



**764 RIVERWALK TUCSON
BALANCE SHEET
04/30/2015**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 25,560.94	

TOTAL OPERATING FUNDS		\$ 25,560.94
RESERVE FUNDS		
MMA ALLIANCE BANK	\$ 136,806.03	

TOTAL RESERVE FUNDS		\$ 136,806.03

TOTAL ASSETS		\$ 162,366.97
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 120,501.08	
CURRENT RESERVE ACTIVITY	16,304.95	

TOTAL RESERVE EQUITY		\$ 136,806.03
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 25,143.56	
CURRENT SURPLUS (DEFICIT)	16,722.33	
CURRENT YEAR RESERVE EQUITY	(16,304.95)	

TOTAL SURPLUS (DEFICIT)		\$ 25,560.94

TOTAL LIABILITIES & EQUITY		\$ 162,366.97
		=====



764 RIVERWALK TUCSON
STATEMENT OF REVENUES &
EXPENSES
04/30/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E							
\$ 10,066.00	\$ 12,250	\$ (2,184.00)	4000	\$ 48,735.88	\$ 49,000	\$ (264.12)	\$ 147,000
2.56	3	(0.44)	4030	11.10	12	(0.90)	35
32.75	15	17.75	4070	131.62	60	71.62	180
25.00	0	25.00	4076	(25.00)	0	(25.00)	0
0.00	0	0.00	4922	5.00	0	5.00	0
<u>(4,045.00)</u>	<u>(4,045)</u>	<u>0.00</u>	6010	<u>(16,180.00)</u>	<u>(16,180)</u>	<u>0.00</u>	<u>(48,540)</u>
\$ 6,081.31	\$ 8,223	\$ (2,141.69)		\$ 32,678.60	\$ 32,892	\$ (213.40)	\$ 98,675
E X P E N S E S							
A D M I N I S T R A T I V E							
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	\$ 4,000.00	\$ 4,000	\$ 0.00	\$ 12,000
53.00	300	(247.00)	5010	1,672.00	1,200	472.00	3,600
74.97	225	(150.03)	5017	346.30	900	(553.70)	2,700
0.00	0	0.00	5030	0.00	250	(250.00)	250
0.00	0	0.00	5048	0.00	75	(75.00)	225
0.00	0	0.00	5070	248.44	271	(22.56)	542
0.00	0	0.00	5075	10.00	10	0.00	200
0.00	0	0.00	5080	350.00	50	300.00	50
0.00	383	(383.00)	5090	766.00	1,532	(766.00)	4,596
\$ 1,127.97	\$ 1,908	\$ (780.03)		\$ 7,392.74	\$ 8,288	\$ (895.26)	\$ 24,163
U T I L I T I E S							
\$ 500.95	\$ 500	\$ 0.95	5100	\$ 2,015.94	\$ 2,000	\$ 15.94	\$ 6,000
625.33	675	(49.67)	5120	2,961.76	2,755	206.76	9,055
374.45	450	(75.55)	5125	1,270.58	1,800	(529.42)	4,400
0.00	0	0.00	5150	732.99	0	732.99	0
97.04	50	47.04	5151	388.66	200	188.66	600
\$ 1,597.77	\$ 1,675	\$ (77.23)		\$ 7,369.93	\$ 6,755	\$ 614.93	\$ 20,055
L A N D S C A P I N G							
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	\$ 4,017.88	\$ 4,420	\$ (402.12)	\$ 13,660
0.00	100	(100.00)	5220	494.50	400	94.50	1,200
0.00	0	0.00	5240	0.00	3,646	(3,646.00)	3,646
\$ 1,004.47	\$ 1,105	\$ (100.53)		\$ 4,512.38	\$ 8,466	\$ (3,953.62)	\$ 18,506
P O O L / S P A / C L U B H O U S E							
\$ 260.00	\$ 260	\$ 0.00	5300	\$ 1,040.00	\$ 1,040	\$ 0.00	\$ 3,120
132.68	167	(34.32)	5310	173.74	668	(494.26)	2,004
0.00	253	(253.00)	5315	3,479.98	1,012	2,467.98	3,036
160.00	170	(10.00)	5338	680.00	720	(40.00)	2,160
\$ 552.68	\$ 850	\$ (297.32)		\$ 5,373.72	\$ 3,440	\$ 1,933.72	\$ 10,320
G A T E S							
\$ 0.00	\$ 740	\$ (740.00)	5500	\$ 984.99	\$ 1,480	\$ (495.01)	\$ 2,960
0.00	138	(138.00)	5500F	0.00	552	(552.00)	1,650
0.00	42	(42.00)	5512	218.34	168	50.34	500



