

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY  
JANUARY 2021**

1. BALANCE SHEET
2. YTD INCOME/EXPENSE  
STATEMENT

# Riverwalk Tucson Homeowners Association

Run Date: 03/08/2021

Run Time: 09:42 AM

## BALANCE SHEET As of: 01/31/2021 Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
1001	Bank of America-Operating 1209	\$1,534.92
1099	Due to Reserves	(\$10,366.36)
	OPERATING FUNDS TOTAL:	(\$8,831.44)
<b>Reserve Funds</b>		
1102	CIT Bank MM 4548	\$253,718.70
1199	Due from Operating	\$10,366.36
	RESERVE FUNDS TOTAL:	\$264,085.06
<b>Other Current Assets</b>		
1200	Accounts Receivable	\$3,095.81
	OTHER CURRENT ASSETS TOTAL:	\$3,095.81
	TOTAL ASSETS:	\$258,349.43

## Liabilities

Account #	Account Name	Total
<b>Liabilities</b>		
2000	Accounts Payable	\$182.50
2010	Prepaid Assessments	\$7,431.69
2020	Accrued Expenses	\$7,200.00
	LIABILITIES TOTAL:	\$14,814.19
	TOTAL LIABILITIES:	\$14,814.19

## 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):	\$1,325.18
	TOTAL EQUITY:	\$243,535.24

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES AND EQUITY:	<u>\$258,349.43</u>

