



**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**02/28/2015**

**C/O FIRSTSERVICE  
 RESIDENTIAL  
 9000 E PIMA CTR PKWY,  
 STE 300  
 SCOTTSDALE AZ 85258**

***** CURRENT PERIOD *****			***** YEAR-TO-DATE *****			***** ANNUAL *****		
ACTUAL	BUDGET	OVER (UNDER)		ACTUAL	BUDGET	OVER (UNDER)	BUDGET	
<b>I N C O M E</b>								
\$ 10,041.25	\$ 12,250	\$ (2,208.75)	4000	ASSESSMENT INCOME	\$ 24,943.63	\$ 24,500	\$ 443.63	\$ 147,000
2.65	3	(0.35)	4030	INTEREST INCOME	5.49	6	(0.51)	35
15.00	15	0.00	4070	LATE FEE INCOME	98.87	30	68.87	180
0.00	0	0.00	4076	ADMIN FEE	(50.00)	0	(50.00)	0
0.00	0	0.00	4922	KEYS	5.00	0	5.00	0
(4,045.00)	(4,045)	0.00	6010	GENERAL RESERVE TRANSFER	(8,090.00)	(8,090)	0.00	(48,540)
<u>\$ 6,013.90</u>	<u>\$ 8,223</u>	<u>\$ (2,209.10)</u>		<b>TOTAL INCOME</b>	<u>\$ 16,912.99</u>	<u>\$ 16,446</u>	<u>\$ 466.99</u>	<u>\$ 98,675</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
\$ 1,000.00	\$ 1,000	\$ 0.00	5000	MANAGEMENT FEE	\$ 1,000.00	\$ 2,000	\$ (1,000.00)	\$ 12,000
9.00	300	(291.00)	5010	LEGAL EXPENSE	559.00	600	(41.00)	3,600
36.70	225	(188.30)	5017	PRINTING/POSTAGE	36.70	450	(413.30)	2,700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	250	(250.00)	250
0.00	0	0.00	5048	OFFICE EXPENSE	0.00	0	0.00	225
248.44	271	(22.56)	5070	PROPERTY TAXES	248.44	271	(22.56)	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
0.00	383	(383.00)	5090	INSURANCE	383.00	766	(383.00)	4,596
<u>\$ 1,354.14</u>	<u>\$ 2,239</u>	<u>\$ (884.86)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 2,287.14</u>	<u>\$ 4,397</u>	<u>\$ (2,109.86)</u>	<u>\$ 24,163</u>
<b>U T I L I T I E S</b>								
\$ 399.79	\$ 500	\$ (100.21)	5100	WATER/SEWER	\$ 799.57	\$ 1,000	\$ (200.43)	\$ 6,000
702.59	675	27.59	5120	ELECTRIC	1,552.61	1,405	147.61	9,055
395.29	450	(54.71)	5125	GAS	896.13	900	(3.87)	4,400
51.93	50	1.93	5151	PHONE	148.87	100	48.87	600
<u>\$ 1,549.60</u>	<u>\$ 1,675</u>	<u>\$ (125.40)</u>		<b>TOTAL UTILITIES</b>	<u>\$ 3,397.18</u>	<u>\$ 3,405</u>	<u>\$ (7.82)</u>	<u>\$ 20,055</u>
<b>L A N D S C A P I N G</b>								
\$ 1,004.47	\$ 1,005	\$ (0.53)	5200	LANDSCAPE CONTRACT	\$ 2,008.94	\$ 2,010	\$ (1.06)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	494.50	200	294.50	1,200
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	0.00	3,646	(3,646.00)	3,646
<u>\$ 1,004.47</u>	<u>\$ 1,105</u>	<u>\$ (100.53)</u>		<b>TOTAL LANDSCAPE</b>	<u>\$ 2,503.44</u>	<u>\$ 5,856</u>	<u>\$ (3,352.56)</u>	<u>\$ 18,506</u>
<b>P O O L / S P A / C L U B H O U S E</b>								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 520.00	\$ 520	\$ 0.00	\$ 3,120
23.77	167	(143.23)	5310	POOL SUPPLIES/CHEMICALS	41.06	334	(292.94)	2,004
1,182.99	253	929.99	5315	POOL REPAIRS	1,182.99	506	676.99	3,036
360.00	170	190.00	5338	POOL/CLUBHOUSE MAINT	360.00	340	20.00	2,160
<u>\$ 1,826.76</u>	<u>\$ 850</u>	<u>\$ 976.76</u>		<b>TOTAL POOLS</b>	<u>\$ 2,104.05</u>	<u>\$ 1,700</u>	<u>\$ 404.05</u>	<u>\$ 10,320</u>
<b>G A T E S</b>								
\$ 732.99	\$ 740	\$ (7.01)	5500	SECURITY GATE	\$ 984.99	\$ 740	\$ 244.99	\$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	0.00	276	(276.00)	1,650
218.34	42	176.34	5512	GATE REPAIR/MATERIAL	218.34	84	134.34	500



