



**764 RIVERWALK TUCSON
BALANCE SHEET
03/31/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 50,460.46	
TOTAL OPERATING FUNDS		\$ 50,460.46
 RESERVE FUNDS		
ALLIANCE BANK RESERVES	\$ 177,171.63	
TOTAL RESERVE FUNDS		\$ 177,171.63
TOTAL ASSETS		\$ 227,632.09

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	13,338.05	
TOTAL RESERVE EQUITY		\$ 177,171.63
 OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	16,927.24	
CURRENT YEAR RESERVE EQUITY	(13,338.05)	
TOTAL SURPLUS (DEFICIT)		\$ 50,460.46
TOTAL LIABILITIES & EQUITY		\$ 227,632.09



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
03/31/2016

***** CURRENT PERIOD ACTUAL	***** BUDGET	***** OVER (UNDER)	***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET		
I N C O M E								
\$ 11,855.45	\$ 12,862	\$ (1,006.55)	4000	ASSESSMENT INCOME	\$ 37,264.82	\$ 38,586	\$ (1,321.18)	\$ 154,345
4.86	3	1.86	4030	INTEREST INCOME	14.17	9	5.17	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	50.00	0	50.00	0
16.48	15	1.48	4070	LATE FEE INCOME	259.95	45	214.95	180
(75.00)	0	(75.00)	4076	ADMIN FEE	0.00	0	0.00	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	30.00	0	30.00	0
0.00	0	0.00	4900	VIOLATION FINES	125.00	0	125.00	0
(4,404.00)	(4,404)	0.00	6010	GENERAL RESERVE TRANSFER	(13,212.00)	(13,212)	0.00	(52,845)
<u>\$ 7,397.79</u>	<u>\$ 8,476</u>	<u>\$ (1,078.21)</u>		TOTAL INCOME	<u>\$ 24,531.94</u>	<u>\$ 25,428</u>	<u>\$ (896.06)</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	\$ 3,000.00	\$ 3,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	0.00	900	(900.00)	3,600
158.90	225	(66.10)	5017	PRINTING/POSTAGE	329.59	675	(345.41)	2,700
0.00	0	0.00	5020	LIEN/COLLECTION COST	436.00	0	436.00	0
50.00	0	50.00	5020RR	FILE TRANSFER FEE EXPENSE	50.00	0	50.00	0
300.00	250	50.00	5030	AUDIT/TAX PREPARATION	300.00	250	50.00	250
10.00	0	10.00	5037	BANK CHARGES & CC FEES	10.00	0	10.00	0
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	57	(57.00)	225
250.34	0	250.34	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
1,529.00	383	1,146.00	5090	INSURANCE	1,529.00	1,149	380.00	4,596
<u>\$ 3,298.24</u>	<u>\$ 2,177</u>	<u>\$ 1,121.24</u>		TOTAL ADMINISTRATIVE	<u>\$ 5,964.93</u>	<u>\$ 6,362</u>	<u>\$ (397.07)</u>	<u>\$ 24,163</u>
U T I L I T I E S								
\$ 416.01	\$ 500	\$ (83.99)	5100	WATER/SEWER	\$ 1,170.76	\$ 1,300	\$ (129.24)	\$ 6,000
739.35	800	(60.65)	5120	ELECTRIC	2,107.85	2,400	(292.15)	9,300
295.39	350	(54.61)	5125	GAS	924.42	1,300	(375.58)	4,000
0.00	58	(58.00)	5150	CABLE	0.00	174	(174.00)	700
103.48	50	53.48	5151	PHONE	359.15	150	209.15	600
<u>\$ 1,554.23</u>	<u>\$ 1,758</u>	<u>\$ (203.77)</u>		TOTAL UTILITIES	<u>\$ 4,562.18</u>	<u>\$ 5,324</u>	<u>\$ (761.82)</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	\$ 3,013.41	\$ 3,414	\$ (400.59)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	300	(300.00)	1,200
0.00	132	(132.00)	5240	TREE TRIMMING/REMOVAL	350.00	396	(46.00)	1,584
<u>\$ 1,004.47</u>	<u>\$ 1,370</u>	<u>\$ (365.53)</u>		TOTAL LANDSCAPE	<u>\$ 3,363.41</u>	<u>\$ 4,110</u>	<u>\$ (746.59)</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	\$ 780.00	\$ 780	\$ 0.00	\$ 3,120
558.74	167	391.74	5310	POOL SUPPLIES/CHEMICALS	595.47	501	94.47	2,004
241.00	267	(26.00)	5315	POOL REPAIRS	241.00	801	(560.00)	3,200
200.00	180	20.00	5338	POOL/CLUBHOUSE MAINT	520.00	540	(20.00)	2,160
<u>\$ 1,259.74</u>	<u>\$ 874</u>	<u>\$ 385.74</u>		TOTAL POOLS	<u>\$ 2,136.47</u>	<u>\$ 2,622</u>	<u>\$ (485.53)</u>	<u>\$ 10,484</u>
G A T E S								