# Riverwalk Tucson Homeowners Association

Run Date: 03/08/2021  
Run Time: 09:43 AM

## INCOME STATEMENT

Start: 01/01/2021 | End: 01/31/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4000 Assessment Income	15,289.86	15,999.42	(709.56)	15,289.86	15,999.42	(709.56)	191,993.04
4030 Interest Income	24.29	20.00	4.29	24.29	20.00	4.29	240.00
4070 Late Fee Income	135.00	60.00	75.00	135.00	60.00	75.00	720.00
4900 Violation Fines	150.00	35.00	115.00	150.00	35.00	115.00	420.00
<b>Income Total</b>	<b>15,599.15</b>	<b>16,114.42</b>	<b>(515.27)</b>	<b>15,599.15</b>	<b>16,114.42</b>	<b>(515.27)</b>	<b>193,373.04</b>
<b>Reserve Income</b>							
7010 Transfer to Reserves	5,590.19	5,590.19	0.00	5,590.19	5,590.19	0.00	52,839.28
7034 Interest Reserve Fund	45.67	0.00	45.67	45.67	0.00	45.67	0.00
<b>Reserve Income Total</b>	<b>5,635.86</b>	<b>5,590.19</b>	<b>45.67</b>	<b>5,635.86</b>	<b>5,590.19</b>	<b>45.67</b>	<b>52,839.28</b>
<b>Total Income</b>	<b>21,235.01</b>	<b>21,704.61</b>	<b>(469.60)</b>	<b>21,235.01</b>	<b>21,704.61</b>	<b>(469.60)</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	1,361.66	1,361.66	0.00	16,339.92
5007 Document Storage Fee	9.00	9.00	0.00	9.00	9.00	0.00	108.00
5010 Legal Expense	100.00	50.00	(50.00)	100.00	50.00	(50.00)	600.00
5017 Printing/Postage	96.94	225.00	128.06	96.94	225.00	128.06	2,700.00
5030 Audit/Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	575.00
5037 Bank Charges & CC Fees	0.00	5.00	5.00	0.00	5.00	5.00	60.00
5048 Office Expense	0.00	35.00	35.00	0.00	35.00	35.00	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	519.00	450.00	(69.00)	519.00	450.00	(69.00)	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>2,086.60</b>	<b>2,135.66</b>	<b>49.06</b>	<b>2,086.60</b>	<b>2,135.66</b>	<b>49.06</b>	<b>28,087.92</b>
<b>Utilities</b>							
5100 Water/Sewer	939.36	825.00	(114.36)	939.36	825.00	(114.36)	10,600.00
5120 Electric	1,160.51	635.00	(525.51)	1,160.51	635.00	(525.51)	7,210.00
5125 Gas	146.83	275.00	128.17	146.83	275.00	128.17	2,125.00
5151 Phone	124.86	62.14	(62.72)	124.86	62.14	(62.72)	745.68
<b>Utilities Total</b>	<b>2,371.56</b>	<b>1,797.14</b>	<b>(574.42)</b>	<b>2,371.56</b>	<b>1,797.14</b>	<b>(574.42)</b>	<b>20,680.68</b>
<b>Landscaping</b>							
5200 Landscape Contract	1,471.00	1,515.00	44.00	1,471.00	1,515.00	44.00	18,180.00
5220 Irrigation Repairs	0.00	300.00	300.00	0.00	300.00	300.00	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	3,828.00	0.00	(3,828.00)	3,828.00	0.00	(3,828.00)	8,000.00
<b>Landscaping Total</b>	<b>5,299.00</b>	<b>1,815.00</b>	<b>(3,484.00)</b>	<b>5,299.00</b>	<b>1,815.00</b>	<b>(3,484.00)</b>	<b>34,480.00</b>
<b>Pool/Spa/Clubhouse</b>							
5300 Pool Maintenance	240.00	278.00	38.00	240.00	278.00	38.00	3,336.00
5310 Pool Supplies/Chemicals	64.56	100.00	35.44	64.56	100.00	35.44	1,600.00
5315 Pool Repairs	0.00	75.00	75.00	0.00	75.00	75.00	900.00
5320 Internet Clubhouse	199.98	99.99	(99.99)	199.98	99.99	(99.99)	1,199.88
5330 Clubhouse Cleaning/Supplies	250.00	225.00	(25.00)	250.00	225.00	(25.00)	2,700.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5335 Fitness Equipment Repair/Maint.	0.00	0.00	0.00	0.00	0.00	0.00	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	120.00	0.00	(120.00)	120.00	0.00	(120.00)	350.00
<b>Pool/Spa/Clubhouse Total</b>	<b>874.54</b>	<b>777.99</b>	<b>(96.55)</b>	<b>874.54</b>	<b>777.99</b>	<b>(96.55)</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	1,075.00	1,075.00	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>1,075.00</b>	<b>1,075.00</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	515.00	515.00	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>515.00</b>	<b>515.00</b>	<b>0.00</b>	<b>6,180.00</b>
<b>Common Area</b>							
5900 General Maintenance Formerly 5770	182.50	365.00	182.50	182.50	365.00	182.50	1,830.00
5905 Exterminating Formerly 5850	620.00	620.00	0.00	620.00	620.00	0.00	6,720.00
5910 Fire Alarm Monitoring Formerly 6520	252.00	265.00	13.00	252.00	265.00	13.00	1,060.00
5915 Fountain Maintenance Formerly 6610	120.00	920.00	800.00	120.00	920.00	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	0.00	0.00	0.00	0.00	0.00	0.00	125.00
<b>Common Area Total</b>	<b>1,174.50</b>	<b>2,170.00</b>	<b>995.50</b>	<b>1,174.50</b>	<b>2,170.00</b>	<b>995.50</b>	<b>12,250.00</b>
<b>Gates</b>							
6500 Gate Maintenance Contract	138.44	138.44	0.00	138.44	138.44	0.00	1,661.28
6512 Gate Repair/Material Formerly 5512	(50.00)	100.00	150.00	(50.00)	100.00	150.00	1,200.00
<b>Gates Total</b>	<b>88.44</b>	<b>238.44</b>	<b>150.00</b>	<b>88.44</b>	<b>238.44</b>	<b>150.00</b>	<b>2,861.28</b>
<b>Reserve Transfer</b>							
8000 General Reserve Transfer Formerly 6...	5,590.19	5,590.19	0.00	5,590.19	5,590.19	0.00	52,839.28
<b>Reserve Transfer Total</b>	<b>5,590.19</b>	<b>5,590.19</b>	<b>0.00</b>	<b>5,590.19</b>	<b>5,590.19</b>	<b>0.00</b>	<b>52,839.28</b>
<b>Reserve Expenditures</b>							
8512 Fencing	1,350.00	0.00	(1,350.00)	1,350.00	0.00	(1,350.00)	0.00
9952 Pavement	560.00	0.00	(560.00)	560.00	0.00	(560.00)	0.00
<b>Reserve Expenditures Total</b>	<b>1,910.00</b>	<b>0.00</b>	<b>(1,910.00)</b>	<b>1,910.00</b>	<b>0.00</b>	<b>(1,910.00)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>19,909.83</b>	<b>16,114.42</b>	<b>(3,795.41)</b>	<b>19,909.83</b>	<b>16,114.42</b>	<b>(3,795.41)</b>	<b>193,373.04</b>
<b>Net Income</b>	<b>1,325.18</b>	<b>5,590.19</b>	<b>(4,265.01)</b>	<b>1,325.18</b>	<b>5,590.19</b>	<b>(4,265.01)</b>	<b>52,839.28</b>