

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY
APRIL 2020**

1. BALANCE SHEET
2. P&I- ACTUAL MONTH TO DATE
3. P&I- ACTUAL YEAR TO DATE

Riverwalk Tucson Homeowners Association

05/20/20

Balance Sheet

Accrual Basis

As of April 30, 2020

	<u>Apr 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	11,272.11
Due to Reserves	<u>-10,007.62</u>
Total Operating Funds	1,264.49
Reserve Funds	
1102 · Mutual of Omaha MM 4548	228,247.68
Due from Operating	<u>10,007.62</u>
Total Reserve Funds	238,255.30
Total Checking/Savings	239,519.79
Accounts Receivable	
11000 · Accounts Receivable	<u>3,006.37</u>
Total Accounts Receivable	3,006.37
Other Current Assets	
12000 · Undeposited Funds	<u>499.56</u>
Total Other Current Assets	499.56
Total Current Assets	<u>243,025.72</u>
TOTAL ASSETS	<u>243,025.72</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 · Prepaid Assessments	<u>7,906.23</u>
Total Other Current Liabilities	7,906.23
Total Other Current Liabilities	<u>7,906.23</u>
Total Current Liabilities	7,906.23
Total Liabilities	7,906.23
Equity	
Reserve Equity	
3010 · Accumulated General	<u>247,035.42</u>
Total Reserve Equity	247,035.42
Operating Surplus	
3110 · Accumulated Surplus	<u>-3,671.52</u>
Total Operating Surplus	-3,671.52
Net Income	<u>-8,244.41</u>
Total Equity	235,119.49
TOTAL LIABILITIES & EQUITY	<u>243,025.72</u>

Profit & Loss Budget vs. Actual

April 2020

	Apr 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	21.94	65.00	-43.06	33.8%
4070 · Late Fee Income	90.00	115.00	-25.00	78.3%
4992 · Common Area Keys	320.00	25.00	295.00	1,280.0%
6010 · General Reserve Transfer	-5,700.00	-5,700.00	0.00	100.0%
Total Income	10,731.36	10,505.00	226.36	102.2%
Total Income	10,731.36	10,505.00	226.36	102.2%
Gross Profit	10,731.36	10,505.00	226.36	102.2%
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	0.00	750.00	-750.00	0.0%
Total Townhome Services & Repairs	0.00	750.00	-750.00	0.0%
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	0.00	175.00	-175.00	0.0%
5030 · Audit/Tax Preparation	0.00	600.00	-600.00	0.0%
5048 · Office Expense	0.00	50.00	-50.00	0.0%
5080 · Corporate Taxes	0.00	55.00	-55.00	0.0%
5090 · Insurance	593.00	365.00	228.00	162.5%
Total Administrative	2,013.66	2,656.66	-643.00	75.8%
Utilities				
5100 · Water/Sewer	836.12	775.00	61.12	107.9%
5120 · Electric	553.04	575.00	-21.96	96.2%
5125 · Gas	256.56	325.00	-68.44	78.9%
5151 · Phone	61.80	65.00	-3.20	95.1%
Total Utilities	1,707.52	1,740.00	-32.48	98.1%
Landscaping				
5260 · Landscape Projects	0.00	1,000.00	-1,000.00	0.0%
5200 · Landscape Contract	1,986.00	1,515.00	471.00	131.1%
5220 · Irrigation Repairs	184.06	65.00	119.06	283.2%
Total Landscaping	2,170.06	2,580.00	-409.94	84.1%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	200.00	265.00	-65.00	75.5%
5320 · Internet Clubhouse	202.97	165.00	37.97	123.0%
5340 · Clubhouse Maintenance	0.00	100.00	-100.00	0.0%
5300 · Pool Maintenance	260.00	280.00	-20.00	92.9%
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	100.00	0.00	100.00	100.0%
Total Pool/Spa/Clubhouse	762.97	1,140.00	-377.03	66.9%
Gates				
6500 · Gate Maintenance Contract	-138.44	145.00	-283.44	-95.5%
6520 · Fire Alarm Monitoring	252.00	260.00	-8.00	96.9%
5512 · Gate Repair/Material	0.00	110.00	-110.00	0.0%
Total Gates	113.56	515.00	-401.44	22.1%

Riverwalk Tucson Homeowners Association

05/20/20

Profit & Loss Budget vs. Actual

Accrual Basis

April 2020

	Apr 20	Budget	\$ Over Budget	% of Budget
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.3%
5730 · Roof Maintenance/Repairs	1,849.00	0.00	1,849.00	100.0%
5770 · General Maintenance	435.50	110.00	325.50	395.9%
5850 · Exterminating	679.00	500.00	179.00	135.8%
Total Common Area/Repair & Maint.	3,083.50	740.00	2,343.50	416.7%
Total Expense	9,851.27	10,636.66	-785.39	92.6%
Net Ordinary Income	880.09	-131.66	1,011.75	-668.5%
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	53.88	0.00	53.88	100.0%
Total Reserve Income	5,753.88	5,700.00	53.88	100.9%
Total Other Income	5,753.88	5,700.00	53.88	100.9%
Other Expense				
Reserve Expenditures				
9828 · Concrete Expenses	1,220.00	0.00	1,220.00	100.0%
9800 · Repair & Replacement Expense	345.00	0.00	345.00	100.0%
Total Reserve Expenditures	1,565.00	0.00	1,565.00	100.0%
Total Other Expense	1,565.00	0.00	1,565.00	100.0%
Net Other Income	4,188.88	5,700.00	-1,511.12	73.5%
Net Income	5,068.97	5,568.34	-499.37	91.0%

