

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY**

**JANUARY 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 January 31, 2020

Jan 31, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 13,957.01

Due to Reserves -8,709.62

Total Operating Funds 5,247.39

Reserve Funds

1102 · Mutual of Omaha MM 4548 219,007.25

Due from Operating 10,007.62

Total Reserve Funds 229,014.87

Total Checking/Savings 234,262.26

Accounts Receivable

11000 · Accounts Receivable 2,822.93

Total Accounts Receivable 2,822.93

Other Current Assets

12000 · Undeposited Funds 322.77

Clearing -1,298.00

Total Other Current Assets -975.23

Total Current Assets 236,109.96

TOTAL ASSETS 236,109.96

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 8,526.36

Total Other Current Liabilities 8,664.80

Total Other Current Liabilities 8,664.80

Total Current Liabilities 8,664.80

Total Liabilities 8,664.80

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 -15,918.74

Total Equity 227,445.16

TOTAL LIABILITIES & EQUITY 236,109.96

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

	Jan 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	15,999.42	16,000.00	-0.58	100.0%
4030 · Interest Income	78.58	65.00	13.58	120.89%
4070 · Late Fee Income	100.00	115.00	-15.00	86.96%
4992 · Common Area Keys	60.00	0.00	60.00	100.0%
6010 · General Reserve Transfer	-5,700.00	5,700.00	-11,400.00	-100.0%
<b>Total Income</b>	<b>10,538.00</b>	<b>21,880.00</b>	<b>-11,342.00</b>	<b>48.16%</b>
<b>Total Income</b>	<b>10,538.00</b>	<b>21,880.00</b>	<b>-11,342.00</b>	<b>48.16%</b>
<b>Gross Profit</b>	<b>10,538.00</b>	<b>21,880.00</b>	<b>-11,342.00</b>	<b>48.16%</b>
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	0.00	515.00	-515.00	0.0%
<b>Total Single Fam Home Serv. &amp; Repairs</b>	<b>0.00</b>	<b>515.00</b>	<b>-515.00</b>	<b>0.0%</b>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	490.00	750.00	-260.00	65.33%
<b>Total Townhome Services &amp; Repairs</b>	<b>490.00</b>	<b>750.00</b>	<b>-260.00</b>	<b>65.33%</b>
Administrative				
5007 · Document Storage Fee	9.00	0.00	9.00	100.0%
5000 · Management Fee	1,320.00	1,361.66	-41.66	96.94%
5010 · Legal Expense	50.00	50.00	0.00	100.0%
5017 · Printing/Postage	273.05	175.00	98.05	156.03%
5048 · Office Expense	50.04	50.00	0.04	100.08%
5090 · Insurance	356.00	365.00	-9.00	97.53%
<b>Total Administrative</b>	<b>2,058.09</b>	<b>2,001.66</b>	<b>56.43</b>	<b>102.82%</b>
Utilities				
5100 · Water/Sewer	799.05	750.00	49.05	106.54%
5120 · Electric	618.64	660.00	-41.36	93.73%
5125 · Gas	262.79	725.00	-462.21	36.25%
5151 · Phone	62.14	65.00	-2.86	95.6%
<b>Total Utilities</b>	<b>1,742.62</b>	<b>2,200.00</b>	<b>-457.38</b>	<b>79.21%</b>
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%
<b>Total Landscaping</b>	<b>1,471.00</b>	<b>1,580.00</b>	<b>-109.00</b>	<b>93.1%</b>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	200.00	265.00	-65.00	75.47%
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	240.00	280.00	-40.00	85.71%
5310 · Pool Supplies/Chemicals	201.10	165.00	36.10	121.88%
5315 · Pool Repairs	140.00	165.00	-25.00	84.85%
5338 · Pool Deck Power Wash/Maintenanc	100.00	0.00	100.00	100.0%

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

	<u>Jan 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Pool/Spa/Clubhouse	1,084.07	2,540.00	-1,455.93	42.68%
Gates				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.48%
6520 · Fire Alarm Monitoring	252.00	260.00	-8.00	96.92%
5512 · Gate Repair/Material	149.97	110.00	39.97	136.34%
<b>Total Gates</b>	<b>540.41</b>	<b>515.00</b>	<b>25.41</b>	<b>104.93%</b>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	920.00	130.00	790.00	707.69%
5770 · General Maintenance	0.00	110.00	-110.00	0.0%
5850 · Exterminating	620.00	620.00	0.00	100.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>1,540.00</b>	<b>860.00</b>	<b>680.00</b>	<b>179.07%</b>
<b>Total Expense</b>	<b>8,926.19</b>	<b>10,961.66</b>	<b>-2,035.47</b>	<b>81.43%</b>
<b>Net Ordinary Income</b>	<b>1,611.81</b>	<b>10,918.34</b>	<b>-9,306.53</b>	<b>14.76%</b>
Other Income/Expense				
Other Income				
Reserve Income				
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	91.33	0.00	91.33	100.0%
<b>Total Reserve Income</b>	<b>5,791.33</b>	<b>5,700.00</b>	<b>91.33</b>	<b>101.6%</b>
<b>Total Other Income</b>	<b>5,791.33</b>	<b>5,700.00</b>	<b>91.33</b>	<b>101.6%</b>
Other Expense				
Reserve Expenditures				
9952 · Street Expenses	9,345.00	0.00	9,345.00	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%
<b>Total Reserve Expenditures</b>	<b>23,321.88</b>	<b>0.00</b>	<b>23,321.88</b>	<b>100.0%</b>
<b>Total Other Expense</b>	<b>23,321.88</b>	<b>0.00</b>	<b>23,321.88</b>	<b>100.0%</b>
<b>Net Other Income</b>	<b>-17,530.55</b>	<b>5,700.00</b>	<b>-23,230.55</b>	<b>-307.55%</b>
<b>Net Income</b>	<b>-15,918.74</b>	<b>16,618.34</b>	<b>-32,537.08</b>	<b>-95.79%</b>

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