





**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**08/31/2015**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)	***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>INCOME</b>						
\$ 13,103.43	\$ 12,250	\$ 853.43	4000	ASSESSMENT INCOME	\$ 104,323.22	\$ 98,000 \$ 6,323.22 \$ 147,000
3.61	3	0.61	4030	INTEREST INCOME	24.15	24 0.15 35
149.64	15	134.64	4070	LATE FEE INCOME	652.37	120 532.37 180
(44.72)	0	(44.72)	4076	ADMIN FEE	52.78	0 52.78 0
15.00	0	15.00	4077	POSTAGE-CERTIFIED	97.82	0 97.82 0
0.00	0	0.00	4922	KEYS	10.49	0 10.49 0
0.00	0	0.00	4925	REIMBURSE EXPENSE	12.03	0 12.03 0
(4,045.00)	(4,045)	0.00	6010	GENERAL RESERVE TRANSFER	(32,360.00)	(32,360) 0.00 (48,540)
<u>\$ 9,181.96</u>	<u>\$ 8,223</u>	<u>\$ 958.96</u>		<b>TOTAL INCOME</b>	<u>\$ 72,812.86</u>	<u>\$ 65,784 \$ 7,028.86 \$ 98,675</u>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 8,000.00	\$ 8,000 \$ 0.00 \$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	2,467.00	2,400 67.00 3,600
339.67	225	114.67	5017	PRINTING/POSTAGE	1,345.08	1,800 (454.92) 2,700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	250 (250.00) 250
0.00	0	0.00	5048	OFFICE EXPENSE	0.00	150 (150.00) 225
0.00	0	0.00	5070	PROPERTY TAXES	248.44	271 (22.56) 542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	10.00	10 0.00 200
0.00	0	0.00	5080	CORPORATE TAXES	350.00	50 300.00 50
0.00	383	(383.00)	5090	INSURANCE	1,915.00	3,064 (1,149.00) 4,596
<u>\$ 1,339.67</u>	<u>\$ 1,908</u>	<u>\$ (568.33)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 14,335.52</u>	<u>\$ 15,995 \$ (1,659.48) \$ 24,163</u>
<b>UTILITIES</b>						
\$ 440.25	\$ 500	\$ (59.75)	5100	WATER/SEWER	\$ 2,490.30	\$ 4,000 \$ (1,509.70) \$ 6,000
851.07	920	(68.93)	5120	ELECTRIC	6,116.00	6,135 (19.00) 9,055
139.19	250	(110.81)	5125	GAS	2,183.90	3,000 (816.10) 4,400
0.00	0	0.00	5150	CABLE	732.99	0 732.99 0
47.23	50	(2.77)	5151	PHONE	779.18	400 379.18 600
<u>\$ 1,477.74</u>	<u>\$ 1,720</u>	<u>\$ (242.26)</u>		<b>TOTAL UTILITIES</b>	<u>\$ 12,302.37</u>	<u>\$ 13,535 \$ (1,232.63) \$ 20,055</u>
<b>LANDSCAPING</b>						
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	LANDSCAPE CONTRACT	\$ 8,035.76	\$ 8,840 \$ (804.24) \$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	1,206.68	800 406.68 1,200
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	0.00	3,646 (3,646.00) 3,646
<u>\$ 1,004.47</u>	<u>\$ 1,105</u>	<u>\$ (100.53)</u>		<b>TOTAL LANDSCAPE</b>	<u>\$ 9,242.44</u>	<u>\$ 13,286 \$ (4,043.56) \$ 18,506</u>
<b>POOL/SPA/CLUBHOUSE</b>						
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 2,080.00	\$ 2,080 \$ 0.00 \$ 3,120
395.04	167	228.04	5310	POOL SUPPLIES/CHEMICALS	1,213.52	1,336 (122.48) 2,004
359.97	253	106.97	5315	POOL REPAIRS	4,058.93	2,024 2,034.93 3,036
0.00	170	(170.00)	5338	POOL/CLUBHOUSE MAINT	1,444.91	1,440 4.91 2,160
<u>\$ 1,015.01</u>	<u>\$ 850</u>	<u>\$ 165.01</u>		<b>TOTAL POOLS</b>	<u>\$ 8,797.36</u>	<u>\$ 6,880 \$ 1,917.36 \$ 10,320</u>
<b>GATES</b>						
