



**764 RIVERWALK TUCSON
BALANCE SHEET
11/30/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 51,733.78	
DUE FROM RESERVES	6,907.02	

TOTAL OPERATING FUNDS		\$ 58,640.80
RESERVE FUNDS		
DUE TO OPERATING	\$ (6,907.02)	
ALLIANCE BANK RESERVES	145,419.40	

TOTAL RESERVE FUNDS		\$ 138,512.38

TOTAL ASSETS		\$ 197,153.18
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	(25,321.20)	

TOTAL RESERVE EQUITY		\$ 138,512.38
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	(13,551.67)	
CURRENT YEAR RESERVE EQUITY	25,321.20	

TOTAL SURPLUS (DEFICIT)		\$ 58,640.80

TOTAL LIABILITIES & EQUITY		\$ 197,153.18
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
11/30/2016

***** CURRENT PERIOD *****			***** YEAR-TO-DATE *****			***** ANNUAL *****		
ACTUAL	BUDGET	OVER (UNDER)		ACTUAL	BUDGET	OVER (UNDER)	BUDGET	
I N C O M E								
\$ 12,427.17	\$ 12,862	\$ (434.83)	4000	\$ 135,890.96	\$ 141,482	\$ (5,591.04)	\$ 154,345	
4.89	3	1.89	4030	56.23	33	23.23	35	
0.00	0	0.00	4050RR	100.00	0	100.00	0	
97.24	15	82.24	4070	765.99	165	600.99	180	
1.00	0	1.00	4076	5.25	0	5.25	0	
0.00	0	0.00	4077	105.00	0	105.00	0	
0.00	0	0.00	4900	200.01	0	200.01	0	
0.00	0	0.00	4922	5.00	0	5.00	0	
0.00	0	0.00	4925	15.00	0	15.00	0	
(4,404.00)	(4,404)	0.00	6010	(48,444.00)	(48,444)	0.00	(52,845)	
<u>\$ 8,126.30</u>	<u>\$ 8,476</u>	<u>\$ (349.70)</u>		<u>\$ 88,699.44</u>	<u>\$ 93,236</u>	<u>\$ (4,536.56)</u>	<u>\$ 101,715</u>	
TOTAL INCOME								
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	\$ 11,000.00	\$ 11,000	\$ 0.00	\$ 12,000	
1,696.00	300	1,396.00	5010	2,421.50	3,300	(878.50)	3,600	
110.80	225	(114.20)	5017	1,488.86	2,475	(986.14)	2,700	
0.00	0	0.00	5020	511.00	0	511.00	0	
0.00	0	0.00	5020RR	100.00	0	100.00	0	
0.00	0	0.00	5030	300.00	250	50.00	250	
10.00	0	10.00	5037	40.00	0	40.00	0	
105.32	19	86.32	5048	105.32	209	(103.68)	225	
0.00	0	0.00	5070	307.91	542	(234.09)	542	
0.00	0	0.00	5075	238.00	200	38.00	200	
0.00	0	0.00	5080	50.00	50	0.00	50	
0.00	383	(383.00)	5090	4,599.00	4,213	386.00	4,596	
<u>\$ 2,922.12</u>	<u>\$ 1,927</u>	<u>\$ 995.12</u>		<u>\$ 21,161.59</u>	<u>\$ 22,239</u>	<u>\$ (1,077.41)</u>	<u>\$ 24,163</u>	
TOTAL ADMINISTRATIVE								
U T I L I T I E S								
\$ 375.61	\$ 400	\$ (24.39)	5100	\$ 3,798.98	\$ 5,600	\$ (1,801.02)	\$ 6,000	
604.14	450	154.14	5120	8,054.08	8,800	(745.92)	9,300	
172.84	400	(227.16)	5125	2,141.73	3,450	(1,308.27)	4,000	
0.00	58	(58.00)	5150	0.00	638	(638.00)	700	
(94.27)	50	(144.27)	5151	813.72	550	263.72	600	
<u>\$ 1,058.32</u>	<u>\$ 1,358</u>	<u>\$ (299.68)</u>		<u>\$ 14,808.51</u>	<u>\$ 19,038</u>	<u>\$ (4,229.49)</u>	<u>\$ 20,600</u>	
TOTAL UTILITIES								
L A N D S C A P I N G								
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	\$ 11,049.17	\$ 12,518	\$ (1,468.83)	\$ 13,660	
0.00	100	(100.00)	5220	0.00	1,100	(1,100.00)	1,200	
0.00	132	(132.00)	5240	470.00	1,452	(982.00)	1,584	
<u>\$ 1,004.47</u>	<u>\$ 1,370</u>	<u>\$ (365.53)</u>		<u>\$ 11,519.17</u>	<u>\$ 15,070</u>	<u>\$ (3,550.83)</u>	<u>\$ 16,444</u>	
TOTAL LANDSCAPE								
P O O L / S P A / C L U B H O U S E								
\$ 0.00	\$ 260	\$ (260.00)	5300	\$ 2,571.04	\$ 2,860	\$ (288.96)	\$ 3,120	
0.00	167	(167.00)	5310	2,242.91	1,837	405.91	2,004	
0.00	267	(267.00)	5315	3,747.64	2,937	810.64	3,200	
0.00	180	(180.00)	5338	1,400.00	1,980	(580.00)	2,160	
<u>\$ 0.00</u>	<u>\$ 874</u>	<u>\$ (874.00)</u>		<u>\$ 9,961.59</u>	<u>\$ 9,614</u>	<u>\$ 347.59</u>	<u>\$ 10,484</u>	
TOTAL POOLS								
G A T E S								



