

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY
NOVEMBER 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 November 30, 2019

	<u>Nov 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	5,303.05
Due to Reserves	-9,458.65
Total Operating Funds	-4,155.60
Reserve Funds	
1102 · Mutual of Omaha MM 4548	242,839.49
Due from Operating	9,458.65
Total Reserve Funds	252,298.14
Total Checking/Savings	248,142.54
Accounts Receivable	
11000 · Accounts Receivable	3,250.81
Total Accounts Receivable	3,250.81
Other Current Assets	
12000 · Undeposited Funds	271.60
Total Other Current Assets	271.60
Total Current Assets	251,664.95
TOTAL ASSETS	<u>251,664.95</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2020 · Accrued Expenses	138.44
2010 · Prepaid Assessments	5,208.91
Total Other Current Liabilities	5,347.35
Total Other Current Liabilities	5,347.35
Total Current Liabilities	5,347.35
Total Liabilities	5,347.35
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	30,040.33
Total Equity	246,317.60
TOTAL LIABILITIES & EQUITY	<u>251,664.95</u>

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

	<u>Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	13,688.63	13,539.06	149.57	101.11%
4030 · Interest Income	44.03	0.00	44.03	100.0%
4070 · Late Fee Income	105.00	0.00	105.00	100.0%
4900 · Violation Fines	275.00	0.00	275.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>10,170.66</u>	<u>9,597.06</u>	<u>573.60</u>	<u>105.98%</u>
Total Income	<u>10,170.66</u>	<u>9,597.06</u>	<u>573.60</u>	<u>105.98%</u>
Gross Profit	<u>10,170.66</u>	<u>9,597.06</u>	<u>573.60</u>	<u>105.98%</u>
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	1,475.00	500.00	975.00	295.0%
Total Townhome Services & Repairs	<u>1,475.00</u>	<u>500.00</u>	<u>975.00</u>	<u>295.0%</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	616.55	135.00	481.55	456.7%
5048 · Office Expense	0.00	20.00	-20.00	0.0%
5075 · Permits/License/Taxes	270.00	250.00	20.00	108.0%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>2,571.55</u>	<u>2,182.00</u>	<u>389.55</u>	<u>117.85%</u>
Utilities				
5100 · Water/Sewer	773.41	723.00	50.41	106.97%
5120 · Electric	600.89	620.00	-19.11	96.92%
5125 · Gas	151.66	184.00	-32.34	82.42%
5151 · Phone	63.06	62.00	1.06	101.71%
Total Utilities	<u>1,589.02</u>	<u>1,589.00</u>	<u>0.02</u>	<u>100.0%</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	250.00	240.00	10.00	104.17%
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	260.00	280.00	-20.00	92.86%
5310 · Pool Supplies/Chemicals	2.61	357.00	-354.39	0.73%
5315 · Pool Repairs	210.00	77.00	133.00	272.73%
5338 · Pool Deck Power Wash/Maintenanc	125.00	0.00	125.00	100.0%
Total Pool/Spa/Clubhouse	<u>1,050.58</u>	<u>1,230.00</u>	<u>-179.42</u>	<u>85.41%</u>

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

	<u>Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Gates				
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
5512 · Gate Repair/Material	149.97	135.00	14.97	111.09%
Total Gates	<u>288.41</u>	<u>275.00</u>	<u>13.41</u>	<u>104.88%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	69.44	500.00	-430.56	13.89%
5850 · Exterminating	500.00	45.00	455.00	1,111.11%
Total Common Area/Repair & Maint.	<u>689.44</u>	<u>665.00</u>	<u>24.44</u>	<u>103.68%</u>
Total Expense	<u>9,135.00</u>	<u>8,101.00</u>	<u>1,034.00</u>	<u>112.76%</u>
Net Ordinary Income	<u>1,035.66</u>	<u>1,496.06</u>	<u>-460.40</u>	<u>69.23%</u>
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	88.44	0.00	88.44	100.0%
Total Reserve Income	<u>4,030.44</u>	<u>3,942.00</u>	<u>88.44</u>	<u>102.24%</u>
Total Other Income	<u>4,030.44</u>	<u>3,942.00</u>	<u>88.44</u>	<u>102.24%</u>
Net Other Income	<u>4,030.44</u>	<u>3,942.00</u>	<u>88.44</u>	<u>102.24%</u>
Net Income	<u><u>5,066.10</u></u>	<u><u>5,438.06</u></u>	<u><u>-371.96</u></u>	<u><u>93.16%</u></u>

