



**764 RIVERWALK TUCSON
BALANCE SHEET
07/31/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 53,641.00	

TOTAL OPERATING FUNDS		\$ 53,641.00
RESERVE FUNDS		
ALLIANCE BANK RESERVES	\$ 193,599.18	

TOTAL RESERVE FUNDS		\$ 193,599.18

TOTAL ASSETS		\$ 247,240.18
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	29,765.60	

TOTAL RESERVE EQUITY		\$ 193,599.18
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	36,535.33	
CURRENT YEAR RESERVE EQUITY	(29,765.60)	

TOTAL SURPLUS (DEFICIT)		\$ 53,641.00

TOTAL LIABILITIES & EQUITY		\$ 247,240.18
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
07/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
\$ 11,079.44	\$ 12,862	\$ (1,782.56)	4000	ASSESSMENT INCOME	\$ 86,839.62	\$ 90,034	\$ (3,194.38)	\$ 154,345
4.78	3	1.78	4030	INTEREST INCOME	33.19	21	12.19	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	100.00	0	100.00	0
124.03	15	109.03	4070	LATE FEE INCOME	484.40	105	379.40	180
0.00	0	0.00	4076	ADMIN FEE	25.00	0	25.00	0
15.00	0	15.00	4077	POSTAGE-CERTIFIED	60.00	0	60.00	0
0.01	0	0.01	4900	VIOLATION FINES	175.01	0	175.01	0
0.00	0	0.00	4925	REIMBURSE EXPENSE	15.00	0	15.00	0
(4,404.00)	(4,404)	0.00	6010	GENERAL RESERVE TRANSFER	(30,828.00)	(30,828)	0.00	(52,845)
<u>\$ 6,819.26</u>	<u>\$ 8,476</u>	<u>\$ (1,656.74)</u>		TOTAL INCOME	<u>\$ 56,904.22</u>	<u>\$ 59,332</u>	<u>\$ (2,427.78)</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	\$ 7,000.00	\$ 7,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	248.50	2,100	(1,851.50)	3,600
92.81	225	(132.19)	5017	PRINTING/POSTAGE	912.97	1,575	(662.03)	2,700
0.00	0	0.00	5020	LIEN/COLLECTION COST	511.00	0	511.00	0
50.00	0	50.00	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	20.00	0	20.00	0
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	133	(133.00)	225
0.00	0	0.00	5070	PROPERTY TAXES	250.34	271	(20.66)	542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	10.00	10	0.00	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	2,681	1,918.00	4,596
<u>\$ 1,142.81</u>	<u>\$ 1,927</u>	<u>\$ (784.19)</u>		TOTAL ADMINISTRATIVE	<u>\$ 14,001.81</u>	<u>\$ 14,070</u>	<u>\$ (68.19)</u>	<u>\$ 24,163</u>
U T I L I T I E S								
\$ 309.14	\$ 400	\$ (90.86)	5100	WATER/SEWER	\$ 2,374.99	\$ 3,500	\$ (1,125.01)	\$ 6,000
898.38	950	(51.62)	5120	ELECTRIC	5,343.22	5,700	(356.78)	9,300
157.02	200	(42.98)	5125	GAS	1,589.86	2,550	(960.14)	4,000
0.00	58	(58.00)	5150	CABLE	0.00	406	(406.00)	700
117.14	50	67.14	5151	PHONE	679.16	350	329.16	600
<u>\$ 1,481.68</u>	<u>\$ 1,658</u>	<u>\$ (176.32)</u>		TOTAL UTILITIES	<u>\$ 9,987.23</u>	<u>\$ 12,506</u>	<u>\$ (2,518.77)</u>	<u>\$ 20,600</u>
L A N D S C A P I N G								
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 7,031.29	\$ 7,966	\$ (934.71)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	700	(700.00)	1,200
0.00	132	(132.00)	5240	TREE TRIMMING/REMOVAL	350.00	924	(574.00)	1,584
<u>\$ 1,004.47</u>	<u>\$ 1,370</u>	<u>\$ (365.53)</u>		TOTAL LANDSCAPE	<u>\$ 7,381.29</u>	<u>\$ 9,590</u>	<u>\$ (2,208.71)</u>	<u>\$ 16,444</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
273.96	167	106.96	5310	POOL SUPPLIES/CHEMICALS	1,260.07	1,169	91.07	2,004
864.50	267	597.50	5315	POOL REPAIRS	2,938.14	1,869	1,069.14	3,200
160.00	180	(20.00)	5338	POOL/CLUBHOUSE MAINT	1,200.00	1,260	(60.00)	2,160
<u>\$ 1,558.46</u>	<u>\$ 874</u>	<u>\$ 684.46</u>		TOTAL POOLS	<u>\$ 7,218.21</u>	<u>\$ 6,118</u>	<u>\$ 1,100.21</u>	<u>\$ 10,484</u>
G A T E S								



