

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

MONTHLY FINANCIAL

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

Riverwalk Tucson Homeowners Association

Balance Sheet

As of November 30, 2018

Nov 30, 18

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 7,744.83

Due to Reserves -10,768.84

Total Operating Funds -3,024.01

Reserve Funds

1102 · Mutual of Omaha MM 4548 202,313.31

Due from Operating 10,768.84

Total Reserve Funds 213,082.15

Total Checking/Savings 210,058.14

Accounts Receivable

11000 · Accounts Receivable 3,675.45

Total Accounts Receivable 3,675.45

Total Current Assets 213,733.59

TOTAL ASSETS 213,733.59

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 5,574.54

Total Other Current Liabilities 5,712.98

Total Other Current Liabilities 5,712.98

Total Current Liabilities 5,712.98

Total Liabilities 5,712.98

Equity

Reserve Equity

3010 · Accumulated General 169,330.30

Total Reserve Equity 169,330.30

Operating Surplus

3110 · Accumulated Surplus 5,726.82

Total Operating Surplus 5,726.82

Net Income 32,963.49

Total Equity 208,020.61

TOTAL LIABILITIES & EQUITY 213,733.59

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

	Nov 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	37.17	0.00	37.17	100.0%
4070 · Late Fee Income	105.00	0.00	105.00	100.0%
6010 · General Reserve Transfer	-4,045.00	-4,045.00	0.00	100.0%
Total Income	<u>9,636.23</u>	<u>9,494.06</u>	<u>142.17</u>	<u>101.5%</u>
Total Income	<u>9,636.23</u>	<u>9,494.06</u>	<u>142.17</u>	<u>101.5%</u>
Gross Profit	9,636.23	9,494.06	142.17	101.5%
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	100.00	242.50	-142.50	41.24%
5017 · Printing/Postage	98.12	170.00	-71.88	57.72%
5048 · Office Expense	4.00	257.00	-253.00	1.56%
5075 · Permits/License/Taxes	250.00	250.00	0.00	100.0%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	<u>2,128.12</u>	<u>2,595.50</u>	<u>-467.38</u>	<u>81.99%</u>
Utilities				
5100 · Water/Sewer	863.84	546.00	317.84	158.21%
5120 · Electric	686.39	575.00	111.39	119.37%
5125 · Gas	183.77	232.00	-48.23	79.21%
5151 · Phone	61.50	55.00	6.50	111.82%
Total Utilities	<u>1,795.50</u>	<u>1,408.00</u>	<u>387.50</u>	<u>127.52%</u>
Landscaping				
5200 · Landscape Contract	1,471.00	1,428.00	43.00	103.01%
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>84.98%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	250.00	300.00	-50.00	83.33%
5320 · Internet Clubhouse	137.96	74.00	63.96	186.43%
5340 · Clubhouse Maintenance	0.00	50.00	-50.00	0.0%
5300 · Pool Maintenance	280.00	240.00	40.00	116.67%
5310 · Pool Supplies/Chemicals	93.48	365.00	-271.52	25.61%
5315 · Pool Repairs	90.00	188.00	-98.00	47.87%
5338 · Pool/Clubhouse Maintenance	0.00	300.00	-300.00	0.0%
Total Pool/Spa/Clubhouse	<u>851.44</u>	<u>1,517.00</u>	<u>-665.56</u>	<u>56.13%</u>
Gates				
6510 · Gate/Monument Repair & Maint.	0.00	50.00	-50.00	0.0%
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
Total Gates	<u>138.44</u>	<u>190.00</u>	<u>-51.56</u>	<u>72.86%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	2,000.00	500.00	1,500.00	400.0%
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.	<u>2,120.00</u>	<u>945.00</u>	<u>1,175.00</u>	<u>224.34%</u>
Total Expense	<u>8,504.50</u>	<u>9,221.50</u>	<u>-717.00</u>	<u>92.23%</u>
Net Ordinary Income	1,131.73	272.56	859.17	415.22%
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	73.32	0.00	73.32	100.0%
Total Reserve Income	<u>4,118.32</u>	<u>4,045.00</u>	<u>73.32</u>	<u>101.81%</u>
Total Other Income	<u>4,118.32</u>	<u>4,045.00</u>	<u>73.32</u>	<u>101.81%</u>
Net Other Income	<u>4,118.32</u>	<u>4,045.00</u>	<u>73.32</u>	<u>101.81%</u>
Net Income	<u>5,250.05</u>	<u>4,317.56</u>	<u>932.49</u>	<u>121.6%</u>

