

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY  
SEPTEMBER 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 September 30, 2020

Sep 30, 20

### ASSETS

#### Current Assets

##### Checking/Savings

##### Operating Funds

1001 · Bank of America-Operating 1209 3,682.43

Due to Reserves -16,307.62

Total Operating Funds -12,625.19

##### Reserve Funds

1102 · Mutual of Omaha MM 4548 236,192.04

Due from Operating 16,307.62

Total Reserve Funds 252,499.66

Total Checking/Savings 239,874.47

##### Accounts Receivable

11000 · Accounts Receivable 2,518.65

Total Accounts Receivable 2,518.65

##### Other Current Assets

12000 · Undeposited Funds 642.33

Total Other Current Assets 642.33

Total Current Assets 243,035.45

TOTAL ASSETS 243,035.45

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Other Current Liabilities

##### Other Current Liabilities

2020 · Accrued Expenses 200.00

2010 · Prepaid Assessments 7,229.17

Total Other Current Liabilities 7,429.17

Total Other Current Liabilities 7,429.17

Total Current Liabilities 7,429.17

Total Liabilities 7,429.17

#### 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 -7,799.28

Total Equity 235,606.28

TOTAL LIABILITIES & EQUITY 243,035.45

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

	<u>Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	15,999.42	16,000.00	-0.58	100.0%
4030 · Interest Income	28.11	65.00	-36.89	43.25%
4070 · Late Fee Income	45.00	115.00	-70.00	39.13%
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%
<b>Total Income</b>	<u>10,372.53</u>	<u>10,505.00</u>	<u>-132.47</u>	<u>98.74%</u>
<b>Total Income</b>	<u>10,372.53</u>	<u>10,505.00</u>	<u>-132.47</u>	<u>98.74%</u>
<b>Gross Profit</b>	<u>10,372.53</u>	<u>10,505.00</u>	<u>-132.47</u>	<u>98.74%</u>
<b>Expense</b>				
<b>Single Fam Home Serv. &amp; Repairs</b>				
5822 · Single Fam. Home Landscap Maint	515.00	515.00	0.00	100.0%
<b>Total Single Fam Home Serv. &amp; Repairs</b>	<u>515.00</u>	<u>515.00</u>	<u>0.00</u>	<u>100.0%</u>
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	3,673.00	750.00	2,923.00	489.73%
<b>Total Townhome Services &amp; Repairs</b>	<u>3,673.00</u>	<u>750.00</u>	<u>2,923.00</u>	<u>489.73%</u>
<b>Administrative</b>				
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	5.60	175.00	-169.40	3.2%
5048 · Office Expense	0.00	50.00	-50.00	0.0%
5090 · Insurance	436.00	365.00	71.00	119.45%
<b>Total Administrative</b>	<u>1,812.26</u>	<u>2,001.66</u>	<u>-189.40</u>	<u>90.54%</u>
<b>Utilities</b>				
5100 · Water/Sewer	1,064.51	1,050.00	14.51	101.38%
5120 · Electric	591.25	600.00	-8.75	98.54%
5125 · Gas	49.41	110.00	-60.59	44.92%
5151 · Phone	62.14	65.00	-2.86	95.6%
<b>Total Utilities</b>	<u>1,767.31</u>	<u>1,825.00</u>	<u>-57.69</u>	<u>96.84%</u>
<b>Landscaping</b>				
5260 · Landscape Projects	0.00	1,500.00	-1,500.00	0.0%
5200 · Landscape Contract	1,471.00	1,515.00	-44.00	97.1%
5220 · Irrigation Repairs	0.00	65.00	-65.00	0.0%
5240 · Tree Trimming/Removal	1,960.00	0.00	1,960.00	100.0%
<b>Total Landscaping</b>	<u>3,431.00</u>	<u>3,080.00</u>	<u>351.00</u>	<u>111.4%</u>
<b>Pool/Spa/Clubhouse</b>				
5330 · Clubhouse Cleaning/Supplies	237.17	265.00	-27.83	89.5%
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	92.86%
5310 · Pool Supplies/Chemicals	80.14	165.00	-84.86	48.57%

