

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY  
AUGUST 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 August 31, 2020

Aug 31, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 7,125.18

Due to Reserves -16,307.62

Total Operating Funds -9,182.44

Reserve Funds

1102 · Mutual of Omaha MM 4548 237,108.67

Due from Operating 16,307.62

Total Reserve Funds 253,416.29

Total Checking/Savings 244,233.85

Accounts Receivable

11000 · Accounts Receivable 3,930.89

Total Accounts Receivable 3,930.89

Other Current Assets

12000 · Undeposited Funds 642.33

Total Other Current Assets 642.33

Total Current Assets 248,807.07

TOTAL ASSETS 248,807.07

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 7,748.76

Total Other Current Liabilities 7,748.76

Total Other Current Liabilities 7,748.76

Total Current Liabilities 7,748.76

Total Liabilities 7,748.76

Equity

Reserve Equity

3010 · Accumulated General 247,035.42

Total Reserve Equity 247,035.42

Operating Surplus

3110 · Accumulated Surplus -3,629.86

Total Operating Surplus -3,629.86

Net Income -2,347.25

Total Equity 241,058.31

TOTAL LIABILITIES & EQUITY 248,807.07

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

	<u>Aug 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	15,999.42	16,000.00	-0.58	100.0%
4030 · Interest Income	0.00	65.00	-65.00	0.0%
4070 · Late Fee Income	0.00	115.00	-115.00	0.0%
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%
<b>Total Income</b>	<u>10,299.42</u>	<u>10,505.00</u>	<u>-205.58</u>	<u>98.04%</u>
<b>Total Income</b>	<u>10,299.42</u>	<u>10,505.00</u>	<u>-205.58</u>	<u>98.04%</u>
<b>Gross Profit</b>	<u>10,299.42</u>	<u>10,505.00</u>	<u>-205.58</u>	<u>98.04%</u>
<b>Expense</b>				
<b>Single Fam Home Serv. &amp; Repairs</b>				
5822 · Single Fam. Home Landscap Maint	0.00	515.00	-515.00	0.0%
<b>Total Single Fam Home Serv. &amp; Repairs</b>	<u>0.00</u>	<u>515.00</u>	<u>-515.00</u>	<u>0.0%</u>
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	399.00	750.00	-351.00	53.2%
<b>Total Townhome Services &amp; Repairs</b>	<u>399.00</u>	<u>750.00</u>	<u>-351.00</u>	<u>53.2%</u>
<b>Administrative</b>				
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	203.56	175.00	28.56	116.32%
5048 · Office Expense	0.00	50.00	-50.00	0.0%
5090 · Insurance	436.00	365.00	71.00	119.45%
<b>Total Administrative</b>	<u>2,060.22</u>	<u>2,001.66</u>	<u>58.56</u>	<u>102.93%</u>
<b>Utilities</b>				
5100 · Water/Sewer	1,644.22	1,325.00	319.22	124.09%
5120 · Electric	585.87	640.00	-54.13	91.54%
5125 · Gas	49.47	125.00	-75.53	39.58%
5151 · Phone	62.20	65.00	-2.80	95.69%
<b>Total Utilities</b>	<u>2,341.76</u>	<u>2,155.00</u>	<u>186.76</u>	<u>108.67%</u>
<b>Landscaping</b>				
5200 · Landscape Contract	1,986.00	1,515.00	471.00	131.09%
5220 · Irrigation Repairs	0.00	65.00	-65.00	0.0%
<b>Total Landscaping</b>	<u>1,986.00</u>	<u>1,580.00</u>	<u>406.00</u>	<u>125.7%</u>
<b>Pool/Spa/Clubhouse</b>				
5335 · Fitness Equipment Repair/Maint.	129.00	0.00	129.00	100.0%
5330 · Clubhouse Cleaning/Supplies	250.00	265.00	-15.00	94.34%
5320 · Internet Clubhouse	99.99	165.00	-65.01	60.6%
5340 · Clubhouse Maintenance	90.90	100.00	-9.10	90.9%
5300 · Pool Maintenance	295.00	280.00	15.00	105.36%
5310 · Pool Supplies/Chemicals	202.40	165.00	37.40	122.67%
5315 · Pool Repairs	0.00	165.00	-165.00	0.0%

