

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY
OCTOBER 2020**

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

Riverwalk Tucson Homeowners Association

Balance Sheet

11/10/20

As of October 31, 2020

Accrual Basis

	<u>Oct 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	
1001 · Bank of America-Operating 1209	3,257.13
Due to Reserves	<u>-10,491.17</u>
Total Operating Funds	-7,234.04
Reserve Funds	
1102 · Mutual of Omaha MM 4548	245,751.49
Due from Operating	<u>10,491.17</u>
Total Reserve Funds	<u>256,242.66</u>
Total Checking/Savings	249,008.62
Accounts Receivable	
11000 · Accounts Receivable	<u>1,060.83</u>
Total Accounts Receivable	1,060.83
Other Current Assets	
12000 · Undeposited Funds	<u>499.56</u>
Total Other Current Assets	<u>499.56</u>
Total Current Assets	<u>250,569.01</u>
TOTAL ASSETS	<u>250,569.01</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Other Current Liabilities	
2010 · Prepaid Assessments	<u>7,297.47</u>
Total Other Current Liabilities	<u>7,297.47</u>
Total Other Current Liabilities	<u>7,297.47</u>
Total Current Liabilities	<u>7,297.47</u>
Total Liabilities	7,297.47
Equity	
Reserve Equity	
3010 · Accumulated General	<u>247,035.42</u>
Total Reserve Equity	247,035.42
Operating Surplus	
3110 · Accumulated Surplus	<u>-3,629.86</u>
Total Operating Surplus	-3,629.86
Net Income	<u>-134.02</u>
Total Equity	<u>243,271.54</u>
TOTAL LIABILITIES & EQUITY	<u>250,569.01</u>

Profit & Loss Budget vs. Actual

October 2020

	Oct 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	250.00	0.00	250.00	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>10,549.42</u>	<u>10,505.00</u>	<u>44.42</u>	<u>100.4%</u>
Total Income	<u>10,549.42</u>	<u>10,505.00</u>	<u>44.42</u>	<u>100.4%</u>
Gross Profit	<u>10,549.42</u>	<u>10,505.00</u>	<u>44.42</u>	<u>100.4%</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	2,247.00	750.00	1,497.00	299.6%
Total Townhome Services & Repairs	<u>2,247.00</u>	<u>750.00</u>	<u>1,497.00</u>	<u>299.6%</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	532.15	175.00	357.15	304.1%
5048 · Office Expense	130.90	50.00	80.90	261.8%
5070 · Property Taxes	51.59	60.00	-8.41	86.0%
5090 · Insurance	436.00	365.00	71.00	119.5%
Total Administrative	<u>2,571.30</u>	<u>2,061.66</u>	<u>509.64</u>	<u>124.7%</u>
Utilities				
5100 · Water/Sewer	1,218.07	725.00	493.07	168.0%
5120 · Electric	627.84	725.00	-97.16	86.6%
5125 · Gas	49.41	125.00	-75.59	39.5%
5151 · Phone	62.51	65.00	-2.49	96.2%
Total Utilities	<u>1,957.83</u>	<u>1,640.00</u>	<u>317.83</u>	<u>119.4%</u>
Landscaping				
5260 · Landscape Projects	0.00	1,500.00	-1,500.00	0.0%
5200 · Landscape Contract	1,986.00	1,515.00	471.00	131.1%
5220 · Irrigation Repairs	667.50	65.00	602.50	1,026.9%
Total Landscaping	<u>2,653.50</u>	<u>3,080.00</u>	<u>-426.50</u>	<u>86.2%</u>
Pool/Spa/Clubhouse				
5330 · Clubhouse Cleaning/Supplies	200.00	265.00	-65.00	75.5%
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	201.10	165.00	36.10	121.9%
5315 · Pool Repairs	0.00	165.00	-165.00	0.0%
5338 · Pool Deck Power Wash/Maintenanc	100.00	1,000.00	-900.00	10.0%
Total Pool/Spa/Clubhouse	<u>861.09</u>	<u>2,140.00</u>	<u>-1,278.91</u>	<u>40.2%</u>
Gates				
6510 · Gate/Monument Repair & Maint.	0.00	250.00	-250.00	0.0%
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.5%
6520 · Fire Alarm Monitoring	252.00	260.00	-8.00	96.9%
5512 · Gate Repair/Material	40.00	110.00	-70.00	36.4%

