



**764 RIVERWALK TUCSON
BALANCE SHEET
06/30/2015**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 36,051.27	

TOTAL OPERATING FUNDS		\$ 36,051.27
RESERVE FUNDS		
MMA ALLIANCE BANK	\$ 144,965.83	

TOTAL RESERVE FUNDS		\$ 144,965.83

TOTAL ASSETS		\$ 181,017.10
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 120,501.08	
CURRENT RESERVE ACTIVITY	24,464.75	

TOTAL RESERVE EQUITY		\$ 144,965.83
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 25,143.56	
CURRENT SURPLUS (DEFICIT)	35,372.46	
CURRENT YEAR RESERVE EQUITY	(24,464.75)	

TOTAL SURPLUS (DEFICIT)		\$ 36,051.27

TOTAL LIABILITIES & EQUITY		\$ 181,017.10
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
06/30/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)	***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E						
\$ 16,591.90	\$ 12,250	\$ 4,341.90	4000	ASSESSMENT INCOME	\$ 78,661.75	\$ 73,500 \$ 5,161.75 \$ 147,000
3.40	3	0.40	4030	INTEREST INCOME	16.96	18 (1.04) 35
205.19	15	190.19	4070	LATE FEE INCOME	419.75	90 329.75 180
50.00	0	50.00	4076	ADMIN FEE	72.50	0 72.50 0
82.82	0	82.82	4077	POSTAGE-CERTIFIED	82.82	0 82.82 0
0.00	0	0.00	4922	KEYS	5.00	0 5.00 0
12.03	0	12.03	4925	REIMBURSE EXPENSE	12.03	0 12.03 0
<u>(4,045.00)</u>	<u>(4,045)</u>	<u>0.00</u>	6010	GENERAL RESERVE TRANSFER	<u>(24,270.00)</u>	<u>(24,270)</u> 0.00 <u>(48,540)</u>
\$ 12,900.34	\$ 8,223	\$ 4,677.34		TOTAL INCOME	\$ 55,000.81	\$ 49,338 \$ 5,662.81 \$ 98,675
E X P E N S E S						
A D M I N I S T R A T I V E						
\$ 0.00	\$ 1,000	\$ (1,000.00)	5000	MANAGEMENT FEE	\$ 5,000.00	\$ 6,000 \$ (1,000.00) \$ 12,000
397.50	300	97.50	5010	LEGAL EXPENSE	2,467.00	1,800 667.00 3,600
292.61	225	67.61	5017	PRINTING/POSTAGE	717.54	1,350 (632.46) 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	75 (75.00) 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
<u>383.00</u>	<u>383</u>	<u>0.00</u>	5090	INSURANCE	<u>1,915.00</u>	<u>2,298</u> (383.00) <u>4,596</u>
\$ 1,073.11	\$ 1,908	\$ (834.89)		TOTAL ADMINISTRATIVE	\$ 10,707.98	\$ 12,104 \$ (1,396.02) \$ 24,163
U T I L I T I E S						
\$ (690.05)	\$ 500	\$ (1,190.05)	5100	WATER/SEWER	\$ 1,726.57	\$ 3,000 \$ (1,273.43) \$ 6,000
692.60	815	(122.40)	5120	ELECTRIC	4,341.18	4,245 96.18 9,055
239.37	250	(10.63)	5125	GAS	1,851.19	2,500 (648.81) 4,400
0.00	0	0.00	5150	CABLE	732.99	0 732.99 0
<u>97.09</u>	<u>50</u>	<u>47.09</u>	5151	PHONE	<u>582.84</u>	<u>300</u> 282.84 <u>600</u>
\$ 339.01	\$ 1,615	\$ (1,275.99)		TOTAL UTILITIES	\$ 9,234.77	\$ 10,045 \$ (810.23) \$ 20,055
L A N D S C A P I N G						
\$ 1,004.47	\$ 1,405	\$ (400.53)	5200	LANDSCAPE CONTRACT	\$ 6,026.82	\$ 6,830 \$ (803.18) \$ 13,660
712.18	100	612.18	5220	IRRIGATION REPAIRS	1,206.68	600 606.68 1,200
<u>0.00</u>	<u>0</u>	<u>0.00</u>	5240	TREE TRIMMING/REMOVAL	<u>0.00</u>	<u>3,646</u> (3,646.00) <u>3,646</u>
\$ 1,716.65	\$ 1,505	\$ 211.65		TOTAL LANDSCAPE	\$ 7,233.50	\$ 11,076 \$ (3,842.50) \$ 18,506
P O O L / S P A / C L U B H O U S E						
\$ 520.00	\$ 260	\$ 260.00	5300	POOL MAINTENANCE	\$ 1,560.00	\$ 1,560 \$ 0.00 \$ 3,120
644.74	167	477.74	5310	POOL SUPPLIES/CHEMICALS	818.48	1,002 (183.52) 2,004
136.48	253	(116.52)	5315	POOL REPAIRS	3,616.46	1,518 2,098.46 3,036
<u>309.91</u>	<u>210</u>	<u>99.91</u>	5338	POOL/CLUBHOUSE MAINT	<u>1,189.91</u>	<u>1,100</u> 89.91 <u>2,160</u>
\$ 1,611.13	\$ 890	\$ 721.13		TOTAL POOLS	\$ 7,184.85	\$ 5,180 \$ 2,004.85 \$ 10,320
G A T E S						
\$ 733.20	\$ 0	\$ 733.20	5500	SECURITY GATE	\$ 1,718.19	\$ 1,480 \$ 238.19 \$ 2,960
252.00	138	114.00	5500F	FIRE ALARM MONITORING	252.00	828 (576.00) 1,650
<u>119.35</u>	<u>42</u>	<u>77.35</u>	5512	GATE REPAIR/MATERIAL	<u>337.69</u>	<u>252</u> 85.69 <u>500</u>



