

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY  
FEBRUARY 2021**

1. BALANCE SHEET
2. YTD INCOME/EXPENSE  
STATEMENT

# Riverwalk Tucson Homeowners Association

Run Date: 03/16/2021  
Run Time: 08:03 PM

## BALANCE SHEET As of: 02/28/2021 Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
1001	Bank of America-Operating 1209	\$4,097.28
1099	Due to Reserves	(\$11,277.36)
	OPERATING FUNDS TOTAL:	(\$7,180.08)
<b>Reserve Funds</b>		
1102	CIT Bank MM 4548	\$257,329.89
1199	Due from Operating	\$11,277.36
	RESERVE FUNDS TOTAL:	\$268,607.25
<b>Other Current Assets</b>		
1200	Accounts Receivable	\$2,810.50
	OTHER CURRENT ASSETS TOTAL:	\$2,810.50
	TOTAL ASSETS:	\$264,237.67

## Liabilities

Account #	Account Name	Total
<b>Liabilities</b>		
2010	Prepaid Assessments	\$8,000.53
2020	Accrued Expenses	\$7,200.00
	LIABILITIES TOTAL:	\$15,200.53
	TOTAL LIABILITIES:	\$15,200.53

## 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	(\$4,825.36)
	OPERATING SURPLUS TOTAL:	(\$4,825.36)
	TOTAL NET INCOME (LOSS):	\$6,827.08
	TOTAL EQUITY:	\$249,037.14
	TOTAL LIABILITIES AND EQUITY:	\$264,237.67

# Riverwalk Tucson Homeowners Association

Run Date: 03/16/2021  
Run Time: 08:04 PM

## INCOME STATEMENT

Start: 02/01/2021 | End: 02/28/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4000 Assessment Income	16,176.81	15,999.42	177.39	31,466.67	31,998.84	(532.17)	191,993.04
4030 Interest Income	(1.43)	20.00	(21.43)	22.86	40.00	(17.14)	240.00
4070 Late Fee Income	(15.00)	60.00	(75.00)	120.00	120.00	0.00	720.00
4900 Violation Fines	0.00	35.00	(35.00)	150.00	70.00	80.00	420.00
<b>Income Total</b>	<b>16,160.38</b>	<b>16,114.42</b>	<b>45.96</b>	<b>31,759.53</b>	<b>32,228.84</b>	<b>(469.31)</b>	<b>193,373.04</b>
<b>Reserve Income</b>							
7010 Transfer to Reserves	6,501.19	6,501.19	0.00	12,091.38	12,091.38	0.00	52,839.28
7020 Capital Reserve Fee	8,882.00	0.00	8,882.00	8,882.00	0.00	8,882.00	0.00
7034 Interest Reserve Fund	49.00	0.00	49.00	94.67	0.00	94.67	0.00
<b>Reserve Income Total</b>	<b>15,432.19</b>	<b>6,501.19</b>	<b>8,931.00</b>	<b>21,068.05</b>	<b>12,091.38</b>	<b>8,976.67</b>	<b>52,839.28</b>
<b>Total Income</b>	<b>31,592.57</b>	<b>22,615.61</b>	<b>8,976.96</b>	<b>52,827.58</b>	<b>44,320.22</b>	<b>8,507.36</b>	<b>246,212.32</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	2,723.32	2,723.32	0.00	16,339.92
5007 Document Storage Fee	9.00	9.00	0.00	18.00	18.00	0.00	108.00
5010 Legal Expense	50.00	50.00	0.00	150.00	100.00	(50.00)	600.00
5017 Printing/Postage	1,077.71	225.00	(852.71)	1,174.65	450.00	(724.65)	2,700.00
5030 Audit/Tax Preparation	0.00	350.00	350.00	0.00	350.00	350.00	575.00
5037 Bank Charges & CC Fees	0.00	5.00	5.00	0.00	10.00	10.00	60.00
5048 Office Expense	0.00	35.00	35.00	0.00	70.00	70.00	420.00
5070 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	55.00
5075 Permits/License/Taxes	0.00	0.00	0.00	0.00	0.00	0.00	280.00
5080 Corporate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5090 Insurance	325.00	450.00	125.00	844.00	900.00	56.00	5,400.00
5095 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
<b>Administrative Total</b>	<b>2,823.37</b>	<b>2,485.66</b>	<b>(337.71)</b>	<b>4,909.97</b>	<b>4,621.32</b>	<b>(288.65)</b>	<b>28,087.92</b>
<b>Utilities</b>							
5100 Water/Sewer	890.17	790.00	(100.17)	1,829.53	1,615.00	(214.53)	10,600.00
5120 Electric	555.24	625.00	69.76	1,715.75	1,260.00	(455.75)	7,210.00
5125 Gas	43.06	370.00	326.94	189.89	645.00	455.11	2,125.00
5151 Phone	65.56	62.14	(3.42)	190.42	124.28	(66.14)	745.68
<b>Utilities Total</b>	<b>1,554.03</b>	<b>1,847.14</b>	<b>293.11</b>	<b>3,925.59</b>	<b>3,644.28</b>	<b>(281.31)</b>	<b>20,680.68</b>
<b>Landscaping</b>							
5200 Landscape Contract	1,471.00	1,515.00	44.00	2,942.00	3,030.00	88.00	18,180.00
5220 Irrigation Repairs	0.00	300.00	300.00	0.00	600.00	600.00	1,800.00
5240 Tree Trimming/Removal	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
5260 Landscape Projects	0.00	0.00	0.00	3,828.00	0.00	(3,828.00)	8,000.00
<b>Landscaping Total</b>	<b>1,471.00</b>	<b>1,815.00</b>	<b>344.00</b>	<b>6,770.00</b>	<b>3,630.00</b>	<b>(3,140.00)</b>	<b>34,480.00</b>
<b>Pool/Spa/Clubhouse</b>							
5300 Pool Maintenance	312.00	278.00	(34.00)	552.00	556.00	4.00	3,336.00
5310 Pool Supplies/Chemicals	0.00	100.00	100.00	64.56	200.00	135.44	1,600.00
5315 Pool Repairs	170.00	75.00	(95.00)	170.00	150.00	(20.00)	900.00
5320 Internet Clubhouse	104.99	99.99	(5.00)	304.97	199.98	(104.99)	1,199.88

