



**764 RIVERWALK TUCSON  
BALANCE SHEET  
10/31/2016**

**ASSETS**

<b>OPERATING FUNDS</b>		
ALLIANCE BANK - OPERATING CHECKING	\$ 54,944.41	
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<b>TOTAL OPERATING FUNDS</b>		\$ 54,944.41
<b>RESERVE FUNDS</b>		
ALLIANCE BANK RESERVES	\$ 140,980.53	
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<b>TOTAL RESERVE FUNDS</b>		\$ 140,980.53
<b>OTHER ASSETS</b>		
A/R OTHER	\$ 750.00	
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<b>TOTAL OTHER ASSETS</b>		\$ 750.00
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<b>TOTAL ASSETS</b>		\$ 196,674.94
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**LIABILITIES & EQUITY**

<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	(22,853.05)	
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<b>TOTAL RESERVE EQUITY</b>		\$ 140,980.53
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	(14,029.91)	
CURRENT YEAR RESERVE EQUITY	22,853.05	
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<b>TOTAL SURPLUS (DEFICIT)</b>		\$ 55,694.41
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		\$ 196,674.94
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**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**10/31/2016**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
\$ 12,830.61	\$ 12,862	\$ (31.39)	4000	ASSESSMENT INCOME	\$ 123,463.79	\$ 128,620	\$ (5,156.21)	\$ 154,345
5.66	3	2.66	4030	INTEREST INCOME	51.34	30	21.34	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	100.00	0	100.00	0
98.88	15	83.88	4070	LATE FEE INCOME	668.75	150	518.75	180
(70.75)	0	(70.75)	4076	ADMIN FEE	4.25	0	4.25	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	105.00	0	105.00	0
0.00	0	0.00	4900	VIOLATION FINES	200.01	0	200.01	0
0.00	0	0.00	4922	KEYS	5.00	0	5.00	0
0.00	0	0.00	4925	REIMBURSE EXPENSE	15.00	0	15.00	0
(4,404.00)	(4,404)	0.00	6010	GENERAL RESERVE TRANSFER	(44,040.00)	(44,040)	0.00	(52,845)
<u>\$ 8,460.40</u>	<u>\$ 8,476</u>	<u>\$ (15.60)</u>		<b>TOTAL INCOME</b>	<u>\$ 80,573.14</u>	<u>\$ 84,760</u>	<u>\$ (4,186.86)</u>	<u>\$ 101,715</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 10,000.00	\$ 10,000	\$ 0.00	\$ 12,000
344.50	300	44.50	5010	LEGAL EXPENSE	725.50	3,000	(2,274.50)	3,600
198.97	225	(26.03)	5017	PRINTING/POSTAGE	1,378.06	2,250	(871.94)	2,700
0.00	0	0.00	5020	LIEN/COLLECTION COST	511.00	0	511.00	0
0.00	0	0.00	5020RR	FILE TRANSFER FEE EXPENSE	100.00	0	100.00	0
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	300.00	250	50.00	250
10.00	0	10.00	5037	BANK CHARGES & CC FEES	30.00	0	30.00	0
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	190	(190.00)	225
0.00	271	(271.00)	5070	PROPERTY TAXES	307.91	542	(234.09)	542
228.00	190	38.00	5075	PERMITS/LICENSE/TAXES	238.00	200	38.00	200
0.00	0	0.00	5080	CORPORATE TAXES	50.00	50	0.00	50
0.00	383	(383.00)	5090	INSURANCE	4,599.00	3,830	769.00	4,596
<u>\$ 1,781.47</u>	<u>\$ 2,388</u>	<u>\$ (606.53)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 18,239.47</u>	<u>\$ 20,312</u>	<u>\$ (2,072.53)</u>	<u>\$ 24,163</u>
<b>U T I L I T I E S</b>								
\$ 374.76	\$ 800	\$ (425.24)	5100	WATER/SEWER	\$ 3,423.37	\$ 5,200	\$ (1,776.63)	\$ 6,000
614.07	850	(235.93)	5120	ELECTRIC	7,449.94	8,350	(900.06)	9,300
140.10	200	(59.90)	5125	GAS	1,968.89	3,050	(1,081.11)	4,000
0.00	58	(58.00)	5150	CABLE	0.00	580	(580.00)	700
53.37	50	3.37	5151	PHONE	907.99	500	407.99	600
<u>\$ 1,182.30</u>	<u>\$ 1,958</u>	<u>\$ (775.70)</u>		<b>TOTAL UTILITIES</b>	<u>\$ 13,750.19</u>	<u>\$ 17,680</u>	<u>\$ (3,929.81)</u>	<u>\$ 20,600</u>
<b>L A N D S C A P I N G</b>								
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 10,044.70	\$ 11,380	\$ (1,335.30)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	1,000	(1,000.00)	1,200
0.00	132	(132.00)	5240	TREE TRIMMING/REMOVAL	470.00	1,320	(850.00)	1,584
<u>\$ 1,004.47</u>	<u>\$ 1,370</u>	<u>\$ (365.53)</u>		<b>TOTAL LANDSCAPE</b>	<u>\$ 10,514.70</u>	<u>\$ 13,700</u>	<u>\$ (3,185.30)</u>	<u>\$ 16,444</u>
<b>P O O L / S P A / C L U B H O U S E</b>								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 2,571.04	\$ 2,600	\$ (28.96)	\$ 3,120
99.10	167	(67.90)	5310	POOL SUPPLIES/CHEMICALS	2,242.91	1,670	572.91	2,004
75.00	267	(192.00)	5315	POOL REPAIRS	3,747.64	2,670	1,077.64	3,200
0.00	180	(180.00)	5338	POOL/CLUBHOUSE MAINT	1,400.00	1,800	(400.00)	2,160
<u>\$ 434.10</u>	<u>\$ 874</u>	<u>\$ (439.90)</u>		<b>TOTAL POOLS</b>	<u>\$ 9,961.59</u>	<u>\$ 8,740</u>	<u>\$ 1,221.59</u>	<u>\$ 10,484</u>
<b>G A T E S</b>								



