



764 RIVERWALK TUCSON
BUDGET REPORT
12/31/2016

ACCT. DESC.	ACCT. #	2016 BUDGET	2017 BUDGET
I N C O M E			
ASSESSMENT INCOME	4000	154,345	154,345
INTEREST INCOME	4030	35	0
LATE FEE INCOME	4070	180	0
GENERAL RESERVE TRANSFER	6010	(52,845)	(52,845)
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TOTAL INCOME		101,715	101,500
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E X P E N S E S			
A D M I N I S T R A T I V E			
MANAGEMENT FEE	5000	12,000	12,000
LEGAL EXPENSE	5010	3,600	2,232
PRINTING/POSTAGE	5017	2,700	2,700
AUDIT/TAX PREPARATION	5030	250	300
BANK CHARGES & CC FEES	5037	0	50
OFFICE EXPENSE	5048	225	0
PROPERTY TAXES	5070	542	550
PERMITS/LICENSE/TAXES	5075	200	300
CORPORATE TAXES	5080	50	50
INSURANCE	5090	4,596	4,599
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TOTAL ADMINISTRATIVE		24,163	22,781
U T I L I T I E S			
WATER/SEWER	5100	6,000	6,000
ELECTRIC	5120	9,300	9,000
GAS	5125	4,000	4,000
CABLE	5150	700	0
PHONE	5151	600	1,200
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TOTAL UTILITIES		20,600	20,200
L A N D S C A P I N G			
LANDSCAPE CONTRACT	5200	13,660	13,660
IRRIGATION REPAIRS	5220	1,200	1,200
TREE TRIMMING/REMOVAL	5240	1,584	1,500
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TOTAL LANDSCAPE		16,444	16,360
P O O L / S P A / C L U B H O U S E			
POOL MAINTENANCE	5300	3,120	3,120
POOL SUPPLIES/CHEMICALS	5310	2,004	2,000
POOL REPAIRS	5315	3,200	3,500
POOL/CLUBHOUSE MAINT	5338	2,160	2,500
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TOTAL POOLS		10,484	11,120
G A T E S			
SECURITY GATE	5500	2,960	0
FIRE ALARM MONITORING	5500F	1,650	1,650
GATE REPAIR/MATERIAL	5512	500	500
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TOTAL GATES		5,110	2,150
C O M M O N A R E A			
ROOF MAINTENANCE/REPAIRS	5730	4,864	4,864
STUCCO REPAIR	5753	15,000	8,100
GENERAL MAINTENANCE	5770	4,000	6,000
INSPECTIONS	5821	1,000	9,700
EXTERMINATING	5850	50	225
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TOTAL COMMON AREA		24,914	28,889
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TOTAL OPERATING EXPENSES		101,715	101,500
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OPERATING FUND SURPLUS/(DEFICIT)		0	0
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RESERVE FUND			
I N C O M E			
TRANSFER TO RESERVES	7010	52,845	52,845
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TOTAL RESERVE INCOME		52,845	52,845
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EXPENDITURES			
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TOTAL RESERVE EXPENDITURES		0	0
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RESERVE FUND SURPLUS/(DEFICIT)		52,845	52,845
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