

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 September 30, 2018

Sep 30, 18

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 7,034.30

Due to Reserves -10,768.84

Total Operating Funds -3,734.54

Reserve Funds

1102 · Mutual of Omaha MM 4548 194,075.80

Due from Operating 10,768.84

Total Reserve Funds 204,844.64

Total Checking/Savings 201,110.10

Accounts Receivable

11000 · Accounts Receivable 3,314.92

Total Accounts Receivable 3,314.92

Other Current Assets

12000 · Undeposited Funds 1,284.25

Total Other Current Assets 1,284.25

Total Current Assets 205,709.27

TOTAL ASSETS 205,709.27

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 5,858.02

Total Other Current Liabilities 5,858.02

Total Other Current Liabilities 5,858.02

Total Current Liabilities 5,858.02

Total Liabilities 5,858.02

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 24,794.13

Total Equity 199,851.25

TOTAL LIABILITIES & EQUITY 205,709.27

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

	<u>Sep 18</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	37.68	0.00	37.68	100.0%
4070 · Late Fee Income	90.00	0.00	90.00	100.0%
4922 · Keys	50.00	0.00	50.00	100.0%
6010 · General Reserve Transfer	-4,045.00	-4,045.00	0.00	100.0%
Total Income	9,671.74	9,494.06	177.68	101.87%
Total Income	9,671.74	9,494.06	177.68	101.87%
Gross Profit	9,671.74	9,494.06	177.68	101.87%
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%
Administrative				
5095 · Reserve Study	1,199.00	0.00	1,199.00	100.0%
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	63.38	170.00	-106.62	37.28%
5048 · Office Expense	10.60	257.00	-246.40	4.13%
5090 · Insurance	356.00	356.00	0.00	100.0%
Total Administrative	2,948.98	2,345.50	603.48	125.73%
Utilities				
5100 · Water/Sewer	868.33	546.00	322.33	159.04%
5120 · Electric	897.71	575.00	322.71	156.12%
5125 · Gas	55.10	232.00	-176.90	23.75%
5151 · Phone	60.53	55.00	5.53	110.06%
Total Utilities	1,881.67	1,408.00	473.67	133.64%
Landscaping				
5200 · Landscape Contract	1,471.00	1,428.00	43.00	103.01%
5220 · Irrigation Repairs	246.96	178.00	68.96	138.74%
5240 · Tree Trimming/Removal	0.00	125.00	-125.00	0.0%
Total Landscaping	1,717.96	1,731.00	-13.04	99.25%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	250.00	300.00	-50.00	83.33%
5320 · Internet Clubhouse	73.98	74.00	-0.02	99.97%
5340 · Clubhouse Maintenance	139.21	50.00	89.21	278.42%
5300 · Pool Maintenance	440.00	240.00	200.00	183.33%
5310 · Pool Supplies/Chemicals	372.01	365.00	7.01	101.92%
5315 · Pool Repairs	0.00	188.00	-188.00	0.0%
5338 · Pool/Clubhouse Maintenance	125.00	300.00	-175.00	41.67%
Total Pool/Spa/Clubhouse	1,400.20	1,517.00	-116.80	92.3%
Gates				
6530 · Patrol Gatehouse Service	0.00	1,250.00	-1,250.00	0.0%
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%
5512 · Gate Repair/Material	211.59	0.00	211.59	100.0%
Total Gates	350.03	1,440.00	-1,089.97	24.31%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	240.00	120.00	120.00	200.0%
5770 · General Maintenance	2,045.00	500.00	1,545.00	409.0%
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.	2,285.00	945.00	1,340.00	241.8%
Total Expense	10,583.84	10,221.50	362.34	103.55%
Net Ordinary Income	-912.10	-727.44	-184.66	125.39%
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	52.73	0.00	52.73	100.0%

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

	<u>Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Reserve Income	4,097.73	4,045.00	52.73	101.3%
Total Other Income	4,097.73	4,045.00	52.73	101.3%
Net Other Income	4,097.73	4,045.00	52.73	101.3%
Net Income	<u>3,185.63</u>	<u>3,317.56</u>	<u>-131.93</u>	<u>96.02%</u>

