

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

AUGUST 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 August 31, 2019

Aug 31, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 4,398.20

Due to Reserves -14,710.84

Total Operating Funds -10,312.64

Reserve Funds

1102 · Mutual of Omaha MM 4548 234,690.48

Due from Operating 14,710.84

Total Reserve Funds 249,401.32

Total Checking/Savings 239,088.68

Accounts Receivable

11000 · Accounts Receivable 4,992.09

Total Accounts Receivable 4,992.09

Other Current Assets

12000 · Undeposited Funds 410.79

Total Other Current Assets 410.79

Total Current Assets 244,491.56

TOTAL ASSETS 244,491.56

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 7,735.49

Total Other Current Liabilities 7,873.93

Total Other Current Liabilities 7,873.93

Total Current Liabilities 7,873.93

Total Liabilities 7,873.93

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 20,340.36

Total Equity 236,617.63

TOTAL LIABILITIES & EQUITY 244,491.56

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

August 2019

	<u>Aug 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	65.71	0.00	65.71	100.0%
4070 · Late Fee Income	145.00	0.00	145.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>9,807.77</u>	<u>9,597.06</u>	<u>210.71</u>	<u>102.2%</u>
Total Income	<u>9,807.77</u>	<u>9,597.06</u>	<u>210.71</u>	<u>102.2%</u>
Gross Profit	9,807.77	9,597.06	210.71	102.2%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	1,475.00	500.00	975.00	295.0%
5821 · Townhome Roof Inspections	5,499.00	0.00	5,499.00	100.0%
Total Townhome Services & Repairs	<u>6,974.00</u>	<u>500.00</u>	<u>6,474.00</u>	<u>1,394.8%</u>
Administrative				
5007 · Document Storage Fee	9.00			
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	366.18	135.00	231.18	271.24%
5048 · Office Expense	131.74	20.00	111.74	658.7%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>2,182.92</u>	<u>1,932.00</u>	<u>250.92</u>	<u>112.99%</u>
Utilities				
5100 · Water/Sewer	1,300.63	852.00	448.63	152.66%
5120 · Electric	626.83	616.00	10.83	101.76%
5125 · Gas	120.50	124.00	-3.50	97.18%
5151 · Phone	62.14	62.00	0.14	100.23%
Total Utilities	<u>2,110.10</u>	<u>1,654.00</u>	<u>456.10</u>	<u>127.58%</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	225.00	240.00	-15.00	93.75%
5320 · Internet Clubhouse	202.97	76.00	126.97	267.07%
5340 · Clubhouse Maintenance	9,474.19	200.00	9,274.19	4,737.1%
5300 · Pool Maintenance	420.00	280.00	140.00	150.0%
5310 · Pool Supplies/Chemicals	404.81	357.00	47.81	113.39%
5315 · Pool Repairs	599.25	77.00	522.25	778.25%
Total Pool/Spa/Clubhouse	<u>11,326.22</u>	<u>1,230.00</u>	<u>10,096.22</u>	<u>920.83%</u>
Gates				
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%

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

	<u>Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5512 · Gate Repair/Material	84.99	135.00	-50.01	62.96%
Total Gates	<u>223.43</u>	<u>275.00</u>	<u>-51.57</u>	<u>81.25%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	274.95	500.00	-225.05	54.99%
5850 · Exterminating	1,000.00	0.00	1,000.00	100.0%
Total Common Area/Repair & Maint.	<u>1,394.95</u>	<u>620.00</u>	<u>774.95</u>	<u>224.99%</u>
Total Expense	<u>25,682.62</u>	<u>7,871.00</u>	<u>17,811.62</u>	<u>326.29%</u>
Net Ordinary Income	-15,874.85	1,726.06	-17,600.91	-919.72%
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	89.68	0.00	89.68	100.0%
Total Reserve Income	<u>4,031.68</u>	<u>3,942.00</u>	<u>89.68</u>	<u>102.28%</u>
Total Other Income	<u>4,031.68</u>	<u>3,942.00</u>	<u>89.68</u>	<u>102.28%</u>
Net Other Income	<u>4,031.68</u>	<u>3,942.00</u>	<u>89.68</u>	<u>102.28%</u>
Net Income	<u><u>-11,843.17</u></u>	<u><u>5,668.06</u></u>	<u><u>-17,511.23</u></u>	<u><u>-208.95%</u></u>