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

	<u>Jan - Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	149,079.03	148,929.66	149.37	100.1%
4030 · Interest Income	560.22	0.00	560.22	100.0%
4070 · Late Fee Income	1,185.00	0.00	1,185.00	100.0%
4900 · Violation Fines	425.00	0.00	425.00	100.0%
4992 · Common Area Keys	249.79	0.00	249.79	100.0%
6010 · General Reserve Transfer	-43,362.00	-43,362.00	0.00	100.0%
Total Income	<u>108,137.04</u>	<u>105,567.66</u>	<u>2,569.38</u>	<u>102.43%</u>
Total Income	<u>108,137.04</u>	<u>105,567.66</u>	<u>2,569.38</u>	<u>102.43%</u>
Gross Profit	108,137.04	105,567.66	2,569.38	102.43%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	5,970.00	5,500.00	470.00	108.55%
5821 · Townhome Roof Inspections	10,998.00	10,500.00	498.00	104.74%
Total Townhome Services & Repairs	<u>16,968.00</u>	<u>16,000.00</u>	<u>968.00</u>	<u>106.05%</u>
Administrative				
5007 · Document Storage Fee	63.00			
5000 · Management Fee	14,520.00	14,520.00	0.00	100.0%
5010 · Legal Expense	155.00	1,100.00	-945.00	14.09%
5017 · Printing/Postage	2,370.63	1,485.00	885.63	159.64%
5030 · Audit/Tax Preperation	550.00	500.00	50.00	110.0%
5048 · Office Expense	522.14	220.00	302.14	237.34%
5070 · Property Taxes	53.55	60.00	-6.45	89.25%
5075 · Permits/License/Taxes	305.00	260.00	45.00	117.31%
5080 · Corporate Taxes	50.00	50.00	0.00	100.0%
5090 · Insurance	3,922.00	3,927.00	-5.00	99.87%
Total Administrative	<u>22,511.32</u>	<u>22,122.00</u>	<u>389.32</u>	<u>101.76%</u>
Utilities				
5100 · Water/Sewer	9,932.61	7,997.00	1,935.61	124.2%
5120 · Electric	6,746.78	7,184.00	-437.22	93.91%
5125 · Gas	2,457.30	2,638.00	-180.70	93.15%
5151 · Phone	676.33	682.00	-5.67	99.17%
Total Utilities	<u>19,813.02</u>	<u>18,501.00</u>	<u>1,312.02</u>	<u>107.09%</u>
Landscaping				
5260 · Landscape Projects	2,395.00			
5200 · Landscape Contract	16,181.00	16,181.00	0.00	100.0%
5220 · Irrigation Repairs	50.52	880.00	-829.48	5.74%
5240 · Tree Trimming/Removal	2,328.00	1,199.00	1,129.00	194.16%
Total Landscaping	<u>20,954.52</u>	<u>18,260.00</u>	<u>2,694.52</u>	<u>114.76%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	2,876.17	2,640.00	236.17	108.95%
5320 · Internet Clubhouse	1,911.61	836.00	1,075.61	228.66%

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

	<u>Jan - Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Clubhouse Maintenance	690.74	2,200.00	-1,509.26	31.4%
5300 · Pool Maintenance	2,840.00	3,080.00	-240.00	92.21%
5310 · Pool Supplies/Chemicals	1,698.23	3,927.00	-2,228.77	43.25%
5315 · Pool Repairs	2,018.22	847.00	1,171.22	238.28%
5338 · Pool Deck Power Wash/Maintenanc	651.35	500.00	151.35	130.27%
Total Pool/Spa/Clubhouse	<u>12,686.32</u>	<u>14,030.00</u>	<u>-1,343.68</u>	<u>90.42%</u>
Gates				
6530 · Patrol Gatehouse Service	400.00	0.00	400.00	100.0%
6510 · Gate/Monument Repair & Maint.	84.99	0.00	84.99	100.0%
6500 · Gate Maintenance Contract	1,522.84	1,540.00	-17.16	98.89%
6520 · Fire Alarm Monitoring	1,008.00	1,008.00	0.00	100.0%
5512 · Gate Repair/Material	1,808.19	1,485.00	323.19	121.76%
Total Gates	<u>4,824.02</u>	<u>4,033.00</u>	<u>791.02</u>	<u>119.61%</u>
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	280.00	-280.00	0.0%
6610 · Fountain Maintenance	1,535.00	1,320.00	215.00	116.29%
6620 · Backflow Testing/Repair	250.00	280.00	-30.00	89.29%
5770 · General Maintenance	1,101.23	11,500.00	-10,398.77	9.58%
5850 · Exterminating	10,500.00	270.00	10,230.00	3,888.89%
Total Common Area/Repair & Maint.	<u>13,386.23</u>	<u>13,650.00</u>	<u>-263.77</u>	<u>98.07%</u>
Total Expense	<u>111,143.43</u>	<u>106,596.00</u>	<u>4,547.43</u>	<u>104.27%</u>
Net Ordinary Income	<u>-3,006.39</u>	<u>-1,028.34</u>	<u>-1,978.05</u>	<u>292.35%</u>
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	43,362.00	43,362.00	0.00	100.0%
7034 · Interest Reserve Fund	925.94	0.00	925.94	100.0%
Total Reserve Income	<u>44,287.94</u>	<u>43,362.00</u>	<u>925.94</u>	<u>102.14%</u>
Total Other Income	<u>44,287.94</u>	<u>43,362.00</u>	<u>925.94</u>	<u>102.14%</u>
Other Expense				
Reserve Expenditures				
8570 · Clubhouse	9,194.19			
8517 · Gate Repairs	2,047.03	0.00	2,047.03	100.0%
Total Reserve Expenditures	<u>11,241.22</u>	<u>0.00</u>	<u>11,241.22</u>	<u>100.0%</u>
Total Other Expense	<u>11,241.22</u>	<u>0.00</u>	<u>11,241.22</u>	<u>100.0%</u>
Net Other Income	<u>33,046.72</u>	<u>43,362.00</u>	<u>-10,315.28</u>	<u>76.21%</u>
Net Income	<u><u>30,040.33</u></u>	<u><u>42,333.66</u></u>	<u><u>-12,293.33</u></u>	<u><u>70.96%</u></u>