



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
12/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
\$ 13,063.34	\$ 12,863	\$ 200.34	4000	ASSESSMENT INCOME	\$ 148,954.30	\$ 154,345	\$ (5,390.70)	\$ 154,345
6.66	2	4.66	4030	INTEREST INCOME	62.89	35	27.89	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	100.00	0	100.00	0
98.33	15	83.33	4070	LATE FEE INCOME	864.32	180	684.32	180
20.75	0	20.75	4076	ADMIN FEE	26.00	0	26.00	0
15.00	0	15.00	4077	POSTAGE-CERTIFIED	120.00	0	120.00	0
75.00	0	75.00	4900	VIOLATION FINES	275.01	0	275.01	0
0.00	0	0.00	4922	KEYS	5.00	0	5.00	0
0.00	0	0.00	4925	REIMBURSE EXPENSE	15.00	0	15.00	0
(4,404.00)	(4,401)	(3.00)	6010	GENERAL RESERVE TRANSFER	(52,848.00)	(52,845)	(3.00)	(52,845)
<u>\$ 8,875.08</u>	<u>\$ 8,479</u>	<u>\$ 396.08</u>		TOTAL INCOME	<u>\$ 97,574.52</u>	<u>\$ 101,715</u>	<u>\$ (4,140.48)</u>	<u>\$ 101,715</u>
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	MANAGEMENT FEE	\$ 12,000.00	\$ 12,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	2,421.50	3,600	(1,178.50)	3,600
157.72	225	(67.28)	5017	PRINTING/POSTAGE	1,646.58	2,700	(1,053.42)	2,700
0.00	0	0.00	5020	LIEN/COLLECTION COST	511.00	0	511.00	0
0.00	0	0.00	5020RR	FILE TRANSFER FEE EXPENSE	100.00	0	100.00	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	40.00	0	40.00	0
0.00	16	(16.00)	5048	OFFICE EXPENSE	105.32	225	(119.68)	225
0.00	0	0.00	5070	PROPERTY TAXES	307.91	542	(234.09)	542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	238.00	200	38.00	200
0.00	0	0.00	5080	CORPORATE TAXES	50.00	50	0.00	50
0.00	383	(383.00)	5090	INSURANCE	4,599.00	4,596	3.00	4,596
<u>\$ 1,157.72</u>	<u>\$ 1,924</u>	<u>\$ (766.28)</u>		TOTAL ADMINISTRATIVE	<u>\$ 22,319.31</u>	<u>\$ 24,163</u>	<u>\$ (1,843.69)</u>	<u>\$ 24,163</u>
U T I L I T I E S								
\$ 406.99	\$ 400	\$ 6.99	5100	WATER/SEWER	\$ 4,205.97	\$ 6,000	\$ (1,794.03)	\$ 6,000
357.90	500	(142.10)	5120	ELECTRIC	8,411.98	9,300	(888.02)	9,300
223.31	550	(326.69)	5125	GAS	2,365.04	4,000	(1,634.96)	4,000
0.00	62	(62.00)	5150	CABLE	0.00	700	(700.00)	700
56.39	50	6.39	5151	PHONE	870.11	600	270.11	600
<u>\$ 1,044.59</u>	<u>\$ 1,562</u>	<u>\$ (517.41)</u>		TOTAL UTILITIES	<u>\$ 15,853.10</u>	<u>\$ 20,600</u>	<u>\$ (4,746.90)</u>	<u>\$ 20,600</u>
L A N D S C A P I N G								
\$ 0.00	\$ 1,142	\$ (1,142.00)	5200	LANDSCAPE CONTRACT	\$ 11,049.17	\$ 13,660	\$ (2,610.83)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	1,200	(1,200.00)	1,200
0.00	132	(132.00)	5240	TREE TRIMMING/REMOVAL	470.00	1,584	(1,114.00)	1,584
<u>\$ 0.00</u>	<u>\$ 1,374</u>	<u>\$ (1,374.00)</u>		TOTAL LANDSCAPE	<u>\$ 11,519.17</u>	<u>\$ 16,444</u>	<u>\$ (4,924.83)</u>	<u>\$ 16,444</u>
P O O L / S P A / C L U B H O U S E								
\$ 0.00	\$ 260	\$ (260.00)	5300	POOL MAINTENANCE	\$ 2,571.04	\$ 3,120	\$ (548.96)	\$ 3,120
0.00	167	(167.00)	5310	POOL SUPPLIES/CHEMICALS	2,242.91	2,004	238.91	2,004
0.00	263	(263.00)	5315	POOL REPAIRS	3,747.64	3,200	547.64	3,200
822.50	180	642.50	5338	POOL/CLUBHOUSE MAINT	2,222.50	2,160	62.50	2,160
<u>\$ 822.50</u>	<u>\$ 870</u>	<u>\$ (47.50)</u>		TOTAL POOLS	<u>\$ 10,784.09</u>	<u>\$ 10,484</u>	<u>\$ 300.09</u>	<u>\$ 10,484</u>
G A T E S								



