



**764 RIVERWALK TUCSON
BALANCE SHEET
08/31/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING DUE TO RESERVES	\$ 59,351.60 (6,907.02)	

TOTAL OPERATING FUNDS		\$ 52,444.58
RESERVE FUNDS		
DUE FROM OPERATING ALLIANCE BANK RESERVES	\$ 6,907.02 161,852.98	

TOTAL RESERVE FUNDS		\$ 168,760.00

TOTAL ASSETS		\$ 221,204.58
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LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL CURRENT RESERVE ACTIVITY	\$ 163,833.58 4,926.42	

TOTAL RESERVE EQUITY		\$ 168,760.00
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT) CURRENT SURPLUS (DEFICIT) CURRENT YEAR RESERVE EQUITY	\$ 46,871.27 10,499.73 (4,926.42)	

TOTAL SURPLUS (DEFICIT)		\$ 52,444.58

TOTAL LIABILITIES & EQUITY		\$ 221,204.58
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
08/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E							
\$ 11,900.82	\$ 12,862	\$ (961.18)	4000	\$ 98,740.44	\$ 102,896	\$ (4,155.56)	\$ 154,345
7.64	3	4.64	4030	40.83	24	16.83	35
0.00	0	0.00	4050RR	100.00	0	100.00	0
52.51	15	37.51	4070	536.91	120	416.91	180
75.00	0	75.00	4076	100.00	0	100.00	0
45.00	0	45.00	4077	105.00	0	105.00	0
0.00	0	0.00	4900	175.01	0	175.01	0
5.00	0	5.00	4922	5.00	0	5.00	0
0.00	0	0.00	4925	15.00	0	15.00	0
<u>(4,404.00)</u>	<u>(4,404)</u>	<u>0.00</u>	6010	<u>(35,232.00)</u>	<u>(35,232)</u>	<u>0.00</u>	<u>(52,845)</u>
\$ 7,681.97	\$ 8,476	\$ (794.03)		\$ 64,586.19	\$ 67,808	\$ (3,221.81)	\$ 101,715
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	\$ 8,000.00	\$ 8,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	248.50	2,400	(2,151.50)	3,600
99.94	225	(125.06)	5017	1,012.91	1,800	(787.09)	2,700
0.00	0	0.00	5020	511.00	0	511.00	0
0.00	0	0.00	5020RR	100.00	0	100.00	0
0.00	0	0.00	5030	300.00	250	50.00	250
0.00	0	0.00	5037	20.00	0	20.00	0
0.00	19	(19.00)	5048	0.00	152	(152.00)	225
0.00	0	0.00	5070	250.34	271	(20.66)	542
0.00	0	0.00	5075	10.00	10	0.00	200
0.00	0	0.00	5080	50.00	50	0.00	50
0.00	383	(383.00)	5090	4,599.00	3,064	1,535.00	4,596
\$ 1,099.94	\$ 1,927	\$ (827.06)		\$ 15,101.75	\$ 15,997	\$ (895.25)	\$ 24,163
U T I L I T I E S							
\$ 341.08	\$ 500	\$ (158.92)	5100	\$ 2,716.07	\$ 4,000	\$ (1,283.93)	\$ 6,000
846.53	950	(103.47)	5120	6,189.75	6,650	(460.25)	9,300
122.39	150	(27.61)	5125	1,712.25	2,700	(987.75)	4,000
0.00	58	(58.00)	5150	0.00	464	(464.00)	700
61.27	50	11.27	5151	740.43	400	340.43	600
\$ 1,371.27	\$ 1,708	\$ (336.73)		\$ 11,358.50	\$ 14,214	\$ (2,855.50)	\$ 20,600
L A N D S C A P I N G							
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	\$ 8,035.76	\$ 9,104	\$ (1,068.24)	\$ 13,660
0.00	100	(100.00)	5220	0.00	800	(800.00)	1,200
0.00	132	(132.00)	5240	350.00	1,056	(706.00)	1,584
\$ 1,004.47	\$ 1,370	\$ (365.53)		\$ 8,385.76	\$ 10,960	\$ (2,574.24)	\$ 16,444
P O O L / S P A / C L U B H O U S E							
\$ 0.00	\$ 260	\$ (260.00)	5300	\$ 1,820.00	\$ 2,080	\$ (260.00)	\$ 3,120
516.05	167	349.05	5310	1,776.12	1,336	440.12	2,004
734.50	267	467.50	5315	3,672.64	2,136	1,536.64	3,200
200.00	180	20.00	5338	1,400.00	1,440	(40.00)	2,160
\$ 1,450.55	\$ 874	\$ 576.55		\$ 8,668.76	\$ 6,992	\$ 1,676.76	\$ 10,484