**764 RIVERWALK TUCSON**  
**STATEMENT OF REVENUES & EXPENSES**  
**02/28/2015**

C/O FIRSTSERVICE  
 RESIDENTIAL  
 9000 E PIMA CTR PKWY,  
 STE 300  
 SCOTTSDALE AZ 85258

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
\$ 951.33	\$ 920	\$ 31.33		\$ 1,203.33	\$ 1,100	\$ 103.33	\$ 5,110
<b>TOTAL GATES</b>							
<b>COMMON AREA</b>							
\$ 0.00	\$ 0	\$ 0.00	5730	\$ 0.00	\$ 0	\$ 0.00	\$ 4,864
1,929.13	1,283	646.13	5770	1,929.13	2,566	(636.87)	15,397
0.00	0	0.00	5821	0.00	0	0.00	500
0.00	0	0.00	5850	45.00	0	45.00	0
\$ 1,929.13	\$ 1,283	\$ 646.13		\$ 1,974.13	\$ 2,566	\$ (591.87)	\$ 20,761
<b>TOTAL COMMON AREA</b>							
\$ 8,615.43	\$ 8,072	\$ 543.43		\$ 13,469.27	\$ 19,024	\$ (5,554.73)	\$ 98,915
<b>TOTAL OPERATING EXPENSES</b>							
\$ (2,601.53)	\$ 151	\$ (2,752.53)		\$ 3,443.72	\$ (2,578)	\$ 6,021.72	\$ (240)
<b>OPERATING FUND SURPLUS/(DEFICIT)</b>							
<b>RESERVE FUND</b>							
<b>INCOME</b>							
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	\$ 8,090.00	\$ 8,090	\$ 0.00	\$ 48,540
28.70	20	8.70	7034	58.29	40	18.29	240
\$ 4,073.70	\$ 4,065	\$ 8.70		\$ 8,148.29	\$ 8,130	\$ 18.29	\$ 48,780
<b>TOTAL RESERVE INCOME</b>							
<b>EXPENDITURES</b>							
\$ 0.00	\$ 0	\$ 0.00	8403	\$ 0.00	\$ 0	\$ 0.00	\$ 10,637
0.00	0	0.00	8512	0.00	0	0.00	6,996
0.00	0	0.00	8521F	0.00	3,699	(3,699.00)	3,699
0.00	0	0.00	8536	0.00	0	0.00	1,718
0.00	0	0.00	8541	0.00	0	0.00	3,764
0.00	0	0.00	8575	0.00	0	0.00	10,396
\$ 0.00	\$ 0	\$ 0.00		\$ 0.00	\$ 3,699	\$ (3,699.00)	\$ 37,210
<b>TOTAL RESERVE EXPENDITURES</b>							
\$ 4,073.70	\$ 4,065	\$ 8.70		\$ 8,148.29	\$ 4,431	\$ 3,717.29	\$ 11,570
<b>RESERVE FUND SURPLUS/(DEFICIT)</b>							



