

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY**

**DECEMBER  
2020**

1. BALANCE SHEET
2. YTD INCOME & EXPENSE  
STATEMENT

# Riverwalk Tucson Homeowners Association

Run Date: 01/18/2021  
Run Time: 11:33 PM

## BALANCE SHEET As of: 12/31/2020 Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
1001	Bank of America-Operating 1209	\$4,402.09
1099	Due to Reserves	(\$10,491.17)
	OPERATING FUNDS TOTAL:	(\$6,089.08)
<b>Reserve Funds</b>		
1102	CIT Bank MM 4548	\$249,868.03
1199	Due from Operating	\$10,491.17
	RESERVE FUNDS TOTAL:	\$260,359.20
<b>Other Current Assets</b>		
1200	Accounts Receivable	\$2,255.80
	OTHER CURRENT ASSETS TOTAL:	\$2,255.80
	TOTAL ASSETS:	\$256,525.92

## Liabilities

Account #	Account Name	Total
<b>Liabilities</b>		
2010	Prepaid Assessments	\$6,290.75
2020	Accrued Expenses	\$8,074.52
	LIABILITIES TOTAL:	\$14,365.27
	TOTAL LIABILITIES:	\$14,365.27

## Equity

Account #	Account Name	Total
<b>Reserve Equity</b>		
3010	Accumulated General	\$247,035.42
	RESERVE EQUITY TOTAL:	\$247,035.42
<b>Operating Surplus</b>		
3110	Accumulated Surplus	(\$3,629.86)
	OPERATING SURPLUS TOTAL:	(\$3,629.86)
	TOTAL NET INCOME (LOSS):	(\$1,244.91)
	TOTAL EQUITY:	\$242,160.65
	TOTAL LIABILITIES AND EQUITY:	\$256,525.92

