

RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

APRIL 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 April 30, 2019

Apr 30, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 17,295.74

Due to Reserves -10,768.84

Total Operating Funds 6,526.90

Reserve Funds

1102 · Mutual of Omaha MM 4548 222,517.89

Due from Operating 10,768.84

Total Reserve Funds 233,286.73

Total Checking/Savings 239,813.63

Accounts Receivable

11000 · Accounts Receivable 5,809.71

Total Accounts Receivable 5,809.71

Other Current Assets

12000 · Undeposited Funds 636.40

Total Other Current Assets 636.40

Total Current Assets 246,259.74

TOTAL ASSETS 246,259.74

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 7,525.81

Total Other Current Liabilities 7,664.25

Total Other Current Liabilities 7,664.25

Total Current Liabilities 7,664.25

Total Liabilities 7,664.25

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 22,318.22

Total Equity 238,595.49

TOTAL LIABILITIES & EQUITY 246,259.74

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

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<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	55.22	0.00	55.22	100.0%
4070 · Late Fee Income	120.00	0.00	120.00	100.0%
4922 · Keys	199.80	0.00	199.80	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
<b>Total Income</b>	<u>9,972.08</u>	<u>9,597.06</u>	<u>375.02</u>	<u>103.91%</u>
<b>Total Income</b>	<u>9,972.08</u>	<u>9,597.06</u>	<u>375.02</u>	<u>103.91%</u>
<b>Gross Profit</b>	9,972.08	9,597.06	375.02	103.91%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	0.00	500.00	-500.00	0.0%
<b>Total Townhome Services &amp; Repairs</b>	<u>0.00</u>	<u>500.00</u>	<u>-500.00</u>	<u>0.0%</u>
<b>Administrative</b>				
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	0.00	135.00	-135.00	0.0%
5048 · Office Expense	0.00	20.00	-20.00	0.0%
5080 · Corporate Taxes	50.00	0.00	50.00	100.0%
5090 · Insurance	356.00	357.00	-1.00	99.72%
<b>Total Administrative</b>	<u>1,726.00</u>	<u>1,932.00</u>	<u>-206.00</u>	<u>89.34%</u>
<b>Utilities</b>				
5100 · Water/Sewer	759.98	615.00	144.98	123.57%
5120 · Electric	564.30	472.00	92.30	119.56%
5125 · Gas	302.59	355.00	-52.41	85.24%
5151 · Phone	60.30	62.00	-1.70	97.26%
<b>Total Utilities</b>	<u>1,687.17</u>	<u>1,504.00</u>	<u>183.17</u>	<u>112.18%</u>
<b>Landscaping</b>				
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%
<b>Total Landscaping</b>	<u>1,471.00</u>	<u>1,660.00</u>	<u>-189.00</u>	<u>88.61%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	0.00	240.00	-240.00	0.0%
5320 · Internet Clubhouse	137.96	76.00	61.96	181.53%
5340 · Clubhouse Maintenance	192.50	200.00	-7.50	96.25%
5300 · Pool Maintenance	280.00	280.00	0.00	100.0%
5310 · Pool Supplies/Chemicals	85.04	357.00	-271.96	23.82%
5315 · Pool Repairs	530.67	77.00	453.67	689.18%
5338 · Pool/Clubhouse Maintenance	200.00	0.00	200.00	100.0%
<b>Total Pool/Spa/Clubhouse</b>	<u>1,426.17</u>	<u>1,230.00</u>	<u>196.17</u>	<u>115.95%</u>
<b>Gates</b>				

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

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
6520 · Fire Alarm Monitoring	252.00	252.00	0.00	100.0%
5512 · Gate Repair/Material	0.00	135.00	-135.00	0.0%
<b>Total Gates</b>	<b>390.44</b>	<b>527.00</b>	<b>-136.56</b>	<b>74.09%</b>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	70.00	-70.00	0.0%
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	3,625.00	1,500.00	2,125.00	241.67%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>3,745.00</b>	<b>1,690.00</b>	<b>2,055.00</b>	<b>221.6%</b>
<b>Total Expense</b>	<b>10,445.78</b>	<b>9,043.00</b>	<b>1,402.78</b>	<b>115.51%</b>
<b>Net Ordinary Income</b>	<b>-473.70</b>	<b>554.06</b>	<b>-1,027.76</b>	<b>-85.5%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	3,942.00	3,942.00	0.00	100.0%
7034 · Interest Reserve Fund	80.83	0.00	80.83	100.0%
<b>Total Reserve Income</b>	<b>4,022.83</b>	<b>3,942.00</b>	<b>80.83</b>	<b>102.05%</b>
<b>Total Other Income</b>	<b>4,022.83</b>	<b>3,942.00</b>	<b>80.83</b>	<b>102.05%</b>
<b>Net Other Income</b>	<b>4,022.83</b>	<b>3,942.00</b>	<b>80.83</b>	<b>102.05%</b>
<b>Net Income</b>	<b><u>3,549.13</u></b>	<b><u>4,496.06</u></b>	<b><u>-946.93</u></b>	<b><u>78.94%</u></b>

