



**764 RIVERWALK TUCSON
BALANCE SHEET
01/31/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 50,154.78	
	<u> </u>	
TOTAL OPERATING FUNDS		\$ 50,154.78
RESERVE FUNDS		
ALLIANCE BANK RESERVES	\$ 168,276.67	
	<u> </u>	
TOTAL RESERVE FUNDS		\$ 168,276.67
		<u> </u>
TOTAL ASSETS		\$ 218,431.45
		<u> </u>

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	4,443.09	
	<u> </u>	
TOTAL RESERVE EQUITY		\$ 168,276.67
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	7,726.60	
CURRENT YEAR RESERVE EQUITY	(4,443.09)	
	<u> </u>	
TOTAL SURPLUS (DEFICIT)		\$ 50,154.78
		<u> </u>
TOTAL LIABILITIES & EQUITY		\$ 218,431.45
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
01/31/2016

***** CURRENT PERIOD ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E							
\$ 12,554.37	\$ 12,862	\$ (307.63)	4000	ASSESSMENT INCOME	\$ 12,554.37	\$ 12,862	\$ (307.63) \$ 154,345
4.27	3	1.27	4030	INTEREST INCOME	4.27	3	1.27 35
50.00	0	50.00	4050RR	FILE TRANSFER FEES	50.00	0	50.00 0
210.51	15	195.51	4070	LATE FEE INCOME	210.51	15	195.51 180
75.00	0	75.00	4076	ADMIN FEE	75.00	0	75.00 0
30.00	0	30.00	4077	POSTAGE-CERTIFIED	30.00	0	30.00 0
<u>(4,404.00)</u>	<u>(4,404)</u>	<u>0.00</u>	6010	GENERAL RESERVE TRANSFER	<u>(4,404.00)</u>	<u>(4,404)</u>	<u>0.00</u> (52,845)
\$ 8,520.15	\$ 8,476	\$ 44.15		TOTAL INCOME	\$ 8,520.15	\$ 8,476	\$ 44.15 \$ 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	MANAGEMENT FEE	\$ 1,000.00	\$ 1,000	\$ 0.00 \$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	0.00	300	(300.00) 3,600
58.72	225	(166.28)	5017	PRINTING/POSTAGE	58.72	225	(166.28) 2,700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	0	0.00 250
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	19	(19.00) 225
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00 542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	0.00	0	0.00 200
0.00	0	0.00	5080	CORPORATE TAXES	0.00	0	0.00 50
0.00	383	(383.00)	5090	INSURANCE	0.00	383	(383.00) 4,596
\$ 1,058.72	\$ 1,927	\$ (868.28)		TOTAL ADMINISTRATIVE	\$ 1,058.72	\$ 1,927	\$ (868.28) \$ 24,163
U T I L I T I E S							
\$ 361.79	\$ 400	\$ (38.21)	5100	WATER/SEWER	\$ 361.79	\$ 400	\$ (38.21) \$ 6,000
685.03	850	(164.97)	5120	ELECTRIC	685.03	850	(164.97) 9,300
255.41	550	(294.59)	5125	GAS	255.41	550	(294.59) 4,000
0.00	58	(58.00)	5150	CABLE	0.00	58	(58.00) 700
<u>199.51</u>	<u>50</u>	<u>149.51</u>	5151	PHONE	<u>199.51</u>	<u>50</u>	<u>149.51</u> 600
\$ 1,501.74	\$ 1,908	\$ (406.26)		TOTAL UTILITIES	\$ 1,501.74	\$ 1,908	\$ (406.26) \$ 20,600
L A N D S C A P I N G							
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 1,004.47	\$ 1,138	\$ (133.53) \$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	100	(100.00) 1,200
<u>350.00</u>	<u>132</u>	<u>218.00</u>	5240	TREE TRIMMING/REMOVAL	<u>350.00</u>	<u>132</u>	<u>218.00</u> 1,584
\$ 1,354.47	\$ 1,370	\$ (15.53)		TOTAL LANDSCAPE	\$ 1,354.47	\$ 1,370	\$ (15.53) \$ 16,444
P O O L / S P A / C L U B H O U S E							
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 260.00	\$ 260	\$ 0.00 \$ 3,120
12.96	167	(154.04)	5310	POOL SUPPLIES/CHEMICALS	12.96	167	(154.04) 2,004
0.00	267	(267.00)	5315	POOL REPAIRS	0.00	267	(267.00) 3,200
<u>160.00</u>	<u>180</u>	<u>(20.00)</u>	5338	POOL/CLUBHOUSE MAINT	<u>160.00</u>	<u>180</u>	<u>(20.00)</u> 2,160
\$ 432.96	\$ 874	\$ (441.04)		TOTAL POOLS	\$ 432.96	\$ 874	\$ (441.04) \$ 10,484
G A T E S							
\$ 0.00	\$ 247	\$ (247.00)	5500	SECURITY GATE	\$ 0.00	\$ 247	\$ (247.00) \$ 2,960
252.00	138	114.00	5500F	FIRE ALARM MONITORING	252.00	138	114.00 1,650
<u>0.00</u>	<u>42</u>	<u>(42.00)</u>	5512	GATE REPAIR/MATERIAL	<u>0.00</u>	<u>42</u>	<u>(42.00)</u> 500