**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**10/31/2016**

***** 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)	\$ 2,470	\$ (3,202.99)	\$ 2,960
252.00	413	(161.00)	5500F	FIRE ALARM MONITORING	1,008.00	1,650	(642.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	0.00	420	(420.00)	500
<u>\$ 252.00</u>	<u>\$ 702</u>	<u>\$ (450.00)</u>		<b>TOTAL GATES</b>	<u>\$ 275.01</u>	<u>\$ 4,540</u>	<u>\$ (4,264.99)</u>	<u>\$ 5,110</u>
C O M M O N A R E A								
\$ 0.00	\$ 405	\$ (405.00)	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 4,050	\$ (4,050.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	STUCCO REPAIR	0.00	12,500	(12,500.00)	15,000
143.10	333	(189.90)	5770	GENERAL MAINTENANCE	12,174.04	3,330	8,844.04	4,000
0.00	83	(83.00)	5821	INSPECTIONS	0.00	830	(830.00)	1,000
0.00	13	(13.00)	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>\$ 143.10</u>	<u>\$ 2,084</u>	<u>\$ (1,940.90)</u>		<b>TOTAL COMMON AREA</b>	<u>\$ 19,009.04</u>	<u>\$ 20,760</u>	<u>\$ (1,750.96)</u>	<u>\$ 24,914</u>
<u>\$ 4,797.44</u>	<u>\$ 9,376</u>	<u>\$ (4,578.56)</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 71,750.00</u>	<u>\$ 85,732</u>	<u>\$ (13,982.00)</u>	<u>\$ 101,715</u>
<u>\$ 3,662.96</u>	<u>\$ (900)</u>	<u>\$ 4,562.96</u>		<b>OPERATING FUND SURPLUS/(DEFICIT)</b>	<u>\$ 8,823.14</u>	<u>\$ (972)</u>	<u>\$ 9,795.14</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	TRANSFER TO RESERVES	\$ 44,040.00	\$ 44,040	\$ 0.00	\$ 52,845
41.87	0	41.87	7034	INTEREST RESERVE FUND	434.08	0	434.08	0
<u>\$ 4,445.87</u>	<u>\$ 4,404</u>	<u>\$ 41.87</u>		<b>TOTAL RESERVE INCOME</b>	<u>\$ 44,474.08</u>	<u>\$ 44,040</u>	<u>\$ 434.08</u>	<u>\$ 52,845</u>
E X P E N D I T U R E S								
\$ 36,670.99	\$ 0	\$ 36,670.99	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
0.00	0	0.00	8560P	POOL PROJECT	6,907.02	0	6,907.02	0
<u>\$ 36,670.99</u>	<u>\$ 0</u>	<u>\$ 36,670.99</u>		<b>TOTAL RESERVE EXPENDITURES</b>	<u>\$ 67,327.13</u>	<u>\$ 0</u>	<u>\$ 67,327.13</u>	<u>\$ 0</u>
<u>\$ (32,225.12)</u>	<u>\$ 4,404</u>	<u>\$ (36,629.12)</u>		<b>RESERVE FUND SURPLUS/(DEFICIT)</b>	<u>\$ (22,853.05)</u>	<u>\$ 44,040</u>	<u>\$ (66,893.05)</u>	<u>\$ 52,845</u>



