



**764 RIVERWALK TUCSON  
BALANCE SHEET  
06/30/2016**

**ASSETS**

**OPERATING FUNDS**

**ALLIANCE BANK - OPERATING CHECKING**

**\$ 53,836.85**  
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**TOTAL OPERATING FUNDS**

**\$ 53,836.85**

**RESERVE FUNDS**

**ALLIANCE BANK RESERVES**

**\$ 189,150.06**  
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**TOTAL RESERVE FUNDS**

**\$ 189,150.06**  
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**TOTAL ASSETS**

**\$ 242,986.91**  
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**LIABILITIES & EQUITY**

**HOMEOWNERS EQUITY**

**RESERVE EQUITY**

**ACCUMULATED GENERAL**

**\$ 163,833.58**

**CURRENT RESERVE ACTIVITY**

**25,316.48**  
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**TOTAL RESERVE EQUITY**

**\$ 189,150.06**

**OPERATING SURPLUS (DEFICIT)**

**ACCUMULATED SURPLUS (DEFICIT)**

**\$ 46,871.27**

**CURRENT SURPLUS (DEFICIT)**

**32,282.06**

**CURRENT YEAR RESERVE EQUITY**

**(25,316.48)**  
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**TOTAL SURPLUS (DEFICIT)**

**\$ 53,836.85**  
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**TOTAL LIABILITIES & EQUITY**

**\$ 242,986.91**  
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**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**06/30/2016**

*****			CURRENT PERIOD	*****			*****			*****
ACTUAL	BUDGET	OVER (UNDER)		ACTUAL	BUDGET	OVER (UNDER)	ACTUAL	BUDGET	OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>										
\$ 12,817.30	\$ 12,862	\$ (44.70)	4000	ASSESSMENT INCOME	\$ 75,760.18	\$ 77,172	\$ (1,411.82)	\$ 154,345		
4.75	3	1.75	4030	INTEREST INCOME	28.41	18	10.41	35		
0.00	0	0.00	4050RR	FILE TRANSFER FEES	100.00	0	100.00	0		
32.14	15	17.14	4070	LATE FEE INCOME	360.37	90	270.37	180		
(1.75)	0	(1.75)	4075	NSF FEE	0.00	0	0.00	0		
0.00	0	0.00	4076	ADMIN FEE	25.00	0	25.00	0		
0.00	0	0.00	4077	POSTAGE-CERTIFIED	45.00	0	45.00	0		
0.00	0	0.00	4900	VIOLATION FINES	175.00	0	175.00	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	(26,424.00)	(26,424)	0.00	(52,845)		
<u>\$ 8,448.44</u>	<u>\$ 8,476</u>	<u>\$ (27.56)</u>		<b>TOTAL INCOME</b>	<u>\$ 50,084.96</u>	<u>\$ 50,856</u>	<u>\$ (771.04)</u>	<u>\$ 101,715</u>		
<b>E X P E N S E S</b>										
<b>A D M I N I S T R A T I V E</b>										
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 6,000.00	\$ 6,000	\$ 0.00	\$ 12,000		
0.00	300	(300.00)	5010	LEGAL EXPENSE	248.50	1,800	(1,551.50)	3,600		
210.15	225	(14.85)	5017	PRINTING/POSTAGE	820.16	1,350	(529.84)	2,700		
75.00	0	75.00	5020	LIEN/COLLECTION COST	511.00	0	511.00	0		
0.00	0	0.00	5020RR	FILE TRANSFER FEE EXPENSE	50.00	0	50.00	0		
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	300.00	250	50.00	250		
10.00	0	10.00	5037	BANK CHARGES & CC FEES	20.00	0	20.00	0		
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	114	(114.00)	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	2,298	2,301.00	4,596		
<u>\$ 1,295.15</u>	<u>\$ 1,927</u>	<u>\$ (631.85)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 12,859.00</u>	<u>\$ 12,143</u>	<u>\$ 716.00</u>	<u>\$ 24,163</u>		
<b>U T I L I T I E S</b>										
\$ 332.64	\$ 650	\$ (317.36)	5100	WATER/SEWER	\$ 2,065.85	\$ 3,100	\$ (1,034.15)	\$ 6,000		
792.96	850	(57.04)	5120	ELECTRIC	4,444.84	4,750	(305.16)	9,300		
178.55	250	(71.45)	5125	GAS	1,432.84	2,350	(917.16)	4,000		
0.00	58	(58.00)	5150	CABLE	0.00	348	(348.00)	700		
107.19	50	57.19	5151	PHONE	562.02	300	262.02	600		
<u>\$ 1,411.34</u>	<u>\$ 1,858</u>	<u>\$ (446.66)</u>		<b>TOTAL UTILITIES</b>	<u>\$ 8,505.55</u>	<u>\$ 10,848</u>	<u>\$ (2,342.45)</u>	<u>\$ 20,600</u>		
<b>L A N D S C A P I N G</b>										
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 6,026.82	\$ 6,828	\$ (801.18)	\$ 13,660		
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	600	(600.00)	1,200		
0.00	132	(132.00)	5240	TREE TRIMMING/REMOVAL	350.00	792	(442.00)	1,584		
<u>\$ 1,004.47</u>	<u>\$ 1,370</u>	<u>\$ (365.53)</u>		<b>TOTAL LANDSCAPE</b>	<u>\$ 6,376.82</u>	<u>\$ 8,220</u>	<u>\$ (1,843.18)</u>	<u>\$ 16,444</u>		
<b>P O O L / S P A / C L U B H O U S E</b>										
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 1,560.00	\$ 1,560	\$ 0.00	\$ 3,120		
291.80	167	124.80	5310	POOL SUPPLIES/CHEMICALS	986.11	1,002	(15.89)	2,004		
185.69	267	(81.31)	5315	POOL REPAIRS	2,073.64	1,602	471.64	3,200		
200.00	180	20.00	5338	POOL/CLUBHOUSE MAINT	1,040.00	1,080	(40.00)	2,160		
<u>\$ 937.49</u>	<u>\$ 874</u>	<u>\$ 63.49</u>		<b>TOTAL POOLS</b>	<u>\$ 5,659.75</u>	<u>\$ 5,244</u>	<u>\$ 415.75</u>	<u>\$ 10,484</u>		



