

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

FINANCIAL SUMMARY

FEBRUARY 2020

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 February 29, 2020

Feb 29, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 16,441.97

Due to Reserves -8,709.62

Total Operating Funds 7,732.35

Reserve Funds

1102 · Mutual of Omaha MM 4548 218,285.22

Due from Operating 10,007.62

Total Reserve Funds 228,292.84

Total Checking/Savings 236,025.19

Accounts Receivable

11000 · Accounts Receivable 2,984.92

Total Accounts Receivable 2,984.92

Other Current Assets

12000 · Undeposited Funds 1,683.29

Clearing -1,298.00

Total Other Current Assets 385.29

Total Current Assets 239,395.40

TOTAL ASSETS 239,395.40

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 8,845.11

Total Other Current Liabilities 8,983.55

Total Other Current Liabilities 8,983.55

Total Current Liabilities 8,983.55

Total Liabilities 8,983.55

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

32000 · Unrestricted Net Assets 27,086.63

Net Income -12,952.05

Total Equity 230,411.85

TOTAL LIABILITIES & EQUITY 239,395.40

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
6020 · Returned Check Charges	12.00			
Income				
4000 · Assessment Income	15,999.42	16,000.00	-0.58	100.0%
4030 · Interest Income	29.28	65.00	-35.72	45.05%
4070 · Late Fee Income	142.09	115.00	27.09	123.56%
4992 · Common Area Keys	160.00	25.00	135.00	640.0%
6010 · General Reserve Transfer	-5,700.00	5,700.00	-11,400.00	-100.0%
Total Income	<u>10,630.79</u>	<u>21,905.00</u>	<u>-11,274.21</u>	<u>48.53%</u>
Total Income	<u>10,642.79</u>	<u>21,905.00</u>	<u>-11,262.21</u>	<u>48.59%</u>
Gross Profit	10,642.79	21,905.00	-11,262.21	48.59%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	0.00	515.00	-515.00	0.0%
Total Single Fam Home Serv. & Repairs	0.00	515.00	-515.00	0.0%
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	490.00	750.00	-260.00	65.33%
Total Townhome Services & Repairs	490.00	750.00	-260.00	65.33%
66010 · Bank Service Charges	12.00			
Administrative				
5007 · Document Storage Fee	9.00	0.00	9.00	100.0%
5000 · Management Fee	1,403.32	1,361.66	41.66	103.06%
5010 · Legal Expense	50.00	50.00	0.00	100.0%
5017 · Printing/Postage	81.25	175.00	-93.75	46.43%
5030 · Audit/Tax Preperation	350.00	0.00	350.00	100.0%
5048 · Office Expense	19.58	50.00	-30.42	39.16%
5090 · Insurance	0.00	365.00	-365.00	0.0%
Total Administrative	<u>1,913.15</u>	<u>2,001.66</u>	<u>-88.51</u>	<u>95.58%</u>
Utilities				
5100 · Water/Sewer	774.59	725.00	49.59	106.84%
5120 · Electric	599.50	600.00	-0.50	99.92%
5125 · Gas	355.53	375.00	-19.47	94.81%
5151 · Phone	61.90	65.00	-3.10	95.23%
Total Utilities	<u>1,791.52</u>	<u>1,765.00</u>	<u>26.52</u>	<u>101.5%</u>
Landscaping				
5200 · Landscape Contract	1,471.00	1,515.00	-44.00	97.1%
5220 · Irrigation Repairs	0.00	65.00	-65.00	0.0%
Total Landscaping	<u>1,471.00</u>	<u>1,580.00</u>	<u>-109.00</u>	<u>93.1%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	250.00	265.00	-15.00	94.34%
5320 · Internet Clubhouse	202.97	165.00	37.97	123.01%
5340 · Clubhouse Maintenance	0.00	1,500.00	-1,500.00	0.0%
5300 · Pool Maintenance	260.00	280.00	-20.00	92.86%

