



**764 RIVERWALK TUCSON  
BALANCE SHEET  
04/30/2016**

**ASSETS**

<b>OPERATING FUNDS</b>		
<b>ALLIANCE BANK - OPERATING CHECKING</b>	<b>\$ 51,502.15</b>	
	<u>                    </u>	
<b>TOTAL OPERATING FUNDS</b>		<b>\$ 51,502.15</b>
<b>RESERVE FUNDS</b>		
<b>ALLIANCE BANK RESERVES</b>	<b>\$ 180,248.89</b>	
	<u>                    </u>	
<b>TOTAL RESERVE FUNDS</b>		<b>\$ 180,248.89</b>
		<u>                    </u>
<b>TOTAL ASSETS</b>		<b>\$ 231,751.04</b>
		<u>                    </u>

**LIABILITIES & EQUITY**

<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
<b>ACCUMULATED GENERAL</b>	<b>\$ 163,833.58</b>	
<b>CURRENT RESERVE ACTIVITY</b>	<b>16,415.31</b>	
	<u>                    </u>	
<b>TOTAL RESERVE EQUITY</b>		<b>\$ 180,248.89</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>\$ 46,871.27</b>	
<b>CURRENT SURPLUS (DEFICIT)</b>	<b>21,046.19</b>	
<b>CURRENT YEAR RESERVE EQUITY</b>	<b>(16,415.31)</b>	
	<u>                    </u>	
<b>TOTAL SURPLUS (DEFICIT)</b>		<b>\$ 51,502.15</b>
		<u>                    </u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 231,751.04</b>
		<u>                    </u>



**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**04/30/2016**

***** CURRENT PERIOD ACTUAL	***** BUDGET	***** OVER (UNDER)	***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET		
<b>I N C O M E</b>								
\$ 13,228.45	\$ 12,862	\$ 366.45	4000	ASSESSMENT INCOME	\$ 50,493.27	\$ 51,448	\$ (954.73)	\$ 154,345
4.51	3	1.51	4030	INTEREST INCOME	18.68	12	6.68	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	50.00	0	50.00	0
16.48	15	1.48	4070	LATE FEE INCOME	276.43	60	216.43	180
1.75	0	1.75	4075	NSF FEE	1.75	0	1.75	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	30.00	0	30.00	0
0.00	0	0.00	4900	VIOLATION FINES	125.00	0	125.00	0
(4,404.00)	(4,404)	0.00	6010	GENERAL RESERVE TRANSFER	(17,616.00)	(17,616)	0.00	(52,845)
<u>\$ 8,847.19</u>	<u>\$ 8,476</u>	<u>\$ 371.19</u>		<b>TOTAL INCOME</b>	<u>\$ 33,379.13</u>	<u>\$ 33,904</u>	<u>\$ (524.87)</u>	<u>\$ 101,715</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 4,000.00	\$ 4,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	0.00	1,200	(1,200.00)	3,600
187.02	225	(37.98)	5017	PRINTING/POSTAGE	516.61	900	(383.39)	2,700
0.00	0	0.00	5020	LIEN/COLLECTION COST	436.00	0	436.00	0
0.00	0	0.00	5020RR	FILE TRANSFER FEE EXPENSE	50.00	0	50.00	0
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	300.00	250	50.00	250
0.00	0	0.00	5037	BANK CHARGES & CC FEES	10.00	0	10.00	0
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	76	(76.00)	225
0.00	0	0.00	5070	PROPERTY TAXES	250.34	271	(20.66)	542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	10.00	10	0.00	200
0.00	0	0.00	5080	CORPORATE TAXES	50.00	50	0.00	50
0.00	383	(383.00)	5090	INSURANCE	1,529.00	1,532	(3.00)	4,596
<u>\$ 1,187.02</u>	<u>\$ 1,927</u>	<u>\$ (739.98)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 7,151.95</u>	<u>\$ 8,289</u>	<u>\$ (1,137.05)</u>	<u>\$ 24,163</u>
<b>U T I L I T I E S</b>								
\$ 270.39	\$ 500	\$ (229.61)	5100	WATER/SEWER	\$ 1,441.15	\$ 1,800	\$ (358.85)	\$ 6,000
738.72	650	88.72	5120	ELECTRIC	2,846.57	3,050	(203.43)	9,300
243.25	400	(156.75)	5125	GAS	1,167.67	1,700	(532.33)	4,000
0.00	58	(58.00)	5150	CABLE	0.00	232	(232.00)	700
38.47	50	(11.53)	5151	PHONE	397.62	200	197.62	600
<u>\$ 1,290.83</u>	<u>\$ 1,658</u>	<u>\$ (367.17)</u>		<b>TOTAL UTILITIES</b>	<u>\$ 5,853.01</u>	<u>\$ 6,982</u>	<u>\$ (1,128.99)</u>	<u>\$ 20,600</u>
<b>L A N D S C A P I N G</b>								
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 4,017.88	\$ 4,552	\$ (534.12)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	400	(400.00)	1,200
0.00	132	(132.00)	5240	TREE TRIMMING/REMOVAL	350.00	528	(178.00)	1,584
<u>\$ 1,004.47</u>	<u>\$ 1,370</u>	<u>\$ (365.53)</u>		<b>TOTAL LANDSCAPE</b>	<u>\$ 4,367.88</u>	<u>\$ 5,480</u>	<u>\$ (1,112.12)</u>	<u>\$ 16,444</u>
<b>P O O L / S P A / C L U B H O U S E</b>								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 1,040.00	\$ 1,040	\$ 0.00	\$ 3,120
23.23	167	(143.77)	5310	POOL SUPPLIES/CHEMICALS	618.70	668	(49.30)	2,004
277.95	267	10.95	5315	POOL REPAIRS	518.95	1,068	(549.05)	3,200
160.00	180	(20.00)	5338	POOL/CLUBHOUSE MAINT	680.00	720	(40.00)	2,160
<u>\$ 721.18</u>	<u>\$ 874</u>	<u>\$ (152.82)</u>		<b>TOTAL POOLS</b>	<u>\$ 2,857.65</u>	<u>\$ 3,496</u>	<u>\$ (638.35)</u>	<u>\$ 10,484</u>
<b>G A T E S</b>								