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

	<u>Aug 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5338 · Pool Deck Power Wash/Maintenanc	125.00	325.00	-200.00	38.46%
<b>Total Pool/Spa/Clubhouse</b>	<b>1,192.29</b>	<b>1,465.00</b>	<b>-272.71</b>	<b>81.39%</b>
<b>Gates</b>				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.48%
5512 · Gate Repair/Material	0.00	110.00	-110.00	0.0%
<b>Total Gates</b>	<b>138.44</b>	<b>255.00</b>	<b>-116.56</b>	<b>54.29%</b>
<b>Common Area/Repair &amp; Maint.</b>				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5770 · General Maintenance	14.12	110.00	-95.88	12.84%
5850 · Exterminating	500.00	500.00	0.00	100.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>634.12</b>	<b>740.00</b>	<b>-105.88</b>	<b>85.69%</b>
<b>Total Expense</b>	<b>8,751.83</b>	<b>9,461.66</b>	<b>-709.83</b>	<b>92.5%</b>
<b>Net Ordinary Income</b>	<b>1,547.59</b>	<b>1,043.34</b>	<b>504.25</b>	<b>148.33%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7020 · Capital Reserve Fee	3,385.00	0.00	3,385.00	100.0%
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	48.73	0.00	48.73	100.0%
<b>Total Reserve Income</b>	<b>9,133.73</b>	<b>5,700.00</b>	<b>3,433.73</b>	<b>160.24%</b>
<b>Total Other Income</b>	<b>9,133.73</b>	<b>5,700.00</b>	<b>3,433.73</b>	<b>160.24%</b>
<b>Net Other Income</b>	<b>9,133.73</b>	<b>5,700.00</b>	<b>3,433.73</b>	<b>160.24%</b>
<b>Net Income</b>	<b><u>10,681.32</u></b>	<b><u>6,743.34</u></b>	<b><u>3,937.98</u></b>	<b><u>158.4%</u></b>

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

	<u>Jan - Aug 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	127,995.36	128,000.00	-4.64	100.0%
4030 · Interest Income	192.81	520.00	-327.19	37.08%
4070 · Late Fee Income	602.09	920.00	-317.91	65.45%
4900 · Violation Fines	100.00	0.00	100.00	100.0%
4992 · Common Area Keys	590.00	175.00	415.00	337.14%
6010 · General Reserve Transfer	-45,600.00	-45,600.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
<b>Total Income</b>	<u>83,904.26</u>	<u>84,015.00</u>	<u>-110.74</u>	<u>99.87%</u>
<b>Total Income</b>	<u>83,904.26</u>	<u>84,015.00</u>	<u>-110.74</u>	<u>99.87%</u>
<b>Gross Profit</b>	<u>83,904.26</u>	<u>84,015.00</u>	<u>-110.74</u>	<u>99.87%</u>
<b>Expense</b>				
<b>Single Fam Home Serv. &amp; Repairs</b>				
5822 · Single Fam. Home Landscap Maint	2,060.00	4,120.00	-2,060.00	50.0%
<b>Total Single Fam Home Serv. &amp; Repairs</b>	<u>2,060.00</u>	<u>4,120.00</u>	<u>-2,060.00</u>	<u>50.0%</u>
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	4,839.00	6,000.00	-1,161.00	80.65%
5821 · Townhome Roof Inspections	10,998.00	11,500.00	-502.00	95.64%
<b>Total Townhome Services &amp; Repairs</b>	<u>15,837.00</u>	<u>17,500.00</u>	<u>-1,663.00</u>	<u>90.5%</u>
<b>Administrative</b>				
5007 · Document Storage Fee	72.00	0.00	72.00	100.0%
5000 · Management Fee	10,893.28	10,893.28	0.00	100.0%
5010 · Legal Expense	300.00	400.00	-100.00	75.0%
5017 · Printing/Postage	1,700.71	1,400.00	300.71	121.48%
5030 · Audit/Tax Preperation	559.07	600.00	-40.93	93.18%
5037 · Bank Charges & CC Fees	24.00	0.00	24.00	100.0%
5048 · Office Expense	169.62	400.00	-230.38	42.41%
5075 · Permits/License/Taxes	10.00	40.00	-30.00	25.0%
5080 · Corporate Taxes	50.00	55.00	-5.00	90.91%
5090 · Insurance	3,417.00	2,920.00	497.00	117.02%
<b>Total Administrative</b>	<u>17,195.68</u>	<u>16,708.28</u>	<u>487.40</u>	<u>102.92%</u>
<b>Utilities</b>				
5100 · Water/Sewer	7,558.02	7,575.00	-16.98	99.78%
5120 · Electric	4,684.79	4,890.00	-205.21	95.8%
5125 · Gas	1,566.11	2,575.00	-1,008.89	60.82%
5151 · Phone	495.15	520.00	-24.85	95.22%
<b>Total Utilities</b>	<u>14,304.07</u>	<u>15,560.00</u>	<u>-1,255.93</u>	<u>91.93%</u>
<b>Landscaping</b>				
5260 · Landscape Projects	14,921.58	2,000.00	12,921.58	746.08%
5200 · Landscape Contract	13,828.00	12,120.00	1,708.00	114.09%
5220 · Irrigation Repairs	5,049.94	520.00	4,529.94	971.14%
5240 · Tree Trimming/Removal	920.00	1,750.00	-830.00	52.57%

