

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY
SEPTEMBER 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 September 30, 2019

Sep 30, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 5,320.22

Due to Reserves -18,652.84

Total Operating Funds -13,332.62

Reserve Funds

1102 · Mutual of Omaha MM 4548 234,777.30

Due from Operating 18,652.84

Total Reserve Funds 253,430.14

Total Checking/Savings 240,097.52

Accounts Receivable

11000 · Accounts Receivable 5,507.22

Total Accounts Receivable 5,507.22

Other Current Assets

12000 · Undeposited Funds 636.40

Total Other Current Assets 636.40

Total Current Assets 246,241.14

TOTAL ASSETS 246,241.14

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 7,587.40

Total Other Current Liabilities 7,587.40

Total Other Current Liabilities 7,587.40

Total Current Liabilities 7,587.40

Total Liabilities 7,587.40

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 22,376.47

Total Equity 238,653.74

TOTAL LIABILITIES & EQUITY 246,241.14

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

	<u>Sep 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	56.26	0.00	56.26	100.0%
4070 · Late Fee Income	150.00	0.00	150.00	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>9,803.32</u>	<u>9,597.06</u>	<u>206.26</u>	<u>102.15%</u>
Total Income	<u>9,803.32</u>	<u>9,597.06</u>	<u>206.26</u>	<u>102.15%</u>
Gross Profit	9,803.32	9,597.06	206.26	102.15%
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	164.00	135.00	29.00	121.48%
5048 · Office Expense	13.64	20.00	-6.36	68.2%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>1,862.64</u>	<u>1,932.00</u>	<u>-69.36</u>	<u>96.41%</u>
Utilities				
5100 · Water/Sewer	1,030.19	802.00	228.19	128.45%
5120 · Electric	592.55	831.00	-238.45	71.31%
5125 · Gas	102.74	55.00	47.74	186.8%
5151 · Phone	61.84	62.00	-0.16	99.74%
Total Utilities	<u>1,787.32</u>	<u>1,750.00</u>	<u>37.32</u>	<u>102.13%</u>
Landscaping				
5200 · Landscape Contract	1,471.00	1,471.00	0.00	100.0%
5220 · Irrigation Repairs	115.52	80.00	35.52	144.4%
5240 · Tree Trimming/Removal	1,480.00	109.00	1,371.00	1,357.8%
Total Landscaping	<u>3,066.52</u>	<u>1,660.00</u>	<u>1,406.52</u>	<u>184.73%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	18.95	240.00	-221.05	7.9%
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	253.27	357.00	-103.73	70.94%
5315 · Pool Repairs	685.00	77.00	608.00	889.61%
Total Pool/Spa/Clubhouse	<u>1,420.19</u>	<u>1,230.00</u>	<u>190.19</u>	<u>115.46%</u>
Gates				
6500 · Gate Maintenance Contract	138.44	140.00	-1.56	98.89%
6520 · Fire Alarm Monitoring	589.03	0.00	589.03	100.0%

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

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5512 · Gate Repair/Material	140.28	135.00	5.28	103.91%
Total Gates	867.75	275.00	592.75	315.55%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	176.73	500.00	-323.27	35.35%
5850 · Exterminating	1,000.00	45.00	955.00	2,222.22%
Total Common Area/Repair & Maint.	1,296.73	665.00	631.73	195.0%
Total Expense	11,776.15	8,012.00	3,764.15	146.98%
Net Ordinary Income	-1,972.83	1,585.06	-3,557.89	-124.46%
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	86.82	0.00	86.82	100.0%
Total Reserve Income	4,028.82	3,942.00	86.82	102.2%
Total Other Income	4,028.82	3,942.00	86.82	102.2%
Net Other Income	4,028.82	3,942.00	86.82	102.2%
Net Income	<u>2,055.99</u>	<u>5,527.06</u>	<u>-3,471.07</u>	<u>37.2%</u>