Riverwalk Tucson Homeowners Association

05/20/20

Profit & Loss Budget vs. Actual

Accrual Basis

January through April 2020

	Jan - Apr 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	63,997.68	64,000.00	-2.32	100.0%
4030 · Interest Income	160.28	260.00	-99.72	61.6%
4070 · Late Fee Income	467.09	460.00	7.09	101.5%
4992 · Common Area Keys	540.00	75.00	465.00	720.0%
6010 · General Reserve Transfer	-22,800.00	-22,800.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
Total Income	42,389.05	41,995.00	394.05	100.9%
Total Income	42,389.05	41,995.00	394.05	100.9%
Gross Profit	42,389.05	41,995.00	394.05	100.9%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	1,545.00	2,060.00	-515.00	75.0%
Total Single Fam Home Serv. & Repairs	1,545.00	2,060.00	-515.00	75.0%
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	980.00	3,000.00	-2,020.00	32.7%
5821 · Townhome Roof Inspections	5,499.00	0.00	5,499.00	100.0%
Total Townhome Services & Repairs	6,479.00	3,000.00	3,479.00	216.0%
Administrative				
5007 · Document Storage Fee	36.00	0.00	36.00	100.0%
5000 · Management Fee	5,446.64	5,446.64	0.00	100.0%
5010 · Legal Expense	200.00	200.00	0.00	100.0%
5017 · Printing/Postage	460.48	700.00	-239.52	65.8%
5030 · Audit/Tax Preparation	559.07	600.00	-40.93	93.2%
5037 · Bank Charges & CC Fees	24.00	0.00	24.00	100.0%
5048 · Office Expense	169.62	200.00	-30.38	84.8%
5080 · Corporate Taxes	0.00	55.00	-55.00	0.0%
5090 · Insurance	1,673.00	1,460.00	213.00	114.6%
Total Administrative	8,568.81	8,661.64	-92.83	98.9%
Utilities				
5100 · Water/Sewer	3,179.83	3,000.00	179.83	106.0%
5120 · Electric	2,352.78	2,435.00	-82.22	96.6%
5125 · Gas	1,175.05	1,800.00	-624.95	65.3%
5151 · Phone	247.75	260.00	-12.25	95.3%
Total Utilities	6,955.41	7,495.00	-539.59	92.8%
Landscaping				
5260 · Landscape Projects	0.00	1,000.00	-1,000.00	0.0%
5200 · Landscape Contract	6,399.00	6,060.00	339.00	105.6%
5220 · Irrigation Repairs	184.06	260.00	-75.94	70.8%
Total Landscaping	6,583.06	7,320.00	-736.94	89.9%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	850.00	1,060.00	-210.00	80.2%
5320 · Internet Clubhouse	811.88	660.00	151.88	123.0%
5340 · Clubhouse Maintenance	129.00	3,200.00	-3,071.00	4.0%
5300 · Pool Maintenance	1,000.00	1,120.00	-120.00	89.3%
5310 · Pool Supplies/Chemicals	242.84	660.00	-417.16	36.8%
5315 · Pool Repairs	310.00	660.00	-350.00	47.0%
5338 · Pool Deck Power Wash/Maintenanc	425.00	325.00	100.00	130.8%
Total Pool/Spa/Clubhouse	3,768.72	7,685.00	-3,916.28	49.0%
Gates				
6500 · Gate Maintenance Contract	276.88	580.00	-303.12	47.7%
6520 · Fire Alarm Monitoring	504.00	520.00	-16.00	96.9%
5512 · Gate Repair/Material	199.96	440.00	-240.04	45.4%
Total Gates	980.84	1,540.00	-559.16	63.7%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	1,280.00	520.00	760.00	246.2%
5730 · Roof Maintenance/Repairs	3,698.00	0.00	3,698.00	100.0%
5770 · General Maintenance	435.50	440.00	-4.50	99.0%
5850 · Exterminating	2,539.00	2,240.00	299.00	113.3%

Riverwalk Tucson Homeowners Association

05/20/20

Profit & Loss Budget vs. Actual

Accrual Basis

January through April 2020

	Jan - Apr 20	Budget	\$ Over Budget	% of Budget
Total Common Area/Repair & Maint.	7,952.50	3,200.00	4,752.50	248.5%
Total Expense	42,833.34	40,961.64	1,871.70	104.6%
Net Ordinary Income	-444.29	1,033.36	-1,477.65	-43.0%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	6,350.00			
7010 · Transfer to Reserves	22,800.00	22,800.00	0.00	100.0%
7034 · Interest Reserve Fund	298.16	0.00	298.16	100.0%
Total Reserve Income	29,448.16	22,800.00	6,648.16	129.2%
Total Other Income	29,448.16	22,800.00	6,648.16	129.2%
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%
9828 · Concrete Expenses	1,220.00	0.00	1,220.00	100.0%
9800 · Repair & Replacement Expense	2,861.40	0.00	2,861.40	100.0%
8570 · Clubhouse	500.00	0.00	500.00	100.0%
Total Reserve Expenditures	37,248.28	0.00	37,248.28	100.0%
Total Other Expense	37,248.28	0.00	37,248.28	100.0%
Net Other Income	-7,800.12	22,800.00	-30,600.12	-34.2%
Net Income	-8,244.41	23,833.36	-32,077.77	-34.6%