

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

MARCH 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 March 31, 2019

Mar 31, 19

ASSETS

Current Assets

Checking/Savings

Ask Accountant 49.99

Operating Funds

1001 · Bank of America-Operating 1209 18,200.95

Due to Reserves -10,768.84

Total Operating Funds 7,432.11

Reserve Funds

1102 · Mutual of Omaha MM 4548 218,495.06

Due from Operating 10,768.84

Total Reserve Funds 229,263.90

Total Checking/Savings 236,746.00

Accounts Receivable

11000 · Accounts Receivable 5,045.98

Total Accounts Receivable 5,045.98

Other Current Assets

12000 · Undeposited Funds 891.48

Total Other Current Assets 891.48

Total Current Assets 242,683.46

TOTAL ASSETS 242,683.46

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 7,587.11

Total Other Current Liabilities 7,587.11

Total Other Current Liabilities 7,587.11

Total Current Liabilities 7,587.11

Total Liabilities 7,587.11

Equity

Reserve Equity

3010 · Accumulated General 217,204.39

Total Reserve Equity 217,204.39

Operating Surplus

3110 · Accumulated Surplus -927.12

Total Operating Surplus -927.12

Net Income 18,819.08

Total Equity 235,096.35

TOTAL LIABILITIES & EQUITY 242,683.46

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

	<u>Mar 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	75.62	0.00	75.62	100.0%
4070 · Late Fee Income	165.00	0.00	165.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>9,837.68</u>	<u>9,597.06</u>	<u>240.62</u>	<u>102.51%</u>
Total Income	<u>9,837.68</u>	<u>9,597.06</u>	<u>240.62</u>	<u>102.51%</u>
Gross Profit	9,837.68	9,597.06	240.62	102.51%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	150.00	500.00	-350.00	30.0%
Total Townhome Services & Repairs	<u>150.00</u>	<u>500.00</u>	<u>-350.00</u>	<u>30.0%</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	94.35	135.00	-40.65	69.89%
5030 · Audit/Tax Preperation	0.00	500.00	-500.00	0.0%
5048 · Office Expense	0.00	20.00	-20.00	0.0%
5075 · Permits/License/Taxes	0.00	10.00	-10.00	0.0%
5080 · Corporate Taxes	0.00	50.00	-50.00	0.0%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>1,770.35</u>	<u>2,492.00</u>	<u>-721.65</u>	<u>71.04%</u>
Utilities				
5100 · Water/Sewer	727.30	603.00	124.30	120.61%
5120 · Electric	574.15	585.00	-10.85	98.15%
5125 · Gas	355.03	359.00	-3.97	98.89%
5151 · Phone	61.45	62.00	-0.55	99.11%
Total Utilities	<u>1,717.93</u>	<u>1,609.00</u>	<u>108.93</u>	<u>106.77%</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	235.00	0.00	235.00	100.0%
Total Pool/Spa/Clubhouse	<u>612.96</u>	<u>1,230.00</u>	<u>-617.04</u>	<u>49.83%</u>

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

	<u>Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Gates				
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
5512 · Gate Repair/Material	0.00	135.00	-135.00	0.0%
Total Gates	<u>138.44</u>	<u>275.00</u>	<u>-136.56</u>	<u>50.34%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
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.	<u>1,120.00</u>	<u>1,665.00</u>	<u>-545.00</u>	<u>67.27%</u>
Total Expense	<u>6,980.68</u>	<u>9,431.00</u>	<u>-2,450.32</u>	<u>74.02%</u>
Net Ordinary Income	<u>2,857.00</u>	<u>166.06</u>	<u>2,690.94</u>	<u>1,720.46%</u>
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	81.99	0.00	81.99	100.0%
Total Reserve Income	<u>4,023.99</u>	<u>3,942.00</u>	<u>81.99</u>	<u>102.08%</u>
Total Other Income	<u>4,023.99</u>	<u>3,942.00</u>	<u>81.99</u>	<u>102.08%</u>
Net Other Income	<u>4,023.99</u>	<u>3,942.00</u>	<u>81.99</u>	<u>102.08%</u>
Net Income	<u><u>6,880.99</u></u>	<u><u>4,108.06</u></u>	<u><u>2,772.93</u></u>	<u><u>167.5%</u></u>

