

# 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

11/26/18

As of October 31, 2018

Accrual Basis

	<u>Oct 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Funds</b>	
1001 · Bank of America-Operating 1209	7,207.51
Due to Reserves	-10,768.84
<b>Total Operating Funds</b>	-3,561.33
<b>Reserve Funds</b>	
1102 · Mutual of Omaha MM 4548	198,194.99
Due from Operating	10,768.84
<b>Total Reserve Funds</b>	208,963.83
<b>Total Checking/Savings</b>	205,402.50
<b>Accounts Receivable</b>	
11000 · Accounts Receivable	3,289.75
<b>Total Accounts Receivable</b>	3,289.75
<b>Other Current Assets</b>	
12000 · Undeposited Funds	514.80
<b>Total Other Current Assets</b>	514.80
<b>Total Current Assets</b>	209,207.05
<b>TOTAL ASSETS</b>	<b>209,207.05</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Other Current Liabilities	
2020 · Accrued Expenses	1,471.00
2010 · Prepaid Assessments	4,965.49
<b>Total Other Current Liabilities</b>	6,436.49
<b>Total Other Current Liabilities</b>	6,436.49
<b>Total Current Liabilities</b>	6,436.49
<b>Total Liabilities</b>	6,436.49
<b>Equity</b>	
<b>Reserve Equity</b>	
3010 · Accumulated General	169,330.30
<b>Total Reserve Equity</b>	169,330.30
<b>Operating Surplus</b>	
3110 · Accumulated Surplus	5,726.82
<b>Total Operating Surplus</b>	5,726.82
<b>Net Income</b>	27,713.44
<b>Total Equity</b>	202,770.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>209,207.05</b>

## Riverwalk Tucson Homeowners Association

11/26/18

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

October 2018

	Oct 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%
4030 · Interest Income	37.14	0.00	37.14	100.0%
4070 · Late Fee Income	120.00	0.00	120.00	100.0%
6010 · General Reserve Transfer	-4,045.00	-4,045.00	0.00	100.0%
<b>Total Income</b>	<b>9,651.20</b>	<b>9,494.06</b>	<b>157.14</b>	<b>101.7%</b>
<b>Total Income</b>	<b>9,651.20</b>	<b>9,494.06</b>	<b>157.14</b>	<b>101.7%</b>
<b>Gross Profit</b>	<b>9,651.20</b>	<b>9,494.06</b>	<b>157.14</b>	<b>101.7%</b>
<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>	<b>0.00</b>	<b>835.00</b>	<b>-835.00</b>	<b>0.0%</b>
<b>Administrative</b>				
5000 · Management Fee	1,320.00	1,320.00	0.00	100.0%
5010 · Legal Expense	250.00	242.50	7.50	103.1%
5017 · Printing/Postage	129.90	170.00	-40.10	76.4%
5048 · Office Expense	4.90	257.00	-252.10	1.9%
5070 · Property Taxes	55.09	60.00	-4.91	91.8%
5090 · Insurance	356.00	356.00	0.00	100.0%
<b>Total Administrative</b>	<b>2,115.89</b>	<b>2,405.50</b>	<b>-289.61</b>	<b>88.0%</b>
<b>Utilities</b>				
5100 · Water/Sewer	843.24	546.00	297.24	154.4%
5120 · Electric	857.73	575.00	282.73	149.2%
5125 · Gas	140.44	232.00	-91.56	60.5%
5151 · Phone	61.45	55.00	6.45	111.7%
<b>Total Utilities</b>	<b>1,902.86</b>	<b>1,408.00</b>	<b>494.86</b>	<b>135.1%</b>
<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>	<b>1,471.00</b>	<b>1,731.00</b>	<b>-260.00</b>	<b>85.0%</b>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	200.00	300.00	-100.00	66.7%
5320 · Internet Clubhouse	411.31	74.00	337.31	555.8%
5340 · Clubhouse Maintenance	55.00	50.00	5.00	110.0%
5300 · Pool Maintenance	240.00	240.00	0.00	100.0%
5310 · Pool Supplies/Chemicals	259.62	365.00	-105.38	71.1%
5315 · Pool Repairs	279.00	188.00	91.00	148.4%
5338 · Pool/Clubhouse Maintenance	75.00	300.00	-225.00	25.0%
<b>Total Pool/Spa/Clubhouse</b>	<b>1,519.93</b>	<b>1,517.00</b>	<b>2.93</b>	<b>100.2%</b>
<b>Gates</b>				
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%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%
5512 · Gate Repair/Material	199.96	0.00	199.96	100.0%
<b>Total Gates</b>	<b>590.40</b>	<b>442.00</b>	<b>148.40</b>	<b>133.6%</b>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	100.00	-100.00	0.0%
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5730 · Roof Maintenance/Repairs	2,098.00	0.00	2,098.00	100.0%
5770 · General Maintenance	1,000.00	500.00	500.00	200.0%

