



**764 RIVERWALK TUCSON
BALANCE SHEET
03/31/2015**

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

ASSETS

OPERATING FUNDS		
ALLIANCE BANK - OPERATING CHECKING	\$ 27,865.51	

TOTAL OPERATING FUNDS		\$ 27,865.51
RESERVE FUNDS		
MMA ALLIANCE BANK	\$ 132,728.24	

TOTAL RESERVE FUNDS		\$ 132,728.24

TOTAL ASSETS		\$ 160,593.75
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 120,501.08	
CURRENT RESERVE ACTIVITY	12,227.16	

TOTAL RESERVE EQUITY		\$ 132,728.24
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 25,143.56	
CURRENT SURPLUS (DEFICIT)	14,949.11	
CURRENT YEAR RESERVE EQUITY	(12,227.16)	

TOTAL SURPLUS (DEFICIT)		\$ 27,865.51

TOTAL LIABILITIES & EQUITY		\$ 160,593.75
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764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
03/31/2015

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

***** CURRENT PERIOD ACTUAL	***** BUDGET	***** OVER (UNDER)	***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET		
I N C O M E								
\$ 13,726.25	\$ 12,250	\$ 1,476.25	4000	ASSESSMENT INCOME	\$ 38,669.88	\$ 36,750	\$ 1,919.88	\$ 147,000
3.05	3	0.05	4030	INTEREST INCOME	8.54	9	(0.46)	35
0.00	15	(15.00)	4070	LATE FEE INCOME	98.87	45	53.87	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
<u>(4,045.00)</u>	<u>(4,045)</u>	<u>0.00</u>	6010	GENERAL RESERVE TRANSFER	<u>(12,135.00)</u>	<u>(12,135)</u>	<u>0.00</u>	<u>(48,540)</u>
\$ 9,684.30	\$ 8,223	\$ 1,461.30		TOTAL INCOME	\$ 26,597.29	\$ 24,669	\$ 1,928.29	\$ 98,675
E X P E N S E S								
A D M I N I S T R A T I V E								
\$ 2,000.00	\$ 1,000	\$ 1,000.00	5000	MANAGEMENT FEE	\$ 3,000.00	\$ 3,000	\$ 0.00	\$ 12,000
1,060.00	300	760.00	5010	LEGAL EXPENSE	1,619.00	900	719.00	3,600
234.63	225	9.63	5017	PRINTING/POSTAGE	271.33	675	(403.67)	2,700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	250	(250.00)	250
0.00	75	(75.00)	5048	OFFICE EXPENSE	0.00	75	(75.00)	225
0.00	0	0.00	5070	PROPERTY TAXES	248.44	271	(22.56)	542
0.00	0	0.00	5075	PERMITS/LICENSE/TAXES	10.00	10	0.00	200
300.00	0	300.00	5080	CORPORATE TAXES	350.00	50	300.00	50
<u>383.00</u>	<u>383</u>	<u>0.00</u>	5090	INSURANCE	<u>766.00</u>	<u>1,149</u>	<u>(383.00)</u>	<u>4,596</u>
\$ 3,977.63	\$ 1,983	\$ 1,994.63		TOTAL ADMINISTRATIVE	\$ 6,264.77	\$ 6,380	\$ (115.23)	\$ 24,163
U T I L I T I E S								
\$ 715.42	\$ 500	\$ 215.42	5100	WATER/SEWER	\$ 1,514.99	\$ 1,500	\$ 14.99	\$ 6,000
783.82	675	108.82	5120	ELECTRIC	2,336.43	2,080	256.43	9,055
0.00	450	(450.00)	5125	GAS	896.13	1,350	(453.87)	4,400
732.99	0	732.99	5150	CABLE	732.99	0	732.99	0
<u>142.75</u>	<u>50</u>	<u>92.75</u>	5151	PHONE	<u>291.62</u>	<u>150</u>	<u>141.62</u>	<u>600</u>
\$ 2,374.98	\$ 1,675	\$ 699.98		TOTAL UTILITIES	\$ 5,772.16	\$ 5,080	\$ 692.16	\$ 20,055
L A N D S C A P I N G								
\$ 1,004.47	\$ 1,405	\$ (400.53)	5200	LANDSCAPE CONTRACT	\$ 3,013.41	\$ 3,415	\$ (401.59)	\$ 13,660
0.00	100	(100.00)	5220	IRRIGATION REPAIRS	494.50	300	194.50	1,200
<u>0.00</u>	<u>0</u>	<u>0.00</u>	5240	TREE TRIMMING/REMOVAL	<u>0.00</u>	<u>3,646</u>	<u>(3,646.00)</u>	<u>3,646</u>
\$ 1,004.47	\$ 1,505	\$ (500.53)		TOTAL LANDSCAPE	\$ 3,507.91	\$ 7,361	\$ (3,853.09)	\$ 18,506
P O O L / S P A / C L U B H O U S E								
\$ 260.00	\$ 260	\$ 0.00	5300	POOL MAINTENANCE	\$ 780.00	\$ 780	\$ 0.00	\$ 3,120
0.00	167	(167.00)	5310	POOL SUPPLIES/CHEMICALS	41.06	501	(459.94)	2,004
2,296.99	253	2,043.99	5315	POOL REPAIRS	3,479.98	759	2,720.98	3,036
<u>160.00</u>	<u>210</u>	<u>(50.00)</u>	5338	POOL/CLUBHOUSE MAINT	<u>520.00</u>	<u>550</u>	<u>(30.00)</u>	<u>2,160</u>
\$ 2,716.99	\$ 890	\$ 1,826.99		TOTAL POOLS	\$ 4,821.04	\$ 2,590	\$ 2,231.04	\$ 10,320
G A T E S								
\$ 0.00	\$ 0	\$ 0.00	5500	SECURITY GATE	\$ 984.99	\$ 740	\$ 244.99	\$ 2,960
0.00	138	(138.00)	5500F	FIRE ALARM MONITORING	0.00	414	(414.00)	1,650



