

# RIVERWALK TUCSON HOA

Balance Sheet  
As of 12/31/14

| Account                         | Description                           | Operating        | Reserves          | Other      | Totals            |
|---------------------------------|---------------------------------------|------------------|-------------------|------------|-------------------|
| <b>ASSETS</b>                   |                                       |                  |                   |            |                   |
| 1015                            | Alliance Bank Operating 0146          | 25,143.56        |                   |            | 25,143.56         |
| 1040                            | Alliance Bank Reserves 0476           |                  | 120,501.08        |            | 120,501.08        |
|                                 | Subtotal Current Assets               | <u>25,143.56</u> | <u>120,501.08</u> | <u>.00</u> | <u>145,644.64</u> |
|                                 | <b>TOTAL ASSETS</b>                   | <u>25,143.56</u> | <u>120,501.08</u> | <u>.00</u> | <u>145,644.64</u> |
| <b>LIABILITIES &amp; EQUITY</b> |                                       |                  |                   |            |                   |
| <b>CURRENT LIABILITIES:</b>     |                                       |                  |                   |            |                   |
|                                 | Subtotal Current Liab.                | <u>.00</u>       | <u>.00</u>        | <u>.00</u> | <u>.00</u>        |
| <b>RESERVES:</b>                |                                       |                  |                   |            |                   |
|                                 | Subtotal Reserves                     | <u>.00</u>       | <u>.00</u>        | <u>.00</u> | <u>.00</u>        |
| <b>EQUITY:</b>                  |                                       |                  |                   |            |                   |
| 5510                            | Retained Earnings - Operating         | 32,594.80        |                   |            | 32,594.80         |
| 5515                            | Retained Earnings - Reserve           |                  | 94,243.62         |            | 94,243.62         |
|                                 | Current Year Net Income/(Loss)        | (7,451.24)       | 26,257.46         | .00        | 18,806.22         |
|                                 | Subtotal Equity                       | <u>25,143.56</u> | <u>120,501.08</u> | <u>.00</u> | <u>145,644.64</u> |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u>25,143.56</u> | <u>120,501.08</u> | <u>.00</u> | <u>145,644.64</u> |