**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**06/30/2016**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>G A T E S</b>							
\$ 0.00	\$ 247	\$ (247.00)	5500	\$ (732.99)	\$ 1,482	\$ (2,214.99)	\$ 2,960
0.00	0	0.00	5500F	504.00	825	(321.00)	1,650
0.00	42	(42.00)	5512	0.00	252	(252.00)	500
<u>\$ 0.00</u>	<u>\$ 289</u>	<u>\$ (289.00)</u>		<u>\$ (228.99)</u>	<u>\$ 2,559</u>	<u>\$ (2,787.99)</u>	<u>\$ 5,110</u>
<b>C O M M O N A R E A</b>							
\$ 0.00	\$ 405	\$ (405.00)	5730	\$ 0.00	\$ 2,430	\$ (2,430.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	0.00	7,500	(7,500.00)	15,000
930.50	333	597.50	5770	3,247.25	1,998	1,249.25	4,000
0.00	83	(83.00)	5821	0.00	498	(498.00)	1,000
0.00	0	0.00	5850	0.00	25	(25.00)	50
0.00	0	0.00	5954	6,700.00	0	6,700.00	0
<u>\$ 930.50</u>	<u>\$ 2,071</u>	<u>\$ (1,140.50)</u>		<u>\$ 9,947.25</u>	<u>\$ 12,451</u>	<u>\$ (2,503.75)</u>	<u>\$ 24,914</u>
<u>\$ 5,578.95</u>	<u>\$ 8,389</u>	<u>\$ (2,810.05)</u>		<u>\$ 43,119.38</u>	<u>\$ 51,465</u>	<u>\$ (8,345.62)</u>	<u>\$ 101,715</u>
<u>\$ 2,869.49</u>	<u>\$ 87</u>	<u>\$ 2,782.49</u>		<u>\$ 6,965.58</u>	<u>\$ (609)</u>	<u>\$ 7,574.58</u>	<u>\$ 0</u>
<b>R E S E R V E F U N D</b>							
<b>I N C O M E</b>							
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	\$ 26,424.00	\$ 26,424	\$ 0.00	\$ 52,845
45.58	0	45.58	7034	261.48	0	261.48	0
<u>\$ 4,449.58</u>	<u>\$ 4,404</u>	<u>\$ 45.58</u>		<u>\$ 26,685.48</u>	<u>\$ 26,424</u>	<u>\$ 261.48</u>	<u>\$ 52,845</u>
<b>E X P E N D I T U R E S</b>							
\$ 0.00	\$ 0	\$ 0.00	8512	\$ 1,369.00	\$ 0	\$ 1,369.00	\$ 0
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		<u>\$ 1,369.00</u>	<u>\$ 0</u>	<u>\$ 1,369.00</u>	<u>\$ 0</u>
<u>\$ 4,449.58</u>	<u>\$ 4,404</u>	<u>\$ 45.58</u>		<u>\$ 25,316.48</u>	<u>\$ 26,424</u>	<u>\$ (1,107.52)</u>	<u>\$ 52,845</u>



