



764 RIVERWALK TUCSON
BUDGET REPORT
11/30/2015

ACCT. DESC.	ACCT. #	2015 BUDGET	2016 BUDGET
I N C O M E			
ASSESSMENT INCOME	4000	147,000	154,345
INTEREST INCOME	4030	35	35
LATE FEE INCOME	4070	180	180
GENERAL RESERVE TRANSFER	6010	(48,540)	(52,845)
TOTAL INCOME		98,675	101,715
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	3,600
PRINTING/POSTAGE	5017	2,700	2,700
AUDIT/TAX PREPARATION	5030	250	250
OFFICE EXPENSE	5048	225	225
PROPERTY TAXES	5070	542	542
PERMITS/LICENSE/TAXES	5075	200	200
CORPORATE TAXES	5080	50	50
INSURANCE	5090	4,596	4,596
TOTAL ADMINISTRATIVE		24,163	24,163
U T I L I T I E S			
WATER/SEWER	5100	6,000	6,000
ELECTRIC	5120	9,055	9,300
GAS	5125	4,400	4,000
CABLE	5150	0	700
PHONE	5151	600	600
TOTAL UTILITIES		20,055	20,600
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	3,646	1,584
TOTAL LANDSCAPE		18,506	16,444
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	2,004
POOL REPAIRS	5315	3,036	3,200
POOL/CLUBHOUSE MAINT	5338	2,160	2,160
TOTAL POOLS		10,320	10,484
G A T E S			
SECURITY GATE	5500	2,960	2,960
FIRE ALARM MONITORING	5500F	1,650	1,650



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GATE REPAIR/MATERIAL	5512	500	500
TOTAL GATES		5,110	5,110
COMMON AREA			
ROOF MAINTENANCE/REPAIRS	5730	4,864	4,864
STUCCO REPAIR	5753	0	15,000
GENERAL MAINTENANCE	5770	15,397	4,000
INSPECTIONS	5821	500	1,000
EXTERMINATING	5850	0	50
TOTAL COMMON AREA		20,761	24,914
TOTAL OPERATING EXPENSES		98,915	101,715
OPERATING FUND SURPLUS/(DEFICIT)		<u>(240)</u>	<u>0</u>
RESERVE FUND			
INCOME			
TRANSFER TO RESERVES	7010	48,540	52,845
INTEREST RESERVE FUND	7034	240	0
TOTAL RESERVE INCOME		48,780	52,845
EXPENDITURES			
PAINTING	8403	10,637	0
POOL/SPA REPAIRS	8512	6,996	0
FITNESS EQUIPMENT	8521F	3,699	0
FOUNTAIN REPAIRS	8536	1,718	0
GRANITE REPLACEMENT	8541	3,764	0
IRRIGATION SYSTEMS	8575	10,396	0
TOTAL RESERVE EXPENDITURES		37,210	0
RESERVE FUND SURPLUS/(DEFICIT)		<u>11,570</u>	<u>52,845</u>