

# RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

## MONTHLY FINANCIAL

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

## Balance Sheet

As of May 31, 2018

	<u>May 31, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	11,487.46
Due to Reserves	<u>-2,678.84</u>
Total Operating Funds	8,808.62
Reserve Funds	
1102 · Mutual of Omaha MM 4548	187,006.63
Due from Operating	<u>2,678.84</u>
Total Reserve Funds	189,685.47
Total Checking/Savings	198,494.09
Accounts Receivable	
11000 · Accounts Receivable	<u>3,078.24</u>
Total Accounts Receivable	3,078.24
Other Current Assets	
12000 · Undeposited Funds	<u>514.80</u>
Total Other Current Assets	514.80
Total Current Assets	<u>202,087.13</u>
<b>TOTAL ASSETS</b>	<b><u>202,087.13</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 · Prepaid Assessments	<u>6,939.30</u>
Total Other Current Liabilities	6,939.30
Total Other Current Liabilities	<u>6,939.30</u>
Total Current Liabilities	6,939.30
Total Liabilities	6,939.30
Equity	
Reserve Equity	
3010 · Accumulated General	<u>169,330.30</u>
Total Reserve Equity	169,330.30
Operating Surplus	
3110 · Accumulated Surplus	<u>6,143.11</u>
Total Operating Surplus	6,143.11
Net Income	<u>19,674.42</u>
Total Equity	195,147.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>202,087.13</u></b>

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

06/05/18

Accrual Basis

	May 18	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	13,539.06	13,539.06	0.00	100.0%
6010 · General Reserve Transfer	-4,045.00	0.00	-4,045.00	100.0%
<b>Total Income</b>	9,494.06	13,539.06	-4,045.00	70.1%
<b>Total Income</b>	9,494.06	13,539.06	-4,045.00	70.1%
<b>Gross Profit</b>	9,494.06	13,539.06	-4,045.00	70.1%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	835.00	-835.00	0.0%
<b>Total Townhome Services &amp; Repairs</b>	0.00	835.00	-835.00	0.0%
<b>Administrative</b>				
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	296.60	170.00	126.60	174.5%
5037 · Bank Charges & CC Fees	29.95	0.00	29.95	100.0%
5048 · Office Expense	6.00	257.00	-251.00	2.3%
5090 · Insurance	356.00	356.00	0.00	100.0%
<b>Total Administrative</b>	2,008.55	2,345.50	-336.95	85.6%
<b>Utilities</b>				
5100 · Water/Sewer	709.77	546.00	163.77	130.0%
5120 · Electric	652.65	575.00	77.65	113.5%
5125 · Gas	268.83	232.00	36.83	115.9%
5151 · Phone	65.32	55.00	10.32	118.8%
<b>Total Utilities</b>	1,696.57	1,408.00	288.57	120.5%
<b>Landscaping</b>				
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%
<b>Total Landscaping</b>	1,471.00	1,731.00	-260.00	85.0%
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	0.00	300.00	-300.00	0.0%
5320 · Internet Clubhouse	82.98	74.00	8.98	112.1%
5340 · Clubhouse Maintenance	120.80	50.00	70.80	241.6%
5300 · Pool Maintenance	260.00	240.00	20.00	108.3%
5310 · Pool Supplies/Chemicals	980.71	365.00	615.71	268.7%
5315 · Pool Repairs	0.00	188.00	-188.00	0.0%
5338 · Pool/Clubhouse Maintenance	375.00	300.00	75.00	125.0%
<b>Total Pool/Spa/Clubhouse</b>	1,819.49	1,517.00	302.49	119.9%
<b>Gates</b>				
6530 · Patrol Gatehouse Service	819.16	1,250.00	-430.84	65.5%
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	267.93	0.00	267.93	100.0%
<b>Total Gates</b>	1,225.53	1,440.00	-214.47	85.1%
<b>Common Area/Repair &amp; Maint.</b>				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	735.00	500.00	235.00	147.0%
5850 · Exterminating	0.00	45.00	-45.00	0.0%
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	855.00	945.00	-90.00	90.5%
<b>Total Expense</b>	9,076.14	10,221.50	-1,145.36	88.8%
<b>Net Ordinary Income</b>	417.92	3,317.56	-2,899.64	12.6%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				

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

	May 18	Budget	\$ Over Budget	% of Budget
7010 · Transfer to Reserves	4,045.00	4,045.00	0.00	100.0%
7034 · Interest Reserve Fund	27.97	0.00	27.97	100.0%
<b>Total Reserve Income</b>	<b>4,072.97</b>	<b>4,045.00</b>	<b>27.97</b>	<b>100.7%</b>
<b>Total Other Income</b>	<b>4,072.97</b>	<b>4,045.00</b>	<b>27.97</b>	<b>100.7%</b>
<b>Net Other Income</b>	<b>4,072.97</b>	<b>4,045.00</b>	<b>27.97</b>	<b>100.7%</b>
<b>Net Income</b>	<b>4,490.89</b>	<b>7,362.56</b>	<b>-2,871.67</b>	<b>61.0%</b>