# Riverwalk Tucson Homeowners Association

Run Date: 01/18/2021  
Run Time: 11:34 PM

## INCOME STATEMENT

Start: 12/01/2020 | End: 12/31/2020

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4000 Assessment Income	15,939.44	16,000.00	(60.56)	191,366.02	192,000.00	(633.98)	192,000.00
4030 Interest Income	12.60	65.00	(52.40)	223.52	780.00	(556.48)	780.00
4070 Late Fee Income	45.00	115.00	(70.00)	662.09	1,380.00	(717.91)	1,380.00
4900 Violation Fines	750.00	0.00	750.00	1,425.00	0.00	1,425.00	0.00
4930 Gate Remote Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
4992 Common Area Keys	0.00	25.00	(25.00)	0.00	275.00	(275.00)	275.00
<b>Income Total</b>	<b>16,797.04</b>	<b>16,205.00</b>	<b>592.04</b>	<b>193,726.63</b>	<b>194,435.00</b>	<b>(708.37)</b>	<b>194,435.00</b>
<b>Reserve Income</b>							
7010 Transfer to Reserves	5,700.00	5,700.00	0.00	68,400.00	68,400.00	0.00	68,400.00
7020 Capital Reserve Fee	0.00	2,000.00	(2,000.00)	32,419.15	8,000.00	24,419.15	8,000.00
7034 Interest Reserve Fund	42.44	0.00	42.44	665.98	0.00	665.98	0.00
<b>Reserve Income Total</b>	<b>5,742.44</b>	<b>7,700.00</b>	<b>(1,957.56)</b>	<b>101,485.13</b>	<b>76,400.00</b>	<b>25,085.13</b>	<b>76,400.00</b>
<b>Total Income</b>	<b>22,539.48</b>	<b>23,905.00</b>	<b>(1,365.52)</b>	<b>295,211.76</b>	<b>270,835.00</b>	<b>24,376.76</b>	<b>270,835.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative</b>							
5000 Management Fee	1,361.66	1,361.66	0.00	16,339.92	16,339.92	0.00	16,339.92
5007 Document Storage Fee	18.00	0.00	(18.00)	108.00	0.00	(108.00)	0.00
5010 Legal Expense	458.75	50.00	(408.75)	858.75	600.00	(258.75)	600.00
5017 Printing/Postage	128.40	175.00	46.60	2,719.43	2,100.00	(619.43)	2,100.00
5030 Audit/Tax Preparation	0.00	0.00	0.00	559.07	600.00	40.93	600.00
5037 Bank Charges & CC Fees	0.00	0.00	0.00	59.00	0.00	(59.00)	0.00
5048 Office Expense	138.94	50.00	(88.94)	460.14	600.00	139.86	600.00
5070 Property Taxes	0.00	0.00	0.00	51.59	60.00	8.41	60.00
5075 Permits/License/Taxes	0.00	0.00	0.00	10.00	290.00	280.00	290.00
5080 Corporate Taxes	0.00	0.00	0.00	50.00	55.00	5.00	55.00
5090 Insurance	436.00	365.00	(71.00)	5,161.00	4,380.00	(781.00)	4,380.00
<b>Administrative Total</b>	<b>2,541.75</b>	<b>2,001.66</b>	<b>(540.09)</b>	<b>26,376.90</b>	<b>25,024.92</b>	<b>(1,351.98)</b>	<b>25,024.92</b>
<b>Utilities</b>							
5100 Water/Sewer	1,391.36	775.00	(616.36)	11,995.41	11,000.00	(995.41)	11,000.00
5120 Electric	546.78	650.00	103.22	7,028.74	7,565.00	536.26	7,565.00
5125 Gas	51.43	275.00	223.57	1,815.18	3,285.00	1,469.82	3,285.00
5151 Phone	62.39	65.00	2.61	744.62	780.00	35.38	780.00
<b>Utilities Total</b>	<b>2,051.96</b>	<b>1,765.00</b>	<b>(286.96)</b>	<b>21,583.95</b>	<b>22,630.00</b>	<b>1,046.05</b>	<b>22,630.00</b>
<b>Landscaping</b>							
5200 Landscape Contract	1,471.00	1,515.00	44.00	17,652.00	18,180.00	528.00	18,180.00
5220 Irrigation Repairs	(2,117.39)	65.00	2,182.39	6,157.44	780.00	(5,377.44)	780.00
5240 Tree Trimming/Removal	7,200.00	0.00	(7,200.00)	7,200.00	1,750.00	(5,450.00)	1,750.00
5260 Landscape Projects	9,097.50	0.00	(9,097.50)	26,913.20	5,000.00	(21,913.20)	5,000.00
<b>Landscaping Total</b>	<b>15,651.11</b>	<b>1,580.00</b>	<b>(14,071.11)</b>	<b>57,922.64</b>	<b>25,710.00</b>	<b>(32,212.64)</b>	<b>25,710.00</b>
<b>Pool/Spa/Clubhouse</b>							
5300 Pool Maintenance	241.00	280.00	39.00	3,131.00	3,360.00	229.00	3,360.00
5310 Pool Supplies/Chemicals	0.00	165.00	165.00	1,035.73	1,980.00	944.27	1,980.00