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

	<u>Jan - Aug 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Total Landscaping</b>	34,719.52	16,390.00	18,329.52	211.83%
<b>Pool/Spa/Clubhouse</b>				
5335 · Fitness Equipment Repair/Maint.	1,168.00	0.00	1,168.00	100.0%
5330 · Clubhouse Cleaning/Supplies	1,750.00	2,120.00	-370.00	82.55%
5320 · Internet Clubhouse	1,292.18	1,320.00	-27.82	97.89%
5340 · Clubhouse Maintenance	3,577.22	3,600.00	-22.78	99.37%
5300 · Pool Maintenance	2,110.00	2,240.00	-130.00	94.2%
5310 · Pool Supplies/Chemicals	732.66	1,320.00	-587.34	55.51%
5315 · Pool Repairs	310.00	1,320.00	-1,010.00	23.49%
5338 · Pool Deck Power Wash/Maintenanc	875.00	975.00	-100.00	89.74%
<b>Total Pool/Spa/Clubhouse</b>	<u>11,815.06</u>	<u>12,895.00</u>	<u>-1,079.94</u>	<u>91.63%</u>
<b>Gates</b>				
6500 · Gate Maintenance Contract	980.61	1,160.00	-179.39	84.54%
6520 · Fire Alarm Monitoring	756.00	780.00	-24.00	96.92%
5512 · Gate Repair/Material	3,539.92	880.00	2,659.92	402.26%
<b>Total Gates</b>	<u>5,276.53</u>	<u>2,820.00</u>	<u>2,456.53</u>	<u>187.11%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	1,760.00	1,040.00	720.00	169.23%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	2,946.86	880.00	2,066.86	334.87%
5850 · Exterminating	3,779.00	4,480.00	-701.00	84.35%
5954 · Drainage Improvemnet	0.00	260.00	-260.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>8,485.86</u>	<u>7,685.00</u>	<u>800.86</u>	<u>110.42%</u>
<b>Total Expense</b>	<u>109,693.72</u>	<u>93,678.28</u>	<u>16,015.44</u>	<u>117.1%</u>
<b>Net Ordinary Income</b>	-25,789.46	-9,663.28	-16,126.18	266.88%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7020 · Capital Reserve Fee	12,735.00	0.00	12,735.00	100.0%
7010 · Transfer to Reserves	45,600.00	45,600.00	0.00	100.0%
7034 · Interest Reserve Fund	491.27	0.00	491.27	100.0%
<b>Total Reserve Income</b>	<u>58,826.27</u>	<u>45,600.00</u>	<u>13,226.27</u>	<u>129.01%</u>
<b>Total Other Income</b>	58,826.27	45,600.00	13,226.27	129.01%
<b>Other Expense</b>				
<b>Reserve Expenditures</b>				
9952 · Street Expenses	18,690.00	0.00	18,690.00	100.0%
9936 · Roof Expenses	3,698.00	0.00	3,698.00	100.0%
9828 · Concrete Expenses	10,163.52	0.00	10,163.52	100.0%
8570 · Clubhouse	2,797.54	0.00	2,797.54	100.0%
<b>Total Reserve Expenditures</b>	<u>35,349.06</u>	<u>0.00</u>	<u>35,349.06</u>	<u>100.0%</u>
<b>Total Other Expense</b>	35,349.06	0.00	35,349.06	100.0%
<b>Net Other Income</b>	23,477.21	45,600.00	-22,122.79	51.49%
<b>Net Income</b>	<u><u>-2,312.25</u></u>	<u><u>35,936.72</u></u>	<u><u>-38,248.97</u></u>	<u><u>-6.43%</u></u>