

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY
MAY 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 May 31, 2020

May 31, 20

ASSETS

Current Assets

Checking/Savings

Operating Funds

1001 · Bank of America-Operating 1209 10,487.35

Due to Reserves -10,007.62

Total Operating Funds 479.73

Reserve Funds

1102 · Mutual of Omaha MM 4548 224,879.52

Due from Operating 10,007.62

Total Reserve Funds 234,887.14

Total Checking/Savings 235,366.87

Accounts Receivable

11000 · Accounts Receivable 4,399.24

Total Accounts Receivable 4,399.24

Total Current Assets 239,766.11

TOTAL ASSETS 239,766.11

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Other Current Liabilities

2010 · Prepaid Assessments 6,627.08

Total Other Current Liabilities 6,627.08

Total Other Current Liabilities 6,627.08

Total Current Liabilities 6,627.08

Total Liabilities 6,627.08

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 -10,266.53

Total Equity 233,139.03

TOTAL LIABILITIES & EQUITY 239,766.11

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

	<u>May 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	32.53	65.00	-32.47	50.05%
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>10,466.95</u>	<u>10,505.00</u>	<u>-38.05</u>	<u>99.64%</u>
Total Income	<u>10,466.95</u>	<u>10,505.00</u>	<u>-38.05</u>	<u>99.64%</u>
Gross Profit	<u>10,466.95</u>	<u>10,505.00</u>	<u>-38.05</u>	<u>99.64%</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	305.00	750.00	-445.00	40.67%
5821 · Townhome Roof Inspections	0.00	11,500.00	-11,500.00	0.0%
Total Townhome Services & Repairs	<u>305.00</u>	<u>12,250.00</u>	<u>-11,945.00</u>	<u>2.49%</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	19.68	175.00	-155.32	11.25%
5048 · Office Expense	0.00	50.00	-50.00	0.0%
5090 · Insurance	436.00	365.00	71.00	119.45%
Total Administrative	<u>1,826.34</u>	<u>2,001.66</u>	<u>-175.32</u>	<u>91.24%</u>
Utilities				
5100 · Water/Sewer	779.81	900.00	-120.19	86.65%
5120 · Electric	552.80	565.00	-12.20	97.84%
5125 · Gas	241.12	250.00	-8.88	96.45%
5151 · Phone	61.57	65.00	-3.43	94.72%
Total Utilities	<u>1,635.30</u>	<u>1,780.00</u>	<u>-144.70</u>	<u>91.87%</u>
Landscaping				
5260 · Landscape Projects	4,613.58	1,000.00	3,613.58	461.36%
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>6,599.58</u>	<u>2,580.00</u>	<u>4,019.58</u>	<u>255.8%</u>
Pool/Spa/Clubhouse				
5335 · Fitness Equipment Repair/Maint.	910.00			
5330 · Clubhouse Cleaning/Supplies	250.00	265.00	-15.00	94.34%
5320 · Internet Clubhouse	202.97	165.00	37.97	123.01%
5340 · Clubhouse Maintenance	1,358.98	100.00	1,258.98	1,358.98%
5300 · Pool Maintenance	260.00	280.00	-20.00	92.86%

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

	May 20	Budget	\$ Over Budget	% of Budget
5310 · Pool Supplies/Chemicals	201.10	165.00	36.10	121.88%
5315 · Pool Repairs	0.00	165.00	-165.00	0.0%
5338 · Pool Deck Power Wash/Maintenanc	125.00	325.00	-200.00	38.46%
Total Pool/Spa/Clubhouse	3,308.05	1,465.00	1,843.05	225.81%
Gates				
6500 · Gate Maintenance Contract	11.53	145.00	-133.47	7.95%
5512 · Gate Repair/Material	0.00	110.00	-110.00	0.0%
Total Gates	11.53	255.00	-243.47	4.52%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	618.23	110.00	508.23	562.03%
5850 · Exterminating	120.00	620.00	-500.00	19.36%
Total Common Area/Repair & Maint.	858.23	1,885.00	-1,026.77	45.53%
Total Expense	14,544.03	22,731.66	-8,187.63	63.98%
Net Ordinary Income	-4,077.08	-12,226.66	8,149.58	33.35%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	3,000.00			
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	47.87	0.00	47.87	100.0%
Total Reserve Income	8,747.87	5,700.00	3,047.87	153.47%
Total Other Income	8,747.87	5,700.00	3,047.87	153.47%
Other Expense				
Reserve Expenditures				
9960 · Contingency Reserve Expense	665.00	0.00	665.00	100.0%
9914 · Painting Expenses	1,425.00	0.00	1,425.00	100.0%
9828 · Concrete Expenses	4,326.03	0.00	4,326.03	100.0%
Total Reserve Expenditures	6,416.03	0.00	6,416.03	100.0%
Total Other Expense	6,416.03	0.00	6,416.03	100.0%
Net Other Income	2,331.84	5,700.00	-3,368.16	40.91%
Net Income	-1,745.24	-6,526.66	4,781.42	26.74%

