

RIVERWALK TUCSON HOMEOWNERS ASSOCIATION

2021 APPROVED BUDGET NO INCREASE IN MONTHLY ASSESSMENTS

SINGLE FAMILY HOME \$142.77 mo. // TOWNHOMES \$177.39 mo.

Income		Total
4000 Assessment Income	\$	131,393.04
4030 Interest Income	\$	240.00
4070 Late Fee Income	\$	720.00
4300 Violation Fines	\$	420.00
6020 Returned Check Charges	\$	-
Total Income	\$	193,373.04
Expense		
Single Family Home Services & Repairs		
5822 Single Family Home Landscape Maintenance	\$	6,372.00
Total Single Family Home Services & Rep.	\$	6,180.00
Townhome Services & Repairs		
5753 Townhome stucco repairs	\$	12,900.00
5821 Townhome roof inspections	\$	12,000.00
Total Townhome Services & Repairs	\$	24,900.00
Administrative		
5000 Management Fee	\$	16,339.92
5007 Document Storage Fee	\$	108.00
5010 Legal Expense	\$	600.00
5017 Printing/Postage	\$	2,700.00
5030 Audit/Tax Preparation	\$	575.00
5037 Bank Charges & CC Fees	\$	60.00
5048 Office Expense	\$	420.00
5070 Property Taxes	\$	55.00
5075 Permits/Licenses/Taxes	\$	280.00
5080 Corporate Taxes	\$	50.00
5090 Insurance	\$	5,400.00
5095 Reserve Study	\$	1,500.00
Total Administration	\$	28,087.92
Utilities		
5100 Water/Sewer	\$	10,600.00
5120 Electric	\$	7,210.00
5125 Gas	\$	2,125.00
5151 Phone	\$	745.68
Total Utilities	\$	20,680.68

Landscaping		
5200 Landscape Contract	\$	18,180.00
5220 Irrigation Repairs	\$	1,800.00
5240 Tree Trimming/Removal	\$	6,500.00
5260 Landscape Projects	\$	8,000.00
Total Landscaping	\$	34,480.00
Pool/Spa/Clubhouse/Gatehouse		
5300 Pool Maintenance	\$	3,336.00
5310 Pool Supplies/Chemicals	\$	1,600.00
5315 Pool Repairs	\$	300.00
5320 Internet Clubhouse	\$	1,199.88
5330 Clubhouse Cleaning/Supplies	\$	2,700.00
5335 Fitness Equipment Repair/Maintenance	\$	258.00
5338 Pool Deck Power Wash/Maintenance	\$	750.00
5340 Clubhouse Maintenance	\$	350.00
Total Pool/Spa/Clubhouse	\$	11,093.88
Gates		
5512 Gate Repair/Material	\$	1,200.00
6500 Gate Maintenance Contract	\$	1,661.28
6520 Fire Alarm Monitoring	\$	1,060.00
Total Gates	\$	3,921.28
Common Area/Repair & Maintenance		
5770 General Maintenance	\$	1,830.00
5850 Exterminating	\$	6,720.00
5954 Drainage Improvements	\$	-
6610 Fountain Maintenance	\$	2,240.00
6620 Backflow testing/Repair	\$	275.00
6630 Dog Waste Bags	\$	125.00
Total Common Area/Repair & Maintenance	\$	11,190.00
Total Operating Expenses	\$	140,533.76
Total Profit / (Loss)	\$	52,839.28
Reserve Fund Contribution	\$	52,839.28

For assessment, billing, and payment questions or options; contact:

Erin R. Kousen

HBS Management Solutions

6258 E. Grant Road

Tucson, AZ 85712

(520) 867-6034 Fax: (520) 867-6097