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
03/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 0.00	\$ 247	\$ (247.00)	5500	\$ (732.99)	\$ 741	\$ (1,473.99)	\$ 2,960
0.00	0	0.00	5500F	252.00	413	(161.00)	1,650
0.00	42	(42.00)	5512	0.00	126	(126.00)	500
<u>\$ 0.00</u>	<u>\$ 289</u>	<u>\$ (289.00)</u>		<u>\$ (480.99)</u>	<u>\$ 1,280</u>	<u>\$ (1,760.99)</u>	<u>\$ 5,110</u>
COMMON AREA							
\$ 0.00	\$ 405	\$ (405.00)	5730	\$ 0.00	\$ 1,215	\$ (1,215.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	0.00	3,750	(3,750.00)	15,000
725.00	333	392.00	5770	2,046.75	999	1,047.75	4,000
0.00	83	(83.00)	5821	0.00	249	(249.00)	1,000
0.00	0	0.00	5850	0.00	12	(12.00)	50
3,350.00	0	3,350.00	5954	3,350.00	0	3,350.00	0
<u>\$ 4,075.00</u>	<u>\$ 2,071</u>	<u>\$ 2,004.00</u>		<u>\$ 5,396.75</u>	<u>\$ 6,225</u>	<u>\$ (828.25)</u>	<u>\$ 24,914</u>
<u>\$ 11,191.68</u>	<u>\$ 8,539</u>	<u>\$ 2,652.68</u>		<u>\$ 20,942.75</u>	<u>\$ 25,923</u>	<u>\$ (4,980.25)</u>	<u>\$ 101,715</u>
<u>\$ (3,793.89)</u>	<u>\$ (63)</u>	<u>\$ (3,730.89)</u>		<u>\$ 3,589.19</u>	<u>\$ (495)</u>	<u>\$ 4,084.19</u>	<u>\$ 0</u>
RESERVE FUND							
INCOME							
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	\$ 13,212.00	\$ 13,212	\$ 0.00	\$ 52,845
44.05	0	44.05	7034	126.05	0	126.05	0
<u>\$ 4,448.05</u>	<u>\$ 4,404</u>	<u>\$ 44.05</u>		<u>\$ 13,338.05</u>	<u>\$ 13,212</u>	<u>\$ 126.05</u>	<u>\$ 52,845</u>
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>
<u>\$ 4,448.05</u>	<u>\$ 4,404</u>	<u>\$ 44.05</u>		<u>\$ 13,338.05</u>	<u>\$ 13,212</u>	<u>\$ 126.05</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
03/31/2016

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 12,554	\$ 12,855	\$ 11,855	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,265
INTEREST INCOME	4	5	5	0	0	0	0	0	0	0	0	0	14
FILE TRANSFER FEES	50	0	0	0	0	0	0	0	0	0	0	0	50
LATE FEE INCOME	211	33	16	0	0	0	0	0	0	0	0	0	260
ADMIN FEE	75	0	(75)	0	0	0	0	0	0	0	0	0	0
POSTAGE-CERTIFIED	30	0	0	0	0	0	0	0	0	0	0	0	30
VIOLATION FINES	0	125	0	0	0	0	0	0	0	0	0	0	125
GENERAL RESERVE TRANSFER	(4,404)	(4,404)	(4,404)	0	0	0	0	0	0	0	0	0	(13,212)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 24,532
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,000
PRINTING/POSTAGE	59	112	159	0	0	0	0	0	0	0	0	0	330
LIEN/COLLECTION COST	0	436	0	0	0	0	0	0	0	0	0	0	436
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	0	0	0	0	0	0	0	10
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	0	0	0	0	0	0	0	0	1,529
TOTAL ADMINISTRATIVE	\$ 1,059	\$ 1,608	\$ 3,298	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,965
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,171
ELECTRIC	685	683	739	0	0	0	0	0	0	0	0	0	2,108
GAS	255	374	295	0	0	0	0	0	0	0	0	0	924
PHONE	200	56	103	0	0	0	0	0	0	0	0	0	359
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,562
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,013
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	0	0	0	0	350
TOTAL LANDSCAPE	\$ 1,354	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,363
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 780
POOL SUPPLIES/CHEMICALS	13	24	559	0	0	0	0	0	0	0	0	0	595
POOL REPAIRS	0	0	241	0	0	0	0	0	0	0	0	0	241
POOL/CLUBHOUSE MAINT	160	160	200	0	0	0	0	0	0	0	0	0	520
TOTAL POOLS	\$ 433	\$ 444	\$ 1,260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,136
GATES													
SECURITY GATE	\$ 0	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (733)
FIRE ALARM MONITORING	252	0	0	0	0	0	0	0	0	0	0	0	252
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (481)
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,047
DRAINAGE IMPROVEMENT	0	0	3,350	0	0	0	0	0	0	0	0	0	3,350
TOTAL COMMON AREA	\$ 637	\$ 685	\$ 4,075	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,397
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 11,192	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,943
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,589



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
03/31/2016

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,212
INTEREST RESERVE FUND	<u>39</u>	<u>43</u>	<u>44</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>126</u>
TOTAL RESERVE INCOME	<u>\$ 4,443</u>	<u>\$ 4,447</u>	<u>\$ 4,448</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 13,338</u>
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ 4,443</u>	<u>\$ 4,447</u>	<u>\$ 4,448</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 13,338</u>