

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

JUNE 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 June 30, 2019

Jun 30, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 16,485.93

Due to Reserves -10,768.84

Total Operating Funds 5,717.09

Reserve Funds

1102 · Mutual of Omaha MM 4548 230,570.66

Due from Operating 10,768.84

Total Reserve Funds 241,339.50

Total Checking/Savings 247,056.59

Accounts Receivable

11000 · Accounts Receivable 4,988.34

Total Accounts Receivable 4,988.34

Other Current Assets

12000 · Undeposited Funds 963.08

Total Other Current Assets 963.08

Total Current Assets 253,008.01

TOTAL ASSETS 253,008.01

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 8,675.68

Total Other Current Liabilities 8,814.12

Total Other Current Liabilities 8,814.12

Total Current Liabilities 8,814.12

Total Liabilities 8,814.12

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 27,916.62

Total Equity 244,193.89

TOTAL LIABILITIES & EQUITY 253,008.01

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

| | <u>Jun 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 | 50.62 | 0.00 | 50.62 | 100.0% |
| 4070 · Late Fee Income | 135.00 | 0.00 | 135.00 | 100.0% |
| 4922 · Keys | 49.99 | 0.00 | 49.99 | 100.0% |
| 6010 · General Reserve Transfer | -3,942.00 | -3,942.00 | 0.00 | 100.0% |
| Total Income | <u>9,832.67</u> | <u>9,597.06</u> | <u>235.61</u> | <u>102.46%</u> |
| Total Income | <u>9,832.67</u> | <u>9,597.06</u> | <u>235.61</u> | <u>102.46%</u> |
| Gross Profit | 9,832.67 | 9,597.06 | 235.61 | 102.46% |
| Expense | | | | |
| Townhome Services & Repairs | | | | |
| 5753 · Townhome Stucco Repairs | 0.00 | 500.00 | -500.00 | 0.0% |
| 5821 · Townhome Roof Inspections | 5,499.00 | 0.00 | 5,499.00 | 100.0% |
| Total Townhome Services & Repairs | <u>5,499.00</u> | <u>500.00</u> | <u>4,999.00</u> | <u>1,099.8%</u> |
| Administrative | | | | |
| 5007 · Document Storage Fee | 9.00 | | | |
| 5000 · Management Fee | 1,320.00 | 1,320.00 | 0.00 | 100.0% |
| 5010 · Legal Expense | 35.00 | 100.00 | -65.00 | 35.0% |
| 5017 · Printing/Postage | 49.90 | 135.00 | -85.10 | 36.96% |
| 5030 · Audit/Tax Preperation | 250.00 | 0.00 | 250.00 | 100.0% |
| 5048 · Office Expense | 149.31 | 20.00 | 129.31 | 746.55% |
| 5075 · Permits/License/Taxes | 35.00 | 0.00 | 35.00 | 100.0% |
| 5090 · Insurance | 356.00 | 357.00 | -1.00 | 99.72% |
| Total Administrative | <u>2,204.21</u> | <u>1,932.00</u> | <u>272.21</u> | <u>114.09%</u> |
| Utilities | | | | |
| 5100 · Water/Sewer | 1,229.43 | 689.00 | 540.43 | 178.44% |
| 5120 · Electric | 581.86 | 640.00 | -58.14 | 90.92% |
| 5125 · Gas | 189.10 | 226.00 | -36.90 | 83.67% |
| 5151 · Phone | 61.06 | 62.00 | -0.94 | 98.48% |
| Total Utilities | <u>2,061.45</u> | <u>1,617.00</u> | <u>444.45</u> | <u>127.49%</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 | 0.00 | 240.00 | -240.00 | 0.0% |
| 5320 · Internet Clubhouse | 137.96 | 76.00 | 61.96 | 181.53% |
| 5340 · Clubhouse Maintenance | 374.29 | 200.00 | 174.29 | 187.15% |
| 5300 · Pool Maintenance | 280.00 | 280.00 | 0.00 | 100.0% |
| 5310 · Pool Supplies/Chemicals | 331.41 | 357.00 | -25.59 | 92.83% |
| 5315 · Pool Repairs | 0.00 | 77.00 | -77.00 | 0.0% |

