



**764 RIVERWALK TUCSON
BALANCE SHEET
09/30/2016**

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 51,281.45	

TOTAL OPERATING FUNDS		\$ 51,281.45
RESERVE FUNDS		
ALLIANCE BANK RESERVES	\$ 173,205.65	

TOTAL RESERVE FUNDS		\$ 173,205.65
OTHER ASSETS		
A/R OTHER	\$ 750.00	

TOTAL OTHER ASSETS		\$ 750.00

TOTAL ASSETS		\$ 225,237.10
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LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 163,833.58	
CURRENT RESERVE ACTIVITY	9,372.07	

TOTAL RESERVE EQUITY		\$ 173,205.65
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 46,871.27	
CURRENT SURPLUS (DEFICIT)	14,532.25	
CURRENT YEAR RESERVE EQUITY	(9,372.07)	

TOTAL SURPLUS (DEFICIT)		\$ 52,031.45

TOTAL LIABILITIES & EQUITY		\$ 225,237.10
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
09/30/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
\$ 11,892.74	\$ 12,862	\$ (969.26)	4000	ASSESSMENT INCOME	\$ 110,633.18	\$ 115,758	\$ (5,124.82)	\$ 154,345
4.85	3	1.85	4030	INTEREST INCOME	45.68	27	18.68	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	100.00	0	100.00	0
32.96	15	17.96	4070	LATE FEE INCOME	569.87	135	434.87	180
(25.00)	0	(25.00)	4076	ADMIN FEE	75.00	0	75.00	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	105.00	0	105.00	0
25.00	0	25.00	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	(39,636.00)	(39,636)	0.00	(52,845)
\$ 7,526.55	\$ 8,476	\$ (949.45)		TOTAL INCOME	\$ 72,112.74	\$ 76,284	\$ (4,171.26)	\$ 101,715
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	MANAGEMENT FEE	\$ 9,000.00	\$ 9,000	\$ 0.00	\$ 12,000
132.50	300	(167.50)	5010	LEGAL EXPENSE	381.00	2,700	(2,319.00)	3,600
166.18	225	(58.82)	5017	PRINTING/POSTAGE	1,179.09	2,025	(845.91)	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
0.00	0	0.00	5037	BANK CHARGES & CC FEES	20.00	0	20.00	0
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	171	(171.00)	225
57.57	0	57.57	5070	PROPERTY TAXES	307.91	271	36.91	542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	10.00	10	0.00	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	3,447	1,152.00	4,596
\$ 1,356.25	\$ 1,927	\$ (570.75)		TOTAL ADMINISTRATIVE	\$ 16,458.00	\$ 17,924	\$ (1,466.00)	\$ 24,163
U T I L I T I E S								
\$ 332.54	\$ 400	\$ (67.46)	5100	WATER/SEWER	\$ 3,048.61	\$ 4,400	\$ (1,351.39)	\$ 6,000
646.12	850	(203.88)	5120	ELECTRIC	6,835.87	7,500	(664.13)	9,300
116.54	150	(33.46)	5125	GAS	1,828.79	2,850	(1,021.21)	4,000
0.00	58	(58.00)	5150	CABLE	0.00	522	(522.00)	700
114.19	50	64.19	5151	PHONE	854.62	450	404.62	600
\$ 1,209.39	\$ 1,508	\$ (298.61)		TOTAL UTILITIES	\$ 12,567.89	\$ 15,722	\$ (3,154.11)	\$ 20,600
L A N D S C A P I N G								
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 9,040.23	\$ 10,242	\$ (1,201.77)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	900	(900.00)	1,200
120.00	132	(12.00)	5240	TREE TRIMMING/REMOVAL	470.00	1,188	(718.00)	1,584
\$ 1,124.47	\$ 1,370	\$ (245.53)		TOTAL LANDSCAPE	\$ 9,510.23	\$ 12,330	\$ (2,819.77)	\$ 16,444
P O O L / S P A / C L U B H O U S E								
\$ 491.04	\$ 260	\$ 231.04	5300	POOL MAINTENANCE	\$ 2,311.04	\$ 2,340	\$ (28.96)	\$ 3,120
367.69	167	200.69	5310	POOL SUPPLIES/CHEMICALS	2,143.81	1,503	640.81	2,004
0.00	267	(267.00)	5315	POOL REPAIRS	3,672.64	2,403	1,269.64	3,200
0.00	180	(180.00)	5338	POOL/CLUBHOUSE MAINT	1,400.00	1,620	(220.00)	2,160
\$ 858.73	\$ 874	\$ (15.27)		TOTAL POOLS	\$ 9,527.49	\$ 7,866	\$ 1,661.49	\$ 10,484
G A T E S								



