

**Riverwalk at Edwards POA
Civic Assessments**

For the Period Ending November 30, 2009

Tax Period	Reporting/Pay Period	08-09 Actual	Received	Prior Year	Variance	08-09 Budget	Variance
November 2008	December 2008	12,316.96	01/18/09	<i>10,895.09</i>	<i>13.1%</i>	<i>15,981.77</i>	<i>-22.9%</i>
December 2008	January 2009	23,631.08	02/13/09	<i>26,115.40</i>	<i>-9.5%</i>	<i>25,114.21</i>	<i>-5.9%</i>
January 2009	February 2009	17,613.41	03/18/09	<i>14,355.81</i>	<i>22.7%</i>	<i>15,981.77</i>	<i>10.2%</i>
February 2009	March 2009	14,937.94	04/24/09	<i>15,237.93</i>	<i>-2.0%</i>	<i>15,981.77</i>	<i>-6.5%</i>
March 2009	April 2009	16,355.73	05/29/09	<i>37,623.84</i>	<i>-56.5%</i>	<i>25,114.21</i>	<i>-34.9%</i>
April 2009	May 2009	9,809.51	06/09/09	<i>11,234.14</i>	<i>-12.7%</i>	<i>15,981.77</i>	<i>-38.6%</i>
May 2009	June 2009	8,495.57	07/20/09	<i>11,195.48</i>	<i>-24.1%</i>	<i>15,981.77</i>	<i>-46.8%</i>
June 2009	July 2009	15,496.06	08/14/09	<i>16,653.99</i>	<i>-7.0%</i>	<i>25,114.21</i>	<i>-38.3%</i>
July 2009	August 2009	20,685.48	09/15/09	<i>22,934.47</i>	<i>-9.8%</i>	<i>15,981.77</i>	<i>29.4%</i>
August 2009	September 2009	17,963.88	10/26/09	<i>21,033.35</i>	<i>-14.6%</i>	<i>15,981.77</i>	<i>12.4%</i>
September 2009	October 2009	12,999.64	11/28/09	<i>19,744.95</i>	<i>-34.2%</i>	<i>25,114.21</i>	<i>-48.2%</i>
October 2009	November 2009	8,891.81	12/16/09	<i>13,094.56</i>	<i>-32.1%</i>	<i>15,981.77</i>	<i>-44.4%</i>
Total YTD		<u>179,197.07</u>		<u><i>220,119.01</i></u>	<i>-18.6%</i>	<u><i>228,311.00</i></u>	<i>-21.5%</i>

**Riverwalk at Edwards Property Owners Association
For the Twelve Months Ended 11/30/09**

Building	Filing	Unit	Assessment Period											
			November	December	Jan	Feb	March	April	May	June	July	August	September	October
1st & Main														
Bon Jour	Monthly	W102B	12/31/2008	4/30/2009	4/30/2009	4/30/2009	4/30/2009	7/2/2009			8/18/2009	8/18/2009		
Goldies and the Kids	Monthly	E103	12/24/2008	1/21/2009	2/23/2009	3/25/2009	4/22/2009	5/20/2009	6/10/2009	7/20/2009	8/27/2009	9/22/2009	10/19/2009	11/19/2009
Junipur	Monthly	E101	1/26/2009	1/26/2009	2/19/2009	3/23/2009	4/21/2009	6/8/2009	7/27/2009	7/27/2009	8/24/2009	9/22/2009	10/21/2009	12/7/2009
Main Street Grill	Monthly	W101	12/22/2008	2/2/2009	2/23/2009	3/17/2009	4/14/2009	5/19/2009	6/16/2009	9/3/2009	8/17/2009	9/21/2009	11/19/2009	11/19/2009
Salon Axis	Monthly	E104	12/31/2008	1/20/2009	2/23/2009	3/23/2009	5/14/2009	5/20/2009	6/22/2009	8/17/2009	8/24/2009	9/24/2009	11/23/2009	11/23/2009
Vail Anglers	Monthly	E102	12/19/2008	1/20/2009	2/19/2009	3/20/2009	4/21/2009	5/19/2009	6/22/2009	7/15/2009	8/18/2009	9/14/2009	10/20/2009	11/23/2009
Amber														
Nomadic Collections	Monthly	C101-102	12/17/2008	1/14/2009	2/17/2009	3/17/2009	4/14/2009	5/14/2009	6/16/2009	7/15/2009	9/16/2009	9/16/2009	10/15/2009	11/16/2009
