

RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

JULY 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 July 31, 2019

Jul 31, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 16,883.81

Due to Reserves -10,768.84

**Total Operating Funds 6,114.97**

Reserve Funds

1102 · Mutual of Omaha MM 4548 234,600.80

Due from Operating 10,768.84

**Total Reserve Funds 245,369.64**

**Total Checking/Savings 251,484.61**

Accounts Receivable

11000 · Accounts Receivable 5,095.29

**Total Accounts Receivable 5,095.29**

Other Current Assets

1300 · Prepaid Expense 120.50

12000 · Undeposited Funds 514.80

**Total Other Current Assets 635.30**

**Total Current Assets 257,215.20**

**TOTAL ASSETS 257,215.20**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 8,637.70

**Total Other Current Liabilities 8,776.14**

**Total Other Current Liabilities 8,776.14**

**Total Current Liabilities 8,776.14**

**Total Liabilities 8,776.14**

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 32,161.79**

**Total Equity 248,439.06**

**TOTAL LIABILITIES & EQUITY 257,215.20**

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

	<u>Jan - Jul 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	94,773.22	94,773.42	-0.20	100.0%
4030 · Interest Income	374.01	0.00	374.01	100.0%
4070 · Late Fee Income	720.00	0.00	720.00	100.0%
4922 · Keys	249.79	0.00	249.79	100.0%
6010 · General Reserve Transfer	-27,594.00	-27,594.00	0.00	100.0%
<b>Total Income</b>	<u>68,523.02</u>	<u>67,179.42</u>	<u>1,343.60</u>	<u>102.0%</u>
<b>Total Income</b>	<u>68,523.02</u>	<u>67,179.42</u>	<u>1,343.60</u>	<u>102.0%</u>
<b>Gross Profit</b>	<u>68,523.02</u>	<u>67,179.42</u>	<u>1,343.60</u>	<u>102.0%</u>
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	1,545.00	3,500.00	-1,955.00	44.14%
5821 · Townhome Roof Inspections	5,499.00	10,500.00	-5,001.00	52.37%
<b>Total Townhome Services &amp; Repairs</b>	<u>7,044.00</u>	<u>14,000.00</u>	<u>-6,956.00</u>	<u>50.31%</u>
<b>Administrative</b>				
5007 · Document Storage Fee	27.00			
5000 · Management Fee	9,240.00	9,240.00	0.00	100.0%
5010 · Legal Expense	155.00	700.00	-545.00	22.14%
5017 · Printing/Postage	961.15	945.00	16.15	101.71%
5030 · Audit/Tax Preperation	550.00	500.00	50.00	110.0%
5048 · Office Expense	280.71	140.00	140.71	200.51%
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	2,498.00	2,499.00	-1.00	99.96%
<b>Total Administrative</b>	<u>13,796.86</u>	<u>14,084.00</u>	<u>-287.14</u>	<u>97.96%</u>
<b>Utilities</b>				
5100 · Water/Sewer	6,117.87	4,843.00	1,274.87	126.32%
5120 · Electric	4,207.84	4,326.00	-118.16	97.27%
5125 · Gas	1,963.53	2,135.00	-171.47	91.97%
5151 · Phone	426.56	434.00	-7.44	98.29%
<b>Total Utilities</b>	<u>12,715.80</u>	<u>11,738.00</u>	<u>977.80</u>	<u>108.33%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	10,297.00	10,297.00	0.00	100.0%
5220 · Irrigation Repairs	0.00	560.00	-560.00	0.0%
5240 · Tree Trimming/Removal	0.00	763.00	-763.00	0.0%
<b>Total Landscaping</b>	<u>10,297.00</u>	<u>11,620.00</u>	<u>-1,323.00</u>	<u>88.61%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	504.35	1,680.00	-1,175.65	30.02%
5320 · Internet Clubhouse	1,030.73	532.00	498.73	193.75%
5340 · Clubhouse Maintenance	907.09	1,400.00	-492.91	64.79%
5300 · Pool Maintenance	1,780.00	1,960.00	-180.00	90.82%
5310 · Pool Supplies/Chemicals	794.70	2,499.00	-1,704.30	31.8%