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
08/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
G A T E S							
\$ 0.00	\$ 247	\$ (247.00)	5500	\$ (732.99)	\$ 1,976	\$ (2,708.99)	\$ 2,960
0.00	0	0.00	5500F	756.00	1,237	(481.00)	1,650
0.00	42	(42.00)	5512	0.00	336	(336.00)	500
<u>\$ 0.00</u>	<u>\$ 289</u>	<u>\$ (289.00)</u>		<u>\$ 23.01</u>	<u>\$ 3,549</u>	<u>\$ (3,525.99)</u>	<u>\$ 5,110</u>
C O M M O N A R E A							
\$ 0.00	\$ 405	\$ (405.00)	5730	\$ 0.00	\$ 3,240	\$ (3,240.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	0.00	10,000	(10,000.00)	15,000
3,817.16	333	3,484.16	5770	8,640.10	2,664	5,976.10	4,000
0.00	83	(83.00)	5821	0.00	664	(664.00)	1,000
135.00	0	135.00	5850	135.00	37	98.00	50
0.00	0	0.00	5954	6,700.00	0	6,700.00	0
<u>\$ 3,952.16</u>	<u>\$ 2,071</u>	<u>\$ 1,881.16</u>		<u>\$ 15,475.10</u>	<u>\$ 16,605</u>	<u>\$ (1,129.90)</u>	<u>\$ 24,914</u>
<u>\$ 8,878.39</u>	<u>\$ 8,239</u>	<u>\$ 639.39</u>		<u>\$ 59,012.88</u>	<u>\$ 68,317</u>	<u>\$ (9,304.12)</u>	<u>\$ 101,715</u>
<u>\$ (1,196.42)</u>	<u>\$ 237</u>	<u>\$ (1,433.42)</u>		<u>\$ 5,573.31</u>	<u>\$ (509)</u>	<u>\$ 6,082.31</u>	<u>\$ 0</u>
R E S E R V E F U N D							
I N C O M E							
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	\$ 35,232.00	\$ 35,232	\$ 0.00	\$ 52,845
43.96	0	43.96	7034	350.56	0	350.56	0
<u>\$ 4,447.96</u>	<u>\$ 4,404</u>	<u>\$ 43.96</u>		<u>\$ 35,582.56</u>	<u>\$ 35,232</u>	<u>\$ 350.56</u>	<u>\$ 52,845</u>
E X P E N D I T U R E S							
\$ 0.00	\$ 0	\$ 0.00	8512	\$ 1,369.00	\$ 0	\$ 1,369.00	\$ 0
1,879.60	0	1,879.60	8517	1,879.60	0	1,879.60	0
20,500.52	0	20,500.52	8520	20,500.52	0	20,500.52	0
6,907.02	0	6,907.02	8560P	6,907.02	0	6,907.02	0
<u>\$ 29,287.14</u>	<u>\$ 0</u>	<u>\$ 29,287.14</u>		<u>\$ 30,656.14</u>	<u>\$ 0</u>	<u>\$ 30,656.14</u>	<u>\$ 0</u>
<u>\$ (24,839.18)</u>	<u>\$ 4,404</u>	<u>\$ (29,243.18)</u>		<u>\$ 4,926.42</u>	<u>\$ 35,232</u>	<u>\$ (30,305.58)</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
08/31/2016