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

| | <u>Jun 19</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|--|-------------------------|------------------------|-------------------------|-----------------------|
| 5338 · Pool/Clubhouse Maintenance | 0.00 | 250.00 | -250.00 | 0.0% |
| Total Pool/Spa/Clubhouse | 1,123.66 | 1,480.00 | -356.34 | 75.92% |
| Gates | | | | |
| 6500 · Gate Maintenance Contract | 138.44 | 140.00 | -1.56 | 98.89% |
| 5512 · Gate Repair/Material | 583.96 | 135.00 | 448.96 | 432.56% |
| Total Gates | 722.40 | 275.00 | 447.40 | 262.69% |
| Common Area/Repair & Maint. | | | | |
| 6610 · Fountain Maintenance | 215.00 | 120.00 | 95.00 | 179.17% |
| 6620 · Backflow Testing/Repair | 0.00 | 280.00 | -280.00 | 0.0% |
| 5770 · General Maintenance | 2,000.00 | 1,500.00 | 500.00 | 133.33% |
| Total Common Area/Repair & Maint. | 2,215.00 | 1,900.00 | 315.00 | 116.58% |
| Total Expense | 15,296.72 | 9,364.00 | 5,932.72 | 163.36% |
| Net Ordinary Income | -5,464.05 | 233.06 | -5,697.11 | -2,344.48% |
| 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 | 83.71 | 0.00 | 83.71 | 100.0% |
| Total Reserve Income | 4,025.71 | 3,942.00 | 83.71 | 102.12% |
| Total Other Income | 4,025.71 | 3,942.00 | 83.71 | 102.12% |
| Net Other Income | 4,025.71 | 3,942.00 | 83.71 | 102.12% |
| Net Income | <u>-1,438.34</u> | <u>4,175.06</u> | <u>-5,613.40</u> | <u>-34.45%</u> |

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

| | <u>Jan - Jun 19</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|--|---------------------|------------------|-----------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Income | | | | |
| 4000 · Assessment Income | 81,234.16 | 81,234.36 | -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 | -23,652.00 | -23,652.00 | 0.00 | 100.0% |
| Total Income | <u>58,925.96</u> | <u>57,582.36</u> | <u>1,343.60</u> | <u>102.33%</u> |
| Total Income | <u>58,925.96</u> | <u>57,582.36</u> | <u>1,343.60</u> | <u>102.33%</u> |
| Gross Profit | <u>58,925.96</u> | <u>57,582.36</u> | <u>1,343.60</u> | <u>102.33%</u> |
| Expense | | | | |
| Townhome Services & Repairs | | | | |
| 5753 · Townhome Stucco Repairs | 150.00 | 3,000.00 | -2,850.00 | 5.0% |
| 5821 · Townhome Roof Inspections | 5,499.00 | 10,500.00 | -5,001.00 | 52.37% |
| Total Townhome Services & Repairs | <u>5,649.00</u> | <u>13,500.00</u> | <u>-7,851.00</u> | <u>41.84%</u> |
| Administrative | | | | |
| 5007 · Document Storage Fee | 18.00 | | | |
| 5000 · Management Fee | 7,920.00 | 7,920.00 | 0.00 | 100.0% |
| 5010 · Legal Expense | 155.00 | 600.00 | -445.00 | 25.83% |
| 5017 · Printing/Postage | 961.15 | 810.00 | 151.15 | 118.66% |
| 5030 · Audit/Tax Preperation | 550.00 | 500.00 | 50.00 | 110.0% |
| 5048 · Office Expense | 280.71 | 120.00 | 160.71 | 233.93% |
| 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 | 2,142.00 | 2,142.00 | 0.00 | 100.0% |
| Total Administrative | <u>12,111.86</u> | <u>12,152.00</u> | <u>-40.14</u> | <u>99.67%</u> |
| Utilities | | | | |
| 5100 · Water/Sewer | 5,059.17 | 3,712.00 | 1,347.17 | 136.29% |
| 5120 · Electric | 3,570.98 | 3,630.00 | -59.02 | 98.37% |
| 5125 · Gas | 1,782.54 | 1,950.00 | -167.46 | 91.41% |
| 5151 · Phone | 365.90 | 372.00 | -6.10 | 98.36% |
| Total Utilities | <u>10,778.59</u> | <u>9,664.00</u> | <u>1,114.59</u> | <u>111.53%</u> |
| Landscaping | | | | |
| 5200 · Landscape Contract | 8,826.00 | 8,826.00 | 0.00 | 100.0% |
| 5220 · Irrigation Repairs | 0.00 | 480.00 | -480.00 | 0.0% |
| 5240 · Tree Trimming/Removal | 0.00 | 654.00 | -654.00 | 0.0% |
| Total Landscaping | <u>8,826.00</u> | <u>9,960.00</u> | <u>-1,134.00</u> | <u>88.61%</u> |
| Pool/Spa/Clubhouse | | | | |
| 5330 · Clubhouse Cleaning/Supplies | 29.35 | 1,440.00 | -1,410.65 | 2.04% |
| 5320 · Internet Clubhouse | 827.76 | 456.00 | 371.76 | 181.53% |
| 5340 · Clubhouse Maintenance | 1,157.09 | 1,200.00 | -42.91 | 96.42% |
| 5300 · Pool Maintenance | 1,540.00 | 1,680.00 | -140.00 | 91.67% |
| 5310 · Pool Supplies/Chemicals | 729.29 | 2,142.00 | -1,412.71 | 34.05% |

