

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY
JUNE 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 June 30, 2020

Jun 30, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 2,217.71

Due to Reserves -4,307.62

Total Operating Funds -2,089.91

Reserve Funds

1102 · Mutual of Omaha MM 4548 234,225.38

Due from Operating 4,307.62

Total Reserve Funds 238,533.00

Total Checking/Savings 236,443.09

Accounts Receivable

11000 · Accounts Receivable 3,821.18

Total Accounts Receivable 3,821.18

Other Current Assets

12000 · Undeposited Funds 642.33

Total Other Current Assets 642.33

Total Current Assets 240,906.60

TOTAL ASSETS 240,906.60

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 7,154.20

Total Other Current Liabilities 7,154.20

Total Other Current Liabilities 7,154.20

Total Current Liabilities 7,154.20

Total Liabilities 7,154.20

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 -9,653.16

Total Equity 233,752.40

TOTAL LIABILITIES & EQUITY 240,906.60

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

	<u>Jun 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%
4992 · Common Area Keys	50.00	25.00	25.00	200.0%
6010 · General Reserve Transfer	-5,700.00	-5,700.00	0.00	100.0%
Total Income	<u>10,349.42</u>	<u>10,505.00</u>	<u>-155.58</u>	<u>98.52%</u>
Total Income	<u>10,349.42</u>	<u>10,505.00</u>	<u>-155.58</u>	<u>98.52%</u>
Gross Profit	<u>10,349.42</u>	<u>10,505.00</u>	<u>-155.58</u>	<u>98.52%</u>
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	1,730.00	750.00	980.00	230.67%
Total Townhome Services & Repairs	<u>1,730.00</u>	<u>750.00</u>	<u>980.00</u>	<u>230.67%</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	0.00	50.00	-50.00	0.0%
5017 · Printing/Postage	656.71	175.00	481.71	375.26%
5048 · Office Expense	0.00	50.00	-50.00	0.0%
5075 · Permits/License/Taxes	10.00	40.00	-30.00	25.0%
5080 · Corporate Taxes	50.00	0.00	50.00	100.0%
5090 · Insurance	436.00	365.00	71.00	119.45%
Total Administrative	<u>2,523.37</u>	<u>2,041.66</u>	<u>481.71</u>	<u>123.59%</u>
Utilities				
5100 · Water/Sewer	774.62	1,250.00	-475.38	61.97%
5120 · Electric	564.48	600.00	-35.52	94.08%
5125 · Gas	51.00	200.00	-149.00	25.5%
5151 · Phone	61.61	65.00	-3.39	94.79%
Total Utilities	<u>1,451.71</u>	<u>2,115.00</u>	<u>-663.29</u>	<u>68.64%</u>
Landscaping				
5200 · Landscape Contract	1,986.00	1,515.00	471.00	131.09%
5220 · Irrigation Repairs	0.00	65.00	-65.00	0.0%
Total Landscaping	<u>1,986.00</u>	<u>1,580.00</u>	<u>406.00</u>	<u>125.7%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	200.00	265.00	-65.00	75.47%
5320 · Internet Clubhouse	77.35	165.00	-87.65	46.88%
5340 · Clubhouse Maintenance	2,180.95	100.00	2,080.95	2,180.95%
5300 · Pool Maintenance	260.00	280.00	-20.00	92.86%
5310 · Pool Supplies/Chemicals	79.79	165.00	-85.21	48.36%

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

	<u>Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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	2,898.09	1,140.00	1,758.09	254.22%
Gates				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.48%
5512 · Gate Repair/Material	1,669.98	110.00	1,559.98	1,518.16%
Total Gates	1,808.42	255.00	1,553.42	709.18%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5770 · General Maintenance	864.32	110.00	754.32	785.75%
5850 · Exterminating	0.00	500.00	-500.00	0.0%
Total Common Area/Repair & Maint.	984.32	740.00	244.32	133.02%
Total Expense	13,381.91	9,136.66	4,245.25	146.46%
Net Ordinary Income	-3,032.49	1,368.34	-4,400.83	-221.62%
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	46.95	0.00	46.95	100.0%
Total Reserve Income	5,746.95	5,700.00	46.95	100.82%
Total Other Income	5,746.95	5,700.00	46.95	100.82%
Other Expense				
Reserve Expenditures				
9828 · Concrete Expenses	2,101.09	0.00	2,101.09	100.0%
Total Reserve Expenditures	2,101.09	0.00	2,101.09	100.0%
Total Other Expense	2,101.09	0.00	2,101.09	100.0%
Net Other Income	3,645.86	5,700.00	-2,054.14	63.96%
Net Income	613.37	7,068.34	-6,454.97	8.68%

