



**764 RIVERWALK TUCSON
BALANCE SHEET
09/30/2015**

ASSETS

OPERATING FUNDS

ALLIANCE BANK - OPERATING CHECKING

\$ 46,833.13

TOTAL OPERATING FUNDS

\$ 46,833.13

RESERVE FUNDS

ALLIANCE BANK RESERVES

\$ 157,213.73

TOTAL RESERVE FUNDS

\$ 157,213.73

TOTAL ASSETS

\$ 204,046.86

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL

\$ 120,501.08

CURRENT RESERVE ACTIVITY

36,712.65

TOTAL RESERVE EQUITY

\$ 157,213.73

OPERATING SURPLUS (DEFICIT)

ACCUMULATED SURPLUS (DEFICIT)

\$ 25,143.56

CURRENT SURPLUS (DEFICIT)

58,402.22

CURRENT YEAR RESERVE EQUITY

(36,712.65)

TOTAL SURPLUS (DEFICIT)

\$ 46,833.13

TOTAL LIABILITIES & EQUITY

\$ 204,046.86



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
09/30/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
INCOME								
\$ 14,237.98	\$ 12,250	\$ 1,987.98	4000	ASSESSMENT INCOME	\$ 118,561.20	\$ 110,250	\$ 8,311.20	\$ 147,000
4.09	3	1.09	4030	INTEREST INCOME	28.24	27	1.24	35
104.61	15	89.61	4070	LATE FEE INCOME	756.98	135	621.98	180
40.47	0	40.47	4076	ADMIN FEE	93.25	0	93.25	0
15.00	0	15.00	4077	POSTAGE-CERTIFIED	112.82	0	112.82	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	(36,405.00)	(36,405)	0.00	(48,540)
<u>\$ 10,357.15</u>	<u>\$ 8,223</u>	<u>\$ 2,134.15</u>		TOTAL INCOME	<u>\$ 83,170.01</u>	<u>\$ 74,007</u>	<u>\$ 9,163.01</u>	<u>\$ 98,675</u>
EXPENSES								
ADMINISTRATIVE								
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 9,000.00	\$ 9,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	2,467.00	2,700	(233.00)	3,600
0.00	225	(225.00)	5017	PRINTING/POSTAGE	1,345.08	2,025	(679.92)	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
50.76	271	(220.24)	5070	PROPERTY TAXES	299.20	542	(242.80)	542
0.00	190	(190.00)	5075	PERMITS/LICENSE/TAXES	10.00	200	(190.00)	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	3,447	(1,532.00)	4,596
<u>\$ 1,050.76</u>	<u>\$ 2,369</u>	<u>\$ (1,318.24)</u>		TOTAL ADMINISTRATIVE	<u>\$ 15,386.28</u>	<u>\$ 18,364</u>	<u>\$ (2,977.72)</u>	<u>\$ 24,163</u>
UTILITIES								
\$ 337.31	\$ 500	\$ (162.69)	5100	WATER/SEWER	\$ 2,827.61	\$ 4,500	\$ (1,672.39)	\$ 6,000
787.64	845	(57.36)	5120	ELECTRIC	6,903.64	6,980	(76.36)	9,055
126.92	250	(123.08)	5125	GAS	2,310.82	3,250	(939.18)	4,400
0.00	0	0.00	5150	CABLE	732.99	0	732.99	0
102.97	50	52.97	5151	PHONE	882.15	450	432.15	600
<u>\$ 1,354.84</u>	<u>\$ 1,645</u>	<u>\$ (290.16)</u>		TOTAL UTILITIES	<u>\$ 13,657.21</u>	<u>\$ 15,180</u>	<u>\$ (1,522.79)</u>	<u>\$ 20,055</u>
LANDSCAPING								
\$ 1,004.47	\$ 1,405	\$ (400.53)	5200	LANDSCAPE CONTRACT	\$ 9,040.23	\$ 10,245	\$ (1,204.77)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	1,206.68	900	306.68	1,200
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	0.00	3,646	(3,646.00)	3,646
<u>\$ 1,004.47</u>	<u>\$ 1,505</u>	<u>\$ (500.53)</u>		TOTAL LANDSCAPE	<u>\$ 10,246.91</u>	<u>\$ 14,791</u>	<u>\$ (4,544.09)</u>	<u>\$ 18,506</u>
POOL/SPA/CLUBHOUSE								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 2,340.00	\$ 2,340	\$ 0.00	\$ 3,120
10.80	167	(156.20)	5310	POOL SUPPLIES/CHEMICALS	1,224.32	1,503	(278.68)	2,004
0.00	253	(253.00)	5315	POOL REPAIRS	4,058.93	2,277	1,781.93	3,036
383.42	170	213.42	5338	POOL/CLUBHOUSE MAINT	1,828.33	1,610	218.33	2,160
<u>\$ 654.22</u>	<u>\$ 850</u>	<u>\$ (195.78)</u>		TOTAL POOLS	<u>\$ 9,451.58</u>	<u>\$ 7,730</u>	<u>\$ 1,721.58</u>	<u>\$ 10,320</u>
GATES								
\$ 0.00	\$ 0	\$ 0.00	5500	SECURITY GATE	\$ 1,718.19	\$ 2,220	\$ (501.81)	\$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	756.00	1,242	(486.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	337.69	378	(40.31)	500
<u>\$ 0.00</u>	<u>\$ 180</u>	<u>\$ (180.00)</u>		TOTAL GATES	<u>\$ 2,811.88</u>	<u>\$ 3,840</u>	<u>\$ (1,028.12)</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 REVENUES & EXPENSES
09/30/2015

