



**764 RIVERWALK TUCSON
BALANCE SHEET
07/31/2015**

ASSETS

OPERATING FUNDS

ALLIANCE BANK - OPERATING CHECKING

\$ 36,572.20

TOTAL OPERATING FUNDS

\$ 36,572.20

RESERVE FUNDS

ALLIANCE BANK RESERVES

\$ 149,047.83

TOTAL RESERVE FUNDS

\$ 149,047.83

TOTAL ASSETS

\$ 185,620.03

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL

\$ 120,501.08

CURRENT RESERVE ACTIVITY

28,546.75

TOTAL RESERVE EQUITY

\$ 149,047.83

OPERATING SURPLUS (DEFICIT)

ACCUMULATED SURPLUS (DEFICIT)

\$ 25,143.56

CURRENT SURPLUS (DEFICIT)

39,975.39

CURRENT YEAR RESERVE EQUITY

(28,546.75)

TOTAL SURPLUS (DEFICIT)

\$ 36,572.20

TOTAL LIABILITIES & EQUITY

\$ 185,620.03



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
07/31/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
\$ 12,558.04	\$ 12,250	\$ 308.04	4000	ASSESSMENT INCOME	\$ 91,219.79	\$ 85,750	\$ 5,469.79	\$ 147,000
3.58	3	0.58	4030	INTEREST INCOME	20.54	21	(0.46)	35
82.98	15	67.98	4070	LATE FEE INCOME	502.73	105	397.73	180
25.00	0	25.00	4076	ADMIN FEE	97.50	0	97.50	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	82.82	0	82.82	0
5.49	0	5.49	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	(28,315.00)	(28,315)	0.00	(48,540)
<u>\$ 8,630.09</u>	<u>\$ 8,223</u>	<u>\$ 407.09</u>		TOTAL INCOME	<u>\$ 63,630.90</u>	<u>\$ 57,561</u>	<u>\$ 6,069.90</u>	<u>\$ 98,675</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
\$ 2,000.00	\$ 1,000	\$ 1,000.00	5000	MANAGEMENT FEE	\$ 7,000.00	\$ 7,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	2,467.00	2,100	367.00	3,600
287.87	225	62.87	5017	PRINTING/POSTAGE	1,005.41	1,575	(569.59)	2,700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	250	(250.00)	250
0.00	75	(75.00)	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	2,681	(766.00)	4,596
<u>\$ 2,287.87</u>	<u>\$ 1,983</u>	<u>\$ 304.87</u>		TOTAL ADMINISTRATIVE	<u>\$ 12,995.85</u>	<u>\$ 14,087</u>	<u>\$ (1,091.15)</u>	<u>\$ 24,163</u>
U T I L I T I E S								
\$ 323.48	\$ 500	\$ (176.52)	5100	WATER/SEWER	\$ 2,050.05	\$ 3,500	\$ (1,449.95)	\$ 6,000
923.75	970	(46.25)	5120	ELECTRIC	5,264.93	5,215	49.93	9,055
193.52	250	(56.48)	5125	GAS	2,044.71	2,750	(705.29)	4,400
0.00	0	0.00	5150	CABLE	732.99	0	732.99	0
149.11	50	99.11	5151	PHONE	731.95	350	381.95	600
<u>\$ 1,589.86</u>	<u>\$ 1,770</u>	<u>\$ (180.14)</u>		TOTAL UTILITIES	<u>\$ 10,824.63</u>	<u>\$ 11,815</u>	<u>\$ (990.37)</u>	<u>\$ 20,055</u>
L A N D S C A P I N G								
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	LANDSCAPE CONTRACT	\$ 7,031.29	\$ 7,835	\$ (803.71)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	1,206.68	700	506.68	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>		TOTAL LANDSCAPE	<u>\$ 8,237.97</u>	<u>\$ 12,181</u>	<u>\$ (3,943.03)</u>	<u>\$ 18,506</u>
P O O L / S P A / C L U B H O U S E								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 1,820.00	\$ 1,820	\$ 0.00	\$ 3,120
0.00	167	(167.00)	5310	POOL SUPPLIES/CHEMICALS	818.48	1,169	(350.52)	2,004
82.50	253	(170.50)	5315	POOL REPAIRS	3,698.96	1,771	1,927.96	3,036
255.00	170	85.00	5338	POOL/CLUBHOUSE MAINT	1,444.91	1,270	174.91	2,160
<u>\$ 597.50</u>	<u>\$ 850</u>	<u>\$ (252.50)</u>		TOTAL POOLS	<u>\$ 7,782.35</u>	<u>\$ 6,030</u>	<u>\$ 1,752.35</u>	<u>\$ 10,320</u>
G A T E S								
\$ 0.00	\$ 740	\$ (740.00)	5500	SECURITY GATE	\$ 1,718.19	\$ 2,220	\$ (501.81)	\$ 2,960
504.00	138	366.00	5500F	FIRE ALARM MONITORING	756.00	966	(210.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	337.69	294	43.69	500



