



**764 RIVERWALK TUCSON
BALANCE SHEET
05/31/2015**

ASSETS

OPERATING FUNDS

ALLIANCE BANK - OPERATING CHECKING

\$ 29,965.38

TOTAL OPERATING FUNDS

\$ 29,965.38

RESERVE FUNDS

MMA ALLIANCE BANK

\$ 140,883.71

TOTAL RESERVE FUNDS

\$ 140,883.71

TOTAL ASSETS

\$ 170,849.09

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL

\$ 120,501.08

CURRENT RESERVE ACTIVITY

20,382.63

TOTAL RESERVE EQUITY

\$ 140,883.71

OPERATING SURPLUS (DEFICIT)

ACCUMULATED SURPLUS (DEFICIT)

\$ 25,143.56

CURRENT SURPLUS (DEFICIT)

25,204.45

CURRENT YEAR RESERVE EQUITY

(20,382.63)

TOTAL SURPLUS (DEFICIT)

\$ 29,965.38

TOTAL LIABILITIES & EQUITY

\$ 170,849.09



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
05/31/2015

***** CURRENT PERIOD *****			***** YEAR-TO-DATE *****			***** ANNUAL *****		
ACTUAL	BUDGET	OVER (UNDER)		ACTUAL	BUDGET	OVER (UNDER)	BUDGET	
I N C O M E								
\$ 13,333.97	\$ 12,250	\$ 1,083.97	4000	ASSESSMENT INCOME	\$ 62,069.85	\$ 61,250	\$ 819.85	\$ 147,000
2.46	3	(0.54)	4030	INTEREST INCOME	13.56	15	(1.44)	35
82.94	15	67.94	4070	LATE FEE INCOME	214.56	75	139.56	180
47.50	0	47.50	4076	ADMIN FEE	22.50	0	22.50	0
0.00	0	0.00	4922	KEYS	5.00	0	5.00	0
(4,045.00)	(4,045)	0.00	6010	GENERAL RESERVE TRANSFER	(20,225.00)	(20,225)	0.00	(48,540)
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\$ 9,421.87	\$ 8,223	\$ 1,198.87		TOTAL INCOME	\$ 42,100.47	\$ 41,115	\$ 985.47	\$ 98,675
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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	\$ 5,000.00	\$ 5,000	\$ 0.00	\$ 12,000
397.50	300	97.50	5010	LEGAL EXPENSE	2,069.50	1,500	569.50	3,600
78.63	225	(146.37)	5017	PRINTING/POSTAGE	424.93	1,125	(700.07)	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
766.00	383	383.00	5090	INSURANCE	1,532.00	1,915	(383.00)	4,596
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\$ 2,242.13	\$ 1,908	\$ 334.13		TOTAL ADMINISTRATIVE	\$ 9,634.87	\$ 10,196	\$ (561.13)	\$ 24,163
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U T I L I T I E S								
\$ 400.68	\$ 500	\$ (99.32)	5100	WATER/SEWER	\$ 2,416.62	\$ 2,500	\$ (83.38)	\$ 6,000
686.82	675	11.82	5120	ELECTRIC	3,648.58	3,430	218.58	9,055
341.24	450	(108.76)	5125	GAS	1,611.82	2,250	(638.18)	4,400
0.00	0	0.00	5150	CABLE	732.99	0	732.99	0
97.09	50	47.09	5151	PHONE	485.75	250	235.75	600
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\$ 1,525.83	\$ 1,675	\$ (149.17)		TOTAL UTILITIES	\$ 8,895.76	\$ 8,430	\$ 465.76	\$ 20,055
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L A N D S C A P I N G								
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	LANDSCAPE CONTRACT	\$ 5,022.35	\$ 5,425	\$ (402.65)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	494.50	500	(5.50)	1,200
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	0.00	3,646	(3,646.00)	3,646
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\$ 1,004.47	\$ 1,105	\$ (100.53)		TOTAL LANDSCAPE	\$ 5,516.85	\$ 9,571	\$ (4,054.15)	\$ 18,506
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P O O L / S P A / C L U B H O U S E								
\$ 0.00	\$ 260	\$ (260.00)	5300	POOL MAINTENANCE	\$ 1,040.00	\$ 1,300	\$ (260.00)	\$ 3,120
0.00	167	(167.00)	5310	POOL SUPPLIES/CHEMICALS	173.74	835	(661.26)	2,004
0.00	253	(253.00)	5315	POOL REPAIRS	3,479.98	1,265	2,214.98	3,036
200.00	170	30.00	5338	POOL/CLUBHOUSE MAINT	880.00	890	(10.00)	2,160
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\$ 200.00	\$ 850	\$ (650.00)		TOTAL POOLS	\$ 5,573.72	\$ 4,290	\$ 1,283.72	\$ 10,320
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G A T E S								
\$ 0.00	\$ 0	\$ 0.00	5500	SECURITY GATE	\$ 984.99	\$ 1,480	\$ (495.01)	\$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	0.00	690	(690.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	218.34	210	8.34	500
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\$ 0.00	\$ 180	\$ (180.00)		TOTAL GATES	\$ 1,203.33	\$ 2,380	\$ (1,176.67)	\$ 5,110