Slifer Designs	Monthly	C100	12/23/2008	1/21/2009	2/23/2009	3/20/2009	4/21/2009	5/21/2009	6/23/2009	7/21/2009	8/17/2009	9/21/2009	10/26/2009	11/20/2009
Starbucks	Monthly	C105	12/15/2008	1/20/2009	2/17/2009	3/17/2009	4/20/2009	5/18/2009	6/16/2009	7/16/2009	8/17/2009	9/13/2009	10/19/2009	11/16/2009
Bank Building														
Alpine Lock & Safe	Monthly	C100	12/22/2008	1/28/2009	2/18/2009	3/18/2009	4/20/2009	5/19/2009	8/17/2009	7/20/2009	8/17/2009	9/21/2009	10/19/2009	11/23/2009
Crystal														
Eastern Elements (Strange Imports)	Monthly		12/23/2008	1/21/2009	2/19/2009	3/18/2009	4/20/2009	5/21/2009	6/8/2009	7/20/2009	8/17/2009	9/16/2009	10/20/2009	11/23/2009
Kind Bikes & Skis	Monthly	C101-102	12/9/2008	1/9/2009	2/10/2009	3/12/2009	4/14/2009	5/13/2009	6/16/2009	7/9/2009	8/17/2009	9/14/2009	10/8/2009	11/16/2009
Kitchen Collage	Monthly	C103-105	12/24/2008	1/22/2009	2/23/2009	3/23/2009	4/20/2009	5/26/2009	6/25/2009	7/22/2009	8/20/2009	9/28/2009	10/26/2009	11/30/2009
Strands (quarterly)	Quarterly	C107	<i>Quarterly</i>	1/14/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/21/2009	<i>Quarterly</i>
Vail Nails (quarterly)	Quarterly	C107	<i>Quarterly</i>	1/15/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/20/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/19/2009	<i>Quarterly</i>
Diamond														
A Wellness Center	Monthly	C107E	12/11/2008	1/12/2009	2/19/2009	3/3/2009	4/7/2009	5/11/2009	6/1/2009	7/20/2009	8/17/2009	9/1/2009	10/5/2009	11/4/2009
Dogma Athletics (Firm Ind)	Monthly		12/22/2008	1/22/2009	2/23/2009	3/23/2009	4/21/2009	5/21/2009	6/22/2009	7/20/2009	8/24/2009	9/22/2009	10/26/2009	11/23/2009
Hughes Jewelry	Monthly	C103E	12/23/2008	1/21/2009	2/23/2009	3/23/2009	4/21/2009	5/21/2009	6/23/2009	7/21/2009	8/31/2009	9/23/2009	10/21/2009	11/23/2009
In Your Face	Quarterly		<i>Quarterly</i>	1/22/2009	<i>Quarterly</i>	<i>Quarterly</i>	5/5/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/20/2009	<i>Quarterly</i>	<i>Quarterly</i>	11/23/2009	<i>Quarterly</i>
Makaya Massage & Body	Quarterly		<i>Quarterly</i>	1/20/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/22/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/20/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/21/2009	<i>Quarterly</i>
Morningstar Interiors	Monthly	C101	12/17/2008	1/21/2009	2/26/2009	3/25/2009	7/7/2009	5/19/2009	6/22/2009	7/22/2009	8/17/2009	9/22/2009	10/26/2009	11/20/2009
Philinda Gallery	Monthly	C102	12/19/2008	1/21/2009	2/23/2009	3/20/2009	4/22/2009	5/27/2009	6/22/2009	7/20/2009	8/26/2009	9/22/2009	10/19/2009	11/20/2009
Ptarmigan Sports	Monthly	C104/5/6	12/16/2008	1/12/2009	2/23/2009	3/17/2009	4/20/2009	5/18/2009	6/16/2009	7/20/2009	8/17/2009	9/13/2009	10/26/2009	11/20/2009
Emerald														
Blitz	Monthly	C106	12/23/2008	1/21/2009	2/23/2009	3/25/2009	4/21/2009	5/21/2009	6/23/2009	7/21/2009	8/24/2009	9/22/2009	10/21/2009	11/23/2009