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

	<u>Jan - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	95,996.52	96,000.00	-3.48	100.0%
4030 · Interest Income	192.81	390.00	-197.19	49.44%
4070 · Late Fee Income	602.09	690.00	-87.91	87.26%
4992 · Common Area Keys	590.00	125.00	465.00	472.0%
6010 · General Reserve Transfer	-34,200.00	-34,200.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
Total Income	<u>63,205.42</u>	<u>63,005.00</u>	<u>200.42</u>	<u>100.32%</u>
Total Income	<u>63,205.42</u>	<u>63,005.00</u>	<u>200.42</u>	<u>100.32%</u>
Gross Profit	63,205.42	63,005.00	200.42	100.32%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	2,060.00	3,090.00	-1,030.00	66.67%
Total Single Fam Home Serv. & Repairs	<u>2,060.00</u>	<u>3,090.00</u>	<u>-1,030.00</u>	<u>66.67%</u>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	4,440.00	4,500.00	-60.00	98.67%
5821 · Townhome Roof Inspections	5,499.00	11,500.00	-6,001.00	47.82%
Total Townhome Services & Repairs	<u>9,939.00</u>	<u>16,000.00</u>	<u>-6,061.00</u>	<u>62.12%</u>
Administrative				
5007 · Document Storage Fee	54.00	0.00	54.00	100.0%
5000 · Management Fee	8,169.96	8,169.96	0.00	100.0%
5010 · Legal Expense	200.00	300.00	-100.00	66.67%
5017 · Printing/Postage	1,136.87	1,050.00	86.87	108.27%
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	300.00	-130.38	56.54%
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	2,545.00	2,190.00	355.00	116.21%
Total Administrative	<u>12,918.52</u>	<u>12,704.96</u>	<u>213.56</u>	<u>101.68%</u>
Utilities				
5100 · Water/Sewer	4,734.26	5,150.00	-415.74	91.93%
5120 · Electric	3,470.06	3,600.00	-129.94	96.39%
5125 · Gas	1,467.17	2,250.00	-782.83	65.21%
5151 · Phone	370.93	390.00	-19.07	95.11%
Total Utilities	<u>10,042.42</u>	<u>11,390.00</u>	<u>-1,347.58</u>	<u>88.17%</u>
Landscaping				
5260 · Landscape Projects	14,049.58	2,000.00	12,049.58	702.48%
5200 · Landscape Contract	9,856.00	9,090.00	766.00	108.43%
5220 · Irrigation Repairs	4,724.94	390.00	4,334.94	1,211.52%
Total Landscaping	<u>28,630.52</u>	<u>11,480.00</u>	<u>17,150.52</u>	<u>249.4%</u>
Pool/Spa/Clubhouse				

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

	<u>Jan - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5335 · Fitness Equipment Repair/Maint.	1,039.00			
5330 · Clubhouse Cleaning/Supplies	1,300.00	1,590.00	-290.00	81.76%
5320 · Internet Clubhouse	1,092.20	990.00	102.20	110.32%
5340 · Clubhouse Maintenance	3,249.93	3,400.00	-150.07	95.59%
5300 · Pool Maintenance	1,520.00	1,680.00	-160.00	90.48%
5310 · Pool Supplies/Chemicals	523.73	990.00	-466.27	52.9%
5315 · Pool Repairs	310.00	990.00	-680.00	31.31%
5338 · Pool Deck Power Wash/Maintenanc	650.00	650.00	0.00	100.0%
Total Pool/Spa/Clubhouse	<u>9,684.86</u>	<u>10,290.00</u>	<u>-605.14</u>	<u>94.12%</u>
Gates				
6500 · Gate Maintenance Contract	703.73	870.00	-166.27	80.89%
6520 · Fire Alarm Monitoring	504.00	520.00	-16.00	96.92%
5512 · Gate Repair/Material	1,869.94	660.00	1,209.94	283.32%
Total Gates	<u>3,077.67</u>	<u>2,050.00</u>	<u>1,027.67</u>	<u>150.13%</u>
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	1,520.00	780.00	740.00	194.87%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	920.51	660.00	260.51	139.47%
5850 · Exterminating	2,659.00	3,360.00	-701.00	79.14%
Total Common Area/Repair & Maint.	<u>5,099.51</u>	<u>5,825.00</u>	<u>-725.49</u>	<u>87.55%</u>
Total Expense	<u>81,452.50</u>	<u>72,829.96</u>	<u>8,622.54</u>	<u>111.84%</u>
Net Ordinary Income	<u>-18,247.08</u>	<u>-9,824.96</u>	<u>-8,422.12</u>	<u>185.72%</u>
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	9,350.00			
7010 · Transfer to Reserves	34,200.00	34,200.00	0.00	100.0%
7034 · Interest Reserve Fund	392.98	0.00	392.98	100.0%
Total Reserve Income	<u>43,942.98</u>	<u>34,200.00</u>	<u>9,742.98</u>	<u>128.49%</u>
Total Other Income	<u>43,942.98</u>	<u>34,200.00</u>	<u>9,742.98</u>	<u>128.49%</u>
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	<u>35,349.06</u>	<u>0.00</u>	<u>35,349.06</u>	<u>100.0%</u>
Total Other Expense	<u>35,349.06</u>	<u>0.00</u>	<u>35,349.06</u>	<u>100.0%</u>
Net Other Income	<u>8,593.92</u>	<u>34,200.00</u>	<u>-25,606.08</u>	<u>25.13%</u>
Net Income	<u><u>-9,653.16</u></u>	<u><u>24,375.04</u></u>	<u><u>-34,028.20</u></u>	<u><u>-39.6%</u></u>