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
01/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
\$ 252.00	\$ 427	\$ (175.00)		\$ 252.00	\$ 427	\$ (175.00)	\$ 5,110
			TOTAL GATES				
			COMMON AREA				
\$ 0.00	\$ 405	\$ (405.00)	5730	\$ 0.00	\$ 405	\$ (405.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	0.00	1,250	(1,250.00)	15,000
636.75	333	303.75	5770	636.75	333	303.75	4,000
0.00	83	(83.00)	5821	0.00	83	(83.00)	1,000
0.00	12	(12.00)	5850	0.00	12	(12.00)	50
<u>\$ 636.75</u>	<u>\$ 2,083</u>	<u>\$ (1,446.25)</u>		<u>\$ 636.75</u>	<u>\$ 2,083</u>	<u>\$ (1,446.25)</u>	<u>\$ 24,914</u>
			TOTAL COMMON AREA				
<u>\$ 5,236.64</u>	<u>\$ 8,589</u>	<u>\$ (3,352.36)</u>		<u>\$ 5,236.64</u>	<u>\$ 8,589</u>	<u>\$ (3,352.36)</u>	<u>\$ 101,715</u>
			TOTAL OPERATING EXPENSES				
<u>\$ 3,283.51</u>	<u>\$ (113)</u>	<u>\$ 3,396.51</u>		<u>\$ 3,283.51</u>	<u>\$ (113)</u>	<u>\$ 3,396.51</u>	<u>\$ 0</u>
			OPERATING FUND SURPLUS/(DEFICIT)				
			RESERVE FUND				
			INCOME				
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	\$ 4,404.00	\$ 4,404	\$ 0.00	\$ 52,845
39.09	0	39.09	7034	39.09	0	39.09	0
<u>\$ 4,443.09</u>	<u>\$ 4,404</u>	<u>\$ 39.09</u>		<u>\$ 4,443.09</u>	<u>\$ 4,404</u>	<u>\$ 39.09</u>	<u>\$ 52,845</u>
			TOTAL RESERVE INCOME				
			EXPENDITURES				
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>	<u>\$ 0</u>
			TOTAL RESERVE EXPENDITURES				
<u>\$ 4,443.09</u>	<u>\$ 4,404</u>	<u>\$ 39.09</u>		<u>\$ 4,443.09</u>	<u>\$ 4,404</u>	<u>\$ 39.09</u>	<u>\$ 52,845</u>
			RESERVE FUND SURPLUS/(DEFICIT)				



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
01/31/2016

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 12,554	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,554
INTEREST INCOME	4	0	0	0	0	0	0	0	0	0	0	0	4
FILE TRANSFER FEES	50	0	0	0	0	0	0	0	0	0	0	0	50
LATE FEE INCOME	211	0	0	0	0	0	0	0	0	0	0	0	211
ADMIN FEE	75	0	0	0	0	0	0	0	0	0	0	0	75
POSTAGE-CERTIFIED	30	0	0	0	0	0	0	0	0	0	0	0	30
GENERAL RESERVE TRANSFER	(4,404)	0	0	0	0	0	0	0	0	0	0	0	(4,404)
TOTAL INCOME	\$ 8,520	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,520
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,000
PRINTING/POSTAGE	59	0	0	0	0	0	0	0	0	0	0	0	59
TOTAL ADMINISTRATIVE	\$ 1,059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,059
UTILITIES													
WATER/SEWER	\$ 362	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 362
ELECTRIC	685	0	0	0	0	0	0	0	0	0	0	0	685
GAS	255	0	0	0	0	0	0	0	0	0	0	0	255
PHONE	200	0	0	0	0	0	0	0	0	0	0	0	200
TOTAL UTILITIES	\$ 1,502	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,502
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,004
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	0	0	0	0	350
TOTAL LANDSCAPE	\$ 1,354	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,354
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 260
POOL SUPPLIES/CHEMICALS	13	0	0	0	0	0	0	0	0	0	0	0	13
POOL/CLUBHOUSE MAINT	160	0	0	0	0	0	0	0	0	0	0	0	160
TOTAL POOLS	\$ 433	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 433
GATES													
FIRE ALARM MONITORING	\$ 252	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 252
TOTAL GATES	\$ 252	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 252
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 637
TOTAL COMMON AREA	\$ 637	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 637
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,237
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,284
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,404
INTEREST RESERVE FUND	39	0	0	0	0	0	0	0	0	0	0	0	39
TOTAL RESERVE INCOME	\$ 4,443	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,443



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
01/31/2016

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,443