

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

MONTHLY FINANCIAL

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

Balance Sheet

As of June 30, 2018

	<u>Jun 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	7,603.98
Due to Reserves	<u>-2,678.84</u>
Total Operating Funds	4,925.14
Reserve Funds	
1102 · Mutual of Omaha MM 4548	191,079.30
Due from Operating	<u>2,678.84</u>
Total Reserve Funds	<u>193,758.14</u>
Total Checking/Savings	198,683.28
Accounts Receivable	
11000 · Accounts Receivable	<u>2,846.69</u>
Total Accounts Receivable	2,846.69
Other Current Assets	
12200 · Deposits	<u>4,749.50</u>
Total Other Current Assets	<u>4,749.50</u>
Total Current Assets	<u>206,279.47</u>
TOTAL ASSETS	<u>206,279.47</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 · Prepaid Assessments	<u>5,257.51</u>
Total Other Current Liabilities	<u>5,257.51</u>
Total Other Current Liabilities	<u>5,257.51</u>
Total Current Liabilities	<u>5,257.51</u>
Total Liabilities	5,257.51
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
Net Income	<u>25,565.03</u>

Riverwalk Tucson Homeowners Association

Balance Sheet

As of June 30, 2018

	<u>Jun 30, 18</u>
Total Equity	<u>201,021.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>206,279.47</u></u>

Profit & Loss Budget vs. Actual

June 2018

07/02/18

Accrual Basis

	Jun 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	20.41	0.00	20.41	100.0%
4070 · Late Fee Income	75.00	0.00	75.00	100.0%
6010 · General Reserve Transfer	-4,045.00	0.00	-4,045.00	100.0%
Total Income	<u>9,589.47</u>	<u>13,539.06</u>	<u>-3,949.59</u>	<u>70.8%</u>
Total Income	<u>9,589.47</u>	<u>13,539.06</u>	<u>-3,949.59</u>	<u>70.8%</u>
Gross Profit	<u>9,589.47</u>	<u>13,539.06</u>	<u>-3,949.59</u>	<u>70.8%</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				
5095 · Reserve Study	0.00	850.00	-850.00	0.0%
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	40.80	170.00	-129.20	24.0%
5048 · Office Expense	9.40	257.00	-247.60	3.7%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	<u>1,726.20</u>	<u>3,195.50</u>	<u>-1,469.30</u>	<u>54.0%</u>
Utilities				
5100 · Water/Sewer	755.44	546.00	209.44	138.4%
5120 · Electric	706.60	575.00	131.60	122.9%
5125 · Gas	225.37	232.00	-6.63	97.1%
5151 · Phone	59.76	55.00	4.76	108.7%
Total Utilities	<u>1,747.17</u>	<u>1,408.00</u>	<u>339.17</u>	<u>124.1%</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	0.00	300.00	-300.00	0.0%
5320 · Internet Clubhouse	73.98	74.00	-0.02	100.0%
5340 · Clubhouse Maintenance	0.00	50.00	-50.00	0.0%
5300 · Pool Maintenance	280.00	240.00	40.00	116.7%
5310 · Pool Supplies/Chemicals	140.17	365.00	-224.83	38.4%
5315 · Pool Repairs	180.00	188.00	-8.00	95.7%
5338 · Pool/Clubhouse Maintenance	738.70	300.00	438.70	246.2%
Total Pool/Spa/Clubhouse	<u>1,412.85</u>	<u>1,517.00</u>	<u>-104.15</u>	<u>93.1%</u>
Gates				
6530 · Patrol Gatehouse Service	0.00	2,500.00	-2,500.00	0.0%
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%
5512 · Gate Repair/Material	99.98	0.00	99.98	100.0%
Total Gates	<u>238.42</u>	<u>2,690.00</u>	<u>-2,451.58</u>	<u>8.9%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
6620 · Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5770 · General Maintenance	865.43	500.00	365.43	173.1%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
Total Common Area/Repair & Maint.	<u>1,265.43</u>	<u>1,300.00</u>	<u>-34.57</u>	<u>97.3%</u>
Total Expense	<u>7,861.07</u>	<u>12,676.50</u>	<u>-4,815.43</u>	<u>62.0%</u>
Net Ordinary Income	<u>1,728.40</u>	<u>862.56</u>	<u>865.84</u>	<u>200.4%</u>
Other Income/Expense				

Profit & Loss Budget vs. Actual

June 2018

07/02/18

Accrual Basis

	Jun 18	Budget	\$ Over Budget	% of Budget
Other Income				
Reserve Income				
7010 · Transfer to Reserves	4,045.00	4,045.00	0.00	100.0%
7034 · Interest Reserve Fund	27.67	0.00	27.67	100.0%
Total Reserve Income	4,072.67	4,045.00	27.67	100.7%
Total Other Income	4,072.67	4,045.00	27.67	100.7%
Net Other Income	4,072.67	4,045.00	27.67	100.7%
Net Income	5,801.07	4,907.56	893.51	118.2%