Riverwalk Tucson Homeowners Association

11/10/20

Profit & Loss Budget vs. Actual

Accrual Basis

October 2020

	Oct 20	Budget	\$ Over Budget	% of Budget
Total Gates	430.44	765.00	-334.56	56.3%
Common Area/Repair & Maint.				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.3%
5770 · General Maintenance	425.39	110.00	315.39	386.7%
5850 · Exterminating	250.00	500.00	-250.00	50.0%
Total Common Area/Repair & Maint.	795.39	740.00	55.39	107.5%
Total Expense	11,516.55	11,691.66	-175.11	98.5%
Net Ordinary Income	-967.13	-1,186.66	219.53	81.5%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	6,454.15	0.00	6,454.15	100.0%
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	40.30	0.00	40.30	100.0%
Total Reserve Income	12,194.45	5,700.00	6,494.45	213.9%
Total Other Income	12,194.45	5,700.00	6,494.45	213.9%
Other Expense				
Reserve Expenditures				
9800 · Repair & Replacement Expense	2,635.00	0.00	2,635.00	100.0%
Total Reserve Expenditures	2,635.00	0.00	2,635.00	100.0%
Total Other Expense	2,635.00	0.00	2,635.00	100.0%
Net Other Income	9,559.45	5,700.00	3,859.45	167.7%
Net Income	8,592.32	4,513.34	4,078.98	190.4%