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

	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	54,156.04	54,156.24	-0.20	100.0%
4030 · Interest Income	259.40	0.00	259.40	100.0%
4070 · Late Fee Income	465.00	0.00	465.00	100.0%
4922 · Keys	199.80	0.00	199.80	100.0%
6010 · General Reserve Transfer	-15,768.00	-15,768.00	0.00	100.0%
<b>Total Income</b>	<u>39,312.24</u>	<u>38,388.24</u>	<u>924.00</u>	<u>102.41%</u>
<b>Total Income</b>	<u>39,312.24</u>	<u>38,388.24</u>	<u>924.00</u>	<u>102.41%</u>
<b>Gross Profit</b>	<u>39,312.24</u>	<u>38,388.24</u>	<u>924.00</u>	<u>102.41%</u>
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	150.00	2,000.00	-1,850.00	7.5%
<b>Total Townhome Services &amp; Repairs</b>	<u>150.00</u>	<u>2,000.00</u>	<u>-1,850.00</u>	<u>7.5%</u>
<b>Administrative</b>				
5000 · Management Fee	5,280.00	5,280.00	0.00	100.0%
5010 · Legal Expense	120.00	400.00	-280.00	30.0%
5017 · Printing/Postage	415.23	540.00	-124.77	76.89%
5030 · Audit/Tax Preperation	0.00	500.00	-500.00	0.0%
5048 · Office Expense	44.88	80.00	-35.12	56.1%
5075 · Permits/License/Taxes	0.00	10.00	-10.00	0.0%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	1,430.00	1,428.00	2.00	100.14%
<b>Total Administrative</b>	<u>7,340.11</u>	<u>8,288.00</u>	<u>-947.89</u>	<u>88.56%</u>
<b>Utilities</b>				
5100 · Water/Sewer	2,944.28	2,380.00	564.28	123.71%
5120 · Electric	2,435.54	2,404.00	31.54	101.31%
5125 · Gas	1,361.79	1,355.00	6.79	100.5%
5151 · Phone	244.10	248.00	-3.90	98.43%
<b>Total Utilities</b>	<u>6,985.71</u>	<u>6,387.00</u>	<u>598.71</u>	<u>109.37%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	5,884.00	5,884.00	0.00	100.0%
5220 · Irrigation Repairs	0.00	320.00	-320.00	0.0%
5240 · Tree Trimming/Removal	0.00	436.00	-436.00	0.0%
<b>Total Landscaping</b>	<u>5,884.00</u>	<u>6,640.00</u>	<u>-756.00</u>	<u>88.61%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	29.35	960.00	-930.65	3.06%
5320 · Internet Clubhouse	551.84	304.00	247.84	181.53%
5340 · Clubhouse Maintenance	507.80	800.00	-292.20	63.48%
5300 · Pool Maintenance	1,000.00	1,120.00	-120.00	89.29%
5310 · Pool Supplies/Chemicals	327.88	1,428.00	-1,100.12	22.96%
5315 · Pool Repairs	530.67	308.00	222.67	172.3%
5338 · Pool/Clubhouse Maintenance	1,286.28	250.00	1,036.28	514.51%

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

	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Total Pool/Spa/Clubhouse</b>	4,233.82	5,170.00	-936.18	81.89%
<b>Gates</b>				
6500 · Gate Maintenance Contract	553.76	560.00	-6.24	98.89%
6520 · Fire Alarm Monitoring	504.00	504.00	0.00	100.0%
5512 · Gate Repair/Material	199.96	540.00	-340.04	37.03%
<b>Total Gates</b>	<u>1,257.72</u>	<u>1,604.00</u>	<u>-346.28</u>	<u>78.41%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	140.00	-140.00	0.0%
6610 · Fountain Maintenance	600.00	480.00	120.00	125.0%
5770 · General Maintenance	6,625.00	6,000.00	625.00	110.42%
5850 · Exterminating	0.00	90.00	-90.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>7,225.00</u>	<u>6,710.00</u>	<u>515.00</u>	<u>107.68%</u>
<b>Total Expense</b>	<u>33,076.36</u>	<u>36,799.00</u>	<u>-3,722.64</u>	<u>89.88%</u>
<b>Net Ordinary Income</b>	<u>6,235.88</u>	<u>1,589.24</u>	<u>4,646.64</u>	<u>392.38%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	15,768.00	15,768.00	0.00	100.0%
7034 · Interest Reserve Fund	314.34	0.00	314.34	100.0%
<b>Total Reserve Income</b>	<u>16,082.34</u>	<u>15,768.00</u>	<u>314.34</u>	<u>101.99%</u>
<b>Total Other Income</b>	<u>16,082.34</u>	<u>15,768.00</u>	<u>314.34</u>	<u>101.99%</u>
<b>Net Other Income</b>	<u>16,082.34</u>	<u>15,768.00</u>	<u>314.34</u>	<u>101.99%</u>
<b>Net Income</b>	<u><u>22,318.22</u></u>	<u><u>17,357.24</u></u>	<u><u>4,960.98</u></u>	<u><u>128.58%</u></u>