



**764 RIVERWALK TUCSON
BALANCE SHEET
10/31/2015**

ASSETS

OPERATING FUNDS

ALLIANCE BANK - OPERATING CHECKING

\$ 44,188.46

TOTAL OPERATING FUNDS

\$ 44,188.46

RESERVE FUNDS

ALLIANCE BANK RESERVES

\$ 155,663.04

TOTAL RESERVE FUNDS

\$ 155,663.04

TOTAL ASSETS

\$ 199,851.50

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL

\$ 120,501.08

CURRENT RESERVE ACTIVITY

35,161.96

TOTAL RESERVE EQUITY

\$ 155,663.04

OPERATING SURPLUS (DEFICIT)

ACCUMULATED SURPLUS (DEFICIT)

\$ 25,143.56

CURRENT SURPLUS (DEFICIT)

54,206.86

CURRENT YEAR RESERVE EQUITY

(35,161.96)

TOTAL SURPLUS (DEFICIT)

\$ 44,188.46

TOTAL LIABILITIES & EQUITY

\$ 199,851.50



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
10/31/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
INCOME							
\$ 11,812.35	\$ 12,250	\$ (437.65)	4000	ASSESSMENT INCOME	\$ 130,373.55	\$ 122,500	\$ 7,873.55 \$ 147,000
4.32	3	1.32	4030	INTEREST INCOME	32.56	30	2.56 35
220.09	15	205.09	4070	LATE FEE INCOME	977.07	150	827.07 180
(21.22)	0	(21.22)	4076	ADMIN FEE	72.03	0	72.03 0
15.00	0	15.00	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	(40,450.00)	(40,450)	0.00 (48,540)
<u>\$ 7,985.54</u>	<u>\$ 8,223</u>	<u>\$ (237.46)</u>		TOTAL INCOME	<u>\$ 91,155.55</u>	<u>\$ 82,230</u>	<u>\$ 8,925.55 \$ 98,675</u>
EXPENSES							
ADMINISTRATIVE							
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 10,000.00	\$ 10,000	\$ 0.00 \$ 12,000
53.00	300	(247.00)	5010	LEGAL EXPENSE	2,520.00	3,000	(480.00) 3,600
120.90	225	(104.10)	5017	PRINTING/POSTAGE	1,465.98	2,250	(784.02) 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	150	(150.00) 225
250.34	0	250.34	5070	PROPERTY TAXES	549.54	542	7.54 542
214.00	0	214.00	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	3,830	(1,915.00) 4,596
<u>\$ 1,638.24</u>	<u>\$ 1,908</u>	<u>\$ (269.76)</u>		TOTAL ADMINISTRATIVE	<u>\$ 17,024.52</u>	<u>\$ 20,272</u>	<u>\$ (3,247.48) \$ 24,163</u>
UTILITIES							
\$ 806.09	\$ 500	\$ 306.09	5100	WATER/SEWER	\$ 3,633.70	\$ 5,000	\$ (1,366.30) \$ 6,000
774.70	790	(15.30)	5120	ELECTRIC	7,678.34	7,770	(91.66) 9,055
180.35	250	(69.65)	5125	GAS	2,491.17	3,500	(1,008.83) 4,400
0.00	0	0.00	5150	CABLE	732.99	0	732.99 0
102.93	50	52.93	5151	PHONE	985.08	500	485.08 600
<u>\$ 1,864.07</u>	<u>\$ 1,590</u>	<u>\$ 274.07</u>		TOTAL UTILITIES	<u>\$ 15,521.28</u>	<u>\$ 16,770</u>	<u>\$ (1,248.72) \$ 20,055</u>
LANDSCAPING							
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	LANDSCAPE CONTRACT	\$ 10,044.70	\$ 11,250	\$ (1,205.30) \$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	1,206.68	1,000	206.68 1,200
4,503.00	0	4,503.00	5240	TREE TRIMMING/REMOVAL	4,503.00	3,646	857.00 3,646
<u>\$ 5,507.47</u>	<u>\$ 1,105</u>	<u>\$ 4,402.47</u>		TOTAL LANDSCAPE	<u>\$ 15,754.38</u>	<u>\$ 15,896</u>	<u>\$ (141.62) \$ 18,506</u>
POOL/SPA/CLUBHOUSE							
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 2,600.00	\$ 2,600	\$ 0.00 \$ 3,120
227.44	167	60.44	5310	POOL SUPPLIES/CHEMICALS	1,451.76	1,670	(218.24) 2,004
0.00	253	(253.00)	5315	POOL REPAIRS	4,058.93	2,530	1,528.93 3,036
400.00	210	190.00	5338	POOL/CLUBHOUSE MAINT	2,228.33	1,820	408.33 2,160
<u>\$ 887.44</u>	<u>\$ 890</u>	<u>\$ (2.56)</u>		TOTAL POOLS	<u>\$ 10,339.02</u>	<u>\$ 8,620</u>	<u>\$ 1,719.02 \$ 10,320</u>
GATES							
\$ 0.00	\$ 740	\$ (740.00)	5500	SECURITY GATE	\$ 1,718.19	\$ 2,960	\$ (1,241.81) \$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	756.00	1,380	(624.00) 1,650
732.99	42	690.99	5512	GATE REPAIR/MATERIAL	1,070.68	420	650.68 500
<u>\$ 732.99</u>	<u>\$ 920</u>	<u>\$ (187.01)</u>		TOTAL GATES	<u>\$ 3,544.87</u>	<u>\$ 4,760</u>	<u>\$ (1,215.13) \$ 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 REVENUES & EXPENSES
10/31/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0.00	1,283	(1,283.00)	5770	8,776.58	12,830	(4,053.42)	15,397
0.00	500	(500.00)	5821	0.00	500	(500.00)	500
0.00	0	0.00	5850	180.00	0	180.00	0
<u>\$ 0.00</u>	<u>\$ 1,783</u>	<u>\$ (1,783.00)</u>		<u>\$ 9,926.58</u>	<u>\$ 18,194</u>	<u>\$ (8,267.42)</u>	<u>\$ 20,761</u>
<u>\$ 10,630.21</u>	<u>\$ 8,196</u>	<u>\$ 2,434.21</u>		<u>\$ 72,110.65</u>	<u>\$ 84,512</u>	<u>\$ (12,401.35)</u>	<u>\$ 98,915</u>
<u>\$ (2,644.67)</u>	<u>\$ 27</u>	<u>\$ (2,671.67)</u>		<u>\$ 19,044.90</u>	<u>\$ (2,282)</u>	<u>\$ 21,326.90</u>	<u>\$ (240)</u>
RESERVE FUND							
I N C O M E							
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	\$ 40,450.00	\$ 40,450	\$ 0.00	\$ 48,540
<u>38.00</u>	<u>20</u>	<u>18.00</u>	7034	<u>345.65</u>	<u>200</u>	<u>145.65</u>	<u>240</u>
<u>\$ 4,083.00</u>	<u>\$ 4,065</u>	<u>\$ 18.00</u>		<u>\$ 40,795.65</u>	<u>\$ 40,650</u>	<u>\$ 145.65</u>	<u>\$ 48,780</u>
EXPENDITURES							
\$ 0.00	\$ 0	\$ 0.00	8403	\$ 0.00	\$ 10,637	\$ (10,637.00)	\$ 10,637
0.00	3,341	(3,341.00)	8512	0.00	6,996	(6,996.00)	6,996
5,633.69	0	5,633.69	8521F	5,633.69	3,699	1,934.69	3,699
0.00	1,718	(1,718.00)	8536	0.00	1,718	(1,718.00)	1,718
0.00	3,764	(3,764.00)	8541	0.00	3,764	(3,764.00)	3,764
0.00	0	0.00	8575	0.00	10,396	(10,396.00)	10,396
<u>\$ 5,633.69</u>	<u>\$ 8,823</u>	<u>\$ (3,189.31)</u>		<u>\$ 5,633.69</u>	<u>\$ 37,210</u>	<u>\$ (31,576.31)</u>	<u>\$ 37,210</u>
<u>\$ (1,550.69)</u>	<u>\$ (4,758)</u>	<u>\$ 3,207.31</u>		<u>\$ 35,161.96</u>	<u>\$ 3,440</u>	<u>\$ 31,721.96</u>	<u>\$ 11,570</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
10/31/2015

