u>
TOTAL ASSETS	<u>209,756.73</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 · Prepaid Assessments	<u>6,391.42</u>
Total Other Current Liabilities	6,391.42
Total Other Current Liabilities	<u>6,391.42</u>
Total Current Liabilities	6,391.42
Total Liabilities	6,391.42
Equity	
Reserve Equity	
3010 · Accumulated General	<u>169,330.30</u>
Total Reserve Equity	169,330.30
Operating Surplus	
3110 · Accumulated Surplus	<u>6,126.63</u>
Total Operating Surplus	6,126.63

Riverwalk Tucson Homeowners Association

Balance Sheet

As of July 31, 2018

	<u>Jul 31, 18</u>
Net Income	<u>27,908.38</u>
Total Equity	<u>203,365.31</u>
TOTAL LIABILITIES & EQUITY	<u><u>209,756.73</u></u>

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

July 2018

	Jul 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	19.47	0.00	19.47	100.0%
4070 · Late Fee Income	60.00	0.00	60.00	100.0%
6010 · General Reserve Transfer	-4,045.00	-4,045.00	0.00	100.0%
Total Income	<u>9,573.53</u>	<u>9,494.06</u>	<u>79.47</u>	<u>100.8%</u>
Total Income	<u>9,573.53</u>	<u>9,494.06</u>	<u>79.47</u>	<u>100.8%</u>
Gross Profit	<u>9,573.53</u>	<u>9,494.06</u>	<u>79.47</u>	<u>100.8%</u>
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
Total Townhome Services & Repairs	<u>0.00</u>	<u>835.00</u>	<u>-835.00</u>	<u>0.0%</u>
Administrative				
5000 · Management Fee	1,320.00	1,320.00	0.00	100.0%
5010 · Legal Expense	0.00	242.50	-242.50	0.0%
5017 · Printing/Postage	227.19	170.00	57.19	133.6%
5030 · Audit/Tax Preparation	-92.12	0.00	-92.12	100.0%
5037 · Bank Charges & CC Fees	29.95	0.00	29.95	100.0%
5048 · Office Expense	6.90	257.00	-250.10	2.7%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	<u>1,847.92</u>	<u>2,345.50</u>	<u>-497.58</u>	<u>78.8%</u>
Utilities				
5100 · Water/Sewer	1,216.16	546.00	670.16	222.7%
5120 · Electric	762.49	575.00	187.49	132.6%
5125 · Gas	184.49	232.00	-47.51	79.5%
5151 · Phone	59.60	55.00	4.60	108.4%
Total Utilities	<u>2,222.74</u>	<u>1,408.00</u>	<u>814.74</u>	<u>157.9%</u>
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	<u>1,471.00</u>	<u>1,731.00</u>	<u>-260.00</u>	<u>85.0%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	200.00	300.00	-100.00	66.7%
5320 · Internet Clubhouse	73.98	74.00	-0.02	100.0%
5340 · Clubhouse Maintenance	1,137.23	50.00	1,087.23	2,274.5%
5300 · Pool Maintenance	220.00	240.00	-20.00	91.7%
5310 · Pool Supplies/Chemicals	216.85	365.00	-148.15	59.4%
5315 · Pool Repairs	0.00	188.00	-188.00	0.0%
5338 · Pool/Clubhouse Maintenance	100.00	300.00	-200.00	33.3%
Total Pool/Spa/Clubhouse	<u>1,948.06</u>	<u>1,517.00</u>	<u>431.06</u>	<u>128.4%</u>

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

08/03/18

Accrual Basis

	Jul 18	Budget	\$ Over Budget	% of Budget
Gates				
6530 · Patrol Gatehouse Service	1,205.09	2,500.00	-1,294.91	48.2%
6510 · Gate/Monument Repair & Maint.	0.00	50.00	-50.00	0.0%
6500 · Gate Maintenance Contract	238.42	140.00	98.42	170.3%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%
Total Gates	1,695.51	2,942.00	-1,246.49	57.6%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	262.99	100.00	162.99	263.0%
6610 · Fountain Maintenance	0.00	120.00	-120.00	0.0%
5770 · General Maintenance	1,875.00	500.00	1,375.00	375.0%
5850 · Exterminating	0.00	45.00	-45.00	0.0%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
Total Common Area/Repair & Maint.	2,137.99	1,045.00	1,092.99	204.6%
Total Expense	11,323.22	11,823.50	-500.28	95.8%
Net Ordinary Income	-1,749.69	-2,329.44	579.75	75.1%
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	48.04	0.00	48.04	100.0%
Total Reserve Income	4,093.04	4,045.00	48.04	101.2%
Total Other Income	4,093.04	4,045.00	48.04	101.2%
Net Other Income	4,093.04	4,045.00	48.04	101.2%
Net Income	2,343.35	1,715.56	627.79	136.6%