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
11/30/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 0.00	\$ 247	\$ (247.00)	5500	SECURITY GATE	\$ (732.99)	\$ 2,717	\$ (3,449.99)	\$ 2,960
0.00	0	0.00	5500F	FIRE ALARM MONITORING	1,008.00	1,650	(642.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	0.00	462	(462.00)	500
<u>\$ 0.00</u>	<u>\$ 289</u>	<u>\$ (289.00)</u>		TOTAL GATES	<u>\$ 275.01</u>	<u>\$ 4,829</u>	<u>\$ (4,553.99)</u>	<u>\$ 5,110</u>
COMMON AREA								
\$ 0.00	\$ 405	\$ (405.00)	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 4,455	\$ (4,455.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	STUCCO REPAIR	0.00	13,750	(13,750.00)	15,000
195.00	333	(138.00)	5770	GENERAL MAINTENANCE	12,369.04	3,663	8,706.04	4,000
0.00	83	(83.00)	5821	INSPECTIONS	0.00	913	(913.00)	1,000
0.00	0	0.00	5850	EXTERMINATING	135.00	50	85.00	50
0.00	0	0.00	5954	DRAINAGE IMPROVEMENT	6,700.00	0	6,700.00	0
<u>\$ 195.00</u>	<u>\$ 2,071</u>	<u>\$ (1,876.00)</u>		TOTAL COMMON AREA	<u>\$ 19,204.04</u>	<u>\$ 22,831</u>	<u>\$ (3,626.96)</u>	<u>\$ 24,914</u>
<u>\$ 5,179.91</u>	<u>\$ 7,889</u>	<u>\$ (2,709.09)</u>		TOTAL OPERATING EXPENSES	<u>\$ 76,929.91</u>	<u>\$ 93,621</u>	<u>\$ (16,691.09)</u>	<u>\$ 101,715</u>
<u>\$ 2,946.39</u>	<u>\$ 587</u>	<u>\$ 2,359.39</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>\$ 11,769.53</u>	<u>\$ (385)</u>	<u>\$ 12,154.53</u>	<u>\$ 0</u>
RESERVE FUND								
INCOME								
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	TRANSFER TO RESERVES	\$ 48,444.00	\$ 48,444	\$ 0.00	\$ 52,845
34.87	0	34.87	7034	INTEREST RESERVE FUND	468.95	0	468.95	0
<u>\$ 4,438.87</u>	<u>\$ 4,404</u>	<u>\$ 34.87</u>		TOTAL RESERVE INCOME	<u>\$ 48,912.95</u>	<u>\$ 48,444</u>	<u>\$ 468.95</u>	<u>\$ 52,845</u>
EXPENDITURES								
\$ 0.00	\$ 0	\$ 0.00	8510T	LEGAL TRUST-PAINTING	\$ 36,670.99	\$ 0	\$ 36,670.99	\$ 0
0.00	0	0.00	8512	POOL/SPA REPAIRS	1,369.00	0	1,369.00	0
0.00	0	0.00	8517	GATE REPAIRS	1,879.60	0	1,879.60	0
0.00	0	0.00	8520	PAINTING	20,500.52	0	20,500.52	0
6,907.02	0	6,907.02	8560P	POOL PROJECT	13,814.04	0	13,814.04	0
<u>\$ 6,907.02</u>	<u>\$ 0</u>	<u>\$ 6,907.02</u>		TOTAL RESERVE EXPENDITURES	<u>\$ 74,234.15</u>	<u>\$ 0</u>	<u>\$ 74,234.15</u>	<u>\$ 0</u>
<u>\$ (2,468.15)</u>	<u>\$ 4,404</u>	<u>\$ (6,872.15)</u>		RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ (25,321.20)</u>	<u>\$ 48,444</u>	<u>\$ (73,765.20)</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
11/30/2016