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

	<u>Sep 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%
<b>Total Pool/Spa/Clubhouse</b>	<u>777.30</u>	<u>1,140.00</u>	<u>-362.70</u>	<u>68.18%</u>
<b>Gates</b>				
6500 · Gate Maintenance Contract	138.44	145.00	-6.56	95.48%
5512 · Gate Repair/Material	2,369.98	110.00	2,259.98	2,154.53%
<b>Total Gates</b>	<u>2,508.42</u>	<u>255.00</u>	<u>2,253.42</u>	<u>983.69%</u>
<b>Common Area/Repair &amp; Maint.</b>				
6610 · Fountain Maintenance	120.00	130.00	-10.00	92.31%
5770 · General Maintenance	103.64	110.00	-6.36	94.22%
5850 · Exterminating	620.00	620.00	0.00	100.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<u>843.64</u>	<u>860.00</u>	<u>-16.36</u>	<u>98.1%</u>
<b>Total Expense</b>	<u>15,327.93</u>	<u>10,426.66</u>	<u>4,901.27</u>	<u>147.01%</u>
<b>Net Ordinary Income</b>	-4,955.40	78.34	-5,033.74	-6,325.5%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7020 · Capital Reserve Fee	6,570.00	0.00	6,570.00	100.0%
7010 · Transfer to Reserves	5,700.00	5,700.00	0.00	100.0%
7034 · Interest Reserve Fund	46.37	0.00	46.37	100.0%
<b>Total Reserve Income</b>	<u>12,316.37</u>	<u>5,700.00</u>	<u>6,616.37</u>	<u>216.08%</u>
<b>Total Other Income</b>	<u>12,316.37</u>	<u>5,700.00</u>	<u>6,616.37</u>	<u>216.08%</u>
<b>Other Expense</b>				
<b>Reserve Expenditures</b>				
9828 · Concrete Expenses	13,233.00	0.00	13,233.00	100.0%
<b>Total Reserve Expenditures</b>	<u>13,233.00</u>	<u>0.00</u>	<u>13,233.00</u>	<u>100.0%</u>
<b>Total Other Expense</b>	<u>13,233.00</u>	<u>0.00</u>	<u>13,233.00</u>	<u>100.0%</u>
<b>Net Other Income</b>	-916.63	5,700.00	-6,616.63	-16.08%
<b>Net Income</b>	<u><u>-5,872.03</u></u>	<u><u>5,778.34</u></u>	<u><u>-11,650.37</u></u>	<u><u>-101.62%</u></u>

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

	<u>Jan - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
4000 · Assessment Income	143,994.78	144,000.00	-5.22	100.0%
4030 · Interest Income	220.92	585.00	-364.08	37.76%
4070 · Late Fee Income	647.09	1,035.00	-387.91	62.52%
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	200.00	390.00	295.0%
6010 · General Reserve Transfer	-51,300.00	-51,300.00	0.00	100.0%
6020 · Returned Check Charges	24.00	0.00	24.00	100.0%
<b>Total Income</b>	<u>94,241.79</u>	<u>94,520.00</u>	<u>-278.21</u>	<u>99.71%</u>
<b>Total Income</b>	<u>94,241.79</u>	<u>94,520.00</u>	<u>-278.21</u>	<u>99.71%</u>
<b>Gross Profit</b>	94,241.79	94,520.00	-278.21	99.71%
<b>Expense</b>				
<b>Single Fam Home Serv. &amp; Repairs</b>				
5822 · Single Fam. Home Landscap Maint	4,635.00	4,635.00	0.00	100.0%
<b>Total Single Fam Home Serv. &amp; Repairs</b>	<u>4,635.00</u>	<u>4,635.00</u>	<u>0.00</u>	<u>100.0%</u>
<b>Townhome Services &amp; Repairs</b>				
5753 · Townhome Stucco Repairs	8,512.00	6,750.00	1,762.00	126.1%
5821 · Townhome Roof Inspections	10,998.00	11,500.00	-502.00	95.64%
<b>Total Townhome Services &amp; Repairs</b>	<u>19,510.00</u>	<u>18,250.00</u>	<u>1,260.00</u>	<u>106.9%</u>
<b>Administrative</b>				
5007 · Document Storage Fee	81.00	0.00	81.00	100.0%
5000 · Management Fee	12,254.94	12,254.94	0.00	100.0%
5010 · Legal Expense	300.00	450.00	-150.00	66.67%
5017 · Printing/Postage	1,706.31	1,575.00	131.31	108.34%
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	450.00	-280.38	37.69%
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	3,853.00	3,285.00	568.00	117.29%
<b>Total Administrative</b>	<u>19,007.94</u>	<u>18,709.94</u>	<u>298.00</u>	<u>101.59%</u>
<b>Utilities</b>				
5100 · Water/Sewer	8,622.53	8,625.00	-2.47	99.97%
5120 · Electric	5,276.04	5,490.00	-213.96	96.1%
5125 · Gas	1,615.52	2,685.00	-1,069.48	60.17%
5151 · Phone	557.29	585.00	-27.71	95.26%
<b>Total Utilities</b>	<u>16,071.38</u>	<u>17,385.00</u>	<u>-1,313.62</u>	<u>92.44%</u>
<b>Landscaping</b>				
5260 · Landscape Projects	15,855.70	3,500.00	12,355.70	453.02%
5200 · Landscape Contract	13,239.00	13,635.00	-396.00	97.1%
5220 · Irrigation Repairs	5,914.26	585.00	5,329.26	1,010.99%

