

**RIVERWALK TUCSON
HOMEOWNERS ASSOCIATION**

FINANCIAL SUMMARY

OCTOBER 2021

1. BALANCE SHEET
2. YTD INCOME/EXPENSE
STATEMENT

Riverwalk Tucson Homeowners Association

BALANCE SHEET As of: 10/31/2021 Assets

Account #	Account Name	Total
Operating Funds		
1002	CIT Operating 5847	\$12,777.72
1099	Due to Reserves	(\$5,876.17)
	OPERATING FUNDS TOTAL:	\$6,901.55
Reserve Funds		
1102	CIT Bank MM 4548	\$243,204.39
1199	Due from Operating	\$5,876.17
	RESERVE FUNDS TOTAL:	\$249,080.56
Other Current Assets		
1200	Accounts Receivable	\$3,847.32
1300	Prepaid Expense	\$251.00
1900	Clearing	\$31.25
	OTHER CURRENT ASSETS TOTAL:	\$4,129.57
	TOTAL ASSETS:	\$260,111.68

Liabilities

Account #	Account Name	Total
Liabilities		
2010	Prepaid Assessments	\$9,081.17
	LIABILITIES TOTAL:	\$9,081.17
	TOTAL LIABILITIES:	\$9,081.17

Equity

Account #	Account Name	Total
Reserve Equity		
3010	Accumulated General	\$247,035.42
	RESERVE EQUITY TOTAL:	\$247,035.42
Operating Surplus		
3110	Accumulated Surplus	(\$4,825.36)
	OPERATING SURPLUS TOTAL:	(\$4,825.36)
	Current Year Net Income/(Loss)	\$8,820.45
	TOTAL EQUITY:	\$251,030.51
	TOTAL LIABILITIES AND EQUITY:	\$260,111.68