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**10/31/2016**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
ASSESSMENT INCOME	\$ 12,554	\$ 12,855	\$ 11,855	\$ 13,228	\$ 12,450	\$ 12,817	\$ 11,079	\$ 11,901	\$ 11,893	\$ 12,831	\$ 0	\$ 0	\$ 123,464
INTEREST INCOME	4	5	5	5	5	5	5	8	5	6	0	0	51
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	0	0	669
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)	0	0	4
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)	0	0	(44,040)
<b>TOTAL INCOME</b>	<b>\$ 8,520</b>	<b>\$ 8,614</b>	<b>\$ 7,398</b>	<b>\$ 8,847</b>	<b>\$ 8,257</b>	<b>\$ 8,448</b>	<b>\$ 6,819</b>	<b>\$ 7,682</b>	<b>\$ 7,527</b>	<b>\$ 8,460</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 80,573</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 10,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	133	345	0	0	726
PRINTING/POSTAGE	59	112	159	187	93	210	93	100	166	199	0	0	1,378
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	0	0	30
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 1,059</b>	<b>\$ 1,608</b>	<b>\$ 3,298</b>	<b>\$ 1,187</b>	<b>\$ 4,412</b>	<b>\$ 1,295</b>	<b>\$ 1,143</b>	<b>\$ 1,100</b>	<b>\$ 1,356</b>	<b>\$ 1,781</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 18,239</b>
<b>UTILITIES</b>													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 309	\$ 341	\$ 333	\$ 375	\$ 0	\$ 0	\$ 3,423
ELECTRIC	685	683	739	739	805	793	898	847	646	614	0	0	7,450
GAS	255	374	295	243	87	179	157	122	117	140	0	0	1,969
PHONE	200	56	103	38	57	107	117	61	114	53	0	0	908
<b>TOTAL UTILITIES</b>	<b>\$ 1,502</b>	<b>\$ 1,506</b>	<b>\$ 1,554</b>	<b>\$ 1,291</b>	<b>\$ 1,241</b>	<b>\$ 1,411</b>	<b>\$ 1,482</b>	<b>\$ 1,371</b>	<b>\$ 1,209</b>	<b>\$ 1,182</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 13,750</b>
<b>LANDSCAPING</b>													
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
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	120	0	0	0	470
<b>TOTAL LANDSCAPE</b>	<b>\$ 1,354</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ 1,124</b>	<b>\$ 1,004</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 10,515</b>
<b>POOL/SPA/CLUBHOUSE</b>													
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
<b>TOTAL POOLS</b>	<b>\$ 433</b>	<b>\$ 444</b>	<b>\$ 1,260</b>	<b>\$ 721</b>	<b>\$ 1,865</b>	<b>\$ 937</b>	<b>\$ 1,558</b>	<b>\$ 1,451</b>	<b>\$ 859</b>	<b>\$ 434</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 9,962</b>
<b>GATES</b>													
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
<b>TOTAL GATES</b>	<b>\$ 252</b>	<b>\$ (733)</b>	<b>\$ 0</b>	<b>\$ 252</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 252</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 252</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 275</b>
<b>COMMON AREA</b>													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 270	\$ 931	\$ 1,576	\$ 3,817	\$ 3,391	\$ 143	\$ 0	\$ 0	\$ 12,174
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
<b>TOTAL COMMON AREA</b>	<b>\$ 637</b>	<b>\$ 685</b>	<b>\$ 4,075</b>	<b>\$ 3,350</b>	<b>\$ 270</b>	<b>\$ 931</b>	<b>\$ 1,576</b>	<b>\$ 3,952</b>	<b>\$ 3,391</b>	<b>\$ 143</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 19,009</b>



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**10/31/2016**

	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	\$ 0	\$ 0	\$ 71,750
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ (535)	\$ 2,869	\$ (196)	\$ (1,196)	\$ (413)	\$ 3,663	\$ 0	\$ 0	\$ 8,823
RESERVE FUND													
I N C O M E													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 44,040
INTEREST RESERVE FUND	39	43	44	42	48	46	45	44	42	42	0	0	434
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 4,449	\$ 4,448	\$ 4,446	\$ 4,446	\$ 0	\$ 0	\$ 44,474
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	0	0	6,907
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 1,369	\$ 0	\$ 0	\$ 0	\$ 29,287	\$ 0	\$ 36,671	\$ 0	\$ 0	\$ 67,327
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 4,452	\$ 4,450	\$ 4,449	\$ (24,839)	\$ 4,446	\$ (32,225)	\$ 0	\$ 0	\$ (22,853)