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
05/31/2015

***** CURRENT PERIOD ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
COMMON AREA							
\$ 0.00	\$ 0	\$ 0.00	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 0	\$ 0.00 \$ 4,864
0.00	1,283	(1,283.00)	5770	GENERAL MAINTENANCE	6,364.12	6,415	(50.88) 15,397
0.00	0	0.00	5821	INSPECTIONS	0.00	0	0.00 500
45.00	0	45.00	5850	EXTERMINATING	90.00	0	90.00 0
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\$ 45.00	\$ 1,283	\$ (1,238.00)		TOTAL COMMON AREA	\$ 6,454.12	\$ 6,415	\$ 39.12 \$ 20,761
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\$ 5,017.43	\$ 7,001	\$ (1,983.57)		TOTAL OPERATING EXPENSES	\$ 37,278.65	\$ 41,282	\$ (4,003.35) \$ 98,915
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\$ 4,404.44	\$ 1,222	\$ 3,182.44		OPERATING FUND SURPLUS/(DEFICIT)	\$ 4,821.82	\$ (167)	\$ 4,988.82 \$ (240)
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RESERVE FUND							
INCOME							
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	TRANSFER TO RESERVES	\$ 20,225.00	\$ 20,225	\$ 0.00 \$ 48,540
32.68	20	12.68	7034	INTEREST RESERVE FUND	157.63	100	57.63 240
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\$ 4,077.68	\$ 4,065	\$ 12.68		TOTAL RESERVE INCOME	\$ 20,382.63	\$ 20,325	\$ 57.63 \$ 48,780
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EXPENDITURES							
\$ 0.00	\$ 0	\$ 0.00	8403	PAINTING	\$ 0.00	\$ 0	\$ 0.00 \$ 10,637
0.00	0	0.00	8512	POOL/SPA REPAIRS	0.00	3,655	(3,655.00) 6,996
0.00	0	0.00	8521F	FITNESS EQUIPMENT	0.00	3,699	(3,699.00) 3,699
0.00	0	0.00	8536	FOUNTAIN REPAIRS	0.00	0	0.00 1,718
0.00	0	0.00	8541	GRANITE REPLACEMENT	0.00	0	0.00 3,764
0.00	0	0.00	8575	IRRIGATION SYSTEMS	0.00	10,396	(10,396.00) 10,396
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\$ 0.00	\$ 0	\$ 0.00		TOTAL RESERVE EXPENDITURES	\$ 0.00	\$ 17,750	\$ (17,750.00) \$ 37,210
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\$ 4,077.68	\$ 4,065	\$ 12.68		RESERVE FUND SURPLUS/(DEFICIT)	\$ 20,382.63	\$ 2,575	\$ 17,807.63 \$ 11,570
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764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
05/31/2015

	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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 62,070
INTEREST INCOME	3	3	3	3	2	0	0	0	0	0	0	0	14
LATE FEE INCOME	84	15	0	33	83	0	0	0	0	0	0	0	215
ADMIN FEE	(50)	0	0	25	48	0	0	0	0	0	0	0	23
KEYS	5	0	0	0	0	0	0	0	0	0	0	0	5
GENERAL RESERVE TRANSFER	(4,045)	(4,045)	(4,045)	(4,045)	(4,045)	0	0	0	0	0	0	0	(20,225)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 42,100
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	0	0	0	0	0	0	0	2,070
PRINTING/POSTAGE	0	37	235	75	79	0	0	0	0	0	0	0	425
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	0	0	0	0	0	0	0	1,532
TOTAL ADMINISTRATIVE	\$ 933	\$ 1,354	\$ 3,978	\$ 1,128	\$ 2,242	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,635
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,417
ELECTRIC	850	703	784	625	687	0	0	0	0	0	0	0	3,649
GAS	501	395	0	374	341	0	0	0	0	0	0	0	1,612
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	97	0	0	0	0	0	0	0	486
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,896
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,022
IRRIGATION REPAIRS	495	0	0	0	0	0	0	0	0	0	0	0	495
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,517
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,040
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	0	0	0	0	0	0	0	174
POOL REPAIRS	0	1,183	2,297	0	0	0	0	0	0	0	0	0	3,480
POOL/CLUBHOUSE MAINT	0	360	160	160	200	0	0	0	0	0	0	0	880
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,574
GATES													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 985
GATE REPAIR/MATERIAL	0	218	0	0	0	0	0	0	0	0	0	0	218
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,203
COMMON AREA													
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,454
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 5,017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,279
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,822
RESERVE FUND													
INCOME													