

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

MONTHLY FINANCIAL

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

Riverwalk Tucson Homeowners Association

04/03/18

Balance Sheet

Accrual Basis

As of March 31, 2018

	<u>Mar 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 - Bank of America-Operating 1209	10,396.06
Due to Reserves	-2,678.84
Total Operating Funds	<u>7,717.22</u>
Reserve Funds	
1102 - Mutual of Omaha MM 4548	178,862.21
Due from Operating	2,678.84
Total Reserve Funds	<u>181,541.05</u>
Total Checking/Savings	189,258.27
Accounts Receivable	
11000 - Accounts Receivable	3,050.52
Total Accounts Receivable	<u>3,050.52</u>
Total Current Assets	<u>192,308.79</u>
TOTAL ASSETS	<u>192,308.79</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 - Prepaid Assessments	6,633.83
Total Other Current Liabilities	<u>6,633.83</u>
Total Other Current Liabilities	<u>6,633.83</u>
Total Current Liabilities	<u>6,633.83</u>
Total Liabilities	6,633.83
Equity	
Reserve Equity	
3010 - Accumulated General	169,330.30
Total Reserve Equity	<u>169,330.30</u>
Operating Surplus	
3110 - Accumulated Surplus	6,159.59
Total Operating Surplus	<u>6,159.59</u>
Net Income	<u>10,185.07</u>
Total Equity	<u>185,674.96</u>
TOTAL LIABILITIES & EQUITY	<u>192,308.79</u>

Riverwalk Tucson Homeowners Association

04/03/18

Profit & Loss Budget vs. Actual

Accrual Basis

March 2018

	Mar 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	29.46	0.00	29.46	100.0%
4070 · Late Fee Income	60.00	0.00	60.00	100.0%
6010 · General Reserve Transfer	-4,045.00	0.00	-4,045.00	100.0%
Total Income	9,583.52	13,539.06	-3,955.54	70.8%
Total Income	9,583.52	13,539.06	-3,955.54	70.8%
Gross Profit	9,583.52	13,539.06	-3,955.54	70.8%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
Total Townhome Services & Repairs	0.00	835.00	-835.00	0.0%
66010 · Bank Service Charges	29.95			
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	112.45	170.00	-57.55	66.1%
5030 · Audit/Tax Preparation	300.00	300.00	0.00	100.0%
5048 · Office Expense	97.18	257.00	-159.82	37.8%
5080 · Corporate Taxes	0.00	50.00	-50.00	0.0%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	2,185.63	2,695.50	-509.87	81.1%
Utilities				
5100 · Water/Sewer	669.92	546.00	123.92	122.7%
5120 · Electric	651.26	575.00	76.26	113.3%
5125 · Gas	358.18	232.00	126.18	154.4%
5151 · Phone	54.75	55.00	-0.25	99.5%
Total Utilities	1,734.11	1,408.00	326.11	123.2%
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	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	1.74	365.00	-363.26	0.5%
5315 · Pool Repairs	0.00	188.00	-188.00	0.0%
5338 · Pool/Clubhouse Maintenance	300.00	300.00	0.00	100.0%
Total Pool/Spa/Clubhouse	655.72	1,517.00	-861.28	43.2%
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%
Total Gates	138.44	190.00	-51.56	72.9%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	2,115.59	500.00	1,615.59	423.1%
5850 · Exterminating	0.00	45.00	-45.00	0.0%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%

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04/03/18

Accrual Basis

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

March 2018

	<u>Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Common Area/Repair & Maint.	2,235.59	945.00	1,290.59	236.6%
Total Expense	8,450.44	9,321.50	-871.06	90.7%
Net Ordinary Income	1,133.08	4,217.56	-3,084.48	26.9%
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	26.73	0.00	26.73	100.0%
Total Reserve Income	4,071.73	4,045.00	26.73	100.7%
Total Other Income	4,071.73	4,045.00	26.73	100.7%
Net Other Income	4,071.73	4,045.00	26.73	100.7%
Net Income	<u>5,204.81</u>	<u>8,262.56</u>	<u>-3,057.75</u>	<u>63.0%</u>

