

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY
JULY 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 July 31, 2020

Jul 31, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 5,416.82

Due to Reserves -16,307.62

Total Operating Funds -10,890.80

Reserve Funds

1102 · Mutual of Omaha MM 4548 227,974.94

Due from Operating 16,307.62

Total Reserve Funds 244,282.56

Total Checking/Savings 233,391.76

Accounts Receivable

11000 · Accounts Receivable 3,751.88

Total Accounts Receivable 3,751.88

Other Current Assets

12000 · Undeposited Funds 997.34

Total Other Current Assets 997.34

Total Current Assets 238,140.98

TOTAL ASSETS 238,140.98

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 7,763.99

Total Other Current Liabilities 7,763.99

Total Other Current Liabilities 7,763.99

Total Current Liabilities 7,763.99

Total Liabilities 7,763.99

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 -13,028.57

Total Equity 230,376.99

TOTAL LIABILITIES & EQUITY 238,140.98

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

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
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%
4075 · NSF Fee	-35.00	0.00	-35.00	100.0%
4900 · Violation Fines	100.00	0.00	100.00	100.0%
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%
Total Income	<u>10,364.42</u>	<u>10,505.00</u>	<u>-140.58</u>	<u>98.66%</u>
Total Income	<u>10,364.42</u>	<u>10,505.00</u>	<u>-140.58</u>	<u>98.66%</u>
Gross Profit	10,364.42	10,505.00	-140.58	98.66%
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	<u>0.00</u>	<u>515.00</u>	<u>-515.00</u>	<u>0.0%</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>
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	360.28	175.00	185.28	205.87%
5048 · Office Expense	0.00	50.00	-50.00	0.0%
5090 · Insurance	436.00	365.00	71.00	119.45%
Total Administrative	<u>2,216.94</u>	<u>2,001.66</u>	<u>215.28</u>	<u>110.76%</u>
Utilities				
5100 · Water/Sewer	1,179.54	1,100.00	79.54	107.23%
5120 · Electric	628.86	650.00	-21.14	96.75%
5125 · Gas	49.47	200.00	-150.53	24.74%
5151 · Phone	62.02	65.00	-2.98	95.42%
Total Utilities	<u>1,919.89</u>	<u>2,015.00</u>	<u>-95.11</u>	<u>95.28%</u>
Landscaping				
5260 · Landscape Projects	872.00	0.00	872.00	100.0%
5200 · Landscape Contract	1,986.00	1,515.00	471.00	131.09%
5220 · Irrigation Repairs	325.00	65.00	260.00	500.0%
5240 · Tree Trimming/Removal	920.00	1,750.00	-830.00	52.57%
Total Landscaping	<u>4,103.00</u>	<u>3,330.00</u>	<u>773.00</u>	<u>123.21%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	200.00	265.00	-65.00	75.47%
5320 · Internet Clubhouse	99.99	165.00	-65.01	60.6%

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

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Clubhouse Maintenance	236.39	100.00	136.39	236.39%
5300 · Pool Maintenance	295.00	280.00	15.00	105.36%
5310 · Pool Supplies/Chemicals	6.53	165.00	-158.47	3.96%
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	<u>937.91</u>	<u>1,140.00</u>	<u>-202.09</u>	<u>82.27%</u>
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	1,669.98	110.00	1,559.98	1,518.16%
Total Gates	<u>2,060.42</u>	<u>515.00</u>	<u>1,545.42</u>	<u>400.08%</u>
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5770 · General Maintenance	2,012.23	110.00	1,902.23	1,829.3%
5850 · Exterminating	620.00	620.00	0.00	100.0%
5954 · Drainage Improvemnet	0.00	260.00	-260.00	0.0%
Total Common Area/Repair & Maint.	<u>2,752.23</u>	<u>1,120.00</u>	<u>1,632.23</u>	<u>245.74%</u>
Total Expense	<u>19,489.39</u>	<u>11,386.66</u>	<u>8,102.73</u>	<u>171.16%</u>
Net Ordinary Income	<u>-9,124.97</u>	<u>-881.66</u>	<u>-8,243.31</u>	<u>1,034.98%</u>
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	49.56	0.00	49.56	100.0%
Total Reserve Income	<u>5,749.56</u>	<u>5,700.00</u>	<u>49.56</u>	<u>100.87%</u>
Total Other Income	<u>5,749.56</u>	<u>5,700.00</u>	<u>49.56</u>	<u>100.87%</u>
Net Other Income	<u>5,749.56</u>	<u>5,700.00</u>	<u>49.56</u>	<u>100.87%</u>
Net Income	<u><u>-3,375.41</u></u>	<u><u>4,818.34</u></u>	<u><u>-8,193.75</u></u>	<u><u>-70.05%</u></u>

