



**764 RIVERWALK TUCSON
BALANCE SHEET
05/31/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 50,967.36	
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TOTAL OPERATING FUNDS		\$ 50,967.36
RESERVE FUNDS		
ALLIANCE BANK RESERVES	\$ 184,700.48	
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TOTAL RESERVE FUNDS		\$ 184,700.48
		<u> </u>
TOTAL ASSETS		\$ 235,667.84
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LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	20,866.90	
	<u> </u>	
TOTAL RESERVE EQUITY		\$ 184,700.48
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	24,962.99	
CURRENT YEAR RESERVE EQUITY	(20,866.90)	
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TOTAL SURPLUS (DEFICIT)		\$ 50,967.36
		<u> </u>
TOTAL LIABILITIES & EQUITY		\$ 235,667.84
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
05/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E							
\$ 12,449.61	\$ 12,862	\$ (412.39)	4000	ASSESSMENT INCOME	\$ 62,942.88	\$ 64,310	\$ (1,367.12) \$ 154,345
4.98	3	1.98	4030	INTEREST INCOME	23.66	15	8.66 35
50.00	0	50.00	4050RR	FILE TRANSFER FEES	100.00	0	100.00 0
51.80	15	36.80	4070	LATE FEE INCOME	328.23	75	253.23 180
0.00	0	0.00	4075	NSF FEE	1.75	0	1.75 0
25.00	0	25.00	4076	ADMIN FEE	25.00	0	25.00 0
15.00	0	15.00	4077	POSTAGE-CERTIFIED	45.00	0	45.00 0
50.00	0	50.00	4900	VIOLATION FINES	175.00	0	175.00 0
15.00	0	15.00	4925	REIMBURSE EXPENSE	15.00	0	15.00 0
<u>(4,404.00)</u>	<u>(4,404)</u>	<u>0.00</u>	6010	GENERAL RESERVE TRANSFER	<u>(22,020.00)</u>	<u>(22,020)</u>	<u>0.00</u> <u>(52,845)</u>
\$ 8,257.39	\$ 8,476	\$ (218.61)		TOTAL INCOME	\$ 41,636.52	\$ 42,380	\$ (743.48) \$ 101,715
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
248.50	300	(51.50)	5010	LEGAL EXPENSE	248.50	1,500	(1,251.50) 3,600
93.40	225	(131.60)	5017	PRINTING/POSTAGE	610.01	1,125	(514.99) 2,700
0.00	0	0.00	5020	LIEN/COLLECTION COST	436.00	0	436.00 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
0.00	0	0.00	5037	BANK CHARGES & CC FEES	10.00	0	10.00 0
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	95	(95.00) 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
<u>3,070.00</u>	<u>383</u>	<u>2,687.00</u>	5090	INSURANCE	<u>4,599.00</u>	<u>1,915</u>	<u>2,684.00</u> <u>4,596</u>
\$ 4,411.90	\$ 1,927	\$ 2,484.90		TOTAL ADMINISTRATIVE	\$ 11,563.85	\$ 10,216	\$ 1,347.85 \$ 24,163
U T I L I T I E S							
\$ 292.06	\$ 650	\$ (357.94)	5100	WATER/SEWER	\$ 1,733.21	\$ 2,450	\$ (716.79) \$ 6,000
805.31	850	(44.69)	5120	ELECTRIC	3,651.88	3,900	(248.12) 9,300
86.62	400	(313.38)	5125	GAS	1,254.29	2,100	(845.71) 4,000
0.00	58	(58.00)	5150	CABLE	0.00	290	(290.00) 700
<u>57.21</u>	<u>50</u>	<u>7.21</u>	5151	PHONE	<u>454.83</u>	<u>250</u>	<u>204.83</u> <u>600</u>
\$ 1,241.20	\$ 2,008	\$ (766.80)		TOTAL UTILITIES	\$ 7,094.21	\$ 8,990	\$ (1,895.79) \$ 20,600
L A N D S C A P I N G							
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 5,022.35	\$ 5,690	\$ (667.65) \$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	500	(500.00) 1,200
<u>0.00</u>	<u>132</u>	<u>(132.00)</u>	5240	TREE TRIMMING/REMOVAL	<u>350.00</u>	<u>660</u>	<u>(310.00)</u> <u>1,584</u>
\$ 1,004.47	\$ 1,370	\$ (365.53)		TOTAL LANDSCAPE	\$ 5,372.35	\$ 6,850	\$ (1,477.65) \$ 16,444
P O O L / S P A / C L U B H O U S E							
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 1,300.00	\$ 1,300	\$ 0.00 \$ 3,120
75.61	167	(91.39)	5310	POOL SUPPLIES/CHEMICALS	694.31	835	(140.69) 2,004
1,369.00	267	1,102.00	5315	POOL REPAIRS	1,887.95	1,335	552.95 3,200
<u>160.00</u>	<u>180</u>	<u>(20.00)</u>	5338	POOL/CLUBHOUSE MAINT	<u>840.00</u>	<u>900</u>	<u>(60.00)</u> <u>2,160</u>
\$ 1,864.61	\$ 874	\$ 990.61		TOTAL POOLS	\$ 4,722.26	\$ 4,370	\$ 352.26 \$ 10,484



