

Riverwalk at Edwards POA  
**Statement of Revenue and Expense**  
 For the Twelve Months Ending November 30, 2007

<b>REVENUES</b>	
Common Assessments	623,878
Civic Assessments	194,294
RETA	186,146
Parking Assessments	3,187
Interest Income-Operating	4,205
Interest Income-Reserve	17,405
Rental Income	1,000
Other Income	1,303
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Total Revenues	1,031,418
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<b>EXPENSES</b>	
<u>Operating Expense</u>	
Maintenance Supplies & Expense	23,791
Contracted Property Maint.	6,274
Reimbursed Maintenance - Dogma	4,751
Winter Decorations	1,512
Landscape Maintenance	24,022
Powerwashing	12,045
Public Restroom Maintenance	7,829
Elevator Maintenance	3,238
Equipment Maint. & Fuel	12,952
Snow Removal-Equip. & Supplies	766
Snow Removal-Plowing	30,188
Asphalt Sealcoating	24,612
Snowmelt Systems R & M	5,727
Security	48,255
Parking Patrol	16,006
Parking Maint. & Admin.	3,168
Sign Replacement	2,631
Lighting Maint. & Supplies	15,791
Inspections	5,934
Maintenance Tech Expenses	1,183
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Total Operating Expenses	250,675
<u>Labor Expense</u>	
Wages & Salaries	139,653
Payroll Taxes and Unemployment	13,123
Workers Compensation Insurance	7,452
Employee Health/Life Insurance	8,604
Employee Expenses & Allowances	305
Contract & Temp Labor	9,365
Recruiting & Personnel Dev.	2,288
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Total Labor Expenses	180,790
<u>Utilities &amp; Trash Removal</u>	
Telephone-Alarm & Elevator	507
Telephone-Office	2,771
Natural Gas	21,645
Water - Irrigation	8,767
Electric	329
Trash Removal	69,898
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Total Utilities & Trash Removal	103,917
<u>Administrative Expense</u>	
Miscellaneous Admin. Expense	2,694
Insurance	7,358
Office Lease	4,722
Meeting Room Rental	340
Administration & Accounting	27,594
Tax Preparation & Expense	475
Legal & Professional Fees	11,678
Civic Assessment Legal Fees	610
Income Tax Expense	1,876
Marketing Expense	12,294
Eagle River Preserve Fund	3,334
External Affairs	1,500
Interest Expense	634
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Total Administrative Expense	75,109
<u>Reserve &amp; Capital Improvements</u>	
Signage	165,680
CDOT Corner Improvements	5,233
Circulation Improvements	113,242
Site Lighting	190,109
Landscaping	203,834
Equipment	38,121
Asphalt Parking & Streets	4,178
Heat Exchangers	1,417
Railings	2,026
Drainage Improvements	247,346
Misc. Capital Improvements	7,594
Professional Fees-McBoyd	21,239
Professional Fees-Dorward	24,036
Professional Fees-Other	33,431
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Total Reserve & Capital Improvem	1,057,486
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Total Expenses	1,667,977
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Excess (Deficiency) Revenue over Ex	(636,559)
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