



**764 RIVERWALK TUCSON
BALANCE SHEET
12/31/2015**

ASSETS

OPERATING FUNDS

ALLIANCE BANK - OPERATING CHECKING

\$ 46,871.27

TOTAL OPERATING FUNDS

\$ 46,871.27

RESERVE FUNDS

ALLIANCE BANK RESERVES

\$ 163,833.58

TOTAL RESERVE FUNDS

\$ 163,833.58

TOTAL ASSETS

\$ 210,704.85

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL

\$ 120,501.08

CURRENT RESERVE ACTIVITY

43,332.50

TOTAL RESERVE EQUITY

\$ 163,833.58

OPERATING SURPLUS (DEFICIT)

ACCUMULATED SURPLUS (DEFICIT)

\$ 25,143.56

CURRENT SURPLUS (DEFICIT)

65,060.21

CURRENT YEAR RESERVE EQUITY

(43,332.50)

TOTAL SURPLUS (DEFICIT)

\$ 46,871.27

TOTAL LIABILITIES & EQUITY

\$ 210,704.85



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
12/31/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
INCOME							
\$ 10,913.41	\$ 12,250	\$ (1,336.59)	4000	ASSESSMENT INCOME	\$ 152,021.47	\$ 147,000	\$ 5,021.47 \$ 147,000
4.46	2	2.46	4030	INTEREST INCOME	41.25	35	6.25 35
83.08	15	68.08	4070	LATE FEE INCOME	1,144.86	180	964.86 180
0.00	0	0.00	4076	ADMIN FEE	31.56	0	31.56 0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	127.82	0	127.82 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	(48,540.00)	(48,540)	0.00 (48,540)
<u>\$ 6,955.95</u>	<u>\$ 8,222</u>	<u>\$ (1,266.05)</u>		TOTAL INCOME	<u>\$ 104,849.48</u>	<u>\$ 98,675</u>	<u>\$ 6,174.48 \$ 98,675</u>
EXPENSES							
ADMINISTRATIVE							
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 12,000.00	\$ 12,000	\$ 0.00 \$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	2,520.00	3,600	(1,080.00) 3,600
52.71	225	(172.29)	5017	PRINTING/POSTAGE	1,553.43	2,700	(1,146.57) 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	225	(225.00) 225
0.00	0	0.00	5070	PROPERTY TAXES	549.54	542	7.54 542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	224.00	200	24.00 200
0.00	0	0.00	5080	CORPORATE TAXES	350.00	50	300.00 50
0.00	383	(383.00)	5090	INSURANCE	1,915.00	4,596	(2,681.00) 4,596
<u>\$ 1,052.71</u>	<u>\$ 1,908</u>	<u>\$ (855.29)</u>		TOTAL ADMINISTRATIVE	<u>\$ 19,111.97</u>	<u>\$ 24,163</u>	<u>\$ (5,051.03) \$ 24,163</u>
UTILITIES							
\$ 804.96	\$ 500	\$ 304.96	5100	WATER/SEWER	\$ 4,840.88	\$ 6,000	\$ (1,159.12) \$ 6,000
538.57	605	(66.43)	5120	ELECTRIC	8,592.46	9,055	(462.54) 9,055
95.29	450	(354.71)	5125	GAS	2,774.67	4,400	(1,625.33) 4,400
56.03	50	6.03	5151	PHONE	1,096.81	600	496.81 600
<u>\$ 1,494.85</u>	<u>\$ 1,605</u>	<u>\$ (110.15)</u>		TOTAL UTILITIES	<u>\$ 17,304.82</u>	<u>\$ 20,055</u>	<u>\$ (2,750.18) \$ 20,055</u>
LANDSCAPING							
\$ 1,004.47	\$ 1,405	\$ (400.53)	5200	LANDSCAPE CONTRACT	\$ 12,053.64	\$ 13,660	\$ (1,606.36) \$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	1,206.68	1,200	6.68 1,200
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	4,503.00	3,646	857.00 3,646
<u>\$ 1,004.47</u>	<u>\$ 1,505</u>	<u>\$ (500.53)</u>		TOTAL LANDSCAPE	<u>\$ 17,763.32</u>	<u>\$ 18,506</u>	<u>\$ (742.68) \$ 18,506</u>
POOL/SPA/CLUBHOUSE							
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 3,120.00	\$ 3,120	\$ 0.00 \$ 3,120
43.21	167	(123.79)	5310	POOL SUPPLIES/CHEMICALS	1,653.81	2,004	(350.19) 2,004
1,296.24	253	1,043.24	5315	POOL REPAIRS	5,497.67	3,036	2,461.67 3,036
160.00	170	(10.00)	5338	POOL/CLUBHOUSE MAINT	2,572.10	2,160	412.10 2,160
<u>\$ 1,759.45</u>	<u>\$ 850</u>	<u>\$ 909.45</u>		TOTAL POOLS	<u>\$ 12,843.58</u>	<u>\$ 10,320</u>	<u>\$ 2,523.58 \$ 10,320</u>
GATES							
\$ 1,465.98	\$ 0	\$ 1,465.98	5500	SECURITY GATE	\$ 3,917.16	\$ 2,960	\$ 957.16 \$ 2,960
0.00	132	(132.00)	5500F	FIRE ALARM MONITORING	756.00	1,650	(894.00) 1,650
213.13	38	175.13	5512	GATE REPAIR/MATERIAL	1,283.81	500	783.81 500
<u>\$ 1,679.11</u>	<u>\$ 170</u>	<u>\$ 1,509.11</u>		TOTAL GATES	<u>\$ 5,956.97</u>	<u>\$ 5,110</u>	<u>\$ 846.97 \$ 5,110</u>
COMMON AREA							
\$ 0.00	\$ 0	\$ 0.00	5730	ROOF MAINTENANCE/REPAIRS	\$ 970.00	\$ 4,864	\$ (3,894.00) \$ 4,864
114.53	1,284	(1,169.47)	5770	GENERAL MAINTENANCE	8,946.11	15,397	(6,450.89) 15,397



