

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

MAY 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 May 31, 2019

May 31, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 21,116.62

Due to Reserves -10,768.84

Total Operating Funds 10,347.78

Reserve Funds

1102 · Mutual of Omaha MM 4548 226,544.95

Due from Operating 10,768.84

Total Reserve Funds 237,313.79

Total Checking/Savings 247,661.57

Accounts Receivable

11000 · Accounts Receivable 5,809.67

Total Accounts Receivable 5,809.67

Other Current Assets

12000 · Undeposited Funds 393.20

Total Other Current Assets 393.20

Total Current Assets 253,864.44

TOTAL ASSETS 253,864.44

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 8,093.77

Total Other Current Liabilities 8,232.21

Total Other Current Liabilities 8,232.21

Total Current Liabilities 8,232.21

Total Liabilities 8,232.21

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 29,354.96

Total Equity 245,632.23

TOTAL LIABILITIES & EQUITY 253,864.44

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

	<u>May 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	63.99	0.00	63.99	100.0%
4070 · Late Fee Income	120.00	0.00	120.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>9,781.05</u>	<u>9,597.06</u>	<u>183.99</u>	<u>101.92%</u>
Total Income	<u>9,781.05</u>	<u>9,597.06</u>	<u>183.99</u>	<u>101.92%</u>
Gross Profit	9,781.05	9,597.06	183.99	101.92%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	500.00	-500.00	0.0%
5821 · Townhome Roof Inspections	0.00	10,500.00	-10,500.00	0.0%
Total Townhome Services & Repairs	<u>0.00</u>	<u>11,000.00</u>	<u>-11,000.00</u>	<u>0.0%</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	496.02	135.00	361.02	367.42%
5030 · Audit/Tax Preperation	300.00	0.00	300.00	100.0%
5048 · Office Expense	86.52	20.00	66.52	432.6%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>2,567.54</u>	<u>1,932.00</u>	<u>635.54</u>	<u>132.9%</u>
Utilities				
5100 · Water/Sewer	885.46	643.00	242.46	137.71%
5120 · Electric	553.58	586.00	-32.42	94.47%
5125 · Gas	231.65	369.00	-137.35	62.78%
5151 · Phone	60.74	62.00	-1.26	97.97%
Total Utilities	<u>1,731.43</u>	<u>1,660.00</u>	<u>71.43</u>	<u>104.3%</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	275.00	200.00	75.00	137.5%
5300 · Pool Maintenance	260.00	280.00	-20.00	92.86%
5310 · Pool Supplies/Chemicals	70.00	357.00	-287.00	19.61%
5315 · Pool Repairs	0.00	77.00	-77.00	0.0%
Total Pool/Spa/Clubhouse	<u>742.96</u>	<u>1,230.00</u>	<u>-487.04</u>	<u>60.4%</u>
Gates				

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

	<u>May 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%
5512 · Gate Repair/Material	0.00	135.00	-135.00	0.0%
Total Gates	138.44	275.00	-136.56	50.34%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	0.00	1,500.00	-1,500.00	0.0%
5850 · Exterminating	0.00	45.00	-45.00	0.0%
Total Common Area/Repair & Maint.	120.00	1,665.00	-1,545.00	7.21%
Total Expense	6,771.37	19,422.00	-12,650.63	34.86%
Net Ordinary Income	3,009.68	-9,824.94	12,834.62	-30.63%
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	85.06	0.00	85.06	100.0%
Total Reserve Income	4,027.06	3,942.00	85.06	102.16%
Total Other Income	4,027.06	3,942.00	85.06	102.16%
Net Other Income	4,027.06	3,942.00	85.06	102.16%
Net Income	<u>7,036.74</u>	<u>-5,882.94</u>	<u>12,919.68</u>	<u>-119.61%</u>