\$ 0.00	\$ 0	\$ 0.00	5500	SECURITY GATE	\$ 1,718.19	\$ 2,220 \$ (501.81) \$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	756.00	1,104 (348.00) 1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	337.69	336 1.69 500
<u>\$ 0.00</u>	<u>\$ 180</u>	<u>\$ (180.00)</u>		<b>TOTAL GATES</b>	<u>\$ 2,811.88</u>	<u>\$ 3,660 \$ (848.12) \$ 5,110</u>
<b>COMMON AREA</b>						
\$ 0.00	\$ 0	\$ 0.00	5730	ROOF MAINTENANCE/REPAIRS	\$ 970.00	\$ 4,864 \$ (3,894.00) \$ 4,864



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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
0.00	1,283	(1,283.00)	5770		8,444.58	10,264	15,397
0.00	0	0.00	5821		0.00	0	500
0.00	0	0.00	5850		135.00	0	0
<u>\$ 0.00</u>	<u>\$ 1,283</u>	<u>\$ (1,283.00)</u>			<u>\$ 9,549.58</u>	<u>\$ 15,128</u>	<u>\$ 20,761</u>
						<u>\$ (5,578.42)</u>	
<u>\$ 4,836.89</u>	<u>\$ 7,046</u>	<u>\$ (2,209.11)</u>			<u>\$ 57,039.15</u>	<u>\$ 68,484</u>	<u>\$ 98,915</u>
						<u>\$ (11,444.85)</u>	
<u>\$ 4,345.07</u>	<u>\$ 1,177</u>	<u>\$ 3,168.07</u>			<u>\$ 15,773.71</u>	<u>\$ (2,700)</u>	<u>\$ (240)</u>
						<u>\$ 18,473.71</u>	
RESERVE FUND							
I N C O M E							
\$ 4,045.00	\$ 4,045	\$ 0.00	7010		\$ 32,360.00	\$ 32,360	\$ 48,540
38.11	20	18.11	7034		269.86	160	240
<u>\$ 4,083.11</u>	<u>\$ 4,065</u>	<u>\$ 18.11</u>			<u>\$ 32,629.86</u>	<u>\$ 32,520</u>	<u>\$ 48,780</u>
						<u>\$ 109.86</u>	
EXPENDITURES							
\$ 0.00	\$ 0	\$ 0.00	8403		\$ 0.00	\$ 10,637	\$ 10,637
0.00	0	0.00	8512		0.00	3,655	6,996
0.00	0	0.00	8521F		0.00	3,699	3,699
0.00	0	0.00	8536		0.00	0	1,718
0.00	0	0.00	8541		0.00	0	3,764
0.00	0	0.00	8575		0.00	10,396	10,396
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>			<u>\$ 0.00</u>	<u>\$ 28,387</u>	<u>\$ 37,210</u>
						<u>\$ (28,387.00)</u>	
<u>\$ 4,083.11</u>	<u>\$ 4,065</u>	<u>\$ 18.11</u>			<u>\$ 32,629.86</u>	<u>\$ 4,133</u>	<u>\$ 11,570</u>
						<u>\$ 28,496.86</u>	



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**08/31/2015**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
ASSESSMENT INCOME	\$ 14,902	\$ 10,041	\$ 13,726	\$ 10,066	\$ 13,334	\$ 16,592	\$ 12,558	\$ 13,103	\$ 0	\$ 0	\$ 0	\$ 0	\$ 104,323
INTEREST INCOME	3	3	3	3	2	3	4	4	0	0	0	0	24
LATE FEE INCOME	84	15	0	33	83	205	83	150	0	0	0	0	652
ADMIN FEE	(50)	0	0	25	48	50	25	(45)	0	0	0	0	53
POSTAGE-CERTIFIED	0	0	0	0	0	83	0	15	0	0	0	0	98
KEYS	5	0	0	0	0	0	5	0	0	0	0	0	10
REIMBURSE EXPENSE	0	0	0	0	0	12	0	0	0	0	0	0	12
GENERAL RESERVE TRANSFER	(4,045)	(4,045)	(4,045)	(4,045)	(4,045)	(4,045)	(4,045)	(4,045)	0	0	0	0	(32,360)
<b>TOTAL INCOME</b>	<b>\$ 10,899</b>	<b>\$ 6,014</b>	<b>\$ 9,684</b>	<b>\$ 6,081</b>	<b>\$ 9,422</b>	<b>\$ 12,900</b>	<b>\$ 8,630</b>	<b>\$ 9,182</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 72,813</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 2,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,000
LEGAL EXPENSE	550	9	1,060	53	398	398	0	0	0	0	0	0	2,467
PRINTING/POSTAGE	0	37	235	75	79	293	288	340	0	0	0	0	1,345
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	766	383	0	0	0	0	0	0	1,915
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 933</b>	<b>\$ 1,354</b>	<b>\$ 3,978</b>	<b>\$ 1,128</b>	<b>\$ 2,242</b>	<b>\$ 1,073</b>	<b>\$ 2,288</b>	<b>\$ 1,340</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 14,336</b>