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

	<u>Jan - Sep 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	121,851.34	121,851.54	-0.20	100.0%
4030 · Interest Income	492.84	0.00	492.84	100.0%
4070 · Late Fee Income	1,020.00	0.00	1,020.00	100.0%
4922 · Keys	249.79	0.00	249.79	100.0%
6010 · General Reserve Transfer	-35,478.00	-35,478.00	0.00	100.0%
Total Income	<u>88,135.97</u>	<u>86,373.54</u>	<u>1,762.43</u>	<u>102.04%</u>
Total Income	<u>88,135.97</u>	<u>86,373.54</u>	<u>1,762.43</u>	<u>102.04%</u>
Gross Profit	88,135.97	86,373.54	1,762.43	102.04%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	4,495.00	4,500.00	-5.00	99.89%
5821 · Townhome Roof Inspections	10,998.00	10,500.00	498.00	104.74%
Total Townhome Services & Repairs	<u>15,493.00</u>	<u>15,000.00</u>	<u>493.00</u>	<u>103.29%</u>
Administrative				
5007 · Document Storage Fee	45.00			
5000 · Management Fee	11,880.00	11,880.00	0.00	100.0%
5010 · Legal Expense	155.00	900.00	-745.00	17.22%
5017 · Printing/Postage	1,491.33	1,215.00	276.33	122.74%
5030 · Audit/Tax Preperation	550.00	500.00	50.00	110.0%
5048 · Office Expense	426.09	180.00	246.09	236.72%
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	3,210.00	3,213.00	-3.00	99.91%
Total Administrative	<u>17,842.42</u>	<u>17,948.00</u>	<u>-105.58</u>	<u>99.41%</u>
Utilities				
5100 · Water/Sewer	8,448.69	6,497.00	1,951.69	130.04%
5120 · Electric	5,427.22	5,773.00	-345.78	94.01%
5125 · Gas	2,186.77	2,314.00	-127.23	94.5%
5151 · Phone	550.54	558.00	-7.46	98.66%
Total Utilities	<u>16,613.22</u>	<u>15,142.00</u>	<u>1,471.22</u>	<u>109.72%</u>
Landscaping				
5200 · Landscape Contract	13,239.00	13,239.00	0.00	100.0%
5220 · Irrigation Repairs	115.52	720.00	-604.48	16.04%
5240 · Tree Trimming/Removal	1,480.00	981.00	499.00	150.87%
Total Landscaping	<u>14,834.52</u>	<u>14,940.00</u>	<u>-105.48</u>	<u>99.29%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	748.30	2,160.00	-1,411.70	34.64%
5320 · Internet Clubhouse	1,436.67	684.00	752.67	210.04%
5340 · Clubhouse Maintenance	10,381.28	1,800.00	8,581.28	576.74%
5300 · Pool Maintenance	2,460.00	2,520.00	-60.00	97.62%
5310 · Pool Supplies/Chemicals	1,452.78	3,213.00	-1,760.22	45.22%

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

	<u>Jan - Sep 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5315 · Pool Repairs	1,814.92	693.00	1,121.92	261.89%
5338 · Pool/Clubhouse Maintenance	1,286.28	500.00	786.28	257.26%
Total Pool/Spa/Clubhouse	19,580.23	11,570.00	8,010.23	169.23%
Gates				
6530 · Patrol Gatehouse Service	400.00	0.00	400.00	100.0%
6500 · Gate Maintenance Contract	1,245.96	1,260.00	-14.04	98.89%
6520 · Fire Alarm Monitoring	1,345.03	756.00	589.03	177.91%
5512 · Gate Repair/Material	1,009.19	1,215.00	-205.81	83.06%
Total Gates	4,000.18	3,231.00	769.18	123.81%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	210.00	-210.00	0.0%
6610 · Fountain Maintenance	1,295.00	1,080.00	215.00	119.91%
6620 · Backflow Testing/Repair	250.00	280.00	-30.00	89.29%
5770 · General Maintenance	9,076.68	10,500.00	-1,423.32	86.45%
5850 · Exterminating	3,000.00	225.00	2,775.00	1,333.33%
Total Common Area/Repair & Maint.	13,621.68	12,295.00	1,326.68	110.79%
Total Expense	101,985.25	90,126.00	11,859.25	113.16%
Net Ordinary Income	-13,849.28	-3,752.46	-10,096.82	369.07%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	35,478.00	35,478.00	0.00	100.0%
7034 · Interest Reserve Fund	747.75	0.00	747.75	100.0%
Total Reserve Income	36,225.75	35,478.00	747.75	102.11%
Total Other Income	36,225.75	35,478.00	747.75	102.11%
Net Other Income	36,225.75	35,478.00	747.75	102.11%
Net Income	<u>22,376.47</u>	<u>31,725.54</u>	<u>-9,349.07</u>	<u>70.53%</u>