

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY
NOVEMBER 2020**

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

Riverwalk Tucson Homeowners Association

12/07/20

Balance Sheet

Accrual Basis

As of November 30, 2020

	<u>Nov 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	6,220.05
Due to Reserves	-10,491.17
Total Operating Funds	-4,271.12
Reserve Funds	
1102 · Mutual of Omaha MM 4548	249,840.59
Due from Operating	10,491.17
Total Reserve Funds	260,331.76
Total Checking/Savings	256,060.64
Accounts Receivable	
11000 · Accounts Receivable	2,020.15
Total Accounts Receivable	2,020.15
Total Current Assets	258,080.79
TOTAL ASSETS	258,080.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2020 · Accrued Expenses	1,411.07
2010 · Prepaid Assessments	6,593.60
Total Other Current Liabilities	8,004.67
Total Other Current Liabilities	8,004.67
Total Current Liabilities	8,004.67
Total Liabilities	8,004.67
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	6,670.56
Total Equity	250,076.12
TOTAL LIABILITIES & EQUITY	258,080.79

Riverwalk Tucson Homeowners Association

12/07/20

Profit & Loss Budget vs. Actual

Accrual Basis

November 2020

	Nov 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	0.00	65.00	-65.00	0.0%
4070 · Late Fee Income	0.00	115.00	-115.00	0.0%
4900 · Violation Fines	325.00	0.00	325.00	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	10,624.42	10,505.00	119.42	101.1%
Total Income	10,624.42	10,505.00	119.42	101.1%
Gross Profit	10,624.42	10,505.00	119.42	101.1%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	515.00	515.00	0.00	100.0%
Total Single Fam Home Serv. & Repairs	515.00	515.00	0.00	100.0%
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				
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	352.57	175.00	177.57	201.5%
5048 · Office Expense	20.68	50.00	-29.32	41.4%
5075 · Permits/License/Taxes	0.00	250.00	-250.00	0.0%
5090 · Insurance	436.00	365.00	71.00	119.5%
Total Administrative	2,220.91	2,251.66	-30.75	98.6%
Utilities				
5100 · Water/Sewer	763.45	875.00	-111.55	87.3%
5120 · Electric	578.08	700.00	-121.92	82.6%
5125 · Gas	49.41	200.00	-150.59	24.7%
5151 · Phone	62.43	65.00	-2.57	96.0%
Total Utilities	1,453.37	1,840.00	-386.63	79.0%
Landscaping				
5200 · Landscape Contract	1,471.00	1,515.00	-44.00	97.1%
5220 · Irrigation Repairs	0.00	65.00	-65.00	0.0%
Total Landscaping	1,471.00	1,580.00	-109.00	93.1%
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	250.00	265.00	-15.00	94.3%
5320 · Internet Clubhouse	99.99	165.00	-65.01	60.6%
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	21.83	165.00	-143.17	13.2%
5315 · Pool Repairs	0.00	165.00	-165.00	0.0%
5338 · Pool Deck Power Wash/Maintenanc	50.00	325.00	-275.00	15.4%
Total Pool/Spa/Clubhouse	681.82	1,465.00	-783.18	46.5%
Gates				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.5%
5512 · Gate Repair/Material	-20.02	110.00	-130.02	-18.2%
Total Gates	118.42	255.00	-136.58	46.4%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	426.40	130.00	296.40	328.0%
5770 · General Maintenance	352.61	110.00	242.61	320.6%

Riverwalk Tucson Homeowners Association

12/07/20

Profit & Loss Budget vs. Actual

Accrual Basis

November 2020

	Nov 20	Budget	\$ Over Budget	% of Budget
5850 · Exterminating	620.00	620.00	0.00	100.0%
Total Common Area/Repair & Maint.	1,399.01	860.00	539.01	162.7%
Total Expense	7,859.53	9,516.66	-1,657.13	82.6%
Net Ordinary Income	2,764.89	988.34	1,776.55	279.8%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	6,660.00	0.00	6,660.00	100.0%
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	45.60	0.00	45.60	100.0%
Total Reserve Income	12,405.60	5,700.00	6,705.60	217.6%
Total Other Income	12,405.60	5,700.00	6,705.60	217.6%
Other Expense				
Reserve Expenditures				
9884 · Irrigation Replacement Expenses	6,570.00	0.00	6,570.00	100.0%
9828 · Concrete Expenses	1,746.50	0.00	1,746.50	100.0%
Total Reserve Expenditures	8,316.50	0.00	8,316.50	100.0%
Total Other Expense	8,316.50	0.00	8,316.50	100.0%
Net Other Income	4,089.10	5,700.00	-1,610.90	71.7%
Net Income	6,853.99	6,688.34	165.65	102.5%