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
12/31/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
0.00	0	0.00	5821	INSPECTIONS	0.00	500	(500.00)	500
45.00	0	45.00	5850	EXTERMINATING	225.00	0	225.00	0
<u>\$ 159.53</u>	<u>\$ 1,284</u>	<u>\$ (1,124.47)</u>		TOTAL COMMON AREA	<u>\$ 10,141.11</u>	<u>\$ 20,761</u>	<u>\$ (10,619.89)</u>	<u>\$ 20,761</u>
<u>\$ 7,150.12</u>	<u>\$ 7,322</u>	<u>\$ (171.88)</u>		TOTAL OPERATING EXPENSES	<u>\$ 83,121.77</u>	<u>\$ 98,915</u>	<u>\$ (15,793.23)</u>	<u>\$ 98,915</u>
<u>\$ (194.17)</u>	<u>\$ 900</u>	<u>\$ (1,094.17)</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>\$ 21,727.71</u>	<u>\$ (240)</u>	<u>\$ 21,967.71</u>	<u>\$ (240)</u>
RESERVE FUND								
I N C O M E								
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	TRANSFER TO RESERVES	\$ 48,540.00	\$ 48,540	\$ 0.00	\$ 48,540
40.84	20	20.84	7034	INTEREST RESERVE FUND	426.19	240	186.19	240
<u>\$ 4,085.84</u>	<u>\$ 4,065</u>	<u>\$ 20.84</u>		TOTAL RESERVE INCOME	<u>\$ 48,966.19</u>	<u>\$ 48,780</u>	<u>\$ 186.19</u>	<u>\$ 48,780</u>
EXPENDITURES								
\$ 0.00	\$ 0	\$ 0.00	8403	PAINTING	\$ 0.00	\$ 10,637	\$ (10,637.00)	\$ 10,637
0.00	0	0.00	8512	POOL/SPA REPAIRS	0.00	6,996	(6,996.00)	6,996
0.00	0	0.00	8521F	FITNESS EQUIPMENT	5,633.69	3,699	1,934.69	3,699
0.00	0	0.00	8536	FOUNTAIN REPAIRS	0.00	1,718	(1,718.00)	1,718
0.00	0	0.00	8541	GRANITE REPLACEMENT	0.00	3,764	(3,764.00)	3,764
0.00	0	0.00	8575	IRRIGATION SYSTEMS	0.00	10,396	(10,396.00)	10,396
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		TOTAL RESERVE EXPENDITURES	<u>\$ 5,633.69</u>	<u>\$ 37,210</u>	<u>\$ (31,576.31)</u>	<u>\$ 37,210</u>
<u>\$ 4,085.84</u>	<u>\$ 4,065</u>	<u>\$ 20.84</u>		RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ 43,332.50</u>	<u>\$ 11,570</u>	<u>\$ 31,762.50</u>	<u>\$ 11,570</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
12/31/2015