	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	\$ 12,817	\$ 11,079	\$ 11,901	\$ 11,893	\$ 12,831	\$ 12,427	\$ 0	\$ 135,891
INTEREST INCOME	4	5	5	5	5	5	5	8	5	6	5	0	56
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	124	53	33	99	97	0	766
NSF FEE	0	0	0	2	0	(2)	0	0	0	0	0	0	0
ADMIN FEE	75	0	(75)	0	25	0	0	75	(25)	(71)	1	0	5
POSTAGE-CERTIFIED	30	0	0	0	15	0	15	45	0	0	0	0	105
VIOLATION FINES	0	125	0	0	50	0	0	0	25	0	0	0	200
KEYS	0	0	0	0	0	0	0	5	0	0	0	0	5
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)	(4,404)	(4,404)	(4,404)	(4,404)	(4,404)	0	(48,444)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 8,847	\$ 8,257	\$ 8,448	\$ 6,819	\$ 7,682	\$ 7,527	\$ 8,460	\$ 8,126	\$ 0	\$ 88,699
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 11,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	133	345	1,696	0	2,422
PRINTING/POSTAGE	59	112	159	187	93	210	93	100	166	199	111	0	1,489
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	50	0	0	0	0	0	100
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	10	10	0	40
OFFICE EXPENSE	0	0	0	0	0	0	0	0	0	0	105	0	105
PROPERTY TAXES	0	0	250	0	0	0	0	0	58	0	0	0	308
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	228	0	0	238
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	\$ 1,295	\$ 1,143	\$ 1,100	\$ 1,356	\$ 1,781	\$ 2,922	\$ 0	\$ 21,162
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 309	\$ 341	\$ 333	\$ 375	\$ 376	\$ 0	\$ 3,799
ELECTRIC	685	683	739	739	805	793	898	847	646	614	604	0	8,054
GAS	255	374	295	243	87	179	157	122	117	140	173	0	2,142
PHONE	200	56	103	38	57	107	117	61	114	53	(94)	0	814
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 1,291	\$ 1,241	\$ 1,411	\$ 1,482	\$ 1,371	\$ 1,209	\$ 1,182	\$ 1,058	\$ 0	\$ 14,809
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
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	120	0	0	0	470
TOTAL LANDSCAPE	\$ 1,354	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,124	\$ 1,004	\$ 1,004	\$ 0	\$ 11,519
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 491	\$ 260	\$ 0	\$ 0	\$ 2,571
POOL SUPPLIES/CHEMICALS	13	24	559	23	76	292	274	516	368	99	0	0	2,243
POOL REPAIRS	0	0	241	278	1,369	186	865	735	0	75	0	0	3,748
POOL/CLUBHOUSE MAINT	160	160	200	160	160	200	160	200	0	0	0	0	1,400
TOTAL POOLS	\$ 433	\$ 444	\$ 1,260	\$ 721	\$ 1,865	\$ 937	\$ 1,558	\$ 1,451	\$ 859	\$ 434	\$ 0	\$ 0	\$ 9,962
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	252	0	0	252	0	0	1,008
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 252	\$ 0	\$ 0	\$ 252	\$ 0	\$ 0	\$ 252	\$ 0	\$ 0	\$ 275
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 270	\$ 931	\$ 1,576	\$ 3,817	\$ 3,391	\$ 143	\$ 195	\$ 0	\$ 12,369
EXTERMINATING	0	0	0	0	0	0	0	135	0	0	0	0	135
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	\$ 931	\$ 1,576	\$ 3,952	\$ 3,391	\$ 143	\$ 195	\$ 0	\$ 19,204



**764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
11/30/2016**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 11,192	\$ 7,806	\$ 8,792	\$ 5,579	\$ 7,015	\$ 8,878	\$ 7,940	\$ 4,797	\$ 5,180	\$ 0	\$ 76,930
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ (535)	\$ 2,869	\$ (196)	\$ (1,196)	\$ (413)	\$ 3,663	\$ 2,946	\$ 0	\$ 11,770
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 48,444
INTEREST RESERVE FUND	39	43	44	42	48	46	45	44	42	42	35	0	469
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 4,449	\$ 4,448	\$ 4,446	\$ 4,446	\$ 4,439	\$ 0	\$ 48,913
EXPENDITURES													
LEGAL TRUST-PAINTING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 36,671	\$ 0	\$ 0	\$ 36,671
POOL/SPA REPAIRS	0	0	0	1,369	0	0	0	0	0	0	0	0	1,369
GATE REPAIRS	0	0	0	0	0	0	0	1,880	0	0	0	0	1,880
PAINTING	0	0	0	0	0	0	0	20,501	0	0	0	0	20,501
POOL PROJECT	0	0	0	0	0	0	0	6,907	0	0	6,907	0	13,814
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 29,287	\$ 0	\$ 36,671	\$ 6,907	\$ 0	\$ 74,234
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 4,452	\$ 4,450	\$ 4,449	\$ (24,839)	\$ 4,446	\$ (32,225)	\$ (2,468)	\$ 0	\$ (25,321)