Fiesta Jalisco	Monthly	C101	12/23/2008	1/21/2009		3/25/2009	4/21/2009	8/17/2009	8/17/2009		9/14/2009			11/23/2009
Natural Essentials	Monthly	C102	12/3/2008	1/7/2009	2/9/2009	3/4/2009	4/18/2009	5/19/2009	6/3/2009	10/8/2009	8/17/2009	9/21/2009	10/8/2009	11/20/2009
Petals of Provence	Monthly	C107	12/16/2008	1/13/2009	2/20/2009	3/10/2009	4/21/2009	5/20/2009	6/22/2009	7/21/2009	8/24/2009	9/22/2009	10/21/2009	11/18/2009
Vail Boot & Shoe	Monthly	C108	1/15/2009	1/21/2009	2/23/2009	3/23/2009	4/21/2009	6/23/2009	6/23/2009	7/22/2009	8/17/2009	9/22/2009	10/21/2009	11/23/2009
Garnet														
Alpine Artisans	Quarterly		<i>Quarterly</i>	1/22/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/30/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/23/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/21/2009	<i>Quarterly</i>
Bliss	Monthly	C109	1/8/2009	1/21/2009	3/9/2009	3/27/2009	4/30/2009	5/21/2009	6/25/2009	7/28/2009	10/26/2009	9/22/2009	11/4/2009	11/4/2009
Brush Creek Dry Goods	Monthly	C102/3/8	1/12/2009	1/21/2009	2/17/2009	3/18/2009	4/20/2009	5/19/2009	6/10/2009	7/21/2009	8/17/2009	9/21/2009	10/19/2009	11/19/2009

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Building	Filing	Unit	Assessment Period											
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Kids Cottage	Monthly	C110	12/24/2008	1/21/2009	2/23/2009	3/23/2009	4/22/2009	5/21/2009	6/23/2009	7/22/2009	8/24/2009	9/23/2009	10/21/2009	11/23/2009
Lacy's	Monthly	C107	12/22/2008	1/21/2009	2/18/2009	3/18/2009	4/21/2009	5/21/2009	6/22/2009	7/20/2009	8/19/2009	9/16/2009	10/26/2009	11/30/2009
McCoy Design Firm	Monthly	C-106									8/18/2009	10/7/2009	11/5/2009	
Pure Life Skin Care	Quarterly	C101	<i>Quarterly</i>	1/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/22/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/21/2009	<i>Quarterly</i>
Schaefer / Miles Fine Art	Monthly	C-106	12/15/2008	1/20/2009	2/17/2009	3/23/2009	4/20/2009	5/26/2009	6/22/2009	7/27/2009	8/24/2009	9/24/2009	10/26/2009	11/19/2009
Opal														
Baggage Cheque	Monthly	C106W	12/19/2008	1/21/2009	2/23/2009	3/20/2009	4/20/2009	5/19/2009	6/22/2009	7/20/2009	8/20/2009	9/21/2009	10/20/2009	11/20/2009
PE 101	Monthly	C107	12/19/2008	1/21/2009	2/23/2009	3/20/2009	4/20/2009	5/19/2009	6/22/2009	7/20/2009	8/20/2009	9/21/2009	10/20/2009	11/20/2009
Silver Buckle	Monthly	C106	12/10/2008	3/17/2009	2/23/2009	3/17/2009	4/7/2009	5/15/2009	6/16/2009	7/21/2009	8/17/2009	9/22/2009	10/21/2009	11/20/2009
Quartz														
Asian Village Antiques	Monthly	C101	12/22/2008	1/20/2009	2/23/2009	3/23/2009	4/20/2009	5/21/2009	6/22/2009	7/21/2009	8/18/2009	9/21/2009	10/19/2009	11/23/2009
Local Joe's	Monthly	C103										12/14/2009	12/14/2009	12/14/2009
Portofino Jewelry & Beads	Monthly	C107	12/23/2008	1/28/2009	2/23/2009	4/7/2009	4/21/2009	5/26/2009	10/21/2009	7/21/2009	8/24/2009		11/4/2009	12/1/2009
