



**764 RIVERWALK TUCSON
BALANCE SHEET
11/30/2015**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 47,065.44	
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TOTAL OPERATING FUNDS		\$ 47,065.44
RESERVE FUNDS		
ALLIANCE BANK RESERVES	\$ 159,747.74	
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TOTAL RESERVE FUNDS		\$ 159,747.74
TOTAL ASSETS		\$ 206,813.18
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LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 120,501.08	
CURRENT RESERVE ACTIVITY	39,246.66	
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TOTAL RESERVE EQUITY		\$ 159,747.74
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 25,143.56	
CURRENT SURPLUS (DEFICIT)	61,168.54	
CURRENT YEAR RESERVE EQUITY	(39,246.66)	
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TOTAL SURPLUS (DEFICIT)		\$ 47,065.44
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TOTAL LIABILITIES & EQUITY		\$ 206,813.18
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
11/30/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
INCOME								
\$ 10,734.51	\$ 12,250	\$ (1,515.49)	4000	ASSESSMENT INCOME	\$ 141,108.06	\$ 134,750	\$ 6,358.06	\$ 147,000
4.23	3	1.23	4030	INTEREST INCOME	36.79	33	3.79	35
84.71	15	69.71	4070	LATE FEE INCOME	1,061.78	165	896.78	180
(40.47)	0	(40.47)	4076	ADMIN FEE	31.56	0	31.56	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	127.82	0	127.82	0
0.00	0	0.00	4922	KEYS	10.49	0	10.49	0
0.00	0	0.00	4925	REIMBURSE EXPENSE	12.03	0	12.03	0
(4,045.00)	(4,045)	0.00	6010	GENERAL RESERVE TRANSFER	(44,495.00)	(44,495)	0.00	(48,540)
<u>\$ 6,737.98</u>	<u>\$ 8,223</u>	<u>\$ (1,485.02)</u>		TOTAL INCOME	<u>\$ 97,893.53</u>	<u>\$ 90,453</u>	<u>\$ 7,440.53</u>	<u>\$ 98,675</u>
EXPENSES								
ADMINISTRATIVE								
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 11,000.00	\$ 11,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	2,520.00	3,300	(780.00)	3,600
34.74	225	(190.26)	5017	PRINTING/POSTAGE	1,500.72	2,475	(974.28)	2,700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	250	(250.00)	250
0.00	75	(75.00)	5048	OFFICE EXPENSE	0.00	225	(225.00)	225
0.00	0	0.00	5070	PROPERTY TAXES	549.54	542	7.54	542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	224.00	200	24.00	200
0.00	0	0.00	5080	CORPORATE TAXES	350.00	50	300.00	50
0.00	383	(383.00)	5090	INSURANCE	1,915.00	4,213	(2,298.00)	4,596
<u>\$ 1,034.74</u>	<u>\$ 1,983</u>	<u>\$ (948.26)</u>		TOTAL ADMINISTRATIVE	<u>\$ 18,059.26</u>	<u>\$ 22,255</u>	<u>\$ (4,195.74)</u>	<u>\$ 24,163</u>
UTILITIES								
\$ 402.22	\$ 500	\$ (97.78)	5100	WATER/SEWER	\$ 4,035.92	\$ 5,500	\$ (1,464.08)	\$ 6,000
375.55	680	(304.45)	5120	ELECTRIC	8,053.89	8,450	(396.11)	9,055
188.21	450	(261.79)	5125	GAS	2,679.38	3,950	(1,270.62)	4,400
(732.99)	0	(732.99)	5150	CABLE	0.00	0	0.00	0
55.70	50	5.70	5151	PHONE	1,040.78	550	490.78	600
<u>\$ 288.69</u>	<u>\$ 1,680</u>	<u>\$ (1,391.31)</u>		TOTAL UTILITIES	<u>\$ 15,809.97</u>	<u>\$ 18,450</u>	<u>\$ (2,640.03)</u>	<u>\$ 20,055</u>
LANDSCAPING								
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	LANDSCAPE CONTRACT	\$ 11,049.17	\$ 12,255	\$ (1,205.83)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	1,206.68	1,100	106.68	1,200
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	4,503.00	3,646	857.00	3,646
<u>\$ 1,004.47</u>	<u>\$ 1,105</u>	<u>\$ (100.53)</u>		TOTAL LANDSCAPE	<u>\$ 16,758.85</u>	<u>\$ 17,001</u>	<u>\$ (242.15)</u>	<u>\$ 18,506</u>
POOL/SPA/CLUBHOUSE								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 2,860.00	\$ 2,860	\$ 0.00	\$ 3,120
158.84	167	(8.16)	5310	POOL SUPPLIES/CHEMICALS	1,610.60	1,837	(226.40)	2,004
142.50	253	(110.50)	5315	POOL REPAIRS	4,201.43	2,783	1,418.43	3,036
183.77	170	13.77	5338	POOL/CLUBHOUSE MAINT	2,412.10	1,990	422.10	2,160
<u>\$ 745.11</u>	<u>\$ 850</u>	<u>\$ (104.89)</u>		TOTAL POOLS	<u>\$ 11,084.13</u>	<u>\$ 9,470</u>	<u>\$ 1,614.13</u>	<u>\$ 10,320</u>
GATES								
\$ 732.99	\$ 0	\$ 732.99	5500	SECURITY GATE	\$ 2,451.18	\$ 2,960	\$ (508.82)	\$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	756.00	1,518	(762.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	1,070.68	462	608.68	500
<u>\$ 732.99</u>	<u>\$ 180</u>	<u>\$ 552.99</u>		TOTAL GATES	<u>\$ 4,277.86</u>	<u>\$ 4,940</u>	<u>\$ (662.14)</u>	<u>\$ 5,110</u>
COMMON AREA								
\$ 0.00	\$ 0	\$ 0.00	5730	ROOF MAINTENANCE/REPAIRS	\$ 970.00	\$ 4,864	\$ (3,894.00)	\$ 4,864



