

RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY

OCTOBER 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 October 31, 2019

Oct 31, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 5,713.44

Due to Reserves -9,458.65

Total Operating Funds -3,745.21

Reserve Funds

1102 · Mutual of Omaha MM 4548 238,809.05

Due from Operating 9,458.65

Total Reserve Funds 248,267.70

Total Checking/Savings 244,522.49

Accounts Receivable

11000 · Accounts Receivable 2,895.83

Total Accounts Receivable 2,895.83

Other Current Assets

12000 · Undeposited Funds 727.00

Total Other Current Assets 727.00

Total Current Assets 248,145.32

TOTAL ASSETS 248,145.32

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 6,755.38

Total Other Current Liabilities 6,893.82

Total Other Current Liabilities 6,893.82

Total Current Liabilities 6,893.82

Total Liabilities 6,893.82

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 24,974.23

Total Equity 241,251.50

TOTAL LIABILITIES & EQUITY 248,145.32

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

	<u>Oct 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	26.08	0.00	26.08	100.0%
4070 · Late Fee Income	90.00	0.00	90.00	100.0%
4900 · Violation Fines	150.00	0.00	150.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
<b>Total Income</b>	<u>9,863.14</u>	<u>9,597.06</u>	<u>266.08</u>	<u>102.77%</u>
<b>Total Income</b>	<u>9,863.14</u>	<u>9,597.06</u>	<u>266.08</u>	<u>102.77%</u>
<b>Gross Profit</b>	<u>9,863.14</u>	<u>9,597.06</u>	<u>266.08</u>	<u>102.77%</u>
<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>				
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	262.75	135.00	127.75	194.63%
5048 · Office Expense	96.05	20.00	76.05	480.25%
5070 · Property Taxes	53.55	60.00	-6.45	89.25%
5090 · Insurance	356.00	357.00	-1.00	99.72%
<b>Total Administrative</b>	<u>2,097.35</u>	<u>1,992.00</u>	<u>105.35</u>	<u>105.29%</u>
<b>Utilities</b>				
5100 · Water/Sewer	710.51	777.00	-66.49	91.44%
5120 · Electric	718.67	791.00	-72.33	90.86%
5125 · Gas	118.87	140.00	-21.13	84.91%
5151 · Phone	62.73	62.00	0.73	101.18%
<b>Total Utilities</b>	<u>1,610.78</u>	<u>1,770.00</u>	<u>-159.22</u>	<u>91.01%</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	848.00	109.00	739.00	777.98%
<b>Total Landscaping</b>	<u>2,319.00</u>	<u>1,660.00</u>	<u>659.00</u>	<u>139.7%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	675.00	240.00	435.00	281.25%
5320 · Internet Clubhouse	271.97	76.00	195.97	357.86%
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	242.84	357.00	-114.16	68.02%
5315 · Pool Repairs	0.00	77.00	-77.00	0.0%
<b>Total Pool/Spa/Clubhouse</b>	<u>1,449.81</u>	<u>1,230.00</u>	<u>219.81</u>	<u>117.87%</u>
<b>Gates</b>				

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

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6510 · Gate/Monument Repair & Maint.	84.99	0.00	84.99	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	60.00	135.00	-75.00	44.44%
<b>Total Gates</b>	<u>535.43</u>	<u>527.00</u>	<u>8.43</u>	<u>101.6%</u>
<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	85.00	500.00	-415.00	17.0%
5850 · Exterminating	1,000.00	0.00	1,000.00	100.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>1,205.00</u>	<u>690.00</u>	<u>515.00</u>	<u>174.64%</u>
<b>Total Expense</b>	<u>9,217.37</u>	<u>8,369.00</u>	<u>848.37</u>	<u>110.14%</u>
<b>Net Ordinary Income</b>	645.77	1,228.06	-582.29	52.59%
<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	89.75	0.00	89.75	100.0%
<b>Total Reserve Income</b>	<u>4,031.75</u>	<u>3,942.00</u>	<u>89.75</u>	<u>102.28%</u>
<b>Total Other Income</b>	<u>4,031.75</u>	<u>3,942.00</u>	<u>89.75</u>	<u>102.28%</u>
<b>Other Expense</b>				
<b>Reserve Expenditures</b>				
8517 · Gate Repairs	2,047.03	0.00	2,047.03	100.0%
<b>Total Reserve Expenditures</b>	<u>2,047.03</u>	<u>0.00</u>	<u>2,047.03</u>	<u>100.0%</u>
<b>Total Other Expense</b>	<u>2,047.03</u>	<u>0.00</u>	<u>2,047.03</u>	<u>100.0%</u>
<b>Net Other Income</b>	<u>1,984.72</u>	<u>3,942.00</u>	<u>-1,957.28</u>	<u>50.35%</u>
<b>Net Income</b>	<u><u>2,630.49</u></u>	<u><u>5,170.06</u></u>	<u><u>-2,539.57</u></u>	<u><u>50.88%</u></u>