Riverwalk Natural Health Clinic	Monthly	C105	12/11/2008	1/12/2009	2/9/2009	3/17/2009	4/10/2009	5/20/2009	6/10/2009	7/20/2009	8/17/2009	9/14/2009	10/12/2009	11/10/2009
River Centre														
American Bistro			12/16/2008	1/14/2009	2/23/2009	3/23/2009	4/20/2009	5/18/2009	6/16/2009	7/15/2009	8/17/2009	9/17/2009	10/15/2009	11/18/2009
Inn at Riverwalk	Monthly		12/8/2008	1/9/2009	2/9/2009	3/9/2009	4/13/2009	5/11/2009	6/16/2009	7/13/2009	8/17/2009	9/13/2009	10/15/2009	11/16/2009
Nastrovia DBA Woody	Monthly	C106	12/22/2008	1/21/2009	2/19/2009	3/20/2009	4/20/2009	5/26/2009	6/22/2009	7/22/2009	8/18/2009	9/22/2009	10/19/2009	11/19/2009
Ruby														
American Furniture			12/23/2008	1/20/2009	2/23/2009	3/23/2009	4/20/2009	5/20/2009	6/22/2009	7/21/2009	8/24/2009	9/21/2009	10/21/2009	11/20/2009
Bookworm	Monthly		12/15/2008	1/9/2009	2/9/2009	3/12/2009	4/10/2009	5/19/2009	6/16/2009	7/13/2009	8/17/2009	9/17/2009	10/19/2009	11/18/2009
E-Town	Monthly		2/9/2009	1/14/2009	2/19/2009	4/10/2009	4/20/2009	5/20/2009	6/25/2009	7/21/2009	8/17/2009	9/24/2009	10/21/2009	11/23/2009
Theatre														
Theatre	Monthly	1	12/8/2008	1/6/2009	2/10/2009	3/9/2009	4/10/2009	5/11/2009	6/10/2009	7/15/2009	8/17/2009	9/15/2009	10/19/2009	11/10/2009
Riverwalk Cuts & Tans	Quarterly	2B	<i>Quarterly</i>	1/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/20/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/22/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/21/2009	<i>Quarterly</i>
Topaz														
CosBar	Monthly	C103A	12/24/2008	1/21/2009	2/23/2009	3/20/2009	4/21/2009	5/21/2009	6/23/2009	7/21/2009	8/20/2009	9/16/2009	10/21/2009	11/20/2009
Fox Hot Tubs	Monthly	C102A	12/16/2008	1/21/2009	2/17/2009	3/17/2009	4/22/2009	5/18/2009	6/16/2009	7/21/2009	8/18/2009	9/13/2009	10/19/2009	11/16/2009
Village Market														
Alpine Ambiance	Monthly	C2	1/5/2009	1/27/2009	3/19/2009	4/1/2009	6/30/2009	7/23/2009	7/23/2009	7/23/2009	9/3/2009	9/22/2009		
Edwards Chiropractic	Quarterly	C6	<i>Quarterly</i>	1/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	4/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	7/21/2009	<i>Quarterly</i>	<i>Quarterly</i>	10/20/2009	<i>Quarterly</i>
Riverwalk Wine and Spirits	Monthly	C1A	12/18/2008	1/20/2009	2/23/2009	3/18/2009	4/21/2009	5/19/2009	6/22/2009	7/20/2009	8/20/2009	9/21/2009	10/20/2009	11/23/2009
French Press	Monthly	C1B	12/23/2008	2/23/2009	2/23/2009	3/23/2009	5/5/2009	5/21/2009	7/9/2009	7/27/2009	8/24/2009	9/22/2009	11/9/2009	11/23/2009
Sagebrush	Monthly	C3	12/23/2008	1/26/2009	2/23/2009	3/23/2009	4/21/2009	5/21/2009	6/25/2009	7/21/2009	8/24/2009	9/22/2009	10/21/2009	11/23/2009
Village Market	Monthly	Market	12/24/2008	1/26/2009	2/23/2009	3/23/2009	4/21/2009	5/27/2009	7/2/2009	7/2/2009	8/17/2009	9/16/2009	10/21/2009	