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
05/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
G A T E S							
\$ 0.00	\$ 247	\$ (247.00)	5500	\$ (732.99)	\$ 1,235	\$ (1,967.99)	\$ 2,960
0.00	0	0.00	5500F	504.00	825	(321.00)	1,650
0.00	42	(42.00)	5512	0.00	210	(210.00)	500
<u>\$ 0.00</u>	<u>\$ 289</u>	<u>\$ (289.00)</u>		<u>\$ (228.99)</u>	<u>\$ 2,270</u>	<u>\$ (2,498.99)</u>	<u>\$ 5,110</u>
C O M M O N A R E A							
\$ 0.00	\$ 405	\$ (405.00)	5730	\$ 0.00	\$ 2,025	\$ (2,025.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	0.00	6,250	(6,250.00)	15,000
270.00	333	(63.00)	5770	2,316.75	1,665	651.75	4,000
0.00	83	(83.00)	5821	0.00	415	(415.00)	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>\$ 270.00</u>	<u>\$ 2,071</u>	<u>\$ (1,801.00)</u>		<u>\$ 9,016.75</u>	<u>\$ 10,380</u>	<u>\$ (1,363.25)</u>	<u>\$ 24,914</u>
<u>\$ 8,792.18</u>	<u>\$ 8,539</u>	<u>\$ 253.18</u>		<u>\$ 37,540.43</u>	<u>\$ 43,076</u>	<u>\$ (5,535.57)</u>	<u>\$ 101,715</u>
<u>\$ (534.79)</u>	<u>\$ (63)</u>	<u>\$ (471.79)</u>		<u>\$ 4,096.09</u>	<u>\$ (696)</u>	<u>\$ 4,792.09</u>	<u>\$ 0</u>
R E S E R V E F U N D							
I N C O M E							
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	\$ 22,020.00	\$ 22,020	\$ 0.00	\$ 52,845
47.59	0	47.59	7034	215.90	0	215.90	0
<u>\$ 4,451.59</u>	<u>\$ 4,404</u>	<u>\$ 47.59</u>		<u>\$ 22,235.90</u>	<u>\$ 22,020</u>	<u>\$ 215.90</u>	<u>\$ 52,845</u>
E X P E N D I T U R E S							
\$ 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>\$ 4,451.59</u>	<u>\$ 4,404</u>	<u>\$ 47.59</u>		<u>\$ 20,866.90</u>	<u>\$ 22,020</u>	<u>\$ (1,153.10)</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
05/31/2016

	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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 62,943
INTEREST INCOME	4	5	5	5	5	0	0	0	0	0	0	0	24
FILE TRANSFER FEES	50	0	0	0	50	0	0	0	0	0	0	0	100
LATE FEE INCOME	211	33	16	16	52	0	0	0	0	0	0	0	328
NSF FEE	0	0	0	2	0	0	0	0	0	0	0	0	2
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)	0	0	0	0	0	0	0	(22,020)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 8,847	\$ 8,257	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 41,637
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	0	0	0	0	249
PRINTING/POSTAGE	59	112	159	187	93	0	0	0	0	0	0	0	610
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	3,070	0	0	0	0	0	0	0	4,599
TOTAL ADMINISTRATIVE	\$ 1,059	\$ 1,608	\$ 3,298	\$ 1,187	\$ 4,412	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,564
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,733
ELECTRIC	685	683	739	739	805	0	0	0	0	0	0	0	3,652
GAS	255	374	295	243	87	0	0	0	0	0	0	0	1,254
PHONE	200	56	103	38	57	0	0	0	0	0	0	0	455
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 1,291	\$ 1,241	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,094
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,022
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,372
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,300
POOL SUPPLIES/CHEMICALS	13	24	559	23	76	0	0	0	0	0	0	0	694
POOL REPAIRS	0	0	241	278	1,369	0	0	0	0	0	0	0	1,888
POOL/CLUBHOUSE MAINT	160	160	200	160	160	0	0	0	0	0	0	0	840
TOTAL POOLS	\$ 433	\$ 444	\$ 1,260	\$ 721	\$ 1,865	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,722
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	0	0	0	0	0	0	504
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 252	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (229)
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 270	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,317
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,017
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 11,192	\$ 7,806	\$ 8,792	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,540



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
05/31/2016

	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)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,096
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 22,020
INTEREST RESERVE FUND	39	43	44	42	48	0	0	0	0	0	0	0	216
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 22,236
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,867