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through March 2018

04/03/18

Accrual Basis

	Jan - Mar 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	40,617.18	40,617.18	0.00	100.0%
4030 · Interest Income	53.52	0.00	53.52	100.0%
4070 · Late Fee Income	255.00	0.00	255.00	100.0%
4922 · Keys	49.00	0.00	49.00	100.0%
6010 · General Reserve Transfer	-12,135.00	0.00	-12,135.00	100.0%
Total Income	28,839.70	40,617.18	-11,777.48	71.0%
Total Income	28,839.70	40,617.18	-11,777.48	71.0%
Gross Profit	28,839.70	40,617.18	-11,777.48	71.0%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	2,505.00	-2,505.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
Total Townhome Services & Repairs	0.00	10,485.00	-10,485.00	0.0%
66010 · Bank Service Charges	29.95			
Administrative				
5000 · Management Fee	3,960.00	3,960.00	0.00	100.0%
5010 · Legal Expense	0.00	727.50	-727.50	0.0%
5017 · Printing/Postage	230.20	510.00	-279.80	45.1%
5030 · Audit/Tax Preparation	300.00	300.00	0.00	100.0%
5048 · Office Expense	113.28	771.00	-657.72	14.7%
5080 · Corporate Taxes	0.00	50.00	-50.00	0.0%
5090 · Insurance	1,074.00	1,068.00	6.00	100.6%
Total Administrative	5,677.48	7,386.50	-1,709.02	76.9%
Utilities				
5100 · Water/Sewer	1,964.53	1,638.00	326.53	119.9%
5120 · Electric	2,131.86	1,725.00	406.86	123.6%
5125 · Gas	998.53	696.00	302.53	143.5%
5151 · Phone	170.50	165.00	5.50	103.3%
Total Utilities	5,265.42	4,224.00	1,041.42	124.7%
Landscaping				
5200 · Landscape Contract	4,413.00	4,284.00	129.00	103.0%
5220 · Irrigation Repairs	167.45	534.00	-366.55	31.4%
5240 · Tree Trimming/Removal	0.00	375.00	-375.00	0.0%
Total Landscaping	4,580.45	5,193.00	-612.55	88.2%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	0.00	900.00	-900.00	0.0%
5320 · Internet Clubhouse	230.94	222.00	8.94	104.0%
5340 · Clubhouse Maintenance	0.00	150.00	-150.00	0.0%
5300 · Pool Maintenance	780.00	720.00	60.00	108.3%
5310 · Pool Supplies/Chemicals	1,123.08	1,095.00	28.08	102.6%
5315 · Pool Repairs	360.00	564.00	-204.00	63.8%
5338 · Pool/Clubhouse Maintenance	975.00	900.00	75.00	108.3%
Total Pool/Spa/Clubhouse	3,469.02	4,551.00	-1,081.98	76.2%
Gates				
6510 · Gate/Monument Repair & Maint.	0.00	150.00	-150.00	0.0%
6500 · Gate Maintenance Contract	415.32	420.00	-4.68	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	825.89	822.00	3.89	100.5%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	100.00	-100.00	0.0%
6610 · Fountain Maintenance	240.00	360.00	-120.00	66.7%
5770 · General Maintenance	10,777.17	1,500.00	9,277.17	718.5%
5850 · Exterminating	0.00	90.00	-90.00	0.0%
5954 · Drainage Improvemnet	0.00	840.00	-840.00	0.0%
Total Common Area/Repair & Maint.	11,017.17	2,890.00	8,127.17	381.2%
Total Expense	30,865.38	35,551.50	-4,686.12	86.8%
Net Ordinary Income	-2,025.68	5,065.68	-7,091.36	-40.0%

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04/03/18

Accrual Basis

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through March 2018

	<u>Jan - Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
Reserve Income				
7010 - Transfer to Reserves	12,135.00	12,135.00	0.00	100.0%
7034 - Interest Reserve Fund	75.75	0.00	75.75	100.0%
Total Reserve Income	<u>12,210.75</u>	<u>12,135.00</u>	<u>75.75</u>	<u>100.6%</u>
Total Other Income	<u>12,210.75</u>	<u>12,135.00</u>	<u>75.75</u>	<u>100.6%</u>
Net Other Income	<u>12,210.75</u>	<u>12,135.00</u>	<u>75.75</u>	<u>100.6%</u>
Net Income	<u>10,185.07</u>	<u>17,200.68</u>	<u>-7,015.61</u>	<u>59.2%</u>