

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

FINANCIAL SUMMARY

MARCH 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 March 31, 2020

Mar 31, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 11,225.96

Due to Reserves -8,709.62

Total Operating Funds 2,516.34

Reserve Funds

1102 · Mutual of Omaha MM 4548 224,058.80

Due from Operating 10,007.62

Total Reserve Funds 234,066.42

Total Checking/Savings 236,582.76

Accounts Receivable

11000 · Accounts Receivable 3,449.98

Total Accounts Receivable 3,449.98

Other Current Assets

12000 · Undeposited Funds 786.33

Clearing -1,298.00

Total Other Current Assets -511.67

Total Current Assets 239,521.07

TOTAL ASSETS 239,521.07

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2020 · Accrued Expenses 138.44

2010 · Prepaid Assessments 9,332.11

Total Other Current Liabilities 9,470.55

Total Other Current Liabilities 9,470.55

Total Current Liabilities 9,470.55

Total Liabilities 9,470.55

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 -13,313.38

Total Equity 230,050.52

TOTAL LIABILITIES & EQUITY 239,521.07

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

	<u>Mar 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	30.48	65.00	-34.52	46.89%
4070 · Late Fee Income	135.00	115.00	20.00	117.39%
4992 · Common Area Keys	0.00	25.00	-25.00	0.0%
6010 · General Reserve Transfer	-5,700.00	-5,700.00	0.00	100.0%
Total Income	<u>10,464.90</u>	<u>10,505.00</u>	<u>-40.10</u>	<u>99.62%</u>
Total Income	<u>10,476.90</u>	<u>10,505.00</u>	<u>-28.10</u>	<u>99.73%</u>
Gross Profit	10,476.90	10,505.00	-28.10	99.73%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	1,545.00	515.00	1,030.00	300.0%
Total Single Fam Home Serv. & Repairs	<u>1,545.00</u>	<u>515.00</u>	<u>1,030.00</u>	<u>300.0%</u>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	0.00	750.00	-750.00	0.0%
5821 · Townhome Roof Inspections	5,499.00	0.00	5,499.00	100.0%
Total Townhome Services & Repairs	<u>5,499.00</u>	<u>750.00</u>	<u>4,749.00</u>	<u>733.2%</u>
66010 · Bank Service Charges	12.00			
Administrative				
5007 · Document Storage Fee	9.00	0.00	9.00	100.0%
5000 · Management Fee	1,361.66	1,361.66	0.00	100.0%
5010 · Legal Expense	50.00	50.00	0.00	100.0%
5017 · Printing/Postage	106.18	175.00	-68.82	60.67%
5030 · Audit/Tax Preperation	209.07	0.00	209.07	100.0%
5048 · Office Expense	100.00	50.00	50.00	200.0%
5090 · Insurance	724.00	365.00	359.00	198.36%
Total Administrative	<u>2,559.91</u>	<u>2,001.66</u>	<u>558.25</u>	<u>127.89%</u>
Utilities				
5100 · Water/Sewer	770.07	750.00	20.07	102.68%
5120 · Electric	581.60	600.00	-18.40	96.93%
5125 · Gas	300.17	375.00	-74.83	80.05%
5151 · Phone	61.91	65.00	-3.09	95.25%
Total Utilities	<u>1,713.75</u>	<u>1,790.00</u>	<u>-76.25</u>	<u>95.74%</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	200.00	265.00	-65.00	75.47%
5320 · Internet Clubhouse	202.97	165.00	37.97	123.01%
5340 · Clubhouse Maintenance	129.00	100.00	29.00	129.0%

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

	<u>Mar 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5300 · Pool Maintenance	240.00	280.00	-40.00	85.71%
5310 · Pool Supplies/Chemicals	41.74	165.00	-123.26	25.3%
5315 · Pool Repairs	170.00	165.00	5.00	103.03%
5338 · Pool Deck Power Wash/Maintenanc	100.00	0.00	100.00	100.0%
Total Pool/Spa/Clubhouse	1,083.71	1,140.00	-56.29	95.06%
Gates				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.48%
5512 · Gate Repair/Material	0.00	110.00	-110.00	0.0%
Total Gates	138.44	255.00	-116.56	54.29%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5730 · Roof Maintenance/Repairs	1,849.00	0.00	1,849.00	100.0%
5770 · General Maintenance	0.00	110.00	-110.00	0.0%
5850 · Exterminating	620.00	620.00	0.00	100.0%
Total Common Area/Repair & Maint.	2,589.00	860.00	1,729.00	301.05%
Total Expense	16,611.81	8,891.66	7,720.15	186.83%
Net Ordinary Income	-6,134.91	1,613.34	-7,748.25	-380.26%
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	73.58	0.00	73.58	100.0%
Total Reserve Income	5,773.58	5,700.00	73.58	101.29%
Total Other Income	5,773.58	5,700.00	73.58	101.29%
Net Other Income	5,773.58	5,700.00	73.58	101.29%
Net Income	<u>-361.33</u>	<u>7,313.34</u>	<u>-7,674.67</u>	<u>-4.94%</u>