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5330 Clubhouse Cleaning/Supplies	200.00	225.00	25.00	450.00	450.00	0.00	2,700.00
5335 Fitness Equipment Repair/Maint.	0.00	129.00	129.00	0.00	129.00	129.00	258.00
5338 Pool Deck Power Wash/Maintenanc	0.00	0.00	0.00	0.00	0.00	0.00	750.00
5340 Clubhouse Maintenance	0.00	0.00	0.00	120.00	0.00	(120.00)	350.00
<b>Pool/Spa/Clubhouse Total</b>	<b>786.99</b>	<b>906.99</b>	<b>120.00</b>	<b>1,661.53</b>	<b>1,684.98</b>	<b>23.45</b>	<b>11,093.88</b>
<b>Townhome Services &amp; Repairs</b>							
5753 Townhome Stucco Repairs	0.00	1,075.00	1,075.00	0.00	2,150.00	2,150.00	12,900.00
5755 Townhome Roof Inspections Formerly ...	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
<b>Townhome Services &amp; Repairs Total</b>	<b>0.00</b>	<b>1,075.00</b>	<b>1,075.00</b>	<b>0.00</b>	<b>2,150.00</b>	<b>2,150.00</b>	<b>24,900.00</b>
<b>Single Fam Home Serv. &amp; Repairs</b>							
5822 Single Fam. Home Landscap Maint	515.00	515.00	0.00	1,030.00	1,030.00	0.00	6,180.00
<b>Single Fam Home Serv. &amp; Repairs Total</b>	<b>515.00</b>	<b>515.00</b>	<b>0.00</b>	<b>1,030.00</b>	<b>1,030.00</b>	<b>0.00</b>	<b>6,180.00</b>
<b>Common Area</b>							
5900 General Maintenace Formerly 5770	35.00	110.00	75.00	217.50	475.00	257.50	1,830.00
5905 Exterminating Formerly 5850	500.00	500.00	0.00	1,120.00	1,120.00	0.00	6,720.00
5910 Fire Alarm Monitoring Formerly 6520	0.00	0.00	0.00	252.00	265.00	13.00	1,060.00
5915 Fountain Maintenance Formerly 6610	120.00	120.00	0.00	240.00	1,040.00	800.00	2,240.00
5920 Backflow Testing/Repair Formerly 66...	0.00	0.00	0.00	0.00	0.00	0.00	275.00
5925 Dog Waste Bags Formerly 6630	874.09	0.00	(874.09)	874.09	0.00	(874.09)	125.00
<b>Common Area Total</b>	<b>1,529.09</b>	<b>730.00</b>	<b>(799.09)</b>	<b>2,703.59</b>	<b>2,900.00</b>	<b>196.41</b>	<b>12,250.00</b>
<b>Gates</b>							
6500 Gate Maintenance Contract	0.00	138.44	138.44	138.44	276.88	138.44	1,661.28
6512 Gate Repair/Material Formerly 5512	0.00	100.00	100.00	(50.00)	200.00	250.00	1,200.00
<b>Gates Total</b>	<b>0.00</b>	<b>238.44</b>	<b>238.44</b>	<b>88.44</b>	<b>476.88</b>	<b>388.44</b>	<b>2,861.28</b>
<b>Reserve Transfer</b>							
8000 General Reserve Transfer Formerly 6...	6,501.19	6,501.19	0.00	12,091.38	12,091.38	0.00	52,839.28
<b>Reserve Transfer Total</b>	<b>6,501.19</b>	<b>6,501.19</b>	<b>0.00</b>	<b>12,091.38</b>	<b>12,091.38</b>	<b>0.00</b>	<b>52,839.28</b>
<b>Reserve Expenditures</b>							
8512 Fencing	0.00	0.00	0.00	1,350.00	0.00	(1,350.00)	0.00
8520 Restoration	10,910.00	0.00	(10,910.00)	10,910.00	0.00	(10,910.00)	0.00
9952 Pavement	0.00	0.00	0.00	560.00	0.00	(560.00)	0.00
<b>Reserve Expenditures Total</b>	<b>10,910.00</b>	<b>0.00</b>	<b>(10,910.00)</b>	<b>12,820.00</b>	<b>0.00</b>	<b>(12,820.00)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>26,090.67</b>	<b>16,114.42</b>	<b>(9,976.25)</b>	<b>46,000.50</b>	<b>32,228.84</b>	<b>(13,771.66)</b>	<b>193,373.04</b>
<b>Net Income</b>	<b>5,501.90</b>	<b>6,501.19</b>	<b>(999.29)</b>	<b>6,827.08</b>	<b>12,091.38</b>	<b>(5,264.30)</b>	<b>52,839.28</b>