	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	\$ 16,592	\$ 12,558	\$ 13,103	\$ 14,238	\$ 11,812	\$ 0	\$ 0	\$ 130,374
INTEREST INCOME	3	3	3	3	2	3	4	4	4	4	0	0	33
LATE FEE INCOME	84	15	0	33	83	205	83	150	105	220	0	0	977
ADMIN FEE	(50)	0	0	25	48	50	25	(45)	40	(21)	0	0	72
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)	0	0	(40,450)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 12,900	\$ 8,630	\$ 9,182	\$ 10,357	\$ 7,986	\$ 0	\$ 0	\$ 91,156
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 10,000
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	0	0	1,466
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	\$ 0	\$ 0	\$ 17,025
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 323	\$ 440	\$ 337	\$ 806	\$ 0	\$ 0	\$ 3,634
ELECTRIC	850	703	784	625	687	693	924	851	788	775	0	0	7,678
GAS	501	395	0	374	341	239	194	139	127	180	0	0	2,491
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	97	97	149	47	103	103	0	0	985
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 339	\$ 1,590	\$ 1,478	\$ 1,355	\$ 1,864	\$ 0	\$ 0	\$ 15,521
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 10,045
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	\$ 0	\$ 0	\$ 15,754
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 2,600
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	645	0	395	11	227	0	0	1,452
POOL REPAIRS	0	1,183	2,297	0	0	136	83	360	0	0	0	0	4,059
POOL/CLUBHOUSE MAINT	0	360	160	160	200	310	255	0	383	400	0	0	2,228
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 1,611	\$ 598	\$ 1,015	\$ 654	\$ 887	\$ 0	\$ 0	\$ 10,339
GATES													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,718
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	\$ 0	\$ 0	\$ 3,545
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	0	0	8,777
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	\$ 0	\$ 0	\$ 9,927
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 8,386	\$ 5,017	\$ 6,814	\$ 8,109	\$ 4,837	\$ 4,441	\$ 10,630	\$ 0	\$ 0	\$ 72,111



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
10/31/2015

	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)	\$ 0	\$ 0	\$ 19,045
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	\$ 0	\$ 0	\$ 40,450
INTEREST RESERVE FUND	30	29	34	33	33	37	37	38	38	38	0	0	346
TOTAL RESERVE INCOME	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ 4,083	\$ 0	\$ 0	\$ 40,796
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)	\$ 0	\$ 0	\$ 35,162