## Profit &amp; Loss Budget vs. Actual

January through May 2018

	Jan - May 18	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	67,695.30	67,695.30	0.00	100.0%
4030 · Interest Income	33.26	0.00	33.26	100.0%
4070 · Late Fee Income	210.00	0.00	210.00	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	-20,225.00	0.00	-20,225.00	100.0%
<b>Total Income</b>	<b>47,812.56</b>	<b>67,695.30</b>	<b>-19,882.74</b>	<b>70.6%</b>
<b>Total Income</b>	<b>47,812.56</b>	<b>67,695.30</b>	<b>-19,882.74</b>	<b>70.6%</b>
<b>Gross Profit</b>	<b>47,812.56</b>	<b>67,695.30</b>	<b>-19,882.74</b>	<b>70.6%</b>
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	4,175.00	-4,175.00	0.0%
5821 · Townhome Roof Inspections	0.00	7,980.00	-7,980.00	0.0%
<b>Total Townhome Services &amp; Repairs</b>	<b>0.00</b>	<b>12,155.00</b>	<b>-12,155.00</b>	<b>0.0%</b>
66010 · Bank Service Charges	29.95			
<b>Administrative</b>				
5000 · Management Fee	6,600.00	6,600.00	0.00	100.0%
5010 · Legal Expense	0.00	1,212.50	-1,212.50	0.0%
5017 · Printing/Postage	718.90	850.00	-131.10	84.6%
5030 · Audit/Tax Preparation	577.50	300.00	277.50	192.5%
5037 · Bank Charges & CC Fees	59.90	0.00	59.90	100.0%
5048 · Office Expense	125.88	1,285.00	-1,159.12	9.8%
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	1,786.00	1,780.00	6.00	100.3%
<b>Total Administrative</b>	<b>9,928.18</b>	<b>12,077.50</b>	<b>-2,149.32</b>	<b>82.2%</b>
<b>Utilities</b>				
5100 · Water/Sewer	3,356.15	2,730.00	626.15	122.9%
5120 · Electric	3,322.86	2,875.00	447.86	115.6%
5125 · Gas	1,621.69	1,160.00	461.69	139.8%
5151 · Phone	290.26	275.00	15.26	105.5%
<b>Total Utilities</b>	<b>8,590.96</b>	<b>7,040.00</b>	<b>1,550.96</b>	<b>122.0%</b>
<b>Landscaping</b>				
5200 · Landscape Contract	7,355.00	7,140.00	215.00	103.0%
5220 · Irrigation Repairs	167.45	890.00	-722.55	18.8%
5240 · Tree Trimming/Removal	0.00	625.00	-625.00	0.0%
<b>Total Landscaping</b>	<b>7,522.45</b>	<b>8,655.00</b>	<b>-1,132.55</b>	<b>86.9%</b>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	0.00	1,500.00	-1,500.00	0.0%
5320 · Internet Clubhouse	387.90	370.00	17.90	104.8%
5340 · Clubhouse Maintenance	120.80	250.00	-129.20	48.3%
5300 · Pool Maintenance	1,320.00	1,200.00	120.00	110.0%
5310 · Pool Supplies/Chemicals	2,137.50	1,825.00	312.50	117.1%
5315 · Pool Repairs	512.00	940.00	-428.00	54.5%
5338 · Pool/Clubhouse Maintenance	1,846.97	1,500.00	346.97	123.1%
<b>Total Pool/Spa/Clubhouse</b>	<b>6,325.17</b>	<b>7,585.00</b>	<b>-1,259.83</b>	<b>83.4%</b>
<b>Gates</b>				
6530 · Patrol Gatehouse Service	2,426.73	1,250.00	1,176.73	194.1%
6510 · Gate/Monument Repair & Maint.	0.00	250.00	-250.00	0.0%
6500 · Gate Maintenance Contract	692.20	700.00	-7.80	98.9%
6520 · Fire Alarm Monitoring	504.00	504.00	0.00	100.0%
5512 · Gate Repair/Material	426.50	0.00	426.50	100.0%
<b>Total Gates</b>	<b>4,049.43</b>	<b>2,704.00</b>	<b>1,345.43</b>	<b>149.8%</b>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	200.00	-200.00	0.0%
6610 · Fountain Maintenance	480.00	600.00	-120.00	80.0%
5770 · General Maintenance	11,567.17	2,500.00	9,067.17	462.7%

## Profit &amp; Loss Budget vs. Actual

January through May 2018

	Jan - May 18	Budget	\$ Over Budget	% of Budget
5850 · Exterminating	0.00	135.00	-135.00	0.0%
5954 · Drainage Improvemnet	0.00	1,400.00	-1,400.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>12,047.17</b>	<b>4,835.00</b>	<b>7,212.17</b>	<b>249.2%</b>
<b>Total Expense</b>	<b>48,493.31</b>	<b>55,051.50</b>	<b>-6,558.19</b>	<b>88.1%</b>
<b>Net Ordinary Income</b>	<b>-680.75</b>	<b>12,643.80</b>	<b>-13,324.55</b>	<b>-5.4%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	20,225.00	20,225.00	0.00	100.0%
7034 · Interest Reserve Fund	130.17	0.00	130.17	100.0%
<b>Total Reserve Income</b>	<b>20,355.17</b>	<b>20,225.00</b>	<b>130.17</b>	<b>100.6%</b>
<b>Total Other Income</b>	<b>20,355.17</b>	<b>20,225.00</b>	<b>130.17</b>	<b>100.6%</b>
<b>Net Other Income</b>	<b>20,355.17</b>	<b>20,225.00</b>	<b>130.17</b>	<b>100.6%</b>
<b>Net Income</b>	<b>19,674.42</b>	<b>32,868.80</b>	<b>-13,194.38</b>	<b>59.9%</b>