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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 0.00	\$ 243	\$ (243.00)	5500	SECURITY GATE	\$ (732.99)	\$ 2,960	\$ (3,692.99)	\$ 2,960
0.00	0	0.00	5500F	FIRE ALARM MONITORING	1,008.00	1,650	(642.00)	1,650
0.00	38	(38.00)	5512	GATE REPAIR/MATERIAL	0.00	500	(500.00)	500
<u>\$ 0.00</u>	<u>\$ 281</u>	<u>\$ (281.00)</u>		TOTAL GATES	<u>\$ 275.01</u>	<u>\$ 5,110</u>	<u>\$ (4,834.99)</u>	<u>\$ 5,110</u>
COMMON AREA								
\$ 0.00	\$ 409	\$ (409.00)	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 4,864	\$ (4,864.00)	\$ 4,864
1,900.00	1,250	650.00	5753	STUCCO REPAIR	1,900.00	15,000	(13,100.00)	15,000
0.00	337	(337.00)	5770	GENERAL MAINTENANCE	12,369.04	4,000	8,369.04	4,000
9,881.50	87	9,794.50	5821	INSPECTIONS	9,881.50	1,000	8,881.50	1,000
0.00	0	0.00	5850	EXTERMINATING	135.00	50	85.00	50
0.00	0	0.00	5954	DRAINAGE IMPROVEMENT	6,700.00	0	6,700.00	0
<u>\$ 11,781.50</u>	<u>\$ 2,083</u>	<u>\$ 9,698.50</u>		TOTAL COMMON AREA	<u>\$ 30,985.54</u>	<u>\$ 24,914</u>	<u>\$ 6,071.54</u>	<u>\$ 24,914</u>
<u>\$ 14,806.31</u>	<u>\$ 8,094</u>	<u>\$ 6,712.31</u>		TOTAL OPERATING EXPENSES	<u>\$ 91,736.22</u>	<u>\$ 101,715</u>	<u>\$ (9,978.78)</u>	<u>\$ 101,715</u>
<u>\$ (5,931.23)</u>	<u>\$ 385</u>	<u>\$ (6,316.23)</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>\$ 5,838.30</u>	<u>\$ 0</u>	<u>\$ 5,838.30</u>	<u>\$ 0</u>
RESERVE FUND								
INCOME								
\$ 4,404.00	\$ 4,401	\$ 3.00	7010	TRANSFER TO RESERVES	\$ 52,848.00	\$ 52,845	\$ 3.00	\$ 52,845
32.34	0	32.34	7034	INTEREST RESERVE FUND	501.29	0	501.29	0
<u>\$ 4,436.34</u>	<u>\$ 4,401</u>	<u>\$ 35.34</u>		TOTAL RESERVE INCOME	<u>\$ 53,349.29</u>	<u>\$ 52,845</u>	<u>\$ 504.29</u>	<u>\$ 52,845</u>
EXPENDITURES								
\$ 0.00	\$ 0	\$ 0.00	8510T	LEGAL TRUST-PAINTING	\$ 36,670.99	\$ 0	\$ 36,670.99	\$ 0
0.00	0	0.00	8512	POOL/SPA REPAIRS	1,369.00	0	1,369.00	0
0.00	0	0.00	8517	GATE REPAIRS	1,879.60	0	1,879.60	0
0.00	0	0.00	8520	PAINTING	20,500.52	0	20,500.52	0
6,319.92	0	6,319.92	8536F	FOUNTAINS	6,319.92	0	6,319.92	0
2,527.91	0	2,527.91	8560	POOL RESURFACING/DECKING	2,527.91	0	2,527.91	0
3,770.16	0	3,770.16	8560P	POOL PROJECT	17,584.20	0	17,584.20	0
<u>\$ 12,617.99</u>	<u>\$ 0</u>	<u>\$ 12,617.99</u>		TOTAL RESERVE EXPENDITURES	<u>\$ 86,852.14</u>	<u>\$ 0</u>	<u>\$ 86,852.14</u>	<u>\$ 0</u>
<u>\$ (8,181.65)</u>	<u>\$ 4,401</u>	<u>\$ (12,582.65)</u>		RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ (33,502.85)</u>	<u>\$ 52,845</u>	<u>\$ (86,347.85)</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
12/31/2016