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
07/31/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 504.00	\$ 920	\$ (416.00)		\$ 2,811.88	\$ 3,480	\$ (668.12)	\$ 5,110
			TOTAL GATES				
			COMMON AREA				
\$ 0.00	\$ 4,864	\$ (4,864.00)	5730	\$ 970.00	\$ 4,864	\$ (3,894.00)	\$ 4,864
2,080.46	1,283	797.46	5770	8,444.58	8,981	(536.42)	15,397
0.00	0	0.00	5821	0.00	0	0.00	500
45.00	0	45.00	5850	135.00	0	135.00	0
<u>\$ 2,125.46</u>	<u>\$ 6,147</u>	<u>\$ (4,021.54)</u>		<u>\$ 9,549.58</u>	<u>\$ 13,845</u>	<u>\$ (4,295.42)</u>	<u>\$ 20,761</u>
			TOTAL COMMON AREA				
<u>\$ 8,109.16</u>	<u>\$ 12,775</u>	<u>\$ (4,665.84)</u>		<u>\$ 52,202.26</u>	<u>\$ 61,438</u>	<u>\$ (9,235.74)</u>	<u>\$ 98,915</u>
			TOTAL OPERATING EXPENSES				
<u>\$ 520.93</u>	<u>\$ (4,552)</u>	<u>\$ 5,072.93</u>		<u>\$ 11,428.64</u>	<u>\$ (3,877)</u>	<u>\$ 15,305.64</u>	<u>\$ (240)</u>
			OPERATING FUND SURPLUS/(DEFICIT)				
			RESERVE FUND				
			INCOME				
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	\$ 28,315.00	\$ 28,315	\$ 0.00	\$ 48,540
37.00	20	17.00	7034	231.75	140	91.75	240
<u>\$ 4,082.00</u>	<u>\$ 4,065</u>	<u>\$ 17.00</u>		<u>\$ 28,546.75</u>	<u>\$ 28,455</u>	<u>\$ 91.75</u>	<u>\$ 48,780</u>
			TOTAL RESERVE INCOME				
			EXPENDITURES				
\$ 0.00	\$ 0	\$ 0.00	8403	\$ 0.00	\$ 10,637	\$ (10,637.00)	\$ 10,637
0.00	0	0.00	8512	0.00	3,655	(3,655.00)	6,996
0.00	0	0.00	8521F	0.00	3,699	(3,699.00)	3,699
0.00	0	0.00	8536	0.00	0	0.00	1,718
0.00	0	0.00	8541	0.00	0	0.00	3,764
0.00	0	0.00	8575	0.00	10,396	(10,396.00)	10,396
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		<u>\$ 0.00</u>	<u>\$ 28,387</u>	<u>\$ (28,387.00)</u>	<u>\$ 37,210</u>
			TOTAL RESERVE EXPENDITURES				
<u>\$ 4,082.00</u>	<u>\$ 4,065</u>	<u>\$ 17.00</u>		<u>\$ 28,546.75</u>	<u>\$ 68</u>	<u>\$ 28,478.75</u>	<u>\$ 11,570</u>
			RESERVE FUND SURPLUS/(DEFICIT)				



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
07/31/2015

	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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 91,220
INTEREST INCOME	3	3	3	3	2	3	4	0	0	0	0	0	21
LATE FEE INCOME	84	15	0	33	83	205	83	0	0	0	0	0	503
ADMIN FEE	(50)	0	0	25	48	50	25	0	0	0	0	0	98
POSTAGE-CERTIFIED	0	0	0	0	0	83	0	0	0	0	0	0	83
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)	0	0	0	0	0	(28,315)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 12,900	\$ 8,630	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 63,631
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 2,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,000
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	0	0	0	0	0	1,005
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
TOTAL ADMINISTRATIVE	\$ 933	\$ 1,354	\$ 3,978	\$ 1,128	\$ 2,242	\$ 1,073	\$ 2,288	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,996
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 323	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,050
ELECTRIC	850	703	784	625	687	693	924	0	0	0	0	0	5,265
GAS	501	395	0	374	341	239	194	0	0	0	0	0	2,045
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	97	97	149	0	0	0	0	0	732
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 339	\$ 1,590	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,825
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,031
IRRIGATION REPAIRS	495	0	0	0	0	712	0	0	0	0	0	0	1,207
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,717	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,238
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,820
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	645	0	0	0	0	0	0	818
POOL REPAIRS	0	1,183	2,297	0	0	136	83	0	0	0	0	0	3,699
POOL/CLUBHOUSE MAINT	0	360	160	160	200	310	255	0	0	0	0	0	1,445
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 1,611	\$ 598	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,782
GATES													
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
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 1,105	\$ 504	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,812
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	0	0	0	0	8,445
EXTERMINATING	45	0	0	0	45	0	45	0	0	0	0	0	135
TOTAL COMMON AREA	\$ 45	\$ 1,929	\$ 332	\$ 4,103	\$ 45	\$ 970	\$ 2,125	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,550
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 5,017	\$ 6,814	\$ 8,109	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 52,202
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 4,404	\$ 6,086	\$ 521	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,429