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

	<u>Jan - Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	108,312.28	108,312.48	-0.20	100.0%
4030 · Interest Income	446.46	0.00	446.46	100.0%
4070 · Late Fee Income	880.00	0.00	880.00	100.0%
4922 · Keys	249.79	0.00	249.79	100.0%
6010 · General Reserve Transfer	-31,536.00	-31,536.00	0.00	100.0%
Total Income	<u>78,352.53</u>	<u>76,776.48</u>	<u>1,576.05</u>	<u>102.05%</u>
Total Income	<u>78,352.53</u>	<u>76,776.48</u>	<u>1,576.05</u>	<u>102.05%</u>
Gross Profit	78,352.53	76,776.48	1,576.05	102.05%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	3,020.00	4,000.00	-980.00	75.5%
5821 · Townhome Roof Inspections	10,998.00	10,500.00	498.00	104.74%
Total Townhome Services & Repairs	<u>14,018.00</u>	<u>14,500.00</u>	<u>-482.00</u>	<u>96.68%</u>
Administrative				
5007 · Document Storage Fee	36.00			
5000 · Management Fee	10,560.00	10,560.00	0.00	100.0%
5010 · Legal Expense	155.00	800.00	-645.00	19.38%
5017 · Printing/Postage	1,327.33	1,080.00	247.33	122.9%
5030 · Audit/Tax Preperation	550.00	500.00	50.00	110.0%
5048 · Office Expense	412.45	160.00	252.45	257.78%
5075 · Permits/License/Taxes	35.00	10.00	25.00	350.0%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	2,854.00	2,856.00	-2.00	99.93%
Total Administrative	<u>15,979.78</u>	<u>16,016.00</u>	<u>-36.22</u>	<u>99.77%</u>
Utilities				
5100 · Water/Sewer	7,418.50	5,695.00	1,723.50	130.26%
5120 · Electric	4,834.67	4,942.00	-107.33	97.83%
5125 · Gas	2,084.03	2,259.00	-174.97	92.26%
5151 · Phone	488.70	496.00	-7.30	98.53%
Total Utilities	<u>14,825.90</u>	<u>13,392.00</u>	<u>1,433.90</u>	<u>110.71%</u>
Landscaping				
5200 · Landscape Contract	11,768.00	11,768.00	0.00	100.0%
5220 · Irrigation Repairs	0.00	640.00	-640.00	0.0%
5240 · Tree Trimming/Removal	0.00	872.00	-872.00	0.0%
Total Landscaping	<u>11,768.00</u>	<u>13,280.00</u>	<u>-1,512.00</u>	<u>88.61%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	729.35	1,920.00	-1,190.65	37.99%
5320 · Internet Clubhouse	1,233.70	608.00	625.70	202.91%
5340 · Clubhouse Maintenance	10,381.28	1,600.00	8,781.28	648.83%
5300 · Pool Maintenance	2,200.00	2,240.00	-40.00	98.21%
5310 · Pool Supplies/Chemicals	1,199.51	2,856.00	-1,656.49	42.0%

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

	<u>Jan - Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5315 · Pool Repairs	1,129.92	616.00	513.92	183.43%
5338 · Pool/Clubhouse Maintenance	1,286.28	500.00	786.28	257.26%
Total Pool/Spa/Clubhouse	18,160.04	10,340.00	7,820.04	175.63%
Gates				
6530 · Patrol Gatehouse Service	400.00	0.00	400.00	100.0%
6500 · Gate Maintenance Contract	1,107.52	1,120.00	-12.48	98.89%
6520 · Fire Alarm Monitoring	756.00	756.00	0.00	100.0%
5512 · Gate Repair/Material	868.91	1,080.00	-211.09	80.46%
Total Gates	3,132.43	2,956.00	176.43	105.97%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	210.00	-210.00	0.0%
6610 · Fountain Maintenance	1,175.00	960.00	215.00	122.4%
6620 · Backflow Testing/Repair	250.00	280.00	-30.00	89.29%
5770 · General Maintenance	8,899.95	10,000.00	-1,100.05	89.0%
5850 · Exterminating	2,000.00	180.00	1,820.00	1,111.11%
Total Common Area/Repair & Maint.	12,324.95	11,630.00	694.95	105.98%
Total Expense	90,209.10	82,114.00	8,095.10	109.86%
Net Ordinary Income	-11,856.57	-5,337.52	-6,519.05	222.14%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	31,536.00	31,536.00	0.00	100.0%
7034 · Interest Reserve Fund	660.93	0.00	660.93	100.0%
Total Reserve Income	32,196.93	31,536.00	660.93	102.1%
Total Other Income	32,196.93	31,536.00	660.93	102.1%
Net Other Income	32,196.93	31,536.00	660.93	102.1%
Net Income	20,340.36	26,198.48	-5,858.12	77.64%