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

12/07/20

January through November 2020

Accrual Basis

	Jan - Nov 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	175,426.58	176,000.00	-573.42	99.7%
4030 · Interest Income	210.92	715.00	-504.08	29.5%
4070 · Late Fee Income	617.09	1,265.00	-647.91	48.8%
4900 · Violation Fines	675.00	0.00	675.00	100.0%
4992 · Common Area Keys	0.00	250.00	-250.00	0.0%
6010 · General Reserve Transfer	-62,700.00	-62,700.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
Total Income	114,253.59	115,530.00	-1,276.41	98.9%
Total Income	114,253.59	115,530.00	-1,276.41	98.9%
Gross Profit	114,253.59	115,530.00	-1,276.41	98.9%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	5,665.00	5,665.00	0.00	100.0%
Total Single Fam Home Serv. & Repairs	5,665.00	5,665.00	0.00	100.0%
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	10,759.00	8,250.00	2,509.00	130.4%
5821 · Townhome Roof Inspections	10,998.00	11,500.00	-502.00	95.6%
Total Townhome Services & Repairs	21,757.00	19,750.00	2,007.00	110.2%
Administrative				
5007 · Document Storage Fee	90.00	0.00	90.00	100.0%
5000 · Management Fee	14,978.26	14,978.26	0.00	100.0%
5010 · Legal Expense	400.00	550.00	-150.00	72.7%
5017 · Printing/Postage	2,591.03	1,925.00	666.03	134.6%
5030 · Audit/Tax Preparation	559.07	600.00	-40.93	93.2%
5037 · Bank Charges & CC Fees	59.00	0.00	59.00	100.0%
5048 · Office Expense	321.20	550.00	-228.80	58.4%
5070 · Property Taxes	51.59	60.00	-8.41	86.0%
5075 · Permits/License/Taxes	10.00	290.00	-280.00	3.4%
5080 · Corporate Taxes	50.00	55.00	-5.00	90.9%
5090 · Insurance	4,725.00	4,015.00	710.00	117.7%
Total Administrative	23,835.15	23,023.26	811.89	103.5%
Utilities				
5100 · Water/Sewer	10,604.05	10,225.00	379.05	103.7%
5120 · Electric	6,481.96	6,915.00	-433.04	93.7%
5125 · Gas	1,763.75	3,010.00	-1,246.25	58.6%
5151 · Phone	682.23	715.00	-32.77	95.4%
Total Utilities	19,531.99	20,865.00	-1,333.01	93.6%
Landscaping				
5260 · Landscape Projects	17,815.70	5,000.00	12,815.70	356.3%
5200 · Landscape Contract	16,181.00	16,665.00	-484.00	97.1%
5220 · Irrigation Repairs	8,274.83	715.00	7,559.83	1,157.3%
5240 · Tree Trimming/Removal	0.00	1,750.00	-1,750.00	0.0%
Total Landscaping	42,271.53	24,130.00	18,141.53	175.2%
Pool/Spa/Clubhouse				
5335 · Fitness Equipment Repair/Maint.	1,168.00	0.00	1,168.00	100.0%
5330 · Clubhouse Cleaning/Supplies	2,437.17	2,915.00	-477.83	83.6%
5320 · Internet Clubhouse	1,592.15	1,815.00	-222.85	87.7%
5340 · Clubhouse Maintenance	1,396.27	3,900.00	-2,503.73	35.8%
5300 · Pool Maintenance	2,890.00	3,080.00	-190.00	93.8%
5310 · Pool Supplies/Chemicals	1,035.73	1,815.00	-779.27	57.1%
5315 · Pool Repairs	310.00	1,815.00	-1,505.00	17.1%
5338 · Pool Deck Power Wash/Maintenanc	1,125.00	2,300.00	-1,175.00	48.9%
Total Pool/Spa/Clubhouse	11,954.32	17,640.00	-5,685.68	67.8%
Gates				
6510 · Gate/Monument Repair & Maint.	0.00	250.00	-250.00	0.0%
6500 · Gate Maintenance Contract	1,395.93	1,595.00	-199.07	87.5%
6520 · Fire Alarm Monitoring	1,008.00	1,040.00	-32.00	96.9%
5512 · Gate Repair/Material	1,899.94	1,210.00	689.94	157.0%
Total Gates	4,303.87	4,095.00	208.87	105.1%
Common Area/Repair & Maint.				

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

January through November 2020

12/07/20

Accrual Basis

	Jan - Nov 20	Budget	\$ Over Budget	% of Budget
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	2,426.40	1,430.00	996.40	169.7%
6620 · Backflow Testing/Repair	0.00	260.00	-260.00	0.0%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	1,256.99	1,210.00	46.99	103.9%
5850 · Exterminating	5,269.00	6,220.00	-951.00	84.7%
Total Common Area/Repair & Maint.	8,952.39	10,145.00	-1,192.61	88.2%
Total Expense	138,271.25	125,313.26	12,957.99	110.3%
Net Ordinary Income	-24,017.66	-9,783.26	-14,234.40	245.5%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	32,419.15	6,000.00	26,419.15	540.3%
7010 · Transfer to Reserves	62,700.00	62,700.00	0.00	100.0%
7034 · Interest Reserve Fund	623.54	0.00	623.54	100.0%
Total Reserve Income	95,742.69	68,700.00	27,042.69	139.4%
Total Other Income	95,742.69	68,700.00	27,042.69	139.4%
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%
9884 · Irrigation Replacement Expenses	6,570.00	0.00	6,570.00	100.0%
9828 · Concrete Expenses	25,143.02	0.00	25,143.02	100.0%
9800 · Repair & Replacement Expense	2,635.00	0.00	2,635.00	100.0%
8570 · Clubhouse	4,978.49	0.00	4,978.49	100.0%
8517 · Gate Repairs	3,339.96	0.00	3,339.96	100.0%
Total Reserve Expenditures	65,054.47	0.00	65,054.47	100.0%
Total Other Expense	65,054.47	0.00	65,054.47	100.0%
Net Other Income	30,688.22	68,700.00	-38,011.78	44.7%
Net Income	6,670.56	58,916.74	-52,246.18	11.3%