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**02/28/2015**

**C/O FIRSTSERVICE RESIDENTIAL**  
**9000 E PIMA CTR PKWY, STE 300**  
**SCOTTSDALE AZ 85258**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
ASSESSMENT INCOME	\$ 14,902	\$ 10,041	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 24,944
INTEREST INCOME	3	3	0	0	0	0	0	0	0	0	0	0	5
LATE FEE INCOME	84	15	0	0	0	0	0	0	0	0	0	0	99
ADMIN FEE	(50)	0	0	0	0	0	0	0	0	0	0	0	(50)
KEYS	5	0	0	0	0	0	0	0	0	0	0	0	5
GENERAL RESERVE TRANSFER	(4,045)	(4,045)	0	0	0	0	0	0	0	0	0	0	(8,090)
<b>TOTAL INCOME</b>	<b>\$ 10,899</b>	<b>\$ 6,014</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 16,913</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,000
LEGAL EXPENSE	550	9	0	0	0	0	0	0	0	0	0	0	559
PRINTING/POSTAGE	0	37	0	0	0	0	0	0	0	0	0	0	37
PROPERTY TAXES	0	248	0	0	0	0	0	0	0	0	0	0	248
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
INSURANCE	383	0	0	0	0	0	0	0	0	0	0	0	383
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 933</b>	<b>\$ 1,354</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,287</b>
<b>UTILITIES</b>													
WATER/SEWER	\$ 400	\$ 400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 800
ELECTRIC	850	703	0	0	0	0	0	0	0	0	0	0	1,553
GAS	501	395	0	0	0	0	0	0	0	0	0	0	896
PHONE	97	52	0	0	0	0	0	0	0	0	0	0	149
<b>TOTAL UTILITIES</b>	<b>\$ 1,848</b>	<b>\$ 1,550</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 3,397</b>
<b>LANDSCAPING</b>													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,009
IRRIGATION REPAIRS	495	0	0	0	0	0	0	0	0	0	0	0	495
<b>TOTAL LANDSCAPE</b>	<b>\$ 1,499</b>	<b>\$ 1,004</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,503</b>
<b>POOL/SPA/CLUBHOUSE</b>													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 520
POOL SUPPLIES/CHEMICALS	17	24	0	0	0	0	0	0	0	0	0	0	41
POOL REPAIRS	0	1,183	0	0	0	0	0	0	0	0	0	0	1,183
POOL/CLUBHOUSE MAINT	0	360	0	0	0	0	0	0	0	0	0	0	360
<b>TOTAL POOLS</b>	<b>\$ 277</b>	<b>\$ 1,827</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,104</b>
<b>GATES</b>													
SECURITY GATE	\$ 252	\$ 733	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 985
GATE REPAIR/MATERIAL	0	218	0	0	0	0	0	0	0	0	0	0	218
<b>TOTAL GATES</b>	<b>\$ 252</b>	<b>\$ 951</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,203</b>
<b>COMMON AREA</b>													
GENERAL MAINTENANCE	\$ 0	\$ 1,929	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,929
EXTERMINATING	45	0	0	0	0	0	0	0	0	0	0	0	45
<b>TOTAL COMMON AREA</b>	<b>\$ 45</b>	<b>\$ 1,929</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,974</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 4,854</b>	<b>\$ 8,615</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 13,469</b>
<b>OPERATING FUND SURPLUS/(DEFICIT)</b>	<b>\$ 6,045</b>	<b>\$ (2,602)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 3,444</b>
<b>RESERVE FUND</b>													
<b>INCOME</b>													
TRANSFER TO RESERVES	\$ 4,045	\$ 4,045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,090



**764 RIVERWALK TUCSON**  
**STATEMENT OF OPERATIONS**  
**02/28/2015**

**C/O FIRSTSERVICE RESIDENTIAL**  
**9000 E PIMA CTR PKWY, STE 300**  
**SCOTTSDALE AZ 85258**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
INTEREST RESERVE FUND	30	29	0	0	0	0	0	0	0	0	0	0	58
TOTAL RESERVE INCOME	\$ 4,075	\$ 4,074	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,148
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 4,075	\$ 4,074	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,148