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

	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	40,616.98	40,617.18	-0.20	100.0%
4030 · Interest Income	204.18	0.00	204.18	100.0%
4070 · Late Fee Income	345.00	0.00	345.00	100.0%
6010 · General Reserve Transfer	-11,826.00	-11,826.00	0.00	100.0%
Total Income	<u>29,340.16</u>	<u>28,791.18</u>	<u>548.98</u>	<u>101.91%</u>
Total Income	<u>29,340.16</u>	<u>28,791.18</u>	<u>548.98</u>	<u>101.91%</u>
Gross Profit	29,340.16	28,791.18	548.98	101.91%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	150.00	1,500.00	-1,350.00	10.0%
Total Townhome Services & Repairs	<u>150.00</u>	<u>1,500.00</u>	<u>-1,350.00</u>	<u>10.0%</u>
Administrative				
5000 · Management Fee	3,960.00	3,960.00	0.00	100.0%
5010 · Legal Expense	120.00	300.00	-180.00	40.0%
5017 · Printing/Postage	415.23	405.00	10.23	102.53%
5030 · Audit/Tax Preperation	0.00	500.00	-500.00	0.0%
5048 · Office Expense	44.88	60.00	-15.12	74.8%
5075 · Permits/License/Taxes	0.00	10.00	-10.00	0.0%
5080 · Corporate Taxes	0.00	50.00	-50.00	0.0%
5090 · Insurance	1,074.00	1,071.00	3.00	100.28%
Total Administrative	<u>5,614.11</u>	<u>6,356.00</u>	<u>-741.89</u>	<u>88.33%</u>
Utilities				
5100 · Water/Sewer	2,184.30	1,765.00	419.30	123.76%
5120 · Electric	1,871.24	1,932.00	-60.76	96.86%
5125 · Gas	1,059.20	1,000.00	59.20	105.92%
5151 · Phone	183.80	186.00	-2.20	98.82%
Total Utilities	<u>5,298.54</u>	<u>4,883.00</u>	<u>415.54</u>	<u>108.51%</u>
Landscaping				
5200 · Landscape Contract	4,413.00	4,413.00	0.00	100.0%
5220 · Irrigation Repairs	0.00	240.00	-240.00	0.0%
5240 · Tree Trimming/Removal	0.00	327.00	-327.00	0.0%
Total Landscaping	<u>4,413.00</u>	<u>4,980.00</u>	<u>-567.00</u>	<u>88.61%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	29.35	720.00	-690.65	4.08%
5320 · Internet Clubhouse	413.88	228.00	185.88	181.53%
5340 · Clubhouse Maintenance	315.30	600.00	-284.70	52.55%
5300 · Pool Maintenance	720.00	840.00	-120.00	85.71%
5310 · Pool Supplies/Chemicals	242.84	1,071.00	-828.16	22.67%
5315 · Pool Repairs	0.00	231.00	-231.00	0.0%
5338 · Pool/Clubhouse Maintenance	1,086.28	250.00	836.28	434.51%
Total Pool/Spa/Clubhouse	<u>2,807.65</u>	<u>3,940.00</u>	<u>-1,132.35</u>	<u>71.26%</u>

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

	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Gates				
6500 · Gate Maintenance Contract	415.32	420.00	-4.68	98.89%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%
5512 · Gate Repair/Material	149.97	405.00	-255.03	37.03%
Total Gates	<u>817.29</u>	<u>1,077.00</u>	<u>-259.71</u>	<u>75.89%</u>
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	70.00	-70.00	0.0%
6610 · Fountain Maintenance	480.00	360.00	120.00	133.33%
5770 · General Maintenance	3,000.00	4,500.00	-1,500.00	66.67%
5850 · Exterminating	0.00	90.00	-90.00	0.0%
Total Common Area/Repair & Maint.	<u>3,480.00</u>	<u>5,020.00</u>	<u>-1,540.00</u>	<u>69.32%</u>
Total Expense	<u>22,580.59</u>	<u>27,756.00</u>	<u>-5,175.41</u>	<u>81.35%</u>
Net Ordinary Income	6,759.57	1,035.18	5,724.39	652.99%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	11,826.00	11,826.00	0.00	100.0%
7034 · Interest Reserve Fund	233.51	0.00	233.51	100.0%
Total Reserve Income	<u>12,059.51</u>	<u>11,826.00</u>	<u>233.51</u>	<u>101.98%</u>
Total Other Income	<u>12,059.51</u>	<u>11,826.00</u>	<u>233.51</u>	<u>101.98%</u>
Net Other Income	<u>12,059.51</u>	<u>11,826.00</u>	<u>233.51</u>	<u>101.98%</u>
Net Income	<u><u>18,819.08</u></u>	<u><u>12,861.18</u></u>	<u><u>5,957.90</u></u>	<u><u>146.33%</u></u>