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

	<u>Jan - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5240 · Tree Trimming/Removal	1,960.00	1,750.00	210.00	112.0%
<b>Total Landscaping</b>	<b>36,968.96</b>	<b>19,470.00</b>	<b>17,498.96</b>	<b>189.88%</b>
<b>Pool/Spa/Clubhouse</b>				
5335 · Fitness Equipment Repair/Maint.	1,168.00	0.00	1,168.00	100.0%
5330 · Clubhouse Cleaning/Supplies	1,987.17	2,385.00	-397.83	83.32%
5320 · Internet Clubhouse	1,392.17	1,485.00	-92.83	93.75%
5340 · Clubhouse Maintenance	1,396.27	3,700.00	-2,303.73	37.74%
5300 · Pool Maintenance	2,370.00	2,520.00	-150.00	94.05%
5310 · Pool Supplies/Chemicals	812.80	1,485.00	-672.20	54.73%
5315 · Pool Repairs	310.00	1,485.00	-1,175.00	20.88%
5338 · Pool Deck Power Wash/Maintenanc	1,175.00	975.00	200.00	120.51%
<b>Total Pool/Spa/Clubhouse</b>	<b>10,611.41</b>	<b>14,035.00</b>	<b>-3,423.59</b>	<b>75.61%</b>
<b>Gates</b>				
6500 · Gate Maintenance Contract	1,119.05	1,305.00	-185.95	85.75%
6520 · Fire Alarm Monitoring	756.00	780.00	-24.00	96.92%
5512 · Gate Repair/Material	2,569.94	990.00	1,579.94	259.59%
<b>Total Gates</b>	<b>4,444.99</b>	<b>3,075.00</b>	<b>1,369.99</b>	<b>144.55%</b>
<b>Common Area/Repair &amp; Maint.</b>				
6630 · Dog Waste Bags	0.00	275.00	-275.00	0.0%
6610 · Fountain Maintenance	1,880.00	1,170.00	710.00	160.68%
5730 · Roof Maintenance/Repairs	0.00	750.00	-750.00	0.0%
5770 · General Maintenance	2,172.06	990.00	1,182.06	219.4%
5850 · Exterminating	4,399.00	5,100.00	-701.00	86.26%
5954 · Drainage Improvemnet	0.00	260.00	-260.00	0.0%
<b>Total Common Area/Repair &amp; Maint.</b>	<b>8,451.06</b>	<b>8,545.00</b>	<b>-93.94</b>	<b>98.9%</b>
<b>Total Expense</b>	<b>119,700.74</b>	<b>104,104.94</b>	<b>15,595.80</b>	<b>114.98%</b>
<b>Net Ordinary Income</b>	<b>-25,458.95</b>	<b>-9,584.94</b>	<b>-15,874.01</b>	<b>265.61%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Reserve Income</b>				
7020 · Capital Reserve Fee	19,305.00	0.00	19,305.00	100.0%
7010 · Transfer to Reserves	51,300.00	51,300.00	0.00	100.0%
7034 · Interest Reserve Fund	537.64	0.00	537.64	100.0%
<b>Total Reserve Income</b>	<b>71,142.64</b>	<b>51,300.00</b>	<b>19,842.64</b>	<b>138.68%</b>
<b>Total Other Income</b>	<b>71,142.64</b>	<b>51,300.00</b>	<b>19,842.64</b>	<b>138.68%</b>
<b>Other Expense</b>				
<b>Reserve Expenditures</b>				
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%
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%
<b>Total Reserve Expenditures</b>	<b>54,102.97</b>	<b>0.00</b>	<b>54,102.97</b>	<b>100.0%</b>
<b>Total Other Expense</b>	<b>54,102.97</b>	<b>0.00</b>	<b>54,102.97</b>	<b>100.0%</b>

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

	<u>Jan - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Other Income	17,039.67	51,300.00	-34,260.33	33.22%
Net Income	<u>-8,419.28</u>	<u>41,715.06</u>	<u>-50,134.34</u>	<u>-20.18%</u>