5315 Pool Repairs	607.00	165.00	(442.00)	917.00	1,980.00	1,063.00	1,980.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5320 Internet Clubhouse	99.99	165.00	65.01	1,692.14	1,980.00	287.86	1,980.00
5330 Clubhouse Cleaning/Supplies	200.00	265.00	65.00	2,637.17	3,180.00	542.83	3,180.00
5335 Fitness Equipment Repair/Maint.	0.00	0.00	0.00	1,168.00	0.00	(1,168.00)	0.00
5338 Pool Deck Power Wash/Maintenanc	0.00	0.00	0.00	1,125.00	2,300.00	1,175.00	2,300.00
5340 Clubhouse Maintenance	0.00	100.00	100.00	1,396.27	4,000.00	2,603.73	4,000.00
<b>Pool/Spa/Clubhouse Total</b>	<b>1,147.99</b>	<b>1,140.00</b>	<b>(7.99)</b>	<b>13,102.31</b>	<b>18,780.00</b>	<b>5,677.69</b>	<b>18,780.00</b>
<b>Townhome Services &amp; Repairs</b>							
5512 Gate Repair/Material	(10.00)	110.00	120.00	1,889.94	1,320.00	(569.94)	1,320.00
5730 Roof Maintenance/Repairs	0.00	0.00	0.00	0.00	750.00	750.00	750.00
5753 Townhome Stucco Repairs	0.00	750.00	750.00	10,759.00	9,000.00	(1,759.00)	9,000.00
5770 General Maintenance	1,261.20	110.00	(1,151.20)	2,518.19	1,320.00	(1,198.19)	1,320.00
<b>Townhome Services &amp; Repairs Total</b>	<b>1,251.20</b>	<b>970.00</b>	<b>(281.20)</b>	<b>15,167.13</b>	<b>12,390.00</b>	<b>(2,777.13)</b>	<b>12,390.00</b>
<b>Single Fam Home Serv. &amp; Repairs</b>							
5821 Townhome Roof Inspections	0.00	0.00	0.00	10,998.00	11,500.00	502.00	11,500.00
5822 Single Fam. Home Landscap Maint	515.00	515.00	0.00	6,180.00	6,180.00	0.00	6,180.00
5850 Exterminating	1,000.00	500.00	(500.00)	6,269.00	6,720.00	451.00	6,720.00
<b>Single Fam Home Serv. &amp; Repairs Total</b>	<b>1,515.00</b>	<b>1,015.00</b>	<b>(500.00)</b>	<b>23,447.00</b>	<b>24,400.00</b>	<b>953.00</b>	<b>24,400.00</b>
<b>Gates</b>							
6010 General Reserve Transfer	5,700.00	5,700.00	0.00	68,400.00	68,400.00	0.00	68,400.00
6020 Returned Check Charges	0.00	0.00	0.00	(24.00)	0.00	24.00	0.00
6500 Gate Maintenance Contract	138.44	145.00	6.56	1,534.37	1,740.00	205.63	1,740.00
6510 Gate/Monument Repair & Maint.	0.00	0.00	0.00	0.00	250.00	250.00	250.00
6520 Fire Alarm Monitoring	0.00	0.00	0.00	1,008.00	1,040.00	32.00	1,040.00
6610 Fountain Maintenance	120.00	130.00	10.00	2,546.40	1,560.00	(986.40)	1,560.00
6620 Backflow Testing/Repair	337.50	0.00	(337.50)	337.50	260.00	(77.50)	260.00
6630 Dog Waste Bags	0.00	0.00	0.00	0.00	275.00	275.00	275.00
<b>Gates Total</b>	<b>6,295.94</b>	<b>5,975.00</b>	<b>(320.94)</b>	<b>73,802.27</b>	<b>73,525.00</b>	<b>(277.27)</b>	<b>73,525.00</b>
<b>Reserve Expenditures</b>							
8517 Gate Repairs	0.00	0.00	0.00	3,339.96	0.00	(3,339.96)	0.00
8570 Clubhouse	0.00	0.00	0.00	4,978.49	0.00	(4,978.49)	0.00
9800 Repair & Replacement Expense	0.00	0.00	0.00	2,635.00	0.00	(2,635.00)	0.00
9828 Concrete Expenses	0.00	0.00	0.00	25,143.02	0.00	(25,143.02)	0.00
9884 Irrigation Replacement Expenses	0.00	0.00	0.00	6,570.00	0.00	(6,570.00)	0.00
9936 Roof Expenses	0.00	0.00	0.00	3,698.00	0.00	(3,698.00)	0.00
9952 Street Expenses	0.00	0.00	0.00	18,690.00	0.00	(18,690.00)	0.00
<b>Reserve Expenditures Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>65,054.47</b>	<b>0.00</b>	<b>(65,054.47)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>30,454.95</b>	<b>14,446.66</b>	<b>(16,008.29)</b>	<b>296,456.67</b>	<b>202,459.92</b>	<b>(93,996.75)</b>	<b>202,459.92</b>
<b>Net Income</b>	<b>(7,915.47)</b>	<b>9,458.34</b>	<b>(17,373.81)</b>	<b>(1,244.91)</b>	<b>68,375.08</b>	<b>(69,619.99)</b>	<b>68,375.08</b>