

RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION

FINANCIAL SUMMARY
DECEMBER 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 December 31, 2019

Dec 31, 19

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 12,068.29

Due to Reserves -8,709.62

Total Operating Funds 3,358.67

Reserve Funds

1102 · Mutual of Omaha MM 4548 237,027.80

Due from Operating 10,007.62

Total Reserve Funds 247,035.42

Total Checking/Savings 250,394.09

Accounts Receivable

11000 · Accounts Receivable 2,223.23

Total Accounts Receivable 2,223.23

Other Current Assets

Clearing -1,298.00

Total Other Current Assets -1,298.00

Total Current Assets 251,319.32

TOTAL ASSETS 251,319.32

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 7,816.98

Total Other Current Liabilities 7,955.42

Total Other Current Liabilities 7,955.42

Total Current Liabilities 7,955.42

Total Liabilities 7,955.42

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 27,086.63

Total Equity 243,363.90

TOTAL LIABILITIES & EQUITY 251,319.32

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

	<u>Dec 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	34.73	0.00	34.73	100.0%
4070 · Late Fee Income	135.00	0.00	135.00	100.0%
4992 · Common Area Keys	114.95	0.00	114.95	100.0%
6010 · General Reserve Transfer	-3,942.00	-3,942.00	0.00	100.0%
Total Income	<u>9,881.74</u>	<u>9,597.06</u>	<u>284.68</u>	<u>102.97%</u>
Total Income	<u>9,881.74</u>	<u>9,597.06</u>	<u>284.68</u>	<u>102.97%</u>
Gross Profit	<u>9,881.74</u>	<u>9,597.06</u>	<u>284.68</u>	<u>102.97%</u>
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	500.00	-500.00	0.0%
Total Townhome Services & Repairs	<u>0.00</u>	<u>500.00</u>	<u>-500.00</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	50.00	100.00	-50.00	50.0%
5017 · Printing/Postage	90.50	135.00	-44.50	67.04%
5037 · Bank Charges & CC Fees	43.24	0.00	43.24	100.0%
5048 · Office Expense	11.44	20.00	-8.56	57.2%
5090 · Insurance	356.00	357.00	-1.00	99.72%
Total Administrative	<u>1,880.18</u>	<u>1,932.00</u>	<u>-51.82</u>	<u>97.32%</u>
Utilities				
5100 · Water/Sewer	793.59	723.00	70.59	109.76%
5120 · Electric	556.61	641.00	-84.39	86.84%
5125 · Gas	208.87	246.00	-37.13	84.91%
5151 · Phone	62.80	62.00	0.80	101.29%
Total Utilities	<u>1,621.87</u>	<u>1,672.00</u>	<u>-50.13</u>	<u>97.0%</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	200.00	240.00	-40.00	83.33%
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	240.00	280.00	-40.00	85.71%
5310 · Pool Supplies/Chemicals	41.74	357.00	-315.26	11.69%
5315 · Pool Repairs	0.00	77.00	-77.00	0.0%
5338 · Pool Deck Power Wash/Maintenanc	100.00	0.00	100.00	100.0%
Total Pool/Spa/Clubhouse	<u>784.71</u>	<u>1,230.00</u>	<u>-445.29</u>	<u>63.8%</u>

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

	<u>Dec 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	0.00	135.00	-135.00	0.0%
Total Gates	<u>138.44</u>	<u>275.00</u>	<u>-136.56</u>	<u>50.34%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	120.00	0.00	100.0%
5770 · General Maintenance	384.57	500.00	-115.43	76.91%
5850 · Exterminating	500.00	0.00	500.00	100.0%
Total Common Area/Repair & Maint.	<u>1,004.57</u>	<u>620.00</u>	<u>384.57</u>	<u>162.03%</u>
Total Expense	<u>6,900.77</u>	<u>7,889.00</u>	<u>-988.23</u>	<u>87.47%</u>
Net Ordinary Income	<u>2,980.97</u>	<u>1,708.06</u>	<u>1,272.91</u>	<u>174.52%</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	92.91	0.00	92.91	100.0%
Total Reserve Income	<u>4,034.91</u>	<u>3,942.00</u>	<u>92.91</u>	<u>102.36%</u>
Total Other Income	<u>4,034.91</u>	<u>3,942.00</u>	<u>92.91</u>	<u>102.36%</u>
Other Expense				
Reserve Expenditures				
9887 · Landscape Concept Area	3,224.36			
8570 · Clubhouse	6,579.00			
Total Reserve Expenditures	<u>9,803.36</u>	<u>0.00</u>	<u>9,803.36</u>	<u>100.0%</u>
Total Other Expense	<u>9,803.36</u>	<u>0.00</u>	<u>9,803.36</u>	<u>100.0%</u>
Net Other Income	<u>-5,768.45</u>	<u>3,942.00</u>	<u>-9,710.45</u>	<u>-146.33%</u>
Net Income	<u><u>-2,787.48</u></u>	<u><u>5,650.06</u></u>	<u><u>-8,437.54</u></u>	<u><u>-49.34%</u></u>