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

	<u>Jan - Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5315 · Pool Repairs	530.67	539.00	-8.33	98.46%
5338 · Pool/Clubhouse Maintenance	1,286.28	500.00	786.28	257.26%
<b>Total Pool/Spa/Clubhouse</b>	<b>6,833.82</b>	<b>9,110.00</b>	<b>-2,276.18</b>	<b>75.01%</b>
<b>Gates</b>				
6530 · Patrol Gatehouse Service	400.00	0.00	400.00	100.0%
6500 · Gate Maintenance Contract	969.08	980.00	-10.92	98.89%
6520 · Fire Alarm Monitoring	756.00	756.00	0.00	100.0%
5512 · Gate Repair/Material	783.92	945.00	-161.08	82.95%
<b>Total Gates</b>	<b>2,909.00</b>	<b>2,681.00</b>	<b>228.00</b>	<b>108.5%</b>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	210.00	-210.00	0.0%
6610 · Fountain Maintenance	1,055.00	840.00	215.00	125.6%
6620 · Backflow Testing/Repair	250.00	280.00	-30.00	89.29%
5770 · General Maintenance	8,625.00	9,500.00	-875.00	90.79%
5850 · Exterminating	1,000.00	180.00	820.00	555.56%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>10,930.00</b>	<b>11,010.00</b>	<b>-80.00</b>	<b>99.27%</b>
<b>Total Expense</b>	<b>64,526.48</b>	<b>74,243.00</b>	<b>-9,716.52</b>	<b>86.91%</b>
<b>Net Ordinary Income</b>	<b>3,996.54</b>	<b>-7,063.58</b>	<b>11,060.12</b>	<b>-56.58%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	27,594.00	27,594.00	0.00	100.0%
7034 · Interest Reserve Fund	571.25	0.00	571.25	100.0%
<b>Total Reserve Income</b>	<b>28,165.25</b>	<b>27,594.00</b>	<b>571.25</b>	<b>102.07%</b>
<b>Total Other Income</b>	<b>28,165.25</b>	<b>27,594.00</b>	<b>571.25</b>	<b>102.07%</b>
<b>Net Other Income</b>	<b>28,165.25</b>	<b>27,594.00</b>	<b>571.25</b>	<b>102.07%</b>
<b>Net Income</b>	<b>32,161.79</b>	<b>20,530.42</b>	<b>11,631.37</b>	<b>156.65%</b>

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

	<u>Jul 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%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
<b>Total Income</b>	<u>9,597.06</u>	<u>9,597.06</u>	<u>0.00</u>	<u>100.0%</u>
<b>Total Income</b>	<u>9,597.06</u>	<u>9,597.06</u>	<u>0.00</u>	<u>100.0%</u>
<b>Gross Profit</b>	9,597.06	9,597.06	0.00	100.0%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	1,395.00	500.00	895.00	279.0%
<b>Total Townhome Services &amp; Repairs</b>	<u>1,395.00</u>	<u>500.00</u>	<u>895.00</u>	<u>279.0%</u>
<b>Administrative</b>				
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	0.00	135.00	-135.00	0.0%
5048 · Office Expense	0.00	20.00	-20.00	0.0%
5090 · Insurance	356.00	357.00	-1.00	99.72%
<b>Total Administrative</b>	<u>1,685.00</u>	<u>1,932.00</u>	<u>-247.00</u>	<u>87.22%</u>
<b>Utilities</b>				
5100 · Water/Sewer	1,058.70	1,131.00	-72.30	93.61%
5120 · Electric	636.86	696.00	-59.14	91.5%
5125 · Gas	180.99	185.00	-4.01	97.83%
5151 · Phone	60.66	62.00	-1.34	97.84%
<b>Total Utilities</b>	<u>1,937.21</u>	<u>2,074.00</u>	<u>-136.79</u>	<u>93.41%</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	225.00	240.00	-15.00	93.75%
5320 · Internet Clubhouse	202.97	76.00	126.97	267.07%
5340 · Clubhouse Maintenance	0.00	200.00	-200.00	0.0%
5300 · Pool Maintenance	240.00	280.00	-40.00	85.71%
5310 · Pool Supplies/Chemicals	65.41	357.00	-291.59	18.32%
5315 · Pool Repairs	0.00	77.00	-77.00	0.0%
<b>Total Pool/Spa/Clubhouse</b>	<u>733.38</u>	<u>1,230.00</u>	<u>-496.62</u>	<u>59.62%</u>
<b>Gates</b>				
6530 · Patrol Gatehouse Service	400.00	0.00	400.00	100.0%
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%

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

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Total Gates</b>	790.44	527.00	263.44	149.99%
<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%
6620 · Backflow Testing/Repair	250.00	0.00	250.00	100.0%
5770 · General Maintenance	0.00	500.00	-500.00	0.0%
5850 · Exterminating	1,000.00	45.00	955.00	2,222.22%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>1,370.00</u>	<u>735.00</u>	<u>635.00</u>	<u>186.4%</u>
<b>Total Expense</b>	<u>9,382.03</u>	<u>8,658.00</u>	<u>724.03</u>	<u>108.36%</u>
<b>Net Ordinary Income</b>	215.03	939.06	-724.03	22.9%
<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	88.14	0.00	88.14	100.0%
<b>Total Reserve Income</b>	<u>4,030.14</u>	<u>3,942.00</u>	<u>88.14</u>	<u>102.24%</u>
<b>Total Other Income</b>	<u>4,030.14</u>	<u>3,942.00</u>	<u>88.14</u>	<u>102.24%</u>
<b>Net Other Income</b>	4,030.14	3,942.00	88.14	102.24%
<b>Net Income</b>	<u><u>4,245.17</u></u>	<u><u>4,881.06</u></u>	<u><u>-635.89</u></u>	<u><u>86.97%</u></u>