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

	<u>Jan - Mar 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
6020 · Returned Check Charges	24.00			
Income				
4000 · Assessment Income	47,998.26	48,000.00	-1.74	100.0%
4030 · Interest Income	138.34	195.00	-56.66	70.94%
4070 · Late Fee Income	377.09	345.00	32.09	109.3%
4992 · Common Area Keys	220.00	50.00	170.00	440.0%
6010 · General Reserve Transfer	-17,100.00	-17,100.00	0.00	100.0%
Total Income	<u>31,633.69</u>	<u>31,490.00</u>	<u>143.69</u>	<u>100.46%</u>
Total Income	<u>31,657.69</u>	<u>31,490.00</u>	<u>167.69</u>	<u>100.53%</u>
Gross Profit	31,657.69	31,490.00	167.69	100.53%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	1,545.00	1,545.00	0.00	100.0%
Total Single Fam Home Serv. & Repairs	<u>1,545.00</u>	<u>1,545.00</u>	<u>0.00</u>	<u>100.0%</u>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	980.00	2,250.00	-1,270.00	43.56%
5821 · Townhome Roof Inspections	5,499.00	0.00	5,499.00	100.0%
Total Townhome Services & Repairs	<u>6,479.00</u>	<u>2,250.00</u>	<u>4,229.00</u>	<u>287.96%</u>
66010 · Bank Service Charges	24.00			
Administrative				
5007 · Document Storage Fee	27.00	0.00	27.00	100.0%
5000 · Management Fee	4,084.98	4,084.98	0.00	100.0%
5010 · Legal Expense	150.00	150.00	0.00	100.0%
5017 · Printing/Postage	460.48	525.00	-64.52	87.71%
5030 · Audit/Tax Preperation	559.07	0.00	559.07	100.0%
5048 · Office Expense	169.62	150.00	19.62	113.08%
5090 · Insurance	1,080.00	1,095.00	-15.00	98.63%
Total Administrative	<u>6,531.15</u>	<u>6,004.98</u>	<u>526.17</u>	<u>108.76%</u>
Utilities				
5100 · Water/Sewer	2,343.71	2,225.00	118.71	105.34%
5120 · Electric	1,799.74	1,860.00	-60.26	96.76%
5125 · Gas	918.49	1,475.00	-556.51	62.27%
5151 · Phone	185.95	195.00	-9.05	95.36%
Total Utilities	<u>5,247.89</u>	<u>5,755.00</u>	<u>-507.11</u>	<u>91.19%</u>
Landscaping				
5200 · Landscape Contract	4,413.00	4,545.00	-132.00	97.1%
5220 · Irrigation Repairs	0.00	195.00	-195.00	0.0%
Total Landscaping	<u>4,413.00</u>	<u>4,740.00</u>	<u>-327.00</u>	<u>93.1%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	650.00	795.00	-145.00	81.76%
5320 · Internet Clubhouse	608.91	495.00	113.91	123.01%
5340 · Clubhouse Maintenance	129.00	3,100.00	-2,971.00	4.16%

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

	<u>Jan - Mar 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5300 · Pool Maintenance	740.00	840.00	-100.00	88.1%
5310 · Pool Supplies/Chemicals	242.84	495.00	-252.16	49.06%
5315 · Pool Repairs	310.00	495.00	-185.00	62.63%
5338 · Pool Deck Power Wash/Maintenanc	325.00	325.00	0.00	100.0%
Total Pool/Spa/Clubhouse	<u>3,005.75</u>	<u>6,545.00</u>	<u>-3,539.25</u>	<u>45.92%</u>
Gates				
6500 · Gate Maintenance Contract	415.32	435.00	-19.68	95.48%
6520 · Fire Alarm Monitoring	252.00	260.00	-8.00	96.92%
5512 · Gate Repair/Material	199.96	330.00	-130.04	60.59%
Total Gates	<u>867.28</u>	<u>1,025.00</u>	<u>-157.72</u>	<u>84.61%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	1,160.00	390.00	770.00	297.44%
5730 · Roof Maintenance/Repairs	1,849.00	0.00	1,849.00	100.0%
5770 · General Maintenance	0.00	330.00	-330.00	0.0%
5850 · Exterminating	1,860.00	1,740.00	120.00	106.9%
Total Common Area/Repair & Maint.	<u>4,869.00</u>	<u>2,460.00</u>	<u>2,409.00</u>	<u>197.93%</u>
Total Expense	<u>32,982.07</u>	<u>30,324.98</u>	<u>2,657.09</u>	<u>108.76%</u>
Net Ordinary Income	-1,324.38	1,165.02	-2,489.40	-113.68%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	6,350.00			
7010 · Transfer to Reserves	17,100.00	17,100.00	0.00	100.0%
7034 · Interest Reserve Fund	244.28	0.00	244.28	100.0%
Total Reserve Income	<u>23,694.28</u>	<u>17,100.00</u>	<u>6,594.28</u>	<u>138.56%</u>
Total Other Income	23,694.28	17,100.00	6,594.28	138.56%
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	<u>35,683.28</u>	<u>0.00</u>	<u>35,683.28</u>	<u>100.0%</u>
Total Other Expense	<u>35,683.28</u>	<u>0.00</u>	<u>35,683.28</u>	<u>100.0%</u>
Net Other Income	-11,989.00	17,100.00	-29,089.00	-70.11%
Net Income	<u><u>-13,313.38</u></u>	<u><u>18,265.02</u></u>	<u><u>-31,578.40</u></u>	<u><u>-72.89%</u></u>