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

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	162,468.52	162,468.72	-0.20	100.0%
4030 · Interest Income	578.30	0.00	578.30	100.0%
4070 · Late Fee Income	1,320.00	0.00	1,320.00	100.0%
4900 · Violation Fines	425.00	0.00	425.00	100.0%
4992 · Common Area Keys	364.74	0.00	364.74	100.0%
6010 · General Reserve Transfer	-47,304.00	-47,304.00	0.00	100.0%
Total Income	<u>117,852.56</u>	<u>115,164.72</u>	<u>2,687.84</u>	<u>102.33%</u>
Total Income	<u>117,852.56</u>	<u>115,164.72</u>	<u>2,687.84</u>	<u>102.33%</u>
Gross Profit	117,852.56	115,164.72	2,687.84	102.33%
Expense				
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	5,970.00	6,000.00	-30.00	99.5%
5821 · Townhome Roof Inspections	10,998.00	10,500.00	498.00	104.74%
Total Townhome Services & Repairs	<u>16,968.00</u>	<u>16,500.00</u>	<u>468.00</u>	<u>102.84%</u>
Administrative				
5007 · Document Storage Fee	72.00			
5000 · Management Fee	15,840.00	15,840.00	0.00	100.0%
5010 · Legal Expense	205.00	1,200.00	-995.00	17.08%
5017 · Printing/Postage	2,461.13	1,620.00	841.13	151.92%
5030 · Audit/Tax Preperation	550.00	500.00	50.00	110.0%
5037 · Bank Charges & CC Fees	43.24	0.00	43.24	100.0%
5048 · Office Expense	533.58	240.00	293.58	222.33%
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	4,278.00	4,284.00	-6.00	99.86%
Total Administrative	<u>24,391.50</u>	<u>24,054.00</u>	<u>337.50</u>	<u>101.4%</u>
Utilities				
5100 · Water/Sewer	10,726.20	8,720.00	2,006.20	123.01%
5120 · Electric	7,303.39	7,825.00	-521.61	93.33%
5125 · Gas	2,666.17	2,884.00	-217.83	92.45%
5151 · Phone	739.13	744.00	-4.87	99.35%
Total Utilities	<u>21,434.89</u>	<u>20,173.00</u>	<u>1,261.89</u>	<u>106.26%</u>
Landscaping				
5260 · Landscape Projects	2,395.00			
5200 · Landscape Contract	17,652.00	17,652.00	0.00	100.0%
5220 · Irrigation Repairs	50.52	960.00	-909.48	5.26%
5240 · Tree Trimming/Removal	2,328.00	1,308.00	1,020.00	177.98%
Total Landscaping	<u>22,425.52</u>	<u>19,920.00</u>	<u>2,505.52</u>	<u>112.58%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	3,076.17	2,880.00	196.17	106.81%

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

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5320 · Internet Clubhouse	2,114.58	912.00	1,202.58	231.86%
5340 · Clubhouse Maintenance	690.74	2,400.00	-1,709.26	28.78%
5300 · Pool Maintenance	3,080.00	3,360.00	-280.00	91.67%
5310 · Pool Supplies/Chemicals	1,739.97	4,284.00	-2,544.03	40.62%
5315 · Pool Repairs	2,018.22	924.00	1,094.22	218.42%
5338 · Pool Deck Power Wash/Maintenanc	751.35	500.00	251.35	150.27%
Total Pool/Spa/Clubhouse	<u>13,471.03</u>	<u>15,260.00</u>	<u>-1,788.97</u>	<u>88.28%</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	1,661.28	1,680.00	-18.72	98.89%
6520 · Fire Alarm Monitoring	1,008.00	1,008.00	0.00	100.0%
5512 · Gate Repair/Material	1,808.19	1,620.00	188.19	111.62%
Total Gates	<u>4,962.46</u>	<u>4,308.00</u>	<u>654.46</u>	<u>115.19%</u>
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	280.00	-280.00	0.0%
6610 · Fountain Maintenance	1,655.00	1,440.00	215.00	114.93%
6620 · Backflow Testing/Repair	250.00	280.00	-30.00	89.29%
5770 · General Maintenance	1,485.80	12,000.00	-10,514.20	12.38%
5850 · Exterminating	11,000.00	270.00	10,730.00	4,074.07%
Total Common Area/Repair & Maint.	<u>14,390.80</u>	<u>14,270.00</u>	<u>120.80</u>	<u>100.85%</u>
Total Expense	<u>118,044.20</u>	<u>114,485.00</u>	<u>3,559.20</u>	<u>103.11%</u>
Net Ordinary Income	-191.64	679.72	-871.36	-28.19%
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	47,304.00	47,304.00	0.00	100.0%
7034 · Interest Reserve Fund	1,018.85	0.00	1,018.85	100.0%
Total Reserve Income	<u>48,322.85</u>	<u>47,304.00</u>	<u>1,018.85</u>	<u>102.15%</u>
Total Other Income	48,322.85	47,304.00	1,018.85	102.15%
Other Expense				
Reserve Expenditures				
9887 · Landscape Concept Area	3,224.36			
8570 · Clubhouse	15,773.19			
8517 · Gate Repairs	2,047.03	0.00	2,047.03	100.0%
Total Reserve Expenditures	<u>21,044.58</u>	<u>0.00</u>	<u>21,044.58</u>	<u>100.0%</u>
Total Other Expense	<u>21,044.58</u>	<u>0.00</u>	<u>21,044.58</u>	<u>100.0%</u>
Net Other Income	<u>27,278.27</u>	<u>47,304.00</u>	<u>-20,025.73</u>	<u>57.67%</u>
Net Income	<u><u>27,086.63</u></u>	<u><u>47,983.72</u></u>	<u><u>-20,897.09</u></u>	<u><u>56.45%</u></u>