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through July 2018

	Jan - Jul 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	94,773.42	94,773.42	0.00	100.0%
4030 · Interest Income	87.68	0.00	87.68	100.0%
4070 · Late Fee Income	420.00	0.00	420.00	100.0%
4900 · Violation Fines	50.00	0.00	50.00	100.0%
4922 · Keys	49.00	0.00	49.00	100.0%
6010 · General Reserve Transfer	-28,315.00	-28,315.00	0.00	100.0%
Total Income	<u>67,065.10</u>	<u>66,458.42</u>	<u>606.68</u>	<u>100.9%</u>
Total Income	<u>67,065.10</u>	<u>66,458.42</u>	<u>606.68</u>	<u>100.9%</u>
Gross Profit	67,065.10	66,458.42	606.68	100.9%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	5,845.00	-5,845.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
Total Townhome Services & Repairs	0.00	13,825.00	-13,825.00	0.0%
Administrative				
5095 · Reserve Study	0.00	850.00	-850.00	0.0%
5000 · Management Fee	9,240.00	9,240.00	0.00	100.0%
5010 · Legal Expense	0.00	1,697.50	-1,697.50	0.0%
5017 · Printing/Postage	986.89	1,190.00	-203.11	82.9%
5030 · Audit/Tax Preparation	485.38	300.00	185.38	161.8%
5037 · Bank Charges & CC Fees	119.80	0.00	119.80	100.0%
5048 · Office Expense	142.18	1,799.00	-1,656.82	7.9%
5075 · Permits/License/Taxes	10.00	0.00	10.00	100.0%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	2,498.00	2,492.00	6.00	100.2%
Total Administrative	13,532.25	17,618.50	-4,086.25	76.8%
Utilities				
5100 · Water/Sewer	5,327.75	3,822.00	1,505.75	139.4%
5120 · Electric	4,791.95	4,025.00	766.95	119.1%
5125 · Gas	2,031.55	1,624.00	407.55	125.1%
5151 · Phone	409.62	385.00	24.62	106.4%
Total Utilities	12,560.87	9,856.00	2,704.87	127.4%
Landscaping				
5200 · Landscape Contract	10,297.00	9,996.00	301.00	103.0%
5220 · Irrigation Repairs	167.45	1,246.00	-1,078.55	13.4%
5240 · Tree Trimming/Removal	0.00	875.00	-875.00	0.0%
Total Landscaping	10,464.45	12,117.00	-1,652.55	86.4%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	1,550.00	2,100.00	-550.00	73.8%
5320 · Internet Clubhouse	535.86	518.00	17.86	103.4%
5340 · Clubhouse Maintenance	1,258.03	350.00	908.03	359.4%

Profit & Loss Budget vs. Actual

January through July 2018

08/03/18

Accrual Basis

	Jan - Jul 18	Budget	\$ Over Budget	% of Budget
5300 · Pool Maintenance	1,820.00	1,680.00	140.00	108.3%
5310 · Pool Supplies/Chemicals	2,494.52	2,555.00	-60.48	97.6%
5315 · Pool Repairs	692.00	1,316.00	-624.00	52.6%
5338 · Pool/Clubhouse Maintenance	1,335.67	2,100.00	-764.33	63.6%
Total Pool/Spa/Clubhouse	9,686.08	10,619.00	-932.92	91.2%
Gates				
6530 · Patrol Gatehouse Service	3,631.82	6,250.00	-2,618.18	58.1%
6510 · Gate/Monument Repair & Ma...	0.00	350.00	-350.00	0.0%
6500 · Gate Maintenance Contract	1,069.06	980.00	89.06	109.1%
6520 · Fire Alarm Monitoring	756.00	756.00	0.00	100.0%
5512 · Gate Repair/Material	526.48	0.00	526.48	100.0%
Total Gates	5,983.36	8,336.00	-2,352.64	71.8%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	262.99	300.00	-37.01	87.7%
6610 · Fountain Maintenance	600.00	840.00	-240.00	71.4%
6620 · Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5770 · General Maintenance	14,307.60	3,500.00	10,807.60	408.8%
5850 · Exterminating	0.00	180.00	-180.00	0.0%
5954 · Drainage Improvemnet	0.00	1,960.00	-1,960.00	0.0%
Total Common Area/Repair & Maint.	15,450.59	7,180.00	8,270.59	215.2%
Total Expense	67,677.60	79,551.50	-11,873.90	85.1%
Net Ordinary Income	-612.50	-13,093.08	12,480.58	4.7%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	28,315.00	28,315.00	0.00	100.0%
7034 · Interest Reserve Fund	205.88	0.00	205.88	100.0%
Total Reserve Income	28,520.88	28,315.00	205.88	100.7%
Total Other Income	28,520.88	28,315.00	205.88	100.7%
Net Other Income	28,520.88	28,315.00	205.88	100.7%
Net Income	27,908.38	15,221.92	12,686.46	183.3%