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

	<u>Jan - Oct 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	135,390.40	135,390.60	-0.20	100.0%
4030 · Interest Income	516.19	0.00	516.19	100.0%
4070 · Late Fee Income	1,080.00	0.00	1,080.00	100.0%
4900 · Violation Fines	150.00	0.00	150.00	100.0%
4922 · Keys	249.79	0.00	249.79	100.0%
6010 · General Reserve Transfer	-39,420.00	-39,420.00	0.00	100.0%
<b>Total Income</b>	<u>97,966.38</u>	<u>95,970.60</u>	<u>1,995.78</u>	<u>102.08%</u>
<b>Total Income</b>	<u>97,966.38</u>	<u>95,970.60</u>	<u>1,995.78</u>	<u>102.08%</u>
<b>Gross Profit</b>	97,966.38	95,970.60	1,995.78	102.08%
<b>Expense</b>				
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	4,495.00	5,000.00	-505.00	89.9%
5821 · Townhome Roof Inspections	10,998.00	10,500.00	498.00	104.74%
<b>Total Townhome Services &amp; Repairs</b>	<u>15,493.00</u>	<u>15,500.00</u>	<u>-7.00</u>	<u>99.96%</u>
<b>Administrative</b>				
5007 · Document Storage Fee	54.00			
5000 · Management Fee	13,200.00	13,200.00	0.00	100.0%
5010 · Legal Expense	155.00	1,000.00	-845.00	15.5%
5017 · Printing/Postage	1,754.08	1,350.00	404.08	129.93%
5030 · Audit/Tax Preparation	550.00	500.00	50.00	110.0%
5048 · Office Expense	522.14	200.00	322.14	261.07%
5070 · Property Taxes	53.55	60.00	-6.45	89.25%
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	3,566.00	3,570.00	-4.00	99.89%
<b>Total Administrative</b>	<u>19,939.77</u>	<u>19,940.00</u>	<u>-0.23</u>	<u>100.0%</u>
<b>Utilities</b>				
5100 · Water/Sewer	9,159.20	7,274.00	1,885.20	125.92%
5120 · Electric	6,145.89	6,564.00	-418.11	93.63%
5125 · Gas	2,305.64	2,454.00	-148.36	93.95%
5151 · Phone	613.27	620.00	-6.73	98.92%
<b>Total Utilities</b>	<u>18,224.00</u>	<u>16,912.00</u>	<u>1,312.00</u>	<u>107.76%</u>
<b>Landscaping</b>				
5260 · Landscape Projects	2,395.00			
5200 · Landscape Contract	14,710.00	14,710.00	0.00	100.0%
5220 · Irrigation Repairs	50.52	800.00	-749.48	6.32%
5240 · Tree Trimming/Removal	2,328.00	1,090.00	1,238.00	213.58%
<b>Total Landscaping</b>	<u>19,483.52</u>	<u>16,600.00</u>	<u>2,883.52</u>	<u>117.37%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	2,626.17	2,400.00	226.17	109.42%
5320 · Internet Clubhouse	1,708.64	760.00	948.64	224.82%

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

	<u>Jan - Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Clubhouse Maintenance	690.74	2,000.00	-1,309.26	34.54%
5300 · Pool Maintenance	2,580.00	2,800.00	-220.00	92.14%
5310 · Pool Supplies/Chemicals	1,695.62	3,570.00	-1,874.38	47.5%
5315 · Pool Repairs	1,808.22	770.00	1,038.22	234.83%
5338 · Pool Deck Power Wash/Maintenanc	526.35	500.00	26.35	105.27%
<b>Total Pool/Spa/Clubhouse</b>	<u>11,635.74</u>	<u>12,800.00</u>	<u>-1,164.26</u>	<u>90.9%</u>
<b>Gates</b>				
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	1,384.40	1,400.00	-15.60	98.89%
6520 · Fire Alarm Monitoring	1,008.00	1,008.00	0.00	100.0%
5512 · Gate Repair/Material	1,658.22	1,350.00	308.22	122.83%
<b>Total Gates</b>	<u>4,535.61</u>	<u>3,758.00</u>	<u>777.61</u>	<u>120.69%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	280.00	-280.00	0.0%
6610 · Fountain Maintenance	1,415.00	1,200.00	215.00	117.92%
6620 · Backflow Testing/Repair	250.00	280.00	-30.00	89.29%
5770 · General Maintenance	1,031.79	11,000.00	-9,968.21	9.38%
5850 · Exterminating	10,000.00	225.00	9,775.00	4,444.44%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>12,696.79</u>	<u>12,985.00</u>	<u>-288.21</u>	<u>97.78%</u>
<b>Total Expense</b>	<u>102,008.43</u>	<u>98,495.00</u>	<u>3,513.43</u>	<u>103.57%</u>
<b>Net Ordinary Income</b>	<u>-4,042.05</u>	<u>-2,524.40</u>	<u>-1,517.65</u>	<u>160.12%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7010 · Transfer to Reserves	39,420.00	39,420.00	0.00	100.0%
7034 · Interest Reserve Fund	837.50	0.00	837.50	100.0%
<b>Total Reserve Income</b>	<u>40,257.50</u>	<u>39,420.00</u>	<u>837.50</u>	<u>102.13%</u>
<b>Total Other Income</b>	<u>40,257.50</u>	<u>39,420.00</u>	<u>837.50</u>	<u>102.13%</u>
<b>Other Expense</b>				
<b>Reserve Expenditures</b>				
8570 · Clubhouse	9,194.19			
8517 · Gate Repairs	2,047.03	0.00	2,047.03	100.0%
<b>Total Reserve Expenditures</b>	<u>11,241.22</u>	<u>0.00</u>	<u>11,241.22</u>	<u>100.0%</u>
<b>Total Other Expense</b>	<u>11,241.22</u>	<u>0.00</u>	<u>11,241.22</u>	<u>100.0%</u>
<b>Net Other Income</b>	<u>29,016.28</u>	<u>39,420.00</u>	<u>-10,403.72</u>	<u>73.61%</u>
<b>Net Income</b>	<u><u>24,974.23</u></u>	<u><u>36,895.60</u></u>	<u><u>-11,921.37</u></u>	<u><u>67.69%</u></u>