764 RIVERWALK TUCSON
STATEMENT OF REVENUES & EXPENSES
03/31/2015

**C/O FIRSTSERVICE
 RESIDENTIAL
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 STE 300
 SCOTTSDALE AZ 85258**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
0.00	42	(42.00)	5512	GATE REPAIR/MATERIAL	218.34	126	92.34	500
\$ 0.00	\$ 180	\$ (180.00)		TOTAL GATES	\$ 1,203.33	\$ 1,280	\$ (76.67)	\$ 5,110
COMMON AREA								
\$ 0.00	\$ 0	\$ 0.00	5730	ROOF MAINTENANCE/REPAIRS	\$ 0.00	\$ 0	\$ 0.00	\$ 4,864
332.00	1,283	(951.00)	5770	GENERAL MAINTENANCE	2,261.13	3,849	(1,587.87)	15,397
0.00	0	0.00	5821	INSPECTIONS	0.00	0	0.00	500
0.00	0	0.00	5850	EXTERMINATING	45.00	0	45.00	0
\$ 332.00	\$ 1,283	\$ (951.00)		TOTAL COMMON AREA	\$ 2,306.13	\$ 3,849	\$ (1,542.87)	\$ 20,761
\$ 10,406.07	\$ 7,516	\$ 2,890.07		TOTAL OPERATING EXPENSES	\$ 23,875.34	\$ 26,540	\$ (2,664.66)	\$ 98,915
\$ (721.77)	\$ 707	\$ (1,428.77)		OPERATING FUND SURPLUS/(DEFICIT)	\$ 2,721.95	\$ (1,871)	\$ 4,592.95	\$ (240)
RESERVE FUND								
INCOME								
\$ 4,045.00	\$ 4,045	\$ 0.00	7010	TRANSFER TO RESERVES	\$ 12,135.00	\$ 12,135	\$ 0.00	\$ 48,540
33.87	20	13.87	7034	INTEREST RESERVE FUND	92.16	60	32.16	240
\$ 4,078.87	\$ 4,065	\$ 13.87		TOTAL RESERVE INCOME	\$ 12,227.16	\$ 12,195	\$ 32.16	\$ 48,780
EXPENDITURES								
\$ 0.00	\$ 0	\$ 0.00	8403	PAINTING	\$ 0.00	\$ 0	\$ 0.00	\$ 10,637
0.00	3,655	(3,655.00)	8512	POOL/SPA REPAIRS	0.00	3,655	(3,655.00)	6,996
0.00	0	0.00	8521F	FITNESS EQUIPMENT	0.00	3,699	(3,699.00)	3,699
0.00	0	0.00	8536	FOUNTAIN REPAIRS	0.00	0	0.00	1,718
0.00	0	0.00	8541	GRANITE REPLACEMENT	0.00	0	0.00	3,764
0.00	10,396	(10,396.00)	8575	IRRIGATION SYSTEMS	0.00	10,396	(10,396.00)	10,396
\$ 0.00	\$ 14,051	\$ (14,051.00)		TOTAL RESERVE EXPENDITURES	\$ 0.00	\$ 17,750	\$ (17,750.00)	\$ 37,210
\$ 4,078.87	\$ (9,986)	\$ 14,064.87		RESERVE FUND SURPLUS/(DEFICIT)	\$ 12,227.16	\$ (5,555)	\$ 17,782.16	\$ 11,570