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through June 2018

	Jan - Jun 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	81,234.36	81,234.36	0.00	100.0%
4030 · Interest Income	68.21	0.00	68.21	100.0%
4070 · Late Fee Income	360.00	0.00	360.00	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	-24,270.00	0.00	-24,270.00	100.0%
Total Income	57,491.57	81,234.36	-23,742.79	70.8%
Total Income	57,491.57	81,234.36	-23,742.79	70.8%
Gross Profit	57,491.57	81,234.36	-23,742.79	70.8%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	5,010.00	-5,010.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
Total Townhome Services & Repairs	0.00	12,990.00	-12,990.00	0.0%
Administrative				
5095 · Reserve Study	0.00	850.00	-850.00	0.0%
5000 · Management Fee	7,920.00	7,920.00	0.00	100.0%
5010 · Legal Expense	0.00	1,455.00	-1,455.00	0.0%
5017 · Printing/Postage	759.70	1,020.00	-260.30	74.5%
5030 · Audit/Tax Preparation	577.50	300.00	277.50	192.5%
5037 · Bank Charges & CC Fees	89.85	0.00	89.85	100.0%
5048 · Office Expense	135.28	1,542.00	-1,406.72	8.8%
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	2,142.00	2,136.00	6.00	100.3%
Total Administrative	11,684.33	15,273.00	-3,588.67	76.5%
Utilities				
5100 · Water/Sewer	4,111.59	3,276.00	835.59	125.5%
5120 · Electric	4,029.46	3,450.00	579.46	116.8%
5125 · Gas	1,847.06	1,392.00	455.06	132.7%
5151 · Phone	350.02	330.00	20.02	106.1%
Total Utilities	10,338.13	8,448.00	1,890.13	122.4%
Landscaping				
5200 · Landscape Contract	8,826.00	8,568.00	258.00	103.0%
5220 · Irrigation Repairs	167.45	1,068.00	-900.55	15.7%
5240 · Tree Trimming/Removal	0.00	750.00	-750.00	0.0%
Total Landscaping	8,993.45	10,386.00	-1,392.55	86.6%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	1,800.00	-1,800.00	0.0%
5320 · Internet Clubhouse	461.88	444.00	17.88	104.0%
5340 · Clubhouse Maintenance	120.80	300.00	-179.20	40.3%

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
 January through June 2018

07/03/18

Accrual Basis

	Jan - Jun 18	Budget	\$ Over Budget	% of Budget
5300 · Pool Maintenance	1,600.00	1,440.00	160.00	111.1%
5310 · Pool Supplies/Chemicals	2,277.67	2,190.00	87.67	104.0%
5315 · Pool Repairs	692.00	1,128.00	-436.00	61.3%
5338 · Pool/Clubhouse Maintenance	2,585.67	1,800.00	785.67	143.6%
Total Pool/Spa/Clubhouse	7,738.02	9,102.00	-1,363.98	85.0%
Gates				
6530 · Patrol Gatehouse Service	2,426.73	3,750.00	-1,323.27	64.7%
6510 · Gate/Monument Repair & Maint.	0.00	300.00	-300.00	0.0%
6500 · Gate Maintenance Contract	830.64	840.00	-9.36	98.9%
6520 · Fire Alarm Monitoring	504.00	504.00	0.00	100.0%
5512 · Gate Repair/Material	526.48	0.00	526.48	100.0%
Total Gates	4,287.85	5,394.00	-1,106.15	79.5%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	200.00	-200.00	0.0%
6610 · Fountain Maintenance	600.00	720.00	-120.00	83.3%
6620 · Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5770 · General Maintenance	12,432.60	3,000.00	9,432.60	414.4%
5850 · Exterminating	0.00	135.00	-135.00	0.0%
5954 · Drainage Improvemnet	0.00	1,680.00	-1,680.00	0.0%
Total Common Area/Repair & Maint.	13,312.60	6,135.00	7,177.60	217.0%
Total Expense	56,354.38	67,728.00	-11,373.62	83.2%
Net Ordinary Income	1,137.19	13,506.36	-12,369.17	8.4%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	24,270.00	24,270.00	0.00	100.0%
7034 · Interest Reserve Fund	157.84	0.00	157.84	100.0%
Total Reserve Income	24,427.84	24,270.00	157.84	100.7%
Total Other Income	24,427.84	24,270.00	157.84	100.7%
Net Other Income	24,427.84	24,270.00	157.84	100.7%
Net Income	25,565.03	37,776.36	-12,211.33	67.7%