



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
02/29/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
I N C O M E								
\$ 12,855.00	\$ 12,862	\$ (7.00)	4000	ASSESSMENT INCOME	\$ 25,409.37	\$ 25,724	\$ (314.63)	\$ 154,345
5.04	3	2.04	4030	INTEREST INCOME	9.31	6	3.31	35
0.00	0	0.00	4050RR	FILE TRANSFER FEES	50.00	0	50.00	0
32.96	15	17.96	4070	LATE FEE INCOME	243.47	30	213.47	180
0.00	0	0.00	4076	ADMIN FEE	75.00	0	75.00	0
0.00	0	0.00	4077	POSTAGE-CERTIFIED	30.00	0	30.00	0
125.00	0	125.00	4900	VIOLATION FINES	125.00	0	125.00	0
<u>(4,404.00)</u>	<u>(4,404)</u>	<u>0.00</u>	6010	GENERAL RESERVE TRANSFER	<u>(8,808.00)</u>	<u>(8,808)</u>	<u>0.00</u>	<u>(52,845)</u>
\$ 8,614.00	\$ 8,476	\$ 138.00		TOTAL INCOME	\$ 17,134.15	\$ 16,952	\$ 182.15	\$ 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	\$ 2,000.00	\$ 2,000	\$ 0.00	\$ 12,000
0.00	300	(300.00)	5010	LEGAL EXPENSE	0.00	600	(600.00)	3,600
111.97	225	(113.03)	5017	PRINTING/POSTAGE	170.69	450	(279.31)	2,700
436.00	0	436.00	5020	LIEN/COLLECTION COST	436.00	0	436.00	0
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	0	0.00	250
0.00	19	(19.00)	5048	OFFICE EXPENSE	0.00	38	(38.00)	225
0.00	271	(271.00)	5070	PROPERTY TAXES	0.00	271	(271.00)	542
10.00	10	0.00	5075	PERMITS/LICENSE/TAXES	10.00	10	0.00	200
50.00	50	0.00	5080	CORPORATE TAXES	50.00	50	0.00	50
<u>0.00</u>	<u>383</u>	<u>(383.00)</u>	5090	INSURANCE	<u>0.00</u>	<u>766</u>	<u>(766.00)</u>	<u>4,596</u>
\$ 1,607.97	\$ 2,258	\$ (650.03)		TOTAL ADMINISTRATIVE	\$ 2,666.69	\$ 4,185	\$ (1,518.31)	\$ 24,163
U T I L I T I E S								
\$ 392.96	\$ 400	\$ (7.04)	5100	WATER/SEWER	\$ 754.75	\$ 800	\$ (45.25)	\$ 6,000
683.47	750	(66.53)	5120	ELECTRIC	1,368.50	1,600	(231.50)	9,300
373.62	400	(26.38)	5125	GAS	629.03	950	(320.97)	4,000
0.00	58	(58.00)	5150	CABLE	0.00	116	(116.00)	700
<u>56.16</u>	<u>50</u>	<u>6.16</u>	5151	PHONE	<u>255.67</u>	<u>100</u>	<u>155.67</u>	<u>600</u>
\$ 1,506.21	\$ 1,658	\$ (151.79)		TOTAL UTILITIES	\$ 3,007.95	\$ 3,566	\$ (558.05)	\$ 20,600
L A N D S C A P I N G								
\$ 1,004.47	\$ 1,138	\$ (133.53)	5200	LANDSCAPE CONTRACT	\$ 2,008.94	\$ 2,276	\$ (267.06)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	0.00	200	(200.00)	1,200
<u>0.00</u>	<u>132</u>	<u>(132.00)</u>	5240	TREE TRIMMING/REMOVAL	<u>350.00</u>	<u>264</u>	<u>86.00</u>	<u>1,584</u>
\$ 1,004.47	\$ 1,370	\$ (365.53)		TOTAL LANDSCAPE	\$ 2,358.94	\$ 2,740	\$ (381.06)	\$ 16,444
P O O L / S P A / C L U B H O U S E								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 520.00	\$ 520	\$ 0.00	\$ 3,120
23.77	167	(143.23)	5310	POOL SUPPLIES/CHEMICALS	36.73	334	(297.27)	2,004
0.00	267	(267.00)	5315	POOL REPAIRS	0.00	534	(534.00)	3,200
<u>160.00</u>	<u>180</u>	<u>(20.00)</u>	5338	POOL/CLUBHOUSE MAINT	<u>320.00</u>	<u>360</u>	<u>(40.00)</u>	<u>2,160</u>
\$ 443.77	\$ 874	\$ (430.23)		TOTAL POOLS	\$ 876.73	\$ 1,748	\$ (871.27)	\$ 10,484
G A T E S								
\$ (732.99)	\$ 247	\$ (979.99)	5500	SECURITY GATE	\$ (732.99)	\$ 494	\$ (1,226.99)	\$ 2,960
0.00	0	0.00	5500F	FIRE ALARM MONITORING	252.00	413	(161.00)	1,650