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

	<u>Jan - Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	121,851.54	121,851.54	0.00	100.0%
4030 · Interest Income	147.46	0.00	147.46	100.0%
4070 · Late Fee Income	600.00	0.00	600.00	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	-36,405.00	-36,405.00	0.00	100.0%
Total Income	<u>86,557.80</u>	<u>85,446.54</u>	<u>1,111.26</u>	<u>101.3%</u>
Total Income	<u>86,557.80</u>	<u>85,446.54</u>	<u>1,111.26</u>	<u>101.3%</u>
Gross Profit	86,557.80	85,446.54	1,111.26	101.3%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	7,515.00	-7,515.00	0.0%
5821 · Townhome Roof Inspections	9,499.00	7,980.00	1,519.00	119.04%
Total Townhome Services & Repairs	<u>9,499.00</u>	<u>15,495.00</u>	<u>-5,996.00</u>	<u>61.3%</u>
Administrative				
5095 · Reserve Study	1,199.00	850.00	349.00	141.06%
5000 · Management Fee	11,880.00	11,880.00	0.00	100.0%
5010 · Legal Expense	0.00	2,182.50	-2,182.50	0.0%
5017 · Printing/Postage	1,210.37	1,530.00	-319.63	79.11%
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	169.68	2,313.00	-2,143.32	7.34%
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	3,210.00	3,204.00	6.00	100.19%
Total Administrative	<u>18,334.23</u>	<u>22,309.50</u>	<u>-3,975.27</u>	<u>82.18%</u>
Utilities				
5100 · Water/Sewer	7,114.16	4,914.00	2,200.16	144.77%
5120 · Electric	6,372.52	5,175.00	1,197.52	123.14%
5125 · Gas	2,210.67	2,088.00	122.67	105.88%
5151 · Phone	530.56	495.00	35.56	107.18%
Total Utilities	<u>16,227.91</u>	<u>12,672.00</u>	<u>3,555.91</u>	<u>128.06%</u>
Landscaping				
5200 · Landscape Contract	13,239.00	12,852.00	387.00	103.01%
5220 · Irrigation Repairs	702.22	1,602.00	-899.78	43.83%
5240 · Tree Trimming/Removal	980.00	1,125.00	-145.00	87.11%
Total Landscaping	<u>14,921.22</u>	<u>15,579.00</u>	<u>-657.78</u>	<u>95.78%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	2,161.96	2,700.00	-538.04	80.07%
5320 · Internet Clubhouse	683.82	666.00	17.82	102.68%
5340 · Clubhouse Maintenance	1,562.24	450.00	1,112.24	347.16%
5300 · Pool Maintenance	2,520.00	2,160.00	360.00	116.67%
5310 · Pool Supplies/Chemicals	3,212.64	3,285.00	-72.36	97.8%
5315 · Pool Repairs	692.00	1,692.00	-1,000.00	40.9%
5338 · Pool/Clubhouse Maintenance	1,615.67	2,700.00	-1,084.33	59.84%
Total Pool/Spa/Clubhouse	<u>12,448.33</u>	<u>13,653.00</u>	<u>-1,204.67</u>	<u>91.18%</u>
Gates				
6530 · Patrol Gatehouse Service	3,631.82	10,000.00	-6,368.18	36.32%
6510 · Gate/Monument Repair & Maint.	0.00	450.00	-450.00	0.0%
6500 · Gate Maintenance Contract	1,345.94	1,260.00	85.94	106.82%
6520 · Fire Alarm Monitoring	756.00	756.00	0.00	100.0%
5512 · Gate Repair/Material	1,413.97	0.00	1,413.97	100.0%
Total Gates	<u>7,147.73</u>	<u>12,466.00</u>	<u>-5,318.27</u>	<u>57.34%</u>
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	262.99	300.00	-37.01	87.66%
6610 · Fountain Maintenance	960.00	1,080.00	-120.00	88.89%
6620 · Backflow Testing/Repair	280.00	400.00	-120.00	70.0%
5730 · Roof Maintenance/Repairs	2,098.00	0.00	2,098.00	100.0%
5770 · General Maintenance	16,297.60	4,500.00	11,797.60	362.17%
5850 · Exterminating	0.00	225.00	-225.00	0.0%
5954 · Drainage Improvemnet	0.00	2,520.00	-2,520.00	0.0%
Total Common Area/Repair & Maint.	<u>19,898.59</u>	<u>9,025.00</u>	<u>10,873.59</u>	<u>220.48%</u>

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

	<u>Jan - Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Expense	98,477.01	101,199.50	-2,722.49	97.31%
Net Ordinary Income	-11,919.21	-15,752.96	3,833.75	75.66%
Other Income/Expense				
Other Income				
Reserve Income				
7010 - Transfer to Reserves	36,405.00	36,405.00	0.00	100.0%
7034 - Interest Reserve Fund	308.34	0.00	308.34	100.0%
Total Reserve Income	<u>36,713.34</u>	<u>36,405.00</u>	<u>308.34</u>	<u>100.85%</u>
Total Other Income	<u>36,713.34</u>	<u>36,405.00</u>	<u>308.34</u>	<u>100.85%</u>
Net Other Income	<u>36,713.34</u>	<u>36,405.00</u>	<u>308.34</u>	<u>100.85%</u>
Net Income	<u>24,794.13</u>	<u>20,652.04</u>	<u>4,142.09</u>	<u>120.06%</u>