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**06/30/2016**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
ASSESSMENT INCOME	\$ 12,554	\$ 12,855	\$ 11,855	\$ 13,228	\$ 12,450	\$ 12,817	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 75,760
INTEREST INCOME	4	5	5	5	5	5	0	0	0	0	0	0	28
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	0	0	0	0	0	0	360
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	0	0	0	0	0	0	45
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)	0	0	0	0	0	0	(26,424)
<b>TOTAL INCOME</b>	<b>\$ 8,520</b>	<b>\$ 8,614</b>	<b>\$ 7,398</b>	<b>\$ 8,847</b>	<b>\$ 8,257</b>	<b>\$ 8,448</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 50,085</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	0	0	0	0	249
PRINTING/POSTAGE	59	112	159	187	93	210	0	0	0	0	0	0	820
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	0	0	0	0	0	0	50
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 1,059</b>	<b>\$ 1,608</b>	<b>\$ 3,298</b>	<b>\$ 1,187</b>	<b>\$ 4,412</b>	<b>\$ 1,295</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 12,859</b>
<b>UTILITIES</b>													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,066
ELECTRIC	685	683	739	739	805	793	0	0	0	0	0	0	4,445
GAS	255	374	295	243	87	179	0	0	0	0	0	0	1,433
PHONE	200	56	103	38	57	107	0	0	0	0	0	0	562
<b>TOTAL UTILITIES</b>	<b>\$ 1,502</b>	<b>\$ 1,506</b>	<b>\$ 1,554</b>	<b>\$ 1,291</b>	<b>\$ 1,241</b>	<b>\$ 1,411</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 8,506</b>
<b>LANDSCAPING</b>													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,027
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	0	0	0	0	350
<b>TOTAL LANDSCAPE</b>	<b>\$ 1,354</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 6,377</b>
<b>POOL/SPA/CLUBHOUSE</b>													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,560
POOL SUPPLIES/CHEMICALS	13	24	559	23	76	292	0	0	0	0	0	0	986
POOL REPAIRS	0	0	241	278	1,369	186	0	0	0	0	0	0	2,074
POOL/CLUBHOUSE MAINT	160	160	200	160	160	200	0	0	0	0	0	0	1,040
<b>TOTAL POOLS</b>	<b>\$ 433</b>	<b>\$ 444</b>	<b>\$ 1,260</b>	<b>\$ 721</b>	<b>\$ 1,865</b>	<b>\$ 937</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 5,660</b>
<b>GATES</b>													
SECURITY GATE	\$ 0	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (733)
FIRE ALARM MONITORING	252	0	0	252	0	0	0	0	0	0	0	0	504
<b>TOTAL GATES</b>	<b>\$ 252</b>	<b>\$ (733)</b>	<b>\$ 0</b>	<b>\$ 252</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ (229)</b>
<b>COMMON AREA</b>													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 270	\$ 931	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,247
DRAINAGE IMPROVEMENT	0	0	3,350	3,350	0	0	0	0	0	0	0	0	6,700
<b>TOTAL COMMON AREA</b>	<b>\$ 637</b>	<b>\$ 685</b>	<b>\$ 4,075</b>	<b>\$ 3,350</b>	<b>\$ 270</b>	<b>\$ 931</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 9,947</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 5,237</b>	<b>\$ 4,514</b>	<b>\$ 11,192</b>	<b>\$ 7,806</b>	<b>\$ 8,792</b>	<b>\$ 5,579</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 43,119</b>



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**06/30/2016**

	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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,966
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 26,424
INTEREST RESERVE FUND	39	43	44	42	48	46	0	0	0	0	0	0	261
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 26,685
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,316