

**RIVERWALK TUCSON  
HOMEOWNERS ASSOCIATION**

**FINANCIAL SUMMARY**

**September 2021**

1. BALANCE SHEET
2. YTD INCOME/EXPENSE  
STATEMENT

# Riverwalk Tucson Homeowners Association

## BALANCE SHEET

As of: 09/30/2021

### Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
1002	CIT Operating 5847	\$2,544.76
1099	Due to Reserves	(\$5,876.17)
	OPERATING FUNDS TOTAL:	<u>(\$3,331.41)</u>
<b>Reserve Funds</b>		
1102	CIT Bank MM 4548	\$244,863.26
1199	Due from Operating	\$5,876.17
	RESERVE FUNDS TOTAL:	<u>\$250,739.43</u>
<b>Other Current Assets</b>		
1200	Accounts Receivable	\$4,484.68
1300	Prepaid Expense	\$251.00
	OTHER CURRENT ASSETS TOTAL:	<u>\$4,735.68</u>
	TOTAL ASSETS:	<u>\$252,143.70</u>

### Liabilities

Account #	Account Name	Total
<b>Liabilities</b>		
2000	Accounts Payable	\$348.66
2010	Prepaid Assessments	\$6,650.96
	LIABILITIES TOTAL:	<u>\$6,999.62</u>
	TOTAL LIABILITIES:	<u>\$6,999.62</u>

### Equity

Account #	Account Name	Total
<b>Reserve Equity</b>		
3010	Accumulated General	\$247,035.42
	RESERVE EQUITY TOTAL:	<u>\$247,035.42</u>
<b>Operating Surplus</b>		
3110	Accumulated Surplus	(\$4,825.36)
	OPERATING SURPLUS TOTAL:	<u>(\$4,825.36)</u>
	Current Year Net Income/(Loss)	\$2,934.02
	TOTAL EQUITY:	<u>\$245,144.08</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$252,143.70</u>

# Riverwalk Tucson Homeowners Association

## INCOME STATEMENT

Start: 09/30/2021 | End: 10/31/2021

Account	Income			Year to Date			Yearly Budget
	Actual	Current Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
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	7.30	20.00	(12.70)	167.99	200.00	(32.01)	240.00
4070 Late Fee Income	(15.00)	60.00	(75.00)	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
<b>Income Total</b>	<b>16,226.34</b>	<b>16,114.42</b>	<b>111.92</b>	<b>162,415.13</b>	<b>161,144.20</b>	<b>1,270.93</b>	<b>193,373.04</b>
<b>Reserve Income</b>							
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	61.52	0.00	61.52	376.37	0.00	376.37	0.00
<b>Reserve Income Total</b>	<b>(1,628.48)</b>	<b>685.19</b>	<b>(2,313.67)</b>	<b>38,334.51</b>	<b>44,438.90</b>	<b>(6,104.39)</b>	<b>52,839.28</b>
<b>Total Income</b>	<b>14,597.86</b>	<b>16,799.61</b>	<b>(2,201.75)</b>	<b>200,749.64</b>	<b>205,583.10</b>	<b>(4,833.46)</b>	<b>246,212.32</b>
Account	Expense			Year to Date			Yearly Budget
	Actual	Current Budget	Variance	Actual	Budget	Variance	
<b>Administrative</b>							
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	299.87	225.00	(74.87)	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	9.24	35.00	25.76	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	74.00	450.00	376.00	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
<b>Administrative Total</b>	<b>2,625.77</b>	<b>2,190.66</b>	<b>(435.11)</b>	<b>36,973.98</b>	<b>22,046.60</b>	<b>(14,927.38)</b>	<b>28,087.92</b>
<b>Utilities</b>							
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
<b>Utilities Total</b>	<b>1,727.89</b>	<b>1,472.14</b>	<b>(255.75)</b>	<b>16,535.41</b>	<b>17,421.40</b>	<b>885.99</b>	<b>20,680.68</b>
<b>Landscaping</b>							
5200 Landscape Contract	956.00	1,515.00	559.00	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
<b>Landscaping Total</b>	<b>1,196.00</b>	<b>8,115.00</b>	<b>6,919.00</b>	<b>20,446.32</b>	<b>27,250.00</b>	<b>6,803.68</b>	<b>34,480.00</b>
<b>Pool/Spa/Clubhouse</b>							
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

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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 Wash/Maintenance	0.00	0.00	0.00	105.00	500.00	395.00	750.00
5340 Clubhouse Maintenance	0.00	0.00	0.00	214.27	350.00	135.73	350.00
<b>Pool/Spa/Clubhouse Total</b>	<b>1,597.94</b>	<b>827.99</b>	<b>(769.95)</b>	<b>13,829.48</b>	<b>9,287.90</b>	<b>(4,541.58)</b>	<b>11,093.88</b>
<b>Townhome Services &amp; Repairs</b>							
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
<b>Townhome Services &amp; Repairs Total</b>	<b>0.00</b>	<b>1,075.00</b>	<b>1,075.00</b>	<b>12,423.00</b>	<b>22,750.00</b>	<b>10,327.00</b>	<b>24,900.00</b>
<b>Single Fam Home Serv. &amp; Repairs</b>							
5822 Single Fam. Home Landscape Maint	1,030.00	515.00	(515.00)	4,890.68	5,150.00	259.32	6,180.00
<b>Single Fam Home Serv. &amp; Repairs Total</b>	<b>1,030.00</b>	<b>515.00</b>	<b>(515.00)</b>	<b>4,890.68</b>	<b>5,150.00</b>	<b>259.32</b>	<b>6,180.00</b>
<b>Common Area</b>							
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
<b>Common Area Total</b>	<b>372.00</b>	<b>995.00</b>	<b>623.00</b>	<b>13,306.65</b>	<b>10,415.00</b>	<b>(2,891.65)</b>	<b>12,250.00</b>
<b>Gates</b>							
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
<b>Gates Total</b>	<b>0.00</b>	<b>238.44</b>	<b>238.44</b>	<b>363.38</b>	<b>2,384.40</b>	<b>2,021.02</b>	<b>2,861.28</b>
<b>Reserve Transfer</b>							
8000 General Reserve Transfer Formerly 6...	0.00	685.19	685.19	23,797.14	44,438.90	20,641.76	52,839.28
<b>Reserve Transfer Total</b>	<b>0.00</b>	<b>685.19</b>	<b>685.19</b>	<b>23,797.14</b>	<b>44,438.90</b>	<b>20,641.76</b>	<b>52,839.28</b>
<b>Reserve Expenditures</b>							
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
<b>Reserve Expenditures Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>49,363.15</b>	<b>0.00</b>	<b>(49,363.15)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>8,549.60</b>	<b>16,114.42</b>	<b>7,564.82</b>	<b>191,929.19</b>	<b>161,144.20</b>	<b>(30,784.99)</b>	<b>193,373.04</b>
<b>Net Income</b>	<b>6,048.26</b>	<b>685.19</b>	<b>5,363.07</b>	<b>8,820.45</b>	<b>44,438.90</b>	<b>(35,618.45)</b>	<b>52,839.28</b>