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

11/10/20

January through October 2020

Accrual Basis

	Jan - Oct 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 · Assessment Income	159,427.16	160,000.00	-572.84	99.6%
4030 · Interest Income	210.92	650.00	-439.08	32.4%
4070 · Late Fee Income	617.09	1,150.00	-532.91	53.7%
4900 · Violation Fines	350.00	0.00	350.00	100.0%
4992 · Common Area Keys	0.00	225.00	-225.00	0.0%
6010 · General Reserve Transfer	-57,000.00	-57,000.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
Total Income	103,629.17	105,025.00	-1,395.83	98.7%
Total Income	103,629.17	105,025.00	-1,395.83	98.7%
Gross Profit	103,629.17	105,025.00	-1,395.83	98.7%
Expense				
Single Fam Home Serv. & Repairs				
5822 · Single Fam. Home Landscap Maint	4,635.00	5,150.00	-515.00	90.0%
Total Single Fam Home Serv. & Repairs	4,635.00	5,150.00	-515.00	90.0%
Townhome Services & Repairs				
5753 · Townhome Stucco Repairs	10,759.00	7,500.00	3,259.00	143.5%
5821 · Townhome Roof Inspections	10,998.00	11,500.00	-502.00	95.6%
Total Townhome Services & Repairs	21,757.00	19,000.00	2,757.00	114.5%
Administrative				
5007 · Document Storage Fee	90.00	0.00	90.00	100.0%
5000 · Management Fee	13,616.60	13,616.60	0.00	100.0%
5010 · Legal Expense	350.00	500.00	-150.00	70.0%
5017 · Printing/Postage	2,238.46	1,750.00	488.46	127.9%
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	300.52	500.00	-199.48	60.1%
5070 · Property Taxes	51.59	60.00	-8.41	86.0%
5075 · Permits/License/Taxes	10.00	40.00	-30.00	25.0%
5080 · Corporate Taxes	50.00	55.00	-5.00	90.9%
5090 · Insurance	4,289.00	3,650.00	639.00	117.5%
Total Administrative	21,614.24	20,771.60	842.64	104.1%
Utilities				
5100 · Water/Sewer	9,840.60	9,350.00	490.60	105.2%
5120 · Electric	5,903.88	6,215.00	-311.12	95.0%
5125 · Gas	1,664.93	2,810.00	-1,145.07	59.3%
5151 · Phone	619.80	650.00	-30.20	95.4%
Total Utilities	18,029.21	19,025.00	-995.79	94.8%
Landscaping				
5260 · Landscape Projects	17,815.70	5,000.00	12,815.70	356.3%
5200 · Landscape Contract	15,225.00	15,150.00	75.00	100.5%
5220 · Irrigation Repairs	8,274.83	650.00	7,624.83	1,273.1%
5240 · Tree Trimming/Removal	0.00	1,750.00	-1,750.00	0.0%
Total Landscaping	41,315.53	22,550.00	18,765.53	183.2%
Pool/Spa/Clubhouse				
5335 · Fitness Equipment Repair/Maint.	1,168.00	0.00	1,168.00	100.0%
5330 · Clubhouse Cleaning/Supplies	2,187.17	2,650.00	-462.83	82.5%
5320 · Internet Clubhouse	1,492.16	1,650.00	-157.84	90.4%
5340 · Clubhouse Maintenance	1,396.27	3,800.00	-2,403.73	36.7%
5300 · Pool Maintenance	2,630.00	2,800.00	-170.00	93.9%
5310 · Pool Supplies/Chemicals	1,013.90	1,650.00	-636.10	61.4%
5315 · Pool Repairs	310.00	1,650.00	-1,340.00	18.8%
5338 · Pool Deck Power Wash/Maintenanc	1,075.00	1,975.00	-900.00	54.4%
Total Pool/Spa/Clubhouse	11,272.50	16,175.00	-4,902.50	69.7%
Gates				
6510 · Gate/Monument Repair & Maint.	0.00	250.00	-250.00	0.0%
6500 · Gate Maintenance Contract	1,257.49	1,450.00	-192.51	86.7%
6520 · Fire Alarm Monitoring	1,008.00	1,040.00	-32.00	96.9%
5512 · Gate Repair/Material	1,919.96	1,100.00	819.96	174.5%
Total Gates	4,185.45	3,840.00	345.45	109.0%
Common Area/Repair & Maint.				

Riverwalk Tucson Homeowners Association

Profit & Loss Budget vs. Actual

11/10/20

Accrual Basis

January through October 2020

	Jan - Oct 20	Budget	\$ Over Budget	% of Budget
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	2,000.00	1,300.00	700.00	153.8%
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	904.38	1,100.00	-195.62	82.2%
5850 · Exterminating	4,649.00	5,600.00	-951.00	83.0%
Total Common Area/Repair & Maint.	7,553.38	9,285.00	-1,731.62	81.4%
Total Expense	130,362.31	115,796.60	14,565.71	112.6%
Net Ordinary Income	-26,733.14	-10,771.60	-15,961.54	248.2%
Other Income/Expense				
Other Income				
Reserve Income				
7020 · Capital Reserve Fee	25,759.15	6,000.00	19,759.15	429.3%
7010 · Transfer to Reserves	57,000.00	57,000.00	0.00	100.0%
7034 · Interest Reserve Fund	577.94	0.00	577.94	100.0%
Total Reserve Income	83,337.09	63,000.00	20,337.09	132.3%
Total Other Income	83,337.09	63,000.00	20,337.09	132.3%
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	23,396.52	0.00	23,396.52	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	56,737.97	0.00	56,737.97	100.0%
Total Other Expense	56,737.97	0.00	56,737.97	100.0%
Net Other Income	26,599.12	63,000.00	-36,400.88	42.2%
Net Income	-134.02	52,228.40	-52,362.42	-0.3%