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02/29/2016

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 12,554	\$ 12,855	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,409
INTEREST INCOME	4	5	0	0	0	0	0	0	0	0	0	0	9
FILE TRANSFER FEES	50	0	0	0	0	0	0	0	0	0	0	0	50
LATE FEE INCOME	211	33	0	0	0	0	0	0	0	0	0	0	243
ADMIN FEE	75	0	0	0	0	0	0	0	0	0	0	0	75
POSTAGE-CERTIFIED VIOLATION FINES	30	0	0	0	0	0	0	0	0	0	0	0	30
GENERAL RESERVE TRANSFER	(4,404)	(4,404)	0	0	0	0	0	0	0	0	0	0	(8,808)
TOTAL INCOME	\$ 8,520	\$ 8,614	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,134
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 1,000	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,000
PRINTING/POSTAGE	59	112	0	0	0	0	0	0	0	0	0	0	171
LIEN/COLLECTION COST	0	436	0	0	0	0	0	0	0	0	0	0	436
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
TOTAL ADMINISTRATIVE	\$ 1,059	\$ 1,608	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,667
UTILITIES													
WATER/SEWER	\$ 362	\$ 393	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 755
ELECTRIC	685	683	0	0	0	0	0	0	0	0	0	0	1,369
GAS	255	374	0	0	0	0	0	0	0	0	0	0	629
PHONE	200	56	0	0	0	0	0	0	0	0	0	0	256
TOTAL UTILITIES	\$ 1,502	\$ 1,506	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,008
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,009
TREE TRIMMING/REMOVAL	350	0	0	0	0	0	0	0	0	0	0	0	350
TOTAL LANDSCAPE	\$ 1,354	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,359
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 520
POOL SUPPLIES/CHEMICALS	13	24	0	0	0	0	0	0	0	0	0	0	37
POOL/CLUBHOUSE MAINT	160	160	0	0	0	0	0	0	0	0	0	0	320
TOTAL POOLS	\$ 433	\$ 444	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 877
GATES													
SECURITY GATE	\$ 0	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (733)
FIRE ALARM MONITORING	252	0	0	0	0	0	0	0	0	0	0	0	252
TOTAL GATES	\$ 252	\$ (733)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (481)
COMMON AREA													
GENERAL MAINTENANCE	\$ 637	\$ 685	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,322
TOTAL COMMON AREA	\$ 637	\$ 685	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,322
TOTAL OPERATING EXPENSES	\$ 5,237	\$ 4,514	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,751
OPERATING FUND SURPLUS/(DEFICIT)	\$ 3,284	\$ 4,100	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,383
RESERVE FUND													
INCOME													
TRANSFER TO RESERVES	\$ 4,404	\$ 4,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,808



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INTEREST RESERVE FUND	39	43	0	0	0	0	0	0	0	0	0	0	82
TOTAL RESERVE INCOME	\$ 4,443	\$ 4,447	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,890
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,443	\$ 4,447	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,890