<b>UTILITIES</b>													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 323	\$ 440	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,490
ELECTRIC	850	703	784	625	687	693	924	851	0	0	0	0	6,116
GAS	501	395	0	374	341	239	194	139	0	0	0	0	2,184
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	97	97	149	47	0	0	0	0	779
<b>TOTAL UTILITIES</b>	<b>\$ 1,848</b>	<b>\$ 1,550</b>	<b>\$ 2,375</b>	<b>\$ 1,598</b>	<b>\$ 1,526</b>	<b>\$ 339</b>	<b>\$ 1,590</b>	<b>\$ 1,478</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 12,302</b>
<b>LANDSCAPING</b>													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,036
IRRIGATION REPAIRS	495	0	0	0	0	712	0	0	0	0	0	0	1,207
<b>TOTAL LANDSCAPE</b>	<b>\$ 1,499</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,717</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 9,242</b>
<b>POOL/SPA/CLUBHOUSE</b>													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,080
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	645	0	395	0	0	0	0	1,214
POOL REPAIRS	0	1,183	2,297	0	0	136	83	360	0	0	0	0	4,059
POOL/CLUBHOUSE MAINT	0	360	160	160	200	310	255	0	0	0	0	0	1,445
<b>TOTAL POOLS</b>	<b>\$ 277</b>	<b>\$ 1,827</b>	<b>\$ 2,717</b>	<b>\$ 553</b>	<b>\$ 200</b>	<b>\$ 1,611</b>	<b>\$ 598</b>	<b>\$ 1,015</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 8,797</b>
<b>GATES</b>													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,718
FIRE ALARM MONITORING	0	0	0	0	0	252	504	0	0	0	0	0	756
GATE REPAIR/MATERIAL	0	218	0	0	0	119	0	0	0	0	0	0	338
<b>TOTAL GATES</b>	<b>\$ 252</b>	<b>\$ 951</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,105</b>	<b>\$ 504</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,812</b>
<b>COMMON AREA</b>													
ROOF MAINTENANCE/REPAIRS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 970	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 970
GENERAL MAINTENANCE	0	1,929	332	4,103	0	0	2,080	0	0	0	0	0	8,445
EXTERMINATING	45	0	0	0	45	0	45	0	0	0	0	0	135
<b>TOTAL COMMON AREA</b>	<b>\$ 45</b>	<b>\$ 1,929</b>	<b>\$ 332</b>	<b>\$ 4,103</b>	<b>\$ 45</b>	<b>\$ 970</b>	<b>\$ 2,125</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 9,550</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 4,854</b>	<b>\$ 8,615</b>	<b>\$ 10,406</b>	<b>\$ 8,386</b>	<b>\$ 5,017</b>	<b>\$ 6,814</b>	<b>\$ 8,109</b>	<b>\$ 4,837</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 57,039</b>
<b>OPERATING FUND SURPLUS/(DEFICIT)</b>	<b>\$ 6,045</b>	<b>\$ (2,602)</b>	<b>\$ (722)</b>	<b>\$ (2,305)</b>	<b>\$ 4,404</b>	<b>\$ 6,086</b>	<b>\$ 521</b>	<b>\$ 4,345</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 15,774</b>



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**08/31/2015**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,360
INTEREST RESERVE FUND	30	29	34	33	33	37	37	38	0	0	0	0	270
TOTAL RESERVE INCOME	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,630
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,630