## Riverwalk Tucson Homeowners Association

## Profit &amp; Loss Budget vs. Actual

11/26/18

October 2018

Accrual Basis

	Oct 18	Budget	\$ Over Budget	% of Budget
5954 · Drainage Improvemnet	0.00	280.00	-280.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>3,218.00</b>	<b>1,000.00</b>	<b>2,218.00</b>	<b>321.8%</b>
<b>Total Expense</b>	<b>10,818.08</b>	<b>9,338.50</b>	<b>1,479.58</b>	<b>115.8%</b>
<b>Net Ordinary Income</b>	<b>-1,166.88</b>	<b>155.56</b>	<b>-1,322.44</b>	<b>-750.1%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	4,045.00	4,045.00	0.00	100.0%
7034 · Interest Reserve Fund	74.19	0.00	74.19	100.0%
<b>Total Reserve Income</b>	<b>4,119.19</b>	<b>4,045.00</b>	<b>74.19</b>	<b>101.8%</b>
<b>Total Other Income</b>	<b>4,119.19</b>	<b>4,045.00</b>	<b>74.19</b>	<b>101.8%</b>
<b>Net Other Income</b>	<b>4,119.19</b>	<b>4,045.00</b>	<b>74.19</b>	<b>101.8%</b>
<b>Net Income</b>	<b>2,952.31</b>	<b>4,200.56</b>	<b>-1,248.25</b>	<b>70.3%</b>