	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	\$ 13,334	\$ 16,592	\$ 12,558	\$ 13,103	\$ 14,238	\$ 11,812	\$ 10,735	\$ 10,913	\$ 152,021
INTEREST INCOME	3	3	3	3	2	3	4	4	4	4	4	4	41
LATE FEE INCOME	84	15	0	33	83	205	83	150	105	220	85	83	1,145
ADMIN FEE	(50)	0	0	25	48	50	25	(45)	40	(21)	(40)	0	32
POSTAGE-CERTIFIED	0	0	0	0	0	83	0	15	15	15	0	0	128
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)	(4,045)	(4,045)	(4,045)	(4,045)	(48,540)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 12,900	\$ 8,630	\$ 9,182	\$ 10,357	\$ 7,986	\$ 6,738	\$ 6,956	\$ 104,849
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
LEGAL EXPENSE	550	9	1,060	53	398	398	0	0	0	53	0	0	2,520
PRINTING/POSTAGE	0	37	235	75	79	293	288	340	0	121	35	53	1,553
PROPERTY TAXES	0	248	0	0	0	0	0	0	51	250	0	0	550
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	214	0	0	224
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
TOTAL ADMINISTRATIVE	\$ 933	\$ 1,354	\$ 3,978	\$ 1,128	\$ 2,242	\$ 1,073	\$ 2,288	\$ 1,340	\$ 1,051	\$ 1,638	\$ 1,035	\$ 1,053	\$ 19,112
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 323	\$ 440	\$ 337	\$ 806	\$ 402	\$ 805	\$ 4,841
ELECTRIC	850	703	784	625	687	693	924	851	788	775	376	539	8,592
GAS	501	395	0	374	341	239	194	139	127	180	188	95	2,775
CABLE	0	0	733	0	0	0	0	0	0	0	(733)	0	0
PHONE	97	52	143	97	97	97	149	47	103	103	56	56	1,097
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 339	\$ 1,590	\$ 1,478	\$ 1,355	\$ 1,864	\$ 289	\$ 1,495	\$ 17,305
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 12,054
IRRIGATION REPAIRS	495	0	0	0	0	712	0	0	0	0	0	0	1,207
TREE TRIMMING/REMOVAL	0	0	0	0	0	0	0	0	0	4,503	0	0	4,503
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,717	\$ 1,004	\$ 1,004	\$ 1,004	\$ 5,507	\$ 1,004	\$ 1,004	\$ 17,763
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 3,120
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	645	0	395	11	227	159	43	1,654
POOL REPAIRS	0	1,183	2,297	0	0	136	83	360	0	0	143	1,296	5,498
POOL/CLUBHOUSE MAINT	0	360	160	160	200	310	255	0	383	400	184	160	2,572
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 1,611	\$ 598	\$ 1,015	\$ 654	\$ 887	\$ 745	\$ 1,759	\$ 12,844
GATES													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 733	\$ 1,466	\$ 3,917
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	733	0	213	1,284
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 1,105	\$ 504	\$ 0	\$ 0	\$ 733	\$ 733	\$ 1,679	\$ 5,957
COMMON AREA													
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	332	0	55	115	8,946
EXTERMINATING	45	0	0	0	45	0	45	0	45	0	0	45	225
TOTAL COMMON AREA	\$ 45	\$ 1,929	\$ 332	\$ 4,103	\$ 45	\$ 970	\$ 2,125	\$ 0	\$ 377	\$ 0	\$ 55	\$ 160	\$ 10,141
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 5,017	\$ 6,814	\$ 8,109	\$ 4,837	\$ 4,441	\$ 10,630	\$ 3,861	\$ 7,150	\$ 83,122



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
12/31/2015

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 4,404	\$ 6,086	\$ 521	\$ 4,345	\$ 5,916	\$ (2,645)	\$ 2,877	\$ (194)	\$ 21,728
RESERVE FUND													
I N C O M E													
TRANSFER TO RESERVES	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 48,540
INTEREST RESERVE FUND	30	29	34	33	33	37	37	38	38	38	40	41	426
TOTAL RESERVE INCOME	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ 4,083	\$ 4,085	\$ 4,086	\$ 48,966
EXPENDITURES													
FITNESS EQUIPMENT	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,634	\$ 0	\$ 0	\$ 5,634
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,634	\$ 0	\$ 0	\$ 5,634
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ (1,551)	\$ 4,085	\$ 4,086	\$ 43,333