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through May 2019

	Jan - May 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	67,695.10	67,695.30	-0.20	100.0%
4030 · Interest Income	323.39	0.00	323.39	100.0%
4070 · Late Fee Income	585.00	0.00	585.00	100.0%
4922 · Keys	199.80	0.00	199.80	100.0%
6010 · General Reserve Transfer	-19,710.00	-19,710.00	0.00	100.0%
Total Income	49,093.29	47,985.30	1,107.99	102.31%
Total Income	49,093.29	47,985.30	1,107.99	102.31%
Gross Profit	49,093.29	47,985.30	1,107.99	102.31%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	150.00	2,500.00	-2,350.00	6.0%
5821 · Townhome Roof Inspections	0.00	10,500.00	-10,500.00	0.0%
Total Townhome Services & Repairs	150.00	13,000.00	-12,850.00	1.15%
Administrative				
5007 · Document Storage Fee	9.00			
5000 · Management Fee	6,600.00	6,600.00	0.00	100.0%
5010 · Legal Expense	120.00	500.00	-380.00	24.0%
5017 · Printing/Postage	911.25	675.00	236.25	135.0%
5030 · Audit/Tax Preperation	300.00	500.00	-200.00	60.0%
5048 · Office Expense	131.40	100.00	31.40	131.4%
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	1,786.00	1,785.00	1.00	100.06%
Total Administrative	9,907.65	10,220.00	-312.35	96.94%
Utilities				
5100 · Water/Sewer	3,829.74	3,023.00	806.74	126.69%
5120 · Electric	2,989.12	2,990.00	-0.88	99.97%
5125 · Gas	1,593.44	1,724.00	-130.56	92.43%
5151 · Phone	304.84	310.00	-5.16	98.34%
Total Utilities	8,717.14	8,047.00	670.14	108.33%
Landscaping				
5200 · Landscape Contract	7,355.00	7,355.00	0.00	100.0%
5220 · Irrigation Repairs	0.00	400.00	-400.00	0.0%
5240 · Tree Trimming/Removal	0.00	545.00	-545.00	0.0%
Total Landscaping	7,355.00	8,300.00	-945.00	88.61%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	29.35	1,200.00	-1,170.65	2.45%
5320 · Internet Clubhouse	689.80	380.00	309.80	181.53%
5340 · Clubhouse Maintenance	782.80	1,000.00	-217.20	78.28%
5300 · Pool Maintenance	1,260.00	1,400.00	-140.00	90.0%
5310 · Pool Supplies/Chemicals	397.88	1,785.00	-1,387.12	22.29%

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

	<u>Jan - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5315 · Pool Repairs	530.67	385.00	145.67	137.84%
5338 · Pool/Clubhouse Maintenance	1,286.28	250.00	1,036.28	514.51%
Total Pool/Spa/Clubhouse	<u>4,976.78</u>	<u>6,400.00</u>	<u>-1,423.22</u>	<u>77.76%</u>
Gates				
6500 · Gate Maintenance Contract	692.20	700.00	-7.80	98.89%
6520 · Fire Alarm Monitoring	504.00	504.00	0.00	100.0%
5512 · Gate Repair/Material	199.96	675.00	-475.04	29.62%
Total Gates	<u>1,396.16</u>	<u>1,879.00</u>	<u>-482.84</u>	<u>74.3%</u>
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	140.00	-140.00	0.0%
6610 · Fountain Maintenance	720.00	600.00	120.00	120.0%
5770 · General Maintenance	6,625.00	7,500.00	-875.00	88.33%
5850 · Exterminating	0.00	135.00	-135.00	0.0%
Total Common Area/Repair & Maint.	<u>7,345.00</u>	<u>8,375.00</u>	<u>-1,030.00</u>	<u>87.7%</u>
Total Expense	<u>39,847.73</u>	<u>56,221.00</u>	<u>-16,373.27</u>	<u>70.88%</u>
Net Ordinary Income	<u>9,245.56</u>	<u>-8,235.70</u>	<u>17,481.26</u>	<u>-112.26%</u>
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	19,710.00	19,710.00	0.00	100.0%
7034 · Interest Reserve Fund	399.40	0.00	399.40	100.0%
Total Reserve Income	<u>20,109.40</u>	<u>19,710.00</u>	<u>399.40</u>	<u>102.03%</u>
Total Other Income	<u>20,109.40</u>	<u>19,710.00</u>	<u>399.40</u>	<u>102.03%</u>
Net Other Income	<u>20,109.40</u>	<u>19,710.00</u>	<u>399.40</u>	<u>102.03%</u>
Net Income	<u><u>29,354.96</u></u>	<u><u>11,474.30</u></u>	<u><u>17,880.66</u></u>	<u><u>255.83%</u></u>