**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**04/30/2016**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 0.00	\$ 247	\$ (247.00)	5500	\$ (732.99)	\$ 988	\$ (1,720.99)	\$ 2,960
252.00	412	(160.00)	5500F	504.00	825	(321.00)	1,650
0.00	42	(42.00)	5512	0.00	168	(168.00)	500
<u>\$ 252.00</u>	<u>\$ 701</u>	<u>\$ (449.00)</u>		<u>\$ (228.99)</u>	<u>\$ 1,981</u>	<u>\$ (2,209.99)</u>	<u>\$ 5,110</u>
COMMON AREA							
\$ 0.00	\$ 405	\$ (405.00)	5730	\$ 0.00	\$ 1,620	\$ (1,620.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	0.00	5,000	(5,000.00)	15,000
0.00	333	(333.00)	5770	2,046.75	1,332	714.75	4,000
0.00	83	(83.00)	5821	0.00	332	(332.00)	1,000
0.00	13	(13.00)	5850	0.00	25	(25.00)	50
<u>3,350.00</u>	<u>0</u>	<u>3,350.00</u>	5954	<u>6,700.00</u>	<u>0</u>	<u>6,700.00</u>	<u>0</u>
<u>\$ 3,350.00</u>	<u>\$ 2,084</u>	<u>\$ 1,266.00</u>		<u>\$ 8,746.75</u>	<u>\$ 8,309</u>	<u>\$ 437.75</u>	<u>\$ 24,914</u>
<u>\$ 7,805.50</u>	<u>\$ 8,614</u>	<u>\$ (808.50)</u>		<u>\$ 28,748.25</u>	<u>\$ 34,537</u>	<u>\$ (5,788.75)</u>	<u>\$ 101,715</u>
<u>\$ 1,041.69</u>	<u>\$ (138)</u>	<u>\$ 1,179.69</u>		<u>\$ 4,630.88</u>	<u>\$ (633)</u>	<u>\$ 5,263.88</u>	<u>\$ 0</u>
RESERVE FUND							
INCOME							
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	\$ 17,616.00	\$ 17,616	\$ 0.00	\$ 52,845
42.26	0	42.26	7034	168.31	0	168.31	0
<u>\$ 4,446.26</u>	<u>\$ 4,404</u>	<u>\$ 42.26</u>		<u>\$ 17,784.31</u>	<u>\$ 17,616</u>	<u>\$ 168.31</u>	<u>\$ 52,845</u>
EXPENDITURES							
\$ 1,369.00	\$ 0	\$ 1,369.00	8512	\$ 1,369.00	\$ 0	\$ 1,369.00	\$ 0
<u>\$ 1,369.00</u>	<u>\$ 0</u>	<u>\$ 1,369.00</u>		<u>\$ 1,369.00</u>	<u>\$ 0</u>	<u>\$ 1,369.00</u>	<u>\$ 0</u>
<u>\$ 3,077.26</u>	<u>\$ 4,404</u>	<u>\$ (1,326.74)</u>		<u>\$ 16,415.31</u>	<u>\$ 17,616</u>	<u>\$ (1,200.69)</u>	<u>\$ 52,845</u>