764 RIVERWALK TUCSON
STATEMENT OF OPERATIONS
03/31/2015

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
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 14,902	\$ 10,041	\$ 13,726	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 38,670
INTEREST INCOME	3	3	3	0	0	0	0	0	0	0	0	0	9
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)	(4,045)	0	0	0	0	0	0	0	0	0	(12,135)
TOTAL INCOME	\$ 10,899	\$ 6,014	\$ 9,684	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 26,597
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 0	\$ 1,000	\$ 2,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,000
LEGAL EXPENSE	550	9	1,060	0	0	0	0	0	0	0	0	0	1,619
PRINTING/POSTAGE	0	37	235	0	0	0	0	0	0	0	0	0	271
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	300	0	0	0	0	0	0	0	0	0	350
INSURANCE	383	0	383	0	0	0	0	0	0	0	0	0	766
TOTAL ADMINISTRATIVE	\$ 933	\$ 1,354	\$ 3,978	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,265
UTILITIES													
WATER/SEWER	\$ 400	\$ 400	\$ 715	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,515
ELECTRIC	850	703	784	0	0	0	0	0	0	0	0	0	2,336
GAS	501	395	0	0	0	0	0	0	0	0	0	0	896
CABLE	0	0	733	0	0	0	0	0	0	0	0	0	733
PHONE	97	52	143	0	0	0	0	0	0	0	0	0	292
TOTAL UTILITIES	\$ 1,848	\$ 1,550	\$ 2,375	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,772
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 1,004	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,013
IRRIGATION REPAIRS	495	0	0	0	0	0	0	0	0	0	0	0	495
TOTAL LANDSCAPE	\$ 1,499	\$ 1,004	\$ 1,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,508
POOL/SPA/CLUBHOUSE													
POOL MAINTENANCE	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 780
POOL SUPPLIES/CHEMICALS	17	24	0	0	0	0	0	0	0	0	0	0	41
POOL REPAIRS	0	1,183	2,297	0	0	0	0	0	0	0	0	0	3,480
POOL/CLUBHOUSE MAINT	0	360	160	0	0	0	0	0	0	0	0	0	520
TOTAL POOLS	\$ 277	\$ 1,827	\$ 2,717	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,821
GATES													
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
TOTAL GATES	\$ 252	\$ 951	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,203
COMMON AREA													
GENERAL MAINTENANCE	\$ 0	\$ 1,929	\$ 332	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,261
EXTERMINATING	45	0	0	0	0	0	0	0	0	0	0	0	45
TOTAL COMMON AREA	\$ 45	\$ 1,929	\$ 332	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,306
TOTAL OPERATING EXPENSES	\$ 4,854	\$ 8,615	\$ 10,406	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,875
OPERATING FUND SURPLUS/(DEFICIT)	\$ 6,045	\$ (2,602)	\$ (722)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,722

RESERVE FUND

INCOME