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
11/30/2015

	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	\$ 12,558	\$ 13,103	\$ 14,238	\$ 11,812	\$ 10,735	\$ 0	\$ 141,108
INTEREST INCOME	3	3	3	3	2	3	4	4	4	4	4	0	37
LATE FEE INCOME	84	15	0	33	83	205	83	150	105	220	85	0	1,062
ADMIN FEE	(50)	0	0	25	48	50	25	(45)	40	(21)	(40)	0	32
POSTAGE-CERTIFIED	0	0	0	0	0	83	0	15	15	15	0	0	128
KEYS	5	0	0	0	0	0	5	0	0	0	0	0	10
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)	(4,045)	(4,045)	(4,045)	(4,045)	(4,045)	0	(44,495)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 12,900	\$ 8,630	\$ 9,182	\$ 10,357	\$ 7,986	\$ 6,738	\$ 0	\$ 97,894
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 11,000
LEGAL EXPENSE	550	9	1,060	53	398	398	0	0	0	53	0	0	2,520
PRINTING/POSTAGE	0	37	235	75	79	293	288	340	0	121	35	0	1,501
PROPERTY TAXES	0	248	0	0	0	0	0	0	51	250	0	0	550
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	214	0	0	224
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	\$ 2,288	\$ 1,340	\$ 1,051	\$ 1,638	\$ 1,035	\$ 0	\$ 18,059
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 323	\$ 440	\$ 337	\$ 806	\$ 402	\$ 0	\$ 4,036
ELECTRIC	850	703	784	625	687	693	924	851	788	775	376	0	8,054
GAS	501	395	0	374	341	239	194	139	127	180	188	0	2,679
CABLE	0	0	733	0	0	0	0	0	0	0	(733)	0	0
PHONE	97	52	143	97	97	97	149	47	103	103	56	0	1,041
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 339	\$ 1,590	\$ 1,478	\$ 1,355	\$ 1,864	\$ 289	\$ 0	\$ 15,810
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 11,049
IRRIGATION REPAIRS	495	0	0	0	0	712	0	0	0	0	0	0	1,207
TREE TRIMMING/REMOVAL	0	0	0	0	0	0	0	0	0	4,503	0	0	4,503
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,717	\$ 1,004	\$ 1,004	\$ 1,004	\$ 5,507	\$ 1,004	\$ 0	\$ 16,759
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 2,860
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	645	0	395	11	227	159	0	1,611
POOL REPAIRS	0	1,183	2,297	0	0	136	83	360	0	0	143	0	4,201
POOL/CLUBHOUSE MAINT	0	360	160	160	200	310	255	0	383	400	184	0	2,412
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 1,611	\$ 598	\$ 1,015	\$ 654	\$ 887	\$ 745	\$ 0	\$ 11,084
GATES													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 733	\$ 0	\$ 2,451
FIRE ALARM MONITORING	0	0	0	0	0	252	504	0	0	0	0	0	756
GATE REPAIR/MATERIAL	0	218	0	0	0	119	0	0	0	733	0	0	1,071
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 1,105	\$ 504	\$ 0	\$ 0	\$ 733	\$ 733	\$ 0	\$ 4,278
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	2,080	0	332	0	55	0	8,832
EXTERMINATING	45	0	0	0	45	0	45	0	45	0	0	0	180
TOTAL COMMON AREA	\$ 45	\$ 1,929	\$ 332	\$ 4,103	\$ 45	\$ 970	\$ 2,125	\$ 0	\$ 377	\$ 0	\$ 55	\$ 0	\$ 9,982
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 5,017	\$ 6,814	\$ 8,109	\$ 4,837	\$ 4,441	\$ 10,630	\$ 3,861	\$ 0	\$ 75,972



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
11/30/2015

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 4,404	\$ 6,086	\$ 521	\$ 4,345	\$ 5,916	\$ (2,645)	\$ 2,877	\$ 0	\$ 21,922
RESERVE FUND													
I N C O M E													
TRANSFER TO RESERVES	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 0	\$ 44,495
INTEREST RESERVE FUND	30	29	34	33	33	37	37	38	38	38	40	0	385
TOTAL RESERVE INCOME	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ 4,083	\$ 4,085	\$ 0	\$ 44,880
EXPENDITURES													
FITNESS EQUIPMENT	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,634	\$ 0	\$ 0	\$ 5,634
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,634	\$ 0	\$ 0	\$ 5,634
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ (1,551)	\$ 4,085	\$ 0	\$ 39,247