	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	\$ 11,893	\$ 12,831	\$ 12,427	\$ 13,063	\$ 148,954
INTEREST INCOME	4	5	5	5	5	5	5	8	5	6	5	7	63
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	33	99	97	98	864
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	(25)	(71)	1	21	26
POSTAGE-CERTIFIED	30	0	0	0	15	0	15	45	0	0	0	15	120
VIOLATION FINES	0	125	0	0	50	0	0	0	25	0	0	75	275
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)	(4,404)	(4,404)	(4,404)	(4,404)	(52,848)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 8,847	\$ 8,257	\$ 8,448	\$ 6,819	\$ 7,682	\$ 7,527	\$ 8,460	\$ 8,126	\$ 8,875	\$ 97,575
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	133	345	1,696	0	2,422
PRINTING/POSTAGE	59	112	159	187	93	210	93	100	166	199	111	158	1,647
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	10	10	0	40
OFFICE EXPENSE	0	0	0	0	0	0	0	0	0	0	105	0	105
PROPERTY TAXES	0	0	250	0	0	0	0	0	58	0	0	0	308
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	228	0	0	238
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	\$ 1,356	\$ 1,781	\$ 2,922	\$ 1,158	\$ 22,319
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 309	\$ 341	\$ 333	\$ 375	\$ 376	\$ 407	\$ 4,206
ELECTRIC	685	683	739	739	805	793	898	847	646	614	604	358	8,412
GAS	255	374	295	243	87	179	157	122	117	140	173	223	2,365
PHONE	200	56	103	38	57	107	117	61	114	53	(94)	56	870
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 1,291	\$ 1,241	\$ 1,411	\$ 1,482	\$ 1,371	\$ 1,209	\$ 1,182	\$ 1,058	\$ 1,045	\$ 15,853
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	\$ 0	\$ 11,049
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	120	0	0	0	470
TOTAL LANDSCAPE	\$ 1,354	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,124	\$ 1,004	\$ 1,004	\$ 0	\$ 11,519
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 491	\$ 260	\$ 0	\$ 0	\$ 2,571
POOL SUPPLIES/CHEMICALS	13	24	559	23	76	292	274	516	368	99	0	0	2,243
POOL REPAIRS	0	0	241	278	1,369	186	865	735	0	75	0	0	3,748
POOL/CLUBHOUSE MAINT	160	160	200	160	160	200	160	200	0	0	0	823	2,223
TOTAL POOLS	\$ 433	\$ 444	\$ 1,260	\$ 721	\$ 1,865	\$ 937	\$ 1,558	\$ 1,451	\$ 859	\$ 434	\$ 0	\$ 823	\$ 10,784
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	252	0	0	1,008
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 252	\$ 0	\$ 0	\$ 252	\$ 0	\$ 0	\$ 252	\$ 0	\$ 0	\$ 275
COMMON AREA													
STUCCO REPAIR	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,900	\$ 1,900
GENERAL MAINTENANCE	637	685	725	0	270	931	1,576	3,817	3,391	143	195	0	12,369
INSPECTIONS	0	0	0	0	0	0	0	0	0	0	0	9,882	9,882
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



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
12/31/2016

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
TOTAL COMMON AREA	\$ 637	\$ 685	\$ 4,075	\$ 3,350	\$ 270	\$ 931	\$ 1,576	\$ 3,952	\$ 3,391	\$ 143	\$ 195	\$ 11,782	\$ 30,986
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 11,192	\$ 7,806	\$ 8,792	\$ 5,579	\$ 7,015	\$ 8,878	\$ 7,940	\$ 4,797	\$ 5,180	\$ 14,806	\$ 91,736
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ (535)	\$ 2,869	\$ (196)	\$ (1,196)	\$ (413)	\$ 3,663	\$ 2,946	\$ (5,931)	\$ 5,838
RESERVE FUND													
I N C O M E													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 52,848
INTEREST RESERVE FUND	39	43	44	42	48	46	45	44	42	42	35	32	501
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 4,449	\$ 4,448	\$ 4,446	\$ 4,446	\$ 4,439	\$ 4,436	\$ 53,349
EXPENDITURES													
LEGAL TRUST-PAINTING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 36,671	\$ 0	\$ 0	\$ 36,671
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
FOUNTAINS	0	0	0	0	0	0	0	0	0	0	0	6,320	6,320
POOL RESURFACING/DECKING	0	0	0	0	0	0	0	0	0	0	0	2,528	2,528
POOL PROJECT	0	0	0	0	0	0	0	6,907	0	0	6,907	3,770	17,584
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 29,287	\$ 0	\$ 36,671	\$ 6,907	\$ 12,618	\$ 86,852
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 4,452	\$ 4,450	\$ 4,449	\$ (24,839)	\$ 4,446	\$ (32,225)	\$ (2,468)	\$ (8,182)	\$ (33,503)