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

	<u>Jan - Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	111,995.94	112,000.00	-4.06	100.0%
4030 · Interest Income	192.81	455.00	-262.19	42.38%
4070 · Late Fee Income	602.09	805.00	-202.91	74.79%
4075 · NSF Fee	-35.00	0.00	-35.00	100.0%
4900 · Violation Fines	100.00	0.00	100.00	100.0%
4992 · Common Area Keys	590.00	150.00	440.00	393.33%
6010 · General Reserve Transfer	-39,900.00	-39,900.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
Total Income	<u>73,569.84</u>	<u>73,510.00</u>	<u>59.84</u>	<u>100.08%</u>
Total Income	<u>73,569.84</u>	<u>73,510.00</u>	<u>59.84</u>	<u>100.08%</u>
Gross Profit	73,569.84	73,510.00	59.84	100.08%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	2,060.00	3,605.00	-1,545.00	57.14%
Total Single Fam Home Serv. & Repairs	<u>2,060.00</u>	<u>3,605.00</u>	<u>-1,545.00</u>	<u>57.14%</u>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	4,440.00	5,250.00	-810.00	84.57%
5821 · Townhome Roof Inspections	10,998.00	11,500.00	-502.00	95.64%
Total Townhome Services & Repairs	<u>15,438.00</u>	<u>16,750.00</u>	<u>-1,312.00</u>	<u>92.17%</u>
Administrative				
5007 · Document Storage Fee	63.00	0.00	63.00	100.0%
5000 · Management Fee	9,531.62	9,531.62	0.00	100.0%
5010 · Legal Expense	250.00	350.00	-100.00	71.43%
5017 · Printing/Postage	1,497.15	1,225.00	272.15	122.22%
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	350.00	-180.38	48.46%
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	2,981.00	2,555.00	426.00	116.67%
Total Administrative	<u>15,135.46</u>	<u>14,706.62</u>	<u>428.84</u>	<u>102.92%</u>
Utilities				
5100 · Water/Sewer	5,913.80	6,250.00	-336.20	94.62%
5120 · Electric	4,098.92	4,250.00	-151.08	96.45%
5125 · Gas	1,516.64	2,450.00	-933.36	61.9%
5151 · Phone	432.95	455.00	-22.05	95.15%
Total Utilities	<u>11,962.31</u>	<u>13,405.00</u>	<u>-1,442.69</u>	<u>89.24%</u>
Landscaping				
5260 · Landscape Projects	14,921.58	2,000.00	12,921.58	746.08%
5200 · Landscape Contract	11,842.00	10,605.00	1,237.00	111.66%
5220 · Irrigation Repairs	5,049.94	455.00	4,594.94	1,109.88%
5240 · Tree Trimming/Removal	920.00	1,750.00	-830.00	52.57%
Total Landscaping	<u>32,733.52</u>	<u>14,810.00</u>	<u>17,923.52</u>	<u>221.02%</u>
Pool/Spa/Clubhouse				

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

	<u>Jan - Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5335 · Fitness Equipment Repair/Maint.	1,039.00	0.00	1,039.00	100.0%
5330 · Clubhouse Cleaning/Supplies	1,500.00	1,855.00	-355.00	80.86%
5320 · Internet Clubhouse	1,192.19	1,155.00	37.19	103.22%
5340 · Clubhouse Maintenance	3,486.32	3,500.00	-13.68	99.61%
5300 · Pool Maintenance	1,815.00	1,960.00	-145.00	92.6%
5310 · Pool Supplies/Chemicals	530.26	1,155.00	-624.74	45.91%
5315 · Pool Repairs	310.00	1,155.00	-845.00	26.84%
5338 · Pool Deck Power Wash/Maintenanc	750.00	650.00	100.00	115.39%
Total Pool/Spa/Clubhouse	10,622.77	11,430.00	-807.23	92.94%
Gates				
6500 · Gate Maintenance Contract	842.17	1,015.00	-172.83	82.97%
6520 · Fire Alarm Monitoring	756.00	780.00	-24.00	96.92%
5512 · Gate Repair/Material	3,539.92	770.00	2,769.92	459.73%
Total Gates	5,138.09	2,565.00	2,573.09	200.32%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	1,640.00	910.00	730.00	180.22%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	2,932.74	770.00	2,162.74	380.88%
5850 · Exterminating	3,279.00	3,980.00	-701.00	82.39%
5954 · Drainage Improvemnet	0.00	260.00	-260.00	0.0%
Total Common Area/Repair & Maint.	7,851.74	6,945.00	906.74	113.06%
Total Expense	100,941.89	84,216.62	16,725.27	119.86%
Net Ordinary Income	-27,372.05	-10,706.62	-16,665.43	255.66%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	9,350.00	0.00	9,350.00	100.0%
7010 · Transfer to Reserves	39,900.00	39,900.00	0.00	100.0%
7034 · Interest Reserve Fund	442.54	0.00	442.54	100.0%
Total Reserve Income	49,692.54	39,900.00	9,792.54	124.54%
Total Other Income	49,692.54	39,900.00	9,792.54	124.54%
Other Expense				
Reserve Expenditures				
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%
Total Reserve Expenditures	35,349.06	0.00	35,349.06	100.0%
Total Other Expense	35,349.06	0.00	35,349.06	100.0%
Net Other Income	14,343.48	39,900.00	-25,556.52	35.95%
Net Income	-13,028.57	29,193.38	-42,221.95	-44.63%