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
06/30/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
\$ 1,104.55	\$ 180	\$ 924.55		\$ 2,307.88	\$ 2,560	\$ (252.12)	\$ 5,110
TOTAL GATES							
COMMON AREA							
\$ 970.00	\$ 0	\$ 970.00	5730	\$ 970.00	\$ 0	\$ 970.00	\$ 4,864
0.00	1,283	(1,283.00)	5770	6,364.12	7,698	(1,333.88)	15,397
0.00	0	0.00	5821	0.00	0	0.00	500
0.00	0	0.00	5850	90.00	0	90.00	0
\$ 970.00	\$ 1,283	\$ (313.00)		\$ 7,424.12	\$ 7,698	\$ (273.88)	\$ 20,761
TOTAL COMMON AREA							
\$ 6,814.45	\$ 7,381	\$ (566.55)		\$ 44,093.10	\$ 48,663	\$ (4,569.90)	\$ 98,915
TOTAL OPERATING EXPENSES							
\$ 6,085.89	\$ 842	\$ 5,243.89		\$ 10,907.71	\$ 675	\$ 10,232.71	\$ (240)
OPERATING FUND SURPLUS/(DEFICIT)							
RESERVE FUND							
INCOME							
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	\$ 24,270.00	\$ 24,270	\$ 0.00	\$ 48,540
37.12	20	17.12	7034	194.75	120	74.75	240
TOTAL RESERVE INCOME							
\$ 4,082.12	\$ 4,065	\$ 17.12		\$ 24,464.75	\$ 24,390	\$ 74.75	\$ 48,780
EXPENDITURES							
\$ 0.00	\$ 10,637	\$ (10,637.00)	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
TOTAL RESERVE EXPENDITURES							
\$ 0.00	\$ 10,637	\$ (10,637.00)		\$ 0.00	\$ 28,387	\$ (28,387.00)	\$ 37,210
RESERVE FUND SURPLUS/(DEFICIT)							
\$ 4,082.12	\$ (6,572)	\$ 10,654.12		\$ 24,464.75	\$ (3,997)	\$ 28,461.75	\$ 11,570



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
06/30/2015

	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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 78,662
INTEREST INCOME	3	3	3	3	2	3	0	0	0	0	0	0	17
LATE FEE INCOME	84	15	0	33	83	205	0	0	0	0	0	0	420
ADMIN FEE	(50)	0	0	25	48	50	0	0	0	0	0	0	73
POSTAGE-CERTIFIED	0	0	0	0	0	83	0	0	0	0	0	0	83
KEYS	5	0	0	0	0	0	0	0	0	0	0	0	5
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)	0	0	0	0	0	0	(24,270)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 12,900	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 55,001
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,000
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	0	0	0	0	0	0	718
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,708
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,727
ELECTRIC	850	703	784	625	687	693	0	0	0	0	0	0	4,341
GAS	501	395	0	374	341	239	0	0	0	0	0	0	1,851
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	97	97	0	0	0	0	0	0	583
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 339	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,235
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,027
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,234
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,560
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	0	0	0	0	0	0	3,616
POOL/CLUBHOUSE MAINT	0	360	160	160	200	310	0	0	0	0	0	0	1,190
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 1,611	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,185
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	0	0	0	0	0	0	252
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,308
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	0	0	0	0	0	0	6,364
EXTERMINATING	45	0	0	0	45	0	0	0	0	0	0	0	90
TOTAL COMMON AREA	\$ 45	\$ 1,929	\$ 332	\$ 4,103	\$ 45	\$ 970	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,424
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 5,017	\$ 6,814	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 44,093
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 4,404	\$ 6,086	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,908