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**04/30/2016**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
ASSESSMENT INCOME	\$ 12,554	\$ 12,855	\$ 11,855	\$ 13,228	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,493
INTEREST INCOME	4	5	5	5	0	0	0	0	0	0	0	0	19
FILE TRANSFER FEES	50	0	0	0	0	0	0	0	0	0	0	0	50
LATE FEE INCOME	211	33	16	16	0	0	0	0	0	0	0	0	276
NSF FEE	0	0	0	2	0	0	0	0	0	0	0	0	2
ADMIN FEE	75	0	(75)	0	0	0	0	0	0	0	0	0	0
POSTAGE-CERTIFIED	30	0	0	0	0	0	0	0	0	0	0	0	30
VIOLATION FINES	0	125	0	0	0	0	0	0	0	0	0	0	125
GENERAL RESERVE TRANSFER	(4,404)	(4,404)	(4,404)	(4,404)	0	0	0	0	0	0	0	0	(17,616)
<b>TOTAL INCOME</b>	<b>\$ 8,520</b>	<b>\$ 8,614</b>	<b>\$ 7,398</b>	<b>\$ 8,847</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 33,379</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,000
PRINTING/POSTAGE	59	112	159	187	0	0	0	0	0	0	0	0	517
LIEN/COLLECTION COST	0	436	0	0	0	0	0	0	0	0	0	0	436
FILE TRANSFER FEE EXPENSE	0	0	50	0	0	0	0	0	0	0	0	0	50
AUDIT/TAX PREPARATION	0	0	300	0	0	0	0	0	0	0	0	0	300
BANK CHARGES & CC FEES	0	0	10	0	0	0	0	0	0	0	0	0	10
PROPERTY TAXES	0	0	250	0	0	0	0	0	0	0	0	0	250
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	0	0	0	10
CORPORATE TAXES	0	50	0	0	0	0	0	0	0	0	0	0	50
INSURANCE	0	0	1,529	0	0	0	0	0	0	0	0	0	1,529
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 1,059</b>	<b>\$ 1,608</b>	<b>\$ 3,298</b>	<b>\$ 1,187</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 7,152</b>
<b>UTILITIES</b>													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,441
ELECTRIC	685	683	739	739	0	0	0	0	0	0	0	0	2,847
GAS	255	374	295	243	0	0	0	0	0	0	0	0	1,168
PHONE	200	56	103	38	0	0	0	0	0	0	0	0	398
<b>TOTAL UTILITIES</b>	<b>\$ 1,502</b>	<b>\$ 1,506</b>	<b>\$ 1,554</b>	<b>\$ 1,291</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 5,853</b>
<b>LANDSCAPING</b>													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,018
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	0	0	0	0	350
<b>TOTAL LANDSCAPE</b>	<b>\$ 1,354</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 4,368</b>
<b>POOL/SPA/CLUBHOUSE</b>													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,040
POOL SUPPLIES/CHEMICALS	13	24	559	23	0	0	0	0	0	0	0	0	619
POOL REPAIRS	0	0	241	278	0	0	0	0	0	0	0	0	519
POOL/CLUBHOUSE MAINT	160	160	200	160	0	0	0	0	0	0	0	0	680
<b>TOTAL POOLS</b>	<b>\$ 433</b>	<b>\$ 444</b>	<b>\$ 1,260</b>	<b>\$ 721</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,858</b>
<b>GATES</b>													
SECURITY GATE	\$ 0	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (733)
FIRE ALARM MONITORING	252	0	0	252	0	0	0	0	0	0	0	0	504
<b>TOTAL GATES</b>	<b>\$ 252</b>	<b>\$ (733)</b>	<b>\$ 0</b>	<b>\$ 252</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ (229)</b>
<b>COMMON AREA</b>													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,047
DRAINAGE IMPROVEMENT	0	0	3,350	3,350	0	0	0	0	0	0	0	0	6,700
<b>TOTAL COMMON AREA</b>	<b>\$ 637</b>	<b>\$ 685</b>	<b>\$ 4,075</b>	<b>\$ 3,350</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 8,747</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 5,237</b>	<b>\$ 4,514</b>	<b>\$ 11,192</b>	<b>\$ 7,806</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 28,748</b>



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**04/30/2016**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,631
RESERVE FUND													
I N C O M E													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,616
INTEREST RESERVE FUND	39	43	44	42	0	0	0	0	0	0	0	0	168
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,784
EXPENDITURES													
POOL/SPA REPAIRS	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,369
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,369
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,415