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
09/30/2016

***** 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)	\$ 2,223	\$ (2,955.99)	\$ 2,960
0.00	0	0.00	5500F	FIRE ALARM MONITORING	756.00	1,237	(481.00)	1,650
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	0.00	378	(378.00)	500
<u>\$ 0.00</u>	<u>\$ 289</u>	<u>\$ (289.00)</u>		TOTAL GATES	<u>\$ 23.01</u>	<u>\$ 3,838</u>	<u>\$ (3,814.99)</u>	<u>\$ 5,110</u>
COMMON AREA								
\$ 0.00	\$ 405	\$ (405.00)	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 3,645	\$ (3,645.00)	\$ 4,864
0.00	1,250	(1,250.00)	5753	STUCCO REPAIR	0.00	11,250	(11,250.00)	15,000
3,390.84	333	3,057.84	5770	GENERAL MAINTENANCE	12,030.94	2,997	9,033.94	4,000
0.00	83	(83.00)	5821	INSPECTIONS	0.00	747	(747.00)	1,000
0.00	0	0.00	5850	EXTERMINATING	135.00	37	98.00	50
0.00	0	0.00	5954	DRAINAGE IMPROVEMENT	6,700.00	0	6,700.00	0
<u>\$ 3,390.84</u>	<u>\$ 2,071</u>	<u>\$ 1,319.84</u>		TOTAL COMMON AREA	<u>\$ 18,865.94</u>	<u>\$ 18,676</u>	<u>\$ 189.94</u>	<u>\$ 24,914</u>
<u>\$ 7,939.68</u>	<u>\$ 8,039</u>	<u>\$ (99.32)</u>		TOTAL OPERATING EXPENSES	<u>\$ 66,952.56</u>	<u>\$ 76,356</u>	<u>\$ (9,403.44)</u>	<u>\$ 101,715</u>
<u>\$ (413.13)</u>	<u>\$ 437</u>	<u>\$ (850.13)</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>\$ 5,160.18</u>	<u>\$ (72)</u>	<u>\$ 5,232.18</u>	<u>\$ 0</u>
RESERVE FUND								
INCOME								
\$ 4,404.00	\$ 4,404	\$ 0.00	7010	TRANSFER TO RESERVES	\$ 39,636.00	\$ 39,636	\$ 0.00	\$ 52,845
41.65	0	41.65	7034	INTEREST RESERVE FUND	392.21	0	392.21	0
<u>\$ 4,445.65</u>	<u>\$ 4,404</u>	<u>\$ 41.65</u>		TOTAL RESERVE INCOME	<u>\$ 40,028.21</u>	<u>\$ 39,636</u>	<u>\$ 392.21</u>	<u>\$ 52,845</u>
EXPENDITURES								
\$ 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>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		TOTAL RESERVE EXPENDITURES	<u>\$ 30,656.14</u>	<u>\$ 0</u>	<u>\$ 30,656.14</u>	<u>\$ 0</u>
<u>\$ 4,445.65</u>	<u>\$ 4,404</u>	<u>\$ 41.65</u>		RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ 9,372.07</u>	<u>\$ 39,636</u>	<u>\$ (30,263.93)</u>	<u>\$ 52,845</u>



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
09/30/2016

	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	\$ 0	\$ 0	\$ 0	\$ 110,633
INTEREST INCOME	4	5	5	5	5	5	5	8	5	0	0	0	46
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	0	0	0	570
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)	0	0	0	75
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)	0	0	0	(39,636)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 7,398	\$ 8,847	\$ 8,257	\$ 8,448	\$ 6,819	\$ 7,682	\$ 7,527	\$ 0	\$ 0	\$ 0	\$ 72,113
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 9,000
LEGAL EXPENSE	0	0	0	0	249	0	0	0	133	0	0	0	381
PRINTING/POSTAGE	59	112	159	187	93	210	93	100	166	0	0	0	1,179
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	0	0	0	20
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	0	0	0	10
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	\$ 0	\$ 0	\$ 0	\$ 16,458
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 416	\$ 270	\$ 292	\$ 333	\$ 309	\$ 341	\$ 333	\$ 0	\$ 0	\$ 0	\$ 3,049
ELECTRIC	685	683	739	739	805	793	898	847	646	0	0	0	6,836
GAS	255	374	295	243	87	179	157	122	117	0	0	0	1,829
PHONE	200	56	103	38	57	107	117	61	114	0	0	0	855
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 1,554	\$ 1,291	\$ 1,241	\$ 1,411	\$ 1,482	\$ 1,371	\$ 1,209	\$ 0	\$ 0	\$ 0	\$ 12,568
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
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	\$ 0	\$ 0	\$ 0	\$ 9,510
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 491	\$ 0	\$ 0	\$ 0	\$ 2,311
POOL SUPPLIES/CHEMICALS	13	24	559	23	76	292	274	516	368	0	0	0	2,144
POOL REPAIRS	0	0	241	278	1,369	186	865	735	0	0	0	0	3,673
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	\$ 0	\$ 0	\$ 0	\$ 9,527
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	0	0	0	756
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 252	\$ 0	\$ 0	\$ 252	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 725	\$ 0	\$ 270	\$ 931	\$ 1,576	\$ 3,817	\$ 3,391	\$ 0	\$ 0	\$ 0	\$ 12,031
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	\$ 0	\$ 0	\$ 0	\$ 18,866



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
09/30/2016

	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	\$ 0	\$ 0	\$ 0	\$ 66,953
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ (3,794)	\$ 1,042	\$ (535)	\$ 2,869	\$ (196)	\$ (1,196)	\$ (413)	\$ 0	\$ 0	\$ 0	\$ 5,160
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	\$ 0	\$ 0	\$ 0	\$ 39,636
INTEREST RESERVE FUND	39	43	44	42	48	46	45	44	42	0	0	0	392
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 4,448	\$ 4,446	\$ 4,452	\$ 4,450	\$ 4,449	\$ 4,448	\$ 4,446	\$ 0	\$ 0	\$ 0	\$ 40,028
EXPENDITURES													
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	\$ 0	\$ 0	\$ 0	\$ 30,656
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 4,448	\$ 3,077	\$ 4,452	\$ 4,450	\$ 4,449	\$ (24,839)	\$ 4,446	\$ 0	\$ 0	\$ 0	\$ 9,372