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5310 · Pool Supplies/Chemicals	0.00	165.00	-165.00	0.0%
5315 · Pool Repairs	0.00	165.00	-165.00	0.0%
5338 · Pool Deck Power Wash/Maintenanc	125.00	325.00	-200.00	38.46%
Total Pool/Spa/Clubhouse	<u>837.97</u>	<u>2,865.00</u>	<u>-2,027.03</u>	<u>29.25%</u>
Gates				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.48%
5512 · Gate Repair/Material	49.99	110.00	-60.01	45.45%
Total Gates	<u>188.43</u>	<u>255.00</u>	<u>-66.57</u>	<u>73.89%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5770 · General Maintenace	0.00	110.00	-110.00	0.0%
5850 · Exterminating	620.00	500.00	120.00	124.0%
Total Common Area/Repair & Maint.	<u>740.00</u>	<u>740.00</u>	<u>0.00</u>	<u>100.0%</u>
Total Expense	<u>7,444.07</u>	<u>10,471.66</u>	<u>-3,027.59</u>	<u>71.09%</u>
Net Ordinary Income	<u>3,198.72</u>	<u>11,433.34</u>	<u>-8,234.62</u>	<u>27.98%</u>
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	6,350.00			
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	79.37	0.00	79.37	100.0%
Total Reserve Income	<u>12,129.37</u>	<u>5,700.00</u>	<u>6,429.37</u>	<u>212.8%</u>
Total Other Income	<u>12,129.37</u>	<u>5,700.00</u>	<u>6,429.37</u>	<u>212.8%</u>
Other Expense				
Reserve Expenditures				
9952 · Street Expenses	9,345.00	0.00	9,345.00	100.0%
9800 · Repair & Replacement Expense	2,516.40	0.00	2,516.40	100.0%
8570 · Clubhouse	500.00	0.00	500.00	100.0%
Total Reserve Expenditures	<u>12,361.40</u>	<u>0.00</u>	<u>12,361.40</u>	<u>100.0%</u>
Total Other Expense	<u>12,361.40</u>	<u>0.00</u>	<u>12,361.40</u>	<u>100.0%</u>
Net Other Income	<u>-232.03</u>	<u>5,700.00</u>	<u>-5,932.03</u>	<u>-4.07%</u>
Net Income	<u><u>2,966.69</u></u>	<u><u>17,133.34</u></u>	<u><u>-14,166.65</u></u>	<u><u>17.32%</u></u>

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
January through February 2020

	<u>Jan - Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
6020 · Returned Check Charges	12.00			
Income				
4000 · Assessment Income	31,998.84	32,000.00	-1.16	100.0%
4030 · Interest Income	107.86	130.00	-22.14	82.97%
4070 · Late Fee Income	242.09	230.00	12.09	105.26%
4992 · Common Area Keys	220.00	25.00	195.00	880.0%
6010 · General Reserve Transfer	-11,400.00	11,400.00	-22,800.00	-100.0%
Total Income	<u>21,168.79</u>	<u>43,785.00</u>	<u>-22,616.21</u>	<u>48.35%</u>
Total Income	<u>21,180.79</u>	<u>43,785.00</u>	<u>-22,604.21</u>	<u>48.38%</u>
Gross Profit	21,180.79	43,785.00	-22,604.21	48.38%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	0.00	1,030.00	-1,030.00	0.0%
Total Single Fam Home Serv. & Repairs	<u>0.00</u>	<u>1,030.00</u>	<u>-1,030.00</u>	<u>0.0%</u>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	980.00	1,500.00	-520.00	65.33%
Total Townhome Services & Repairs	<u>980.00</u>	<u>1,500.00</u>	<u>-520.00</u>	<u>65.33%</u>
66010 · Bank Service Charges	12.00			
Administrative				
5007 · Document Storage Fee	18.00	0.00	18.00	100.0%
5000 · Management Fee	2,723.32	2,723.32	0.00	100.0%
5010 · Legal Expense	100.00	100.00	0.00	100.0%
5017 · Printing/Postage	354.30	350.00	4.30	101.23%
5030 · Audit/Tax Preperation	350.00	0.00	350.00	100.0%
5048 · Office Expense	69.62	100.00	-30.38	69.62%
5090 · Insurance	356.00	730.00	-374.00	48.77%
Total Administrative	<u>3,971.24</u>	<u>4,003.32</u>	<u>-32.08</u>	<u>99.2%</u>
Utilities				
5100 · Water/Sewer	1,573.64	1,475.00	98.64	106.69%
5120 · Electric	1,218.14	1,260.00	-41.86	96.68%
5125 · Gas	618.32	1,100.00	-481.68	56.21%
5151 · Phone	124.04	130.00	-5.96	95.42%
Total Utilities	<u>3,534.14</u>	<u>3,965.00</u>	<u>-430.86</u>	<u>89.13%</u>
Landscaping				
5200 · Landscape Contract	2,942.00	3,030.00	-88.00	97.1%
5220 · Irrigation Repairs	0.00	130.00	-130.00	0.0%
Total Landscaping	<u>2,942.00</u>	<u>3,160.00</u>	<u>-218.00</u>	<u>93.1%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	450.00	530.00	-80.00	84.91%
5320 · Internet Clubhouse	405.94	330.00	75.94	123.01%
5340 · Clubhouse Maintenance	0.00	3,000.00	-3,000.00	0.0%
5300 · Pool Maintenance	500.00	560.00	-60.00	89.29%