# RIVERWALK TUCSON HOA

Income/Expense Statement  
Period: 12/01/14 to 12/31/14

| Account                             | Description               | Current Period |           |            | Year-To-Date |            |            | Yearly Budget |
|-------------------------------------|---------------------------|----------------|-----------|------------|--------------|------------|------------|---------------|
|                                     |                           | Actual         | Budget    | Variance   | Actual       | Budget     | Variance   |               |
| <b>INCOME:</b>                      |                           |                |           |            |              |            |            |               |
| 06310                               | Assessment Income         | 10,705.00      | 11,155.00 | (450.00)   | 134,666.61   | 133,860.00 | 806.61     | 133,860.00    |
| 06320                               | Working Capital Income    | .00            | .00       | .00        | 200.00       | 600.00     | (400.00)   | 600.00        |
| 06340                               | Late Fees Income          | 30.00          | .00       | 30.00      | 585.00       | .00        | 585.00     | .00           |
| 06350                               | Legal Fees Reimbursement  | .00            | .00       | .00        | 125.00       | .00        | 125.00     | .00           |
| 06360                               | Fines Income              | .00            | .00       | .00        | 135.00       | .00        | 135.00     | .00           |
| 06370                               | Postage Income            | 30.00          | .00       | 30.00      | 345.00       | .00        | 345.00     | .00           |
| 06380                               | Returned Check Fees       | .00            | .00       | .00        | 25.00        | .00        | 25.00      | .00           |
| 06390                               | Owner Interest Income     | 1.13           | .00       | 1.13       | 23.02        | .00        | 23.02      | .00           |
| 06420                               | Miscellaneous Income      | 15.00          | .00       | 15.00      | 15.00        | .00        | 15.00      | .00           |
| 06910                               | Interest Income           | 2.94           | .00       | 2.94       | 35.47        | .00        | 35.47      | .00           |
| 06940                               | FSR-Admin Fee             | 25.00          | .00       | 25.00      | (50.00)      | .00        | (50.00)    | .00           |
| 06960                               | Mgmt CO Payables          | .00            | .00       | .00        | 25.00        | .00        | 25.00      | .00           |
|                                     | Subtotal Income           | 10,809.07      | 11,155.00 | (345.93)   | 136,130.10   | 134,460.00 | 1,670.10   | 134,460.00    |
| <b>EXPENSES</b>                     |                           |                |           |            |              |            |            |               |
| <b>General &amp; Administrative</b> |                           |                |           |            |              |            |            |               |
| 07010                               | Management Fees           | 1,000.00       | 1,000.00  | .00        | 11,549.95    | 12,000.00  | 450.05     | 12,000.00     |
| 07020                               | Accounting Fees           | .00            | .00       | .00        | 250.00       | 250.00     | .00        | 250.00        |
| 07025                               | Returned Check Fees       | .00            | .00       | .00        | 10.00        | .00        | (10.00)    | .00           |
| 07160                               | Legal Fees                | 1,200.00       | .00       | (1,200.00) | 2,543.00     | .00        | (2,543.00) | .00           |
| 07260                               | Postage & Copies          | 316.31         | 75.00     | (241.31)   | 3,773.59     | 900.00     | (2,873.59) | 900.00        |
| 07280                               | Insurance                 | 383.00         | 483.25    | 100.25     | 5,211.00     | 5,799.00   | 588.00     | 5,799.00      |
| 07310                               | Fees & Licenses           | .00            | .00       | .00        | 224.00       | 200.00     | (24.00)    | 200.00        |
| 07320                               | Office Supplies           | .00            | .00       | .00        | 270.00       | 225.00     | (45.00)    | 225.00        |
| 07350                               | Security                  | .00            | 1,500.00  | 1,500.00   | 14,114.45    | 18,000.00  | 3,885.55   | 18,000.00     |
| 07430                               | Income Taxes              | .00            | .00       | .00        | 50.00        | 50.00      | .00        | 50.00         |
| 07440                               | Property TAX              | .00            | .00       | .00        | 518.18       | .00        | (518.18)   | .00           |
|                                     | General & Administrative  | 2,899.31       | 3,058.25  | 158.94     | 38,514.17    | 37,424.00  | (1,090.17) | 37,424.00     |
| <b>Pool/Clubhouse</b>               |                           |                |           |            |              |            |            |               |
| 08210                               | Pool Maintenance Contract | (744.47)       | 300.00    | 1,044.47   | 3,120.00     | 3,600.00   | 480.00     | 3,600.00      |
| 08220                               | Pool Equipment/Repairs    | .00            | 150.00    | 150.00     | 2,130.52     | 1,800.00   | (330.52)   | 1,800.00      |
| 08240                               | Pool Supplies             | .00            | 200.00    | 200.00     | 1,701.45     | 2,400.00   | 698.55     | 2,400.00      |
| 08250                               | Club House Cleaning       | 320.00         | 150.00    | (170.00)   | 2,926.63     | 1,800.00   | (1,126.63) | 1,800.00      |
|                                     | Pool/Clubhouse            | (424.47)       | 800.00    | 1,224.47   | 9,878.60     | 9,600.00   | (278.60)   | 9,600.00      |
| <b>Utilities</b>                    |                           |                |           |            |              |            |            |               |
| 08910                               | Electricity               | 236.64         | 850.00    | 613.36     | 9,184.79     | 10,200.00  | 1,015.21   | 10,200.00     |
| 08930                               | Water & Sewer             | 431.14         | 350.00    | (81.14)    | 6,066.91     | 4,200.00   | (1,866.91) | 4,200.00      |