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
332.00	1,283	(951.00)	5770	8,776.58	11,547	(2,770.42)	15,397
0.00	0	0.00	5821	0.00	0	0.00	500
45.00	0	45.00	5850	180.00	0	180.00	0
<u>\$ 377.00</u>	<u>\$ 1,283</u>	<u>\$ (906.00)</u>		<u>\$ 9,926.58</u>	<u>\$ 16,411</u>	<u>\$ (6,484.42)</u>	<u>\$ 20,761</u>
<u>\$ 4,441.29</u>	<u>\$ 7,832</u>	<u>\$ (3,390.71)</u>		<u>\$ 61,480.44</u>	<u>\$ 76,316</u>	<u>\$ (14,835.56)</u>	<u>\$ 98,915</u>
<u>\$ 5,915.86</u>	<u>\$ 391</u>	<u>\$ 5,524.86</u>		<u>\$ 21,689.57</u>	<u>\$ (2,309)</u>	<u>\$ 23,998.57</u>	<u>\$ (240)</u>
RESERVE FUND							
I N C O M E							
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	\$ 36,405.00	\$ 36,405	\$ 0.00	\$ 48,540
37.79	20	17.79	7034	307.65	180	127.65	240
<u>\$ 4,082.79</u>	<u>\$ 4,065</u>	<u>\$ 17.79</u>		<u>\$ 36,712.65</u>	<u>\$ 36,585</u>	<u>\$ 127.65</u>	<u>\$ 48,780</u>
EXPENDITURES							
\$ 0.00	\$ 0	\$ 0.00	8403	\$ 0.00	\$ 10,637	\$ (10,637.00)	\$ 10,637
0.00	0	0.00	8512	0.00	3,655	(3,655.00)	6,996
0.00	0	0.00	8521F	0.00	3,699	(3,699.00)	3,699
0.00	0	0.00	8536	0.00	0	0.00	1,718
0.00	0	0.00	8541	0.00	0	0.00	3,764
0.00	0	0.00	8575	0.00	10,396	(10,396.00)	10,396
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		<u>\$ 0.00</u>	<u>\$ 28,387</u>	<u>\$ (28,387.00)</u>	<u>\$ 37,210</u>
<u>\$ 4,082.79</u>	<u>\$ 4,065</u>	<u>\$ 17.79</u>		<u>\$ 36,712.65</u>	<u>\$ 8,198</u>	<u>\$ 28,514.65</u>	<u>\$ 11,570</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
09/30/2015

	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	\$ 0	\$ 0	\$ 0	\$ 118,561
INTEREST INCOME	3	3	3	3	2	3	4	4	4	0	0	0	28
LATE FEE INCOME	84	15	0	33	83	205	83	150	105	0	0	0	757
ADMIN FEE	(50)	0	0	25	48	50	25	(45)	40	0	0	0	93
POSTAGE-CERTIFIED	0	0	0	0	0	83	0	15	15	0	0	0	113
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)	0	0	0	(36,405)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 6,081	\$ 9,422	\$ 12,900	\$ 8,630	\$ 9,182	\$ 10,357	\$ 0	\$ 0	\$ 0	\$ 83,170
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 2,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 9,000
LEGAL EXPENSE	550	9	1,060	53	398	398	0	0	0	0	0	0	2,467
PRINTING/POSTAGE	0	37	235	75	79	293	288	340	0	0	0	0	1,345
PROPERTY TAXES	0	248	0	0	0	0	0	0	51	0	0	0	299
PERMITS/LICENSE/TAXES	0	10	0	0	0	0	0	0	0	0	0	0	10
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	\$ 0	\$ 0	\$ 0	\$ 15,386
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 501	\$ 401	\$ (690)	\$ 323	\$ 440	\$ 337	\$ 0	\$ 0	\$ 0	\$ 2,828
ELECTRIC	850	703	784	625	687	693	924	851	788	0	0	0	6,904
GAS	501	395	0	374	341	239	194	139	127	0	0	0	2,311
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	97	97	97	149	47	103	0	0	0	882
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 1,598	\$ 1,526	\$ 339	\$ 1,590	\$ 1,478	\$ 1,355	\$ 0	\$ 0	\$ 0	\$ 13,657
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 9,040
IRRIGATION REPAIRS	495	0	0	0	0	712	0	0	0	0	0	0	1,207
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,004	\$ 1,717	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 10,247
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 2,340
POOL SUPPLIES/CHEMICALS	17	24	0	133	0	645	0	395	11	0	0	0	1,224
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	0	0	0	1,828
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 553	\$ 200	\$ 1,611	\$ 598	\$ 1,015	\$ 654	\$ 0	\$ 0	\$ 0	\$ 9,452
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	0	0	0	338
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 1,105	\$ 504	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,812
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	\$ 0	\$ 0	\$ 0	\$ 61,480
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ (2,305)	\$ 4,404	\$ 6,086	\$ 521	\$ 4,345	\$ 5,916	\$ 0	\$ 0	\$ 0	\$ 21,690



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
09/30/2015

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 4,045	\$ 0	\$ 0	\$ 0	\$ 36,405
INTEREST RESERVE FUND	30	29	34	33	33	37	37	38	38	0	0	0	308
TOTAL RESERVE INCOME	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ 0	\$ 0	\$ 0	\$ 36,713
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,075	\$ 4,074	\$ 4,079	\$ 4,078	\$ 4,078	\$ 4,082	\$ 4,082	\$ 4,083	\$ 4,083	\$ 0	\$ 0	\$ 0	\$ 36,713