

Riverwalk Tucson Homeowners Association

2022 Approved Budget

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	TOTAL
Income													
4000 · 58 TH Assessment Income	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	10,288.62	123,463.44
4000 · 40 SFR Assessment Income	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	5,190.80	62,289.60
4030 · Interest Income	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
4070 · Late Fee & Collection Mailings	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
4900 · Violation Fines	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4992 · Common Area Keys/Remotes	60.00	160.00	0.00	320.00	0.00	50.00	0.00	0.00	0.00	50.00	0.00	50.00	690.00
Total Income	15,694.42	15,794.42	15,634.42	15,954.42	15,634.42	15,684.42	15,634.42	15,634.42	15,634.42	15,684.42	15,634.42	15,684.42	188,303.04
	15,694.42	15,794.42	15,634.42	15,954.42	15,634.42	15,684.42	15,634.42	15,634.42	15,634.42	15,684.42	15,634.42	15,684.42	188,303.04
Expenses													
Townhome Services & Repairs													
5753 · Townhome Stucco Repairs	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
5821 · Townhome Roof Inspections	0.00	0.00	6,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,250.00
Total Townhome Services & Repairs	850.00	850.00	7,100.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	16,450.00
Administrative													
5007 · Document Storage Fee	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	108.00
5000 · Management Fee	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	1,497.00	17,964.00
5010 · Legal Expense	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5017 · Printing/Postage	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5030 · Audit/Tax Preparation	0.00	0.00	265.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	615.00
5070 · Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.00	0.00	0.00	51.00
5075 · Permits/License/Taxes	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
5080 · Corporate Taxes	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5090 · Insurance	325.00	325.00	341.25	341.25	341.25	341.25	341.25	341.25	341.25	341.25	341.25	341.25	4,062.50
Total Administrative	2,006.00	2,006.00	2,287.25	2,432.25	2,022.25	2,022.25	2,022.25	2,022.25	2,022.25	2,073.25	2,022.25	2,022.25	24,960.50
Utilities													
5100 · Water/Sewer	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	12,408.00
5120 · Electric	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	7,140.00
5125 · Gas	325.00	325.00	325.00	325.00	325.00	55.00	55.00	55.00	55.00	55.00	325.00	325.00	2,550.00
Total Utilities	1,954.00	1,954.00	1,954.00	1,954.00	1,954.00	1,684.00	1,684.00	1,684.00	1,684.00	1,684.00	1,954.00	1,954.00	22,098.00
Landscaping													
5200 · Landscape Contract	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	25,140.00
5220 · Irrigation Repairs & Backflow	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	1,200.00
Annual Drainage Cleaning	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Landscape Storm Damages	0.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	4,000.00
Total Landscaping	2,095.00	2,295.00	3,095.00	5,795.00	3,095.00	2,295.00	3,095.00	3,295.00	2,095.00	2,295.00	2,095.00	2,295.00	33,840.00

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	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	TOTAL
Pool/Spa/Clubhouse													
5335 - Fitness Equipment Repair/Maint.	0.00	0.00	129.00	0.00	0.00	0.00	0.00	129.00	0.00	0.00	0.00	0.00	258.00
5330 - Clubhouse Cleaning/Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5320 - Internet Clubhouse	253.34	253.34	253.34	253.34	253.34	253.34	253.34	253.34	253.34	253.34	253.34	253.34	3,040.08
5300 - Pool Maintenance	338.00	338.00	338.00	338.00	338.00	338.00	338.00	338.00	338.00	338.00	338.00	338.00	4,056.00
5310 - Pool Supplies/Chemicals	101.00	101.00	101.00	101.00	101.00	150.00	150.00	150.00	125.00	101.00	101.00	101.00	1,383.00
5315 - Pool Repairs	0.00	150.00	0.00	150.00	150.00	0.00	150.00	150.00	0.00	150.00	0.00	0.00	900.00
5338 - Pool Deck Power Wash/Maintenance	0.00	0.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	625.00	1,250.00
Total Pool/Spa/Clubhouse	892.34	1,042.34	1,021.34	1,667.34	1,042.34	941.34	1,091.34	1,220.34	916.34	1,042.34	892.34	1,517.34	13,287.08
Gates													
6500 - Gate Maintenance Contract	202.00	0.00	202.00	0.00	202.00	0.00	202.00	0.00	202.00	0.00	202.00	0.00	1,212.00
6520 - Fire Alarm Monitoring	327.00	0.00	0.00	327.00	0.00	0.00	327.00	0.00	0.00	327.00	0.00	0.00	1,308.00
5512 - Gate Repair/Material	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	1,200.00
Total Gates	529.00	0.00	502.00	327.00	202.00	300.00	529.00	0.00	502.00	327.00	202.00	300.00	3,720.00
Common Area/Repair & Maint.													
6610 - Fountain Maintenance	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5770 - General Maintenance	0.00	0.00	125.00	0.00	0.00	125.00	0.00	0.00	125.00	0.00	0.00	125.00	500.00
5850 - Exterminating	120.00	0.00	620.00	250.00	120.00	500.00	120.00	0.00	620.00	400.00	120.00	500.00	3,370.00
Total Common Area/Repair & Maint.	240.00	120.00	865.00	370.00	240.00	745.00	240.00	120.00	865.00	520.00	240.00	745.00	5,310.00
Total Expenses	8,566.34	8,267.34	16,824.59	13,395.59	9,405.59	8,837.59	9,511.59	9,191.59	8,934.59	8,791.59	8,255.59	9,683.59	119,665.58
Total Incomes	15,694.42	15,794.42	15,634.42	15,954.42	15,634.42	15,684.42	15,634.42	15,634.42	15,634.42	15,684.42	15,634.42	15,684.42	188,303.04
Net Income	7,128.08	7,527.08	-1,190.17	2,558.83	6,228.83	6,846.83	6,122.83	6,442.83	6,699.83	6,892.83	7,378.83	6,000.83	68,637.46
7010 - Transfer to Reserves													
7010 - Transfer to Reserves	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	3,278.00	39,336.00
8517 - Gate Repairs	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00	3,000.00
8570 - Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9828 - Concrete Expenses	0.00	450.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
9856 - Fitness Equipment & Room	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
9884 - Irrigation Replacements & Repairs	0.00	0.00	0.00	5,250.00	0.00	0.00	6,201.00	0.00	2,950.00	0.00	0.00	0.00	14,401.00
9900 - Contingency Reserve Repairs	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
9910 - Monument Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9924 - Pool or Spa Repairs	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
9936 - Roof Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9952 - Street Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3,778.00	4,228.00	4,778.00	12,528.00	5,278.00	5,228.00	9,979.00	3,778.00	7,728.00	3,778.00	3,778.00	3,778.00	68,637.00
Total	3,778.00	4,228.00	4,778.00	12,528.00	5,278.00	5,228.00	9,979.00	3,778.00	7,728.00	3,778.00	3,778.00	3,778.00	68,637.00