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 12,554	\$ 12,855	\$ 11,855	\$ 13,228	\$ 12,450	\$ 12,817	\$ 11,079	\$ 11,901	\$ 0	\$ 0	\$ 0	\$ 0	\$ 98,740
INTEREST INCOME	4	5	5	5	5	5	5	8	0	0	0	0	41
FILE TRANSFER FEES	50	0	0	0	50	0	0	0	0	0	0	0	100
LATE FEE INCOME	211	33	16	16	52	32	124	53	0	0	0	0	537
NSF FEE	0	0	0	2	0	(2)	0	0	0	0	0	0	0
ADMIN FEE	75	0	(75)	0	25	0	0	75	0	0	0	0	100
POSTAGE-CERTIFIED	30	0	0	0	15	0	15	45	0	0	0	0	105
VIOLATION FINES	0	125	0	0	50	0	0	0	0	0	0	0	175
KEYS	0	0	0	0	0	0	0	5	0	0	0	0	5
REIMBURSE EXPENSE	0	0	0	0	15	0	0	0	0	0	0	0	15
GENERAL RESERVE TRANSFER	(4,404)	(4,404)	(4,404)	(4,404)	(4,404)	(4,404)	(4,404)	(4,404)	0	0	0	0	(35,232)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 8,847	\$ 8,257	\$ 8,448	\$ 6,819	\$ 7,682	\$ 0	\$ 0	\$ 0	\$ 0	\$ 64,586
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	0	0	0	0	249
PRINTING/POSTAGE	59	112	159	187	93	210	93	100	0	0	0	0	1,013
LIEN/COLLECTION COST	0	436	0	0	0	75	0	0	0	0	0	0	511
FILE TRANSFER FEE EXPENSE	0	0	50	0	0	0	50	0	0	0	0	0	100
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	10	0	0	0	0	0	0	20
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	3,070	0	0	0	0	0	0	0	4,599
TOTAL ADMINISTRATIVE	\$ 1,059	\$ 1,608	\$ 3,298	\$ 1,187	\$ 4,412	\$ 1,295	\$ 1,143	\$ 1,100	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,102
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 309	\$ 341	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,716
ELECTRIC	685	683	739	739	805	793	898	847	0	0	0	0	6,190
GAS	255	374	295	243	87	179	157	122	0	0	0	0	1,712
PHONE	200	56	103	38	57	107	117	61	0	0	0	0	740
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 1,291	\$ 1,241	\$ 1,411	\$ 1,482	\$ 1,371	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,359
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,036
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	0	0	0	0	350
TOTAL LANDSCAPE	\$ 1,354	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,386
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,820
POOL SUPPLIES/CHEMICALS	13	24	559	23	76	292	274	516	0	0	0	0	1,776
POOL REPAIRS	0	0	241	278	1,369	186	865	735	0	0	0	0	3,673
POOL/CLUBHOUSE MAINT	160	160	200	160	160	200	160	200	0	0	0	0	1,400
TOTAL POOLS	\$ 433	\$ 444	\$ 1,260	\$ 721	\$ 1,865	\$ 937	\$ 1,558	\$ 1,451	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,669
GATES													
SECURITY GATE	\$ 0	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (733)
FIRE ALARM MONITORING	252	0	0	252	0	0	252	0	0	0	0	0	756
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 252	\$ 0	\$ 0	\$ 252	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 270	\$ 931	\$ 1,576	\$ 3,817	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,640
EXTERMINATING	0	0	0	0	0	0	0	135	0	0	0	0	135
DRAINAGE IMPROVEMENT	0	0	3,350	3,350	0	0	0	0	0	0	0	0	6,700
TOTAL COMMON AREA	\$ 637	\$ 685	\$ 4,075	\$ 3,350	\$ 270	\$ 931	\$ 1,576	\$ 3,952	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,475



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
08/31/2016

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 11,192	\$ 7,806	\$ 8,792	\$ 5,579	\$ 7,015	\$ 8,878	\$ 0	\$ 0	\$ 0	\$ 0	\$ 59,013
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ (535)	\$ 2,869	\$ (196)	\$ (1,196)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,573
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,232
INTEREST RESERVE FUND	39	43	44	42	48	46	45	44	0	0	0	0	351
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 4,449	\$ 4,448	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,583
EXPENDITURES													
POOL/SPA REPAIRS	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,369
GATE REPAIRS	0	0	0	0	0	0	0	1,880	0	0	0	0	1,880
PAINTING	0	0	0	0	0	0	0	20,501	0	0	0	0	20,501
POOL PROJECT	0	0	0	0	0	0	0	6,907	0	0	0	0	6,907
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 29,287	\$ 0	\$ 0	\$ 0	\$ 0	\$ 30,656
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 4,452	\$ 4,450	\$ 4,449	\$ (24,839)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,926