Riverwalk Tucson Homeowners Association
Profit & Loss Budget vs. Actual
January through February 2020

	Jan - Feb 20	Budget	\$ Over Budget	% of Budget
5310 · Pool Supplies/Chemicals	201.10	330.00	-128.90	60.94%
5315 · Pool Repairs	140.00	330.00	-190.00	42.42%
5338 · Pool Deck Power Wash/Maintenanc	225.00	325.00	-100.00	69.23%
Total Pool/Spa/Clubhouse	1,922.04	5,405.00	-3,482.96	35.56%
Gates				
6500 · Gate Maintenance Contract	276.88	290.00	-13.12	95.48%
6520 · Fire Alarm Monitoring	252.00	260.00	-8.00	96.92%
5512 · Gate Repair/Material	199.96	220.00	-20.04	90.89%
Total Gates	728.84	770.00	-41.16	94.66%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	1,040.00	260.00	780.00	400.0%
5770 · General Maintenance	0.00	220.00	-220.00	0.0%
5850 · Exterminating	1,240.00	1,120.00	120.00	110.71%
Total Common Area/Repair & Maint.	2,280.00	1,600.00	680.00	142.5%
Total Expense	16,370.26	21,433.32	-5,063.06	76.38%
Net Ordinary Income	4,810.53	22,351.68	-17,541.15	21.52%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	6,350.00			
7010 · Transfer to Reserves	11,400.00	11,400.00	0.00	100.0%
7034 · Interest Reserve Fund	170.70	0.00	170.70	100.0%
Total Reserve Income	17,920.70	11,400.00	6,520.70	157.2%
Total Other Income	17,920.70	11,400.00	6,520.70	157.2%
Other Expense				
Reserve Expenditures				
9952 · Street Expenses	18,690.00	0.00	18,690.00	100.0%
9886 · Landscape & Gravel Expenses	9,436.00	0.00	9,436.00	100.0%
9884 · Irrigation Replacement Expenses	4,540.88	0.00	4,540.88	100.0%
9800 · Repair & Replacement Expense	2,516.40	0.00	2,516.40	100.0%
8570 · Clubhouse	500.00	0.00	500.00	100.0%
Total Reserve Expenditures	35,683.28	0.00	35,683.28	100.0%
Total Other Expense	35,683.28	0.00	35,683.28	100.0%
Net Other Income	-17,762.58	11,400.00	-29,162.58	-155.81%
Net Income	-12,952.05	33,751.68	-46,703.73	-38.38%