## Riverwalk Tucson Homeowners Association

## Profit &amp; Loss Budget vs. Actual

January through October 2018

11/26/18

Accrual Basis

	Jan - Oct 18	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	135,390.60	135,390.60	0.00	100.0%
4030 · Interest Income	181.60	0.00	181.60	100.0%
4070 · Late Fee Income	690.00	0.00	690.00	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	-40,450.00	-40,450.00	0.00	100.0%
<b>Total Income</b>	<u>96,176.00</u>	<u>94,940.60</u>	<u>1,235.40</u>	<u>101.3%</u>
<b>Total Income</b>	<u>96,176.00</u>	<u>94,940.60</u>	<u>1,235.40</u>	<u>101.3%</u>
<b>Gross Profit</b>	96,176.00	94,940.60	1,235.40	101.3%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	8,350.00	-8,350.00	0.0%
5821 · Townhome Roof Inspections	9,499.00	7,980.00	1,519.00	119.0%
<b>Total Townhome Services &amp; Repairs</b>	<u>9,499.00</u>	<u>16,330.00</u>	<u>-6,831.00</u>	<u>58.2%</u>
<b>Administrative</b>				
5095 · Reserve Study	1,199.00	850.00	349.00	141.1%
5000 · Management Fee	13,200.00	13,200.00	0.00	100.0%
5010 · Legal Expense	250.00	2,425.00	-2,175.00	10.3%
5017 · Printing/Postage	1,340.27	1,700.00	-359.73	78.8%
5030 · Audit/Tax Preparation	485.38	300.00	185.38	161.8%
5037 · Bank Charges & CC Fees	119.80	0.00	119.80	100.0%
5048 · Office Expense	174.58	2,570.00	-2,395.42	6.8%
5070 · Property Taxes	55.09	60.00	-4.91	91.8%
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	3,566.00	3,560.00	6.00	100.2%
<b>Total Administrative</b>	<u>20,450.12</u>	<u>24,715.00</u>	<u>-4,264.88</u>	<u>82.7%</u>
<b>Utilities</b>				
5100 · Water/Sewer	7,957.40	5,460.00	2,497.40	145.7%
5120 · Electric	7,230.25	5,750.00	1,480.25	125.7%
5125 · Gas	2,351.11	2,320.00	31.11	101.3%
5151 · Phone	592.01	550.00	42.01	107.6%
<b>Total Utilities</b>	<u>18,130.77</u>	<u>14,080.00</u>	<u>4,050.77</u>	<u>128.8%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	14,710.00	14,280.00	430.00	103.0%
5220 · Irrigation Repairs	702.22	1,780.00	-1,077.78	39.5%
5240 · Tree Trimming/Removal	980.00	1,250.00	-270.00	78.4%
<b>Total Landscaping</b>	<u>16,392.22</u>	<u>17,310.00</u>	<u>-917.78</u>	<u>94.7%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	2,361.96	3,000.00	-638.04	78.7%
5320 · Internet Clubhouse	1,095.13	740.00	355.13	148.0%
5340 · Clubhouse Maintenance	1,617.24	500.00	1,117.24	323.4%
5300 · Pool Maintenance	2,760.00	2,400.00	360.00	115.0%
5310 · Pool Supplies/Chemicals	3,472.26	3,650.00	-177.74	95.1%
5315 · Pool Repairs	971.00	1,880.00	-909.00	51.6%
5338 · Pool/Clubhouse Maintenance	1,690.67	3,000.00	-1,309.33	56.4%
<b>Total Pool/Spa/Clubhouse</b>	<u>13,968.26</u>	<u>15,170.00</u>	<u>-1,201.74</u>	<u>92.1%</u>
<b>Gates</b>				
6530 · Patrol Gatehouse Service	3,631.82	10,000.00	-6,368.18	36.3%
6510 · Gate/Monument Repair & Maint.	0.00	500.00	-500.00	0.0%
6500 · Gate Maintenance Contract	1,484.38	1,400.00	84.38	106.0%
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%
<b>Total Gates</b>	<u>7,738.13</u>	<u>12,908.00</u>	<u>-5,169.87</u>	<u>59.9%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	262.99	400.00	-137.01	65.7%
6610 · Fountain Maintenance	1,080.00	1,200.00	-120.00	90.0%
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	17,297.60	5,000.00	12,297.60	346.0%
5850 · Exterminating	0.00	225.00	-225.00	0.0%

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11/26/18

Accrual Basis

## Riverwalk Tucson Homeowners Association

## Profit &amp; Loss Budget vs. Actual

January through October 2018

	Jan - Oct 18	Budget	\$ Over Budget	% of Budget
5954 · Drainage Improvemnet	0.00	2,800.00	-2,800.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>23,116.59</b>	<b>10,025.00</b>	<b>13,091.59</b>	<b>230.6%</b>
<b>Total Expense</b>	<b>109,295.09</b>	<b>110,538.00</b>	<b>-1,242.91</b>	<b>98.9%</b>
<b>Net Ordinary Income</b>	<b>-13,119.09</b>	<b>-15,597.40</b>	<b>2,478.31</b>	<b>84.1%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	40,450.00	40,450.00	0.00	100.0%
7034 · Interest Reserve Fund	382.53	0.00	382.53	100.0%
<b>Total Reserve Income</b>	<b>40,832.53</b>	<b>40,450.00</b>	<b>382.53</b>	<b>100.9%</b>
<b>Total Other Income</b>	<b>40,832.53</b>	<b>40,450.00</b>	<b>382.53</b>	<b>100.9%</b>
<b>Net Other Income</b>	<b>40,832.53</b>	<b>40,450.00</b>	<b>382.53</b>	<b>100.9%</b>
<b>Net Income</b>	<b>27,713.44</b>	<b>24,852.60</b>	<b>2,860.84</b>	<b>111.5%</b>