Riverwalk Tucson Homeowners Association

INCOME STATEMENT

Start: 10/01/2021 | End: 10/31/2021

Account	Income			Year to Date			Yearly Budget
	Actual	Current Budget	Variance	Actual	Budget	Variance	
Income							
4000 Assessment Income	16,034.04	15,999.42	34.62	159,847.14	159,994.20	(147.06)	191,993.04
4030 Interest Income	8.30	20.00	(11.70)	167.99	200.00	(32.01)	240.00
4070 Late Fee Income	0.00	60.00	(60.00)	840.00	600.00	240.00	720.00
4900 Violation Fines	200.00	35.00	165.00	1,400.00	350.00	1,050.00	420.00
4930 Gate Remote Income	0.00	0.00	0.00	160.00	0.00	160.00	0.00
Income Total	16,242.34	16,114.42	127.92	162,415.13	161,144.20	1,270.93	193,373.04
Reserve Income							
7010 Transfer to Reserves	0.00	685.19	(685.19)	23,797.14	44,438.90	(20,641.76)	52,839.28
7020 Capital Reserve Fee	(1,690.00)	0.00	(1,690.00)	14,161.00	0.00	14,161.00	0.00
7034 Interest Reserve Fund	31.13	0.00	31.13	376.37	0.00	376.37	0.00
Reserve Income Total	(1,658.87)	685.19	(2,344.06)	38,334.51	44,438.90	(6,104.39)	52,839.28
Total Income	14,583.47	16,799.61	(2,216.14)	200,749.64	205,583.10	(4,833.46)	246,212.32
Expense							
Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
Administrative							
5000 Management Fee	1,361.66	1,361.66	0.00	13,666.60	13,616.60	(50.00)	16,339.92
5007 Document Storage Fee	9.00	9.00	0.00	90.00	90.00	0.00	108.00
5010 Legal Expense	872.00	50.00	(822.00)	12,650.00	500.00	(12,150.00)	600.00
5017 Printing/Postage	201.59	225.00	23.41	4,887.79	2,250.00	(2,637.79)	2,700.00
5030 Audit/Tax Preparation	0.00	0.00	0.00	614.09	575.00	(39.09)	575.00
5037 Bank Charges & CC Fees	0.00	5.00	5.00	25.24	50.00	24.76	60.00
5048 Office Expense	3.96	35.00	31.04	285.37	350.00	64.63	420.00
5070 Property Taxes	0.00	55.00	55.00	50.89	55.00	4.11	55.00
5075 Permits/License/Taxes	0.00	0.00	0.00	10.00	10.00	0.00	280.00
5080 Corporate Taxes	0.00	0.00	0.00	50.00	50.00	0.00	50.00
5090 Insurance	325.00	450.00	125.00	3,444.00	4,500.00	1,056.00	5,400.00
5095 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
5097 Miscellaneous Expense	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)	0.00
Administrative Total	2,773.21	2,190.66	(582.55)	36,973.98	22,046.60	(14,927.38)	28,087.92
Utilities							
5100 Water/Sewer	820.07	720.00	(100.07)	8,248.31	9,015.00	766.69	10,600.00
5120 Electric	592.38	635.00	42.62	6,465.48	6,035.00	(430.48)	7,210.00
5125 Gas	253.44	55.00	(198.44)	1,129.42	1,750.00	620.58	2,125.00
5151 Phone	62.00	62.14	0.14	692.20	621.40	(70.80)	745.68
Utilities Total	1,727.89	1,472.14	(255.75)	16,535.41	17,421.40	885.99	20,680.68
Landscaping							
5200 Landscape Contract	1,471.00	1,515.00	44.00	13,969.32	15,150.00	1,180.68	18,180.00
5220 Irrigation Repairs	240.00	100.00	(140.00)	1,657.10	1,600.00	(57.10)	1,800.00
5240 Tree Trimming/Removal	0.00	6,500.00	6,500.00	0.00	6,500.00	6,500.00	6,500.00
5260 Landscape Projects	0.00	0.00	0.00	4,819.90	4,000.00	(819.90)	8,000.00
Landscaping Total	1,711.00	8,115.00	6,404.00	20,446.32	27,250.00	6,803.68	34,480.00
Pool/Spa/Clubhouse							
5300 Pool Maintenance	290.00	278.00	(12.00)	5,246.56	2,780.00	(2,466.56)	3,336.00
5310 Pool Supplies/Chemicals	752.95	150.00	(602.95)	2,236.76	1,400.00	(836.76)	1,600.00
5315 Pool Repairs	0.00	75.00	75.00	1,624.79	750.00	(874.79)	900.00
5320 Internet Clubhouse	104.99	99.99	(5.00)	1,144.89	999.90	(144.99)	1,199.88
5330 Clubhouse Cleaning/Supplies	450.00	225.00	(225.00)	3,257.21	2,250.00	(1,007.21)	2,700.00
5335 Fitness Equipment Repair/Maint.	0.00	0.00	0.00	0.00	258.00	258.00	258.00
5338 Pool Deck Power	0.00	0.00	0.00	105.00	500.00	395.00	750.00
Wash/Maintenance							
5340 Clubhouse Maintenance	0.00	0.00	0.00	214.27	350.00	135.73	350.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Pool/Spa/Clubhouse Total	1,597.94	827.99	(769.95)	13,829.48	9,287.90	(4,541.58)	11,093.88
Townhome Services & Repairs							
5753 Townhome Stucco Repairs	0.00	1,075.00	1,075.00	1,425.00	10,750.00	9,325.00	12,900.00
5755 Townhome Roof Inspections Formerly ...	0.00	0.00	0.00	10,998.00	12,000.00	1,002.00	12,000.00
Townhome Services & Repairs Total	0.00	1,075.00	1,075.00	12,423.00	22,750.00	10,327.00	24,900.00
Single Fam Home Serv. & Repairs							
5822 Single Fam. Home Landscape Maint	515.00	515.00	0.00	4,890.68	5,150.00	259.32	6,180.00
Single Fam Home Serv. & Repairs Total	515.00	515.00	0.00	4,890.68	5,150.00	259.32	6,180.00
Common Area							
5900 General Maintenance Formerly 5770	0.00	110.00	110.00	3,998.56	1,355.00	(2,643.56)	1,830.00
5905 Exterminating Formerly 5850	0.00	500.00	500.00	5,621.00	5,600.00	(21.00)	6,720.00
5910 Fire Alarm Monitoring Formerly 6520	252.00	265.00	13.00	1,008.00	1,060.00	52.00	1,060.00
5915 Fountain Maintenance Formerly 6610	120.00	120.00	0.00	1,295.00	2,000.00	705.00	2,240.00
5920 Backflow Testing/Repair Formerly 66...	0.00	0.00	0.00	510.00	275.00	(235.00)	275.00
5925 Dog Waste Bags Formerly 6630	0.00	0.00	0.00	874.09	125.00	(749.09)	125.00
Common Area Total	372.00	995.00	623.00	13,306.65	10,415.00	(2,891.65)	12,250.00
Gates							
6500 Gate Maintenance Contract	0.00	138.44	138.44	830.64	1,384.40	553.76	1,661.28
6512 Gate Repair/Material Formerly 5512	0.00	100.00	100.00	(467.26)	1,000.00	1,467.26	1,200.00
Gates Total	0.00	238.44	238.44	363.38	2,384.40	2,021.02	2,861.28
Reserve Transfer							
8000 General Reserve Transfer Formerly 6...	0.00	685.19	685.19	23,797.14	44,438.90	20,641.76	52,839.28
Reserve Transfer Total	0.00	685.19	685.19	23,797.14	44,438.90	20,641.76	52,839.28
Reserve Expenditures							
8509 Pool/Spa	0.00	0.00	0.00	7,749.00	0.00	(7,749.00)	0.00
8517 Equipment	0.00	0.00	0.00	4,214.15	0.00	(4,214.15)	0.00
8520 Restoration	0.00	0.00	0.00	10,910.00	0.00	(10,910.00)	0.00
9952 Pavement	0.00	0.00	0.00	26,490.00	0.00	(26,490.00)	0.00
Reserve Expenditures Total	0.00	0.00	0.00	49,363.15	0.00	(49,363.15)	0.00
Total Expense	8,697.04	16,114.42	7,417.38	191,929.19	161,144.20	(30,784.99)	193,373.04
Net Income	5,886.43	685.19	5,201.24	8,820.45	44,438.90	(35,618.45)	52,839.28