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
07/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
\$ 0.00	\$ 247	\$ (247.00)	5500	SECURITY GATE	\$ (732.99)	\$ 1,729	\$ (2,461.99)	\$ 2,960
252.00	412	(160.00)	5500F	FIRE ALARM MONITORING	756.00	1,237	(481.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	0.00	294	(294.00)	500
<u>\$ 252.00</u>	<u>\$ 701</u>	<u>\$ (449.00)</u>		TOTAL GATES	<u>\$ 23.01</u>	<u>\$ 3,260</u>	<u>\$ (3,236.99)</u>	<u>\$ 5,110</u>
COMMON AREA								
\$ 0.00	\$ 405	\$ (405.00)	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 2,835	\$ (2,835.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	STUCCO REPAIR	0.00	8,750	(8,750.00)	15,000
1,575.69	333	1,242.69	5770	GENERAL MAINTENANCE	4,822.94	2,331	2,491.94	4,000
0.00	83	(83.00)	5821	INSPECTIONS	0.00	581	(581.00)	1,000
0.00	12	(12.00)	5850	EXTERMINATING	0.00	37	(37.00)	50
0.00	0	0.00	5954	DRAINAGE IMPROVEMENT	6,700.00	0	6,700.00	0
<u>\$ 1,575.69</u>	<u>\$ 2,083</u>	<u>\$ (507.31)</u>		TOTAL COMMON AREA	<u>\$ 11,522.94</u>	<u>\$ 14,534</u>	<u>\$ (3,011.06)</u>	<u>\$ 24,914</u>
<u>\$ 7,015.11</u>	<u>\$ 8,613</u>	<u>\$ (1,597.89)</u>		TOTAL OPERATING EXPENSES	<u>\$ 50,134.49</u>	<u>\$ 60,078</u>	<u>\$ (9,943.51)</u>	<u>\$ 101,715</u>
<u>\$ (195.85)</u>	<u>\$ (137)</u>	<u>\$ (58.85)</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>\$ 6,769.73</u>	<u>\$ (746)</u>	<u>\$ 7,515.73</u>	<u>\$ 0</u>
RESERVE FUND								
INCOME								
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	TRANSFER TO RESERVES	\$ 30,828.00	\$ 30,828	\$ 0.00	\$ 52,845
45.12	0	45.12	7034	INTEREST RESERVE FUND	306.60	0	306.60	0
<u>\$ 4,449.12</u>	<u>\$ 4,404</u>	<u>\$ 45.12</u>		TOTAL RESERVE INCOME	<u>\$ 31,134.60</u>	<u>\$ 30,828</u>	<u>\$ 306.60</u>	<u>\$ 52,845</u>
EXPENDITURES								
\$ 0.00	\$ 0	\$ 0.00	8512	POOL/SPA REPAIRS	\$ 1,369.00	\$ 0	\$ 1,369.00	\$ 0
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		TOTAL RESERVE EXPENDITURES	<u>\$ 1,369.00</u>	<u>\$ 0</u>	<u>\$ 1,369.00</u>	<u>\$ 0</u>
<u>\$ 4,449.12</u>	<u>\$ 4,404</u>	<u>\$ 45.12</u>		RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ 29,765.60</u>	<u>\$ 30,828</u>	<u>\$ (1,062.40)</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
07/31/2016

	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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 86,840
INTEREST INCOME	4	5	5	5	5	5	5	0	0	0	0	0	33
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	0	0	0	0	0	484
NSF FEE	0	0	0	2	0	(2)	0	0	0	0	0	0	0
ADMIN FEE	75	0	(75)	0	25	0	0	0	0	0	0	0	25
POSTAGE-CERTIFIED	30	0	0	0	15	0	15	0	0	0	0	0	60
VIOLATION FINES	0	125	0	0	50	0	0	0	0	0	0	0	175
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)	0	0	0	0	0	(30,828)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 8,847	\$ 8,257	\$ 8,448	\$ 6,819	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 56,904
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	0	0	0	0	249
PRINTING/POSTAGE	59	112	159	187	93	210	93	0	0	0	0	0	913
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,002
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 309	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,375
ELECTRIC	685	683	739	739	805	793	898	0	0	0	0	0	5,343
GAS	255	374	295	243	87	179	157	0	0	0	0	0	1,590
PHONE	200	56	103	38	57	107	117	0	0	0	0	0	679
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 1,291	\$ 1,241	\$ 1,411	\$ 1,482	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,987
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,031
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,381
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	0	0	0	0	0	1,260
POOL REPAIRS	0	0	241	278	1,369	186	865	0	0	0	0	0	2,938
POOL/CLUBHOUSE MAINT	160	160	200	160	160	200	160	0	0	0	0	0	1,200
TOTAL POOLS	\$ 433	\$ 444	\$ 1,260	\$ 721	\$ 1,865	\$ 937	\$ 1,558	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,218
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,823
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,523
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 11,192	\$ 7,806	\$ 8,792	\$ 5,579	\$ 7,015	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,134



**764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
07/31/2016**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ (535)	\$ 2,869	\$ (196)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,770
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 30,828
INTEREST RESERVE FUND	39	43	44	42	48	46	45	0	0	0	0	0	307
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 4,449	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 31,135
EXPENDITURES													
POOL/SPA REPAIRS	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,369
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,369
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 4,452	\$ 4,450	\$ 4,449	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 29,766