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

| | <u>Jan - Jun 19</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|--|-------------------------|-------------------------|-------------------------|-----------------------|
| 5315 · Pool Repairs | 530.67 | 462.00 | 68.67 | 114.86% |
| 5338 · Pool/Clubhouse Maintenance | 1,286.28 | 500.00 | 786.28 | 257.26% |
| Total Pool/Spa/Clubhouse | <u>6,100.44</u> | <u>7,880.00</u> | <u>-1,779.56</u> | <u>77.42%</u> |
| Gates | | | | |
| 6500 · Gate Maintenance Contract | 830.64 | 840.00 | -9.36 | 98.89% |
| 6520 · Fire Alarm Monitoring | 504.00 | 504.00 | 0.00 | 100.0% |
| 5512 · Gate Repair/Material | 783.92 | 810.00 | -26.08 | 96.78% |
| Total Gates | <u>2,118.56</u> | <u>2,154.00</u> | <u>-35.44</u> | <u>98.36%</u> |
| Common Area/Repair & Maint. | | | | |
| 6630 · Dog Waste Bags | 0.00 | 140.00 | -140.00 | 0.0% |
| 6610 · Fountain Maintenance | 935.00 | 720.00 | 215.00 | 129.86% |
| 6620 · Backflow Testing/Repair | 0.00 | 280.00 | -280.00 | 0.0% |
| 5770 · General Maintenance | 8,625.00 | 9,000.00 | -375.00 | 95.83% |
| 5850 · Exterminating | 0.00 | 135.00 | -135.00 | 0.0% |
| Total Common Area/Repair & Maint. | <u>9,560.00</u> | <u>10,275.00</u> | <u>-715.00</u> | <u>93.04%</u> |
| Total Expense | <u>55,144.45</u> | <u>65,585.00</u> | <u>-10,440.55</u> | <u>84.08%</u> |
| Net Ordinary Income | <u>3,781.51</u> | <u>-8,002.64</u> | <u>11,784.15</u> | <u>-47.25%</u> |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Reserve Income | | | | |
| 7010 · Transfer to Reserves | 23,652.00 | 23,652.00 | 0.00 | 100.0% |
| 7034 · Interest Reserve Fund | 483.11 | 0.00 | 483.11 | 100.0% |
| Total Reserve Income | <u>24,135.11</u> | <u>23,652.00</u> | <u>483.11</u> | <u>102.04%</u> |
| Total Other Income | <u>24,135.11</u> | <u>23,652.00</u> | <u>483.11</u> | <u>102.04%</u> |
| Net Other Income | <u>24,135.11</u> | <u>23,652.00</u> | <u>483.11</u> | <u>102.04%</u> |
| Net Income | <u><u>27,916.62</u></u> | <u><u>15,649.36</u></u> | <u><u>12,267.26</u></u> | <u><u>178.39%</u></u> |