RIVERWALK TUCSON HOA

Income/Expense Statement  
 Period: 12/01/14 to 12/31/14

| Account                      | Description                           | Current Period    |                  |                   | Year-To-Date      |                   |                   | Yearly Budget     |
|------------------------------|---------------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                              |                                       | Actual            | Budget           | Variance          | Actual            | Budget            | Variance          |                   |
| 08935                        | Fire Sprinkler                        | .00               | 50.00            | 50.00             | 1,480.13          | 600.00            | (880.13)          | 600.00            |
| 08950                        | Gas                                   | 378.79            | 350.00           | (28.79)           | 3,742.37          | 4,200.00          | 457.63            | 4,200.00          |
| 08990                        | Telephone                             | 141.91            | 45.00            | (96.91)           | 1,128.62          | 540.00            | (588.62)          | 540.00            |
|                              | Utilities                             | 1,188.48          | 1,645.00         | 456.52            | 21,602.82         | 19,740.00         | (1,862.82)        | 19,740.00         |
| <b>Maintenance</b>           |                                       |                   |                  |                   |                   |                   |                   |                   |
| 09020                        | Landscape Maintenance/Cleanup         | 2,008.94          | 500.00           | (1,508.94)        | 13,771.64         | 6,000.00          | (7,771.64)        | 6,000.00          |
| 09030                        | Irrigation Repairs                    | .00               | 55.00            | 55.00             | 51.79             | 660.00            | 608.21            | 660.00            |
| 09040                        | Gate Maintenance                      | .00               | 225.00           | 225.00            | 2,620.98          | 2,700.00          | 79.02             | 2,700.00          |
| 09050                        | Gate Repairs                          | .00               | .00              | .00               | 147.55            | .00               | (147.55)          | .00               |
| 09070                        | Drainage Inspections                  | .00               | .00              | .00               | 150.00            | .00               | (150.00)          | .00               |
| 09110                        | Gen. Maint. & Repair                  | 2,534.03          | 1,000.00         | (1,534.03)        | 10,507.83         | 12,000.00         | 1,492.17          | 12,000.00         |
|                              | Maintenance                           | 4,542.97          | 1,780.00         | (2,762.97)        | 27,249.79         | 21,360.00         | (5,889.79)        | 21,360.00         |
| <b>Contract Services</b>     |                                       |                   |                  |                   |                   |                   |                   |                   |
|                              | Contract Services                     | .00               | .00              | .00               | .00               | .00               | .00               | .00               |
| <b>Reserve Contributions</b> |                                       |                   |                  |                   |                   |                   |                   |                   |
| 09910                        | Reserves - Unallocated                | 3,861.33          | 3,861.37         | .04               | 46,335.96         | 46,336.00         | .04               | 46,336.00         |
|                              | Reserve Contributions                 | 3,861.33          | 3,861.37         | .04               | 46,335.96         | 46,336.00         | .04               | 46,336.00         |
|                              | <b>TOTAL EXPENSES</b>                 | <b>12,067.62</b>  | <b>11,144.62</b> | <b>(923.00)</b>   | <b>143,581.34</b> | <b>134,460.00</b> | <b>(9,121.34)</b> | <b>134,460.00</b> |
|                              | <b>Current Year Net Income/(loss)</b> | <b>(1,258.55)</b> | <b>10.38</b>     | <b>(1,268.93)</b> | <b>(7,451.24)</b> | <b>.00</b>        | <b>(7,451.24)</b> | <b>.00</b>        |

# RIVERWALK TUCSON HOA

Reserve Income/Expense Statement  
 Period: 12/01/14 to 12/31/14

| Account         | Description                     | Actual          | Current Period |                 | Actual             | Year-To-Date |                    | Yearly Budget |
|-----------------|---------------------------------|-----------------|----------------|-----------------|--------------------|--------------|--------------------|---------------|
|                 |                                 |                 | Budget         | Variance        |                    | Budget       | Variance           |               |
| <b>INCOME</b>   |                                 |                 |                |                 |                    |              |                    |               |
| 06315           | Reserve Income                  | 3,861.33        | .00            | 3,861.33        | 46,335.96          | .00          | 46,335.96          | .00           |
| 06915           | Reserve Interest                | 31.56           | .00            | 31.56           | 289.68             | .00          | 289.68             | .00           |
|                 | <b>TOTAL INCOME</b>             | <b>3,892.89</b> | <b>.00</b>     | <b>3,892.89</b> | <b>46,625.64</b>   | <b>.00</b>   | <b>46,625.64</b>   | <b>.00</b>    |
| <b>EXPENSES</b> |                                 |                 |                |                 |                    |              |                    |               |
| 09915           | Reserves - Pool                 | .00             | .00            | .00             | 598.46             | .00          | (598.46)           | .00           |
| 09925           | Reserves - Roof                 | .00             | .00            | .00             | 2,100.00           | .00          | (2,100.00)         | .00           |
| 09930           | Reserves - General              | .00             | .00            | .00             | 999.00             | .00          | (999.00)           | .00           |
| 09935           | Reserves - Asphalt Maintenanc   | .00             | .00            | .00             | 16,095.02          | .00          | (16,095.02)        | .00           |
| 09940           | Reserves - Drainage             | .00             | .00            | .00             | 575.70             | .00          | (575.70)           | .00           |
|                 | <b>TOTAL EXPENSES</b>           | <b>.00</b>      | <b>.00</b>     | <b>.00</b>      | <b>(20,368.18)</b> | <b>.00</b>   | <b>(20,368.18)</b> | <b>.00</b>    |
|                 | <b>CURRENT YEAR INCOME/LOSS</b> | <b>3,892.89</b> | <b>.00</b>     | <b>3,892.89</b> | <b>26,257.46</b>   | <b>.00</b>   | <b>26,257.46</b>   | <b>.00</b>    |