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

	<u>Jan - May 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	79,997.10	80,000.00	-2.90	100.0%
4030 · Interest Income	192.81	325.00	-132.19	59.33%
4070 · Late Fee Income	602.09	575.00	27.09	104.71%
4992 · Common Area Keys	540.00	100.00	440.00	540.0%
6010 · General Reserve Transfer	-28,500.00	-28,500.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
Total Income	<u>52,856.00</u>	<u>52,500.00</u>	<u>356.00</u>	<u>100.68%</u>
Total Income	<u>52,856.00</u>	<u>52,500.00</u>	<u>356.00</u>	<u>100.68%</u>
Gross Profit	52,856.00	52,500.00	356.00	100.68%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	1,545.00	2,575.00	-1,030.00	60.0%
Total Single Fam Home Serv. & Repairs	<u>1,545.00</u>	<u>2,575.00</u>	<u>-1,030.00</u>	<u>60.0%</u>
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	1,285.00	3,750.00	-2,465.00	34.27%
5821 · Townhome Roof Inspections	5,499.00	11,500.00	-6,001.00	47.82%
Total Townhome Services & Repairs	<u>6,784.00</u>	<u>15,250.00</u>	<u>-8,466.00</u>	<u>44.49%</u>
Administrative				
5007 · Document Storage Fee	45.00	0.00	45.00	100.0%
5000 · Management Fee	6,808.30	6,808.30	0.00	100.0%
5010 · Legal Expense	200.00	250.00	-50.00	80.0%
5017 · Printing/Postage	480.16	875.00	-394.84	54.88%
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	250.00	-80.38	67.85%
5080 · Corporate Taxes	0.00	55.00	-55.00	0.0%
5090 · Insurance	2,109.00	1,825.00	284.00	115.56%
Total Administrative	<u>10,395.15</u>	<u>10,663.30</u>	<u>-268.15</u>	<u>97.49%</u>
Utilities				
5100 · Water/Sewer	3,959.64	3,900.00	59.64	101.53%
5120 · Electric	2,905.58	3,000.00	-94.42	96.85%
5125 · Gas	1,416.17	2,050.00	-633.83	69.08%
5151 · Phone	309.32	325.00	-15.68	95.18%
Total Utilities	<u>8,590.71</u>	<u>9,275.00</u>	<u>-684.29</u>	<u>92.62%</u>
Landscaping				
5260 · Landscape Projects	18,590.46	2,000.00	16,590.46	929.52%
5200 · Landscape Contract	8,385.00	7,575.00	810.00	110.69%
5220 · Irrigation Repairs	184.06	325.00	-140.94	56.63%
Total Landscaping	<u>27,159.52</u>	<u>9,900.00</u>	<u>17,259.52</u>	<u>274.34%</u>
Pool/Spa/Clubhouse				
5335 · Fitness Equipment Repair/Maint.	910.00			

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

	<u>Jan - May 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5330 · Clubhouse Cleaning/Supplies	1,100.00	1,325.00	-225.00	83.02%
5320 · Internet Clubhouse	1,014.85	825.00	189.85	123.01%
5340 · Clubhouse Maintenance	1,487.98	3,300.00	-1,812.02	45.09%
5300 · Pool Maintenance	1,260.00	1,400.00	-140.00	90.0%
5310 · Pool Supplies/Chemicals	443.94	825.00	-381.06	53.81%
5315 · Pool Repairs	310.00	825.00	-515.00	37.58%
5338 · Pool Deck Power Wash/Maintenanc	550.00	650.00	-100.00	84.62%
Total Pool/Spa/Clubhouse	7,076.77	9,150.00	-2,073.23	77.34%
Gates				
6500 · Gate Maintenance Contract	565.29	725.00	-159.71	77.97%
6520 · Fire Alarm Monitoring	504.00	520.00	-16.00	96.92%
5512 · Gate Repair/Material	199.96	550.00	-350.04	36.36%
Total Gates	1,269.25	1,795.00	-525.75	70.71%
Common Area/Repair & Maint.				
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	1,400.00	650.00	750.00	215.39%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	1,053.73	550.00	503.73	191.59%
5850 · Exterminating	2,659.00	2,860.00	-201.00	92.97%
Total Common Area/Repair & Maint.	5,112.73	5,085.00	27.73	100.55%
Total Expense	67,933.13	63,693.30	4,239.83	106.66%
Net Ordinary Income	-15,077.13	-11,193.30	-3,883.83	134.7%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	9,350.00			
7010 · Transfer to Reserves	28,500.00	28,500.00	0.00	100.0%
7034 · Interest Reserve Fund	346.03	0.00	346.03	100.0%
Total Reserve Income	38,196.03	28,500.00	9,696.03	134.02%
Total Other Income	38,196.03	28,500.00	9,696.03	134.02%
Other Expense				
Reserve Expenditures				
9960 · Contingency Reserve Expense	665.00	0.00	665.00	100.0%
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%
9914 · Painting Expenses	1,425.00	0.00	1,425.00	100.0%
9828 · Concrete Expenses	5,546.03	0.00	5,546.03	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	33,385.43	0.00	33,385.43	100.0%
Total Other Expense	33,385.43	0.00	33,385.43	100.0%
Net Other Income	4,810.60	28,500.00	-23,689.40	16.88%
Net Income	-10,266.53	17,306.70	-27,573.23	-59.32%