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

	Jan - Nov 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 - Assessment Income	148,929.66	148,929.66	0.00	100.0%
4030 - Interest Income	218.77	0.00	218.77	100.0%
4070 - Late Fee Income	795.00	0.00	795.00	100.0%
4900 - Violation Fines	50.00	0.00	50.00	100.0%
4922 - Keys	313.80	0.00	313.80	100.0%
6010 - General Reserve Transfer	-44,495.00	-44,495.00	0.00	100.0%
Total Income	105,812.23	104,434.66	1,377.57	101.32%
Total Income	105,812.23	104,434.66	1,377.57	101.32%
Gross Profit	105,812.23	104,434.66	1,377.57	101.32%
Expense				
Townhome Services & Repairs				
5753 - Townhome Stucco Repairs	0.00	9,185.00	-9,185.00	0.0%
5821 - Townhome Roof Inspections	9,499.00	7,980.00	1,519.00	119.04%
Total Townhome Services & Repairs	9,499.00	17,165.00	-7,666.00	55.34%
Administrative				
5095 - Reserve Study	1,199.00	850.00	349.00	141.06%
5000 - Management Fee	14,520.00	14,520.00	0.00	100.0%
5010 - Legal Expense	350.00	2,667.50	-2,317.50	13.12%
5017 - Printing/Postage	1,438.39	1,870.00	-431.61	76.92%
5030 - Audit/Tax Preparation	485.38	300.00	185.38	161.79%
5037 - Bank Charges & CC Fees	119.80	0.00	119.80	100.0%
5048 - Office Expense	178.58	2,827.00	-2,648.42	6.32%
5070 - Property Taxes	55.09	60.00	-4.91	91.82%
5075 - Permits/License/Taxes	260.00	250.00	10.00	104.0%
5080 - Corporate Taxes	50.00	50.00	0.00	100.0%
5090 - Insurance	3,922.00	3,916.00	6.00	100.15%
Total Administrative	22,578.24	27,310.50	-4,732.26	82.67%
Utilities				
5100 - Water/Sewer	8,821.24	6,006.00	2,815.24	146.87%
5120 - Electric	7,916.64	6,325.00	1,591.64	125.16%
5125 - Gas	2,534.88	2,552.00	-17.12	99.33%
5151 - Phone	653.51	605.00	48.51	108.02%
Total Utilities	19,926.27	15,488.00	4,438.27	128.66%
Landscaping				
5200 - Landscape Contract	16,181.00	15,708.00	473.00	103.01%
5220 - Irrigation Repairs	702.22	1,958.00	-1,255.78	35.86%
5240 - Tree Trimming/Removal	980.00	1,375.00	-395.00	71.27%
Total Landscaping	17,863.22	19,041.00	-1,177.78	93.82%
Pool/Spa/Clubhouse				
5330 - Clubhouse Cleaning/Supplies	2,611.96	3,300.00	-688.04	79.15%
5320 - Internet Clubhouse	1,233.09	814.00	419.09	151.49%
5340 - Clubhouse Maintenance	1,617.24	550.00	1,067.24	294.04%
5300 - Pool Maintenance	3,040.00	2,640.00	400.00	115.15%
5310 - Pool Supplies/Chemicals	3,565.74	4,015.00	-449.26	88.81%
5315 - Pool Repairs	1,061.00	2,068.00	-1,007.00	51.31%
5338 - Pool/Clubhouse Maintenance	1,690.67	3,300.00	-1,609.33	51.23%
Total Pool/Spa/Clubhouse	14,819.70	16,687.00	-1,867.30	88.81%
Gates				
6530 - Patrol Gatehouse Service	3,631.82	10,000.00	-6,368.18	36.32%
6510 - Gate/Monument Repair & Maint.	0.00	550.00	-550.00	0.0%
6500 - Gate Maintenance Contract	1,622.82	1,540.00	82.82	105.38%
6520 - Fire Alarm Monitoring	1,008.00	1,008.00	0.00	100.0%
5512 - Gate Repair/Material	1,613.93	0.00	1,613.93	100.0%
Total Gates	7,876.57	13,098.00	-5,221.43	60.14%
Common Area/Repair & Maint.				
6630 - Dog Waste Bags	262.99	400.00	-137.01	65.75%
6610 - Fountain Maintenance	1,200.00	1,320.00	-120.00	90.91%
6620 - Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5730 - Roof Maintenance/Repairs	4,196.00	0.00	4,196.00	100.0%
5770 - General Maintenance	19,297.60	5,500.00	13,797.60	350.87%
5850 - Exterminating	0.00	270.00	-270.00	0.0%
5954 - Drainage Improvemnet	0.00	3,080.00	-3,080.00	0.0%
Total Common Area/Repair & Maint.	25,236.59	10,970.00	14,266.59	230.05%
Total Expense	117,799.59	119,759.50	-1,959.91	98.36%
Net Ordinary Income	-11,987.36	-15,324.84	3,337.48	78.22%
Other Income/Expense				
Other Income				
Reserve Income				
7010 - Transfer to Reserves	44,495.00	44,495.00	0.00	100.0%
7034 - Interest Reserve Fund	455.85	0.00	455.85	100.0%
Total Reserve Income	44,950.85	44,495.00	455.85	101.02%
Total Other Income	44,950.85	44,495.00	455.85	101.02%
Net Other Income	44,950.85	44,495.00	455.85	101.02%
Net Income	32,963.49	29,170.16	3,793.33	113.0%