**764 RIVERWALK TUCSON
STATEMENT OF REVENUES &
EXPENSES
04/30/2015**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
\$ 0.00	\$ 920	\$ (920.00)		\$ 1,203.33	\$ 2,200	\$ (996.67)	\$ 5,110
			TOTAL GATES				
			COMMON AREA				
\$ 0.00	\$ 0	\$ 0.00	5730	\$ 0.00	\$ 0	\$ 0.00	\$ 4,864
4,102.99	1,283	2,819.99	5770	6,364.12	5,132	1,232.12	15,397
0.00	0	0.00	5821	0.00	0	0.00	500
0.00	0	0.00	5850	45.00	0	45.00	0
<u>\$ 4,102.99</u>	<u>\$ 1,283</u>	<u>\$ 2,819.99</u>		<u>\$ 6,409.12</u>	<u>\$ 5,132</u>	<u>\$ 1,277.12</u>	<u>\$ 20,761</u>
<u>\$ 8,385.88</u>	<u>\$ 7,741</u>	<u>\$ 644.88</u>		<u>\$ 32,261.22</u>	<u>\$ 34,281</u>	<u>\$ (2,019.78)</u>	<u>\$ 98,915</u>
<u>\$ (2,304.57)</u>	<u>\$ 482</u>	<u>\$ (2,786.57)</u>		<u>\$ 417.38</u>	<u>\$ (1,389)</u>	<u>\$ 1,806.38</u>	<u>\$ (240)</u>
			RESERVE FUND				
			INCOME				
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	\$ 16,180.00	\$ 16,180	\$ 0.00	\$ 48,540
32.79	20	12.79	7034	124.95	80	44.95	240
<u>\$ 4,077.79</u>	<u>\$ 4,065</u>	<u>\$ 12.79</u>		<u>\$ 16,304.95</u>	<u>\$ 16,260</u>	<u>\$ 44.95</u>	<u>\$ 48,780</u>
			EXPENDITURES				
\$ 0.00	\$ 0	\$ 0.00	8403	\$ 0.00	\$ 0	\$ 0.00	\$ 10,637
0.00	0	0.00	8512	0.00	3,655	(3,655.00)	6,996
0.00	0	0.00	8521F	0.00	3,699	(3,699.00)	3,699
0.00	0	0.00	8536	0.00	0	0.00	1,718
0.00	0	0.00	8541	0.00	0	0.00	3,764
0.00	0	0.00	8575	0.00	10,396	(10,396.00)	10,396
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		<u>\$ 0.00</u>	<u>\$ 17,750</u>	<u>\$ (17,750.00)</u>	<u>\$ 37,210</u>
<u>\$ 4,077.79</u>	<u>\$ 4,065</u>	<u>\$ 12.79</u>		<u>\$ 16,304.95</u>	<u>\$ (1,490)</u>	<u>\$ 17,794.95</u>	<u>\$ 11,570</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
04/30/2015

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 14,902	\$ 10,041	\$ 13,726	\$ 10,066	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 48,736
INTEREST INCOME	3	3	3	3	0	0	0	0	0	0	0	0	11
LATE FEE INCOME	84	15	0	33	0	0	0	0	0	0	0	0	132
ADMIN FEE	(50)	0	0	25	0	0	0	0	0	0	0	0	(25)
KEYS	5	0	0	0	0	0	0	0	0	0	0	0	5
GENERAL RESERVE TRANSFER	(4,045)	(4,045)	(4,045)	(4,045)	0	0	0	0	0	0	0	0	(16,180)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,679
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,000
LEGAL EXPENSE	550	9	1,060	53	0	0	0	0	0	0	0	0	1,672
PRINTING/POSTAGE	0	37	235	75	0	0	0	0	0	0	0	0	346
PROPERTY TAXES	0	248	0	0	0	0	0	0	0	0	0	0	248
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	0	0	0	10
CORPORATE TAXES	0	50	300	0	0	0	0	0	0	0	0	0	350
INSURANCE	383	0	383	0	0	0	0	0	0	0	0	0	766
TOTAL ADMINISTRATIVE	\$ 933	\$ 1,354	\$ 3,978	\$ 1,128	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,393
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,016
ELECTRIC	850	703	784	625	0	0	0	0	0	0	0	0	2,962
GAS	501	395	0	374	0	0	0	0	0	0	0	0	1,271
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	0	0	0	0	0	0	0	0	389
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,370
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,018
IRRIGATION REPAIRS	495	0	0	0	0	0	0	0	0	0	0	0	495
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,512
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,040
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	0	0	0	0	0	0	0	174
POOL REPAIRS	0	1,183	2,297	0	0	0	0	0	0	0	0	0	3,480
POOL/CLUBHOUSE MAINT	0	360	160	160	0	0	0	0	0	0	0	0	680
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,374
GATES													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 985
GATE REPAIR/MATERIAL	0	218	0	0	0	0	0	0	0	0	0	0	218
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,203
COMMON AREA													
GENERAL MAINTENANCE	\$ 0	\$ 1,929	\$ 332	\$ 4,103	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,364
EXTERMINATING	45	0	0	0	0	0	0	0	0	0	0	0	45
TOTAL COMMON AREA	\$ 45	\$ 1,929	\$ 332	\$ 4,103	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,409
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,261
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 417
RESERVE FUND													
INCOME													