

Riverwalk Tucson Homeowners Association 2023 Budget

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	2023 TOTAL
Income													
4000 · 58 TH Assessment Income	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	11,317.54	135,810.48
4000 · 40 SFR Assessment Income	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	5,882.00	70,584.00
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	17,414.54	17,514.54	17,354.54	17,674.54	17,354.54	17,404.54	17,354.54	17,354.54	17,354.54	17,404.54	17,354.54	17,404.54	208,944.48
Expenses													
Townhome Services & Repairs													
5753 · Townhome Stucco Repairs	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5821 · Townhome Roof Inspections	0.00	0.00		0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Total Townhome Services & Repairs	400.00	400.00	400.00	400.00	3,900.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	8,300.00
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	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	19,800.00
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	150.00	150.00	150.00	150.00	150.00	150.00	150.00	615.00	150.00	150.00	400.00	150.00	2,515.00
5030 · Audit/Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	350.00
5070 · Property Taxes	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
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	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5090 · Insurance	315.00	305.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	3,890.00
Total Administrative	2,174.00	2,164.00	2,286.00	2,196.00	2,186.00	2,186.00	2,536.00	2,651.00	2,186.00	2,186.00	2,436.00	2,186.00	27,373.00
Utilities													
5100 · Water/Sewer	580.00	480.00	500.00	660.00	650.00	675.00	1,000.00	670.00	550.00	550.00	650.00	580.00	7,545.00
5120 · Electric	560.00	555.00	540.00	520.00	555.00	675.00	600.00	640.00	640.00	640.00	640.00	640.00	7,205.00
5125 · Gas	405.00	385.00	380.00	340.00	285.00	220.00	185.00	170.00	145.00	230.00	380.00	380.00	3,505.00
Total Utilities	1,545.00	1,420.00	1,420.00	1,520.00	1,490.00	1,570.00	1,785.00	1,480.00	1,335.00	1,420.00	1,670.00	1,600.00	18,255.00
Landscaping													
5200 · Landscape Contract	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	28,200.00
Installation of New Landscaping	0.00	0.00	2,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
5220 · Irrigation Repairs & Backflow	604.00	604.00	604.00	604.00	604.00	604.00	604.00	604.00	604.00	604.00	604.00	604.00	7,248.00
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	500.00	0.00	500.00	0.00	500.00	500.00	0.00	0.00	0.00	0.00	2,000.00
Total Landscaping	2,954.00	2,954.00	5,954.00	7,954.00	3,454.00	2,954.00	3,454.00	3,454.00	2,954.00	2,954.00	2,954.00	2,954.00	44,948.00

Riverwalk Tucson Homeowners Association 2023 Budget

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	2023 TOTAL
Pool/Spa/Clubhouse													
5335 · Fitness Equipment Repair/Maint.	0.00	0.00	159.00	0.00	0.00	300.00	0.00	159.00	0.00	0.00	159.00	0.00	777.00
5330 · Clubhouse Cleaning/Supplies	200.00	200.00	300.00	200.00	200.00	200.00	200.00	300.00	200.00	200.00	300.00	200.00	2,700.00
5320 · Internet Clubhouse	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	405.00	405.00	405.00	405.00	4,740.00
5300 · Pool Maintenance	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	7,560.00
5310 · Pool Supplies/Chemicals	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5315 · Pool Repairs	0.00	150.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	600.00
5338 pool deck power wash													
Total Pool/Spa/Clubhouse	1,370.00	1,520.00	1,629.00	1,520.00	1,370.00	1,670.00	1,520.00	1,629.00	1,385.00	1,535.00	1,644.00	1,385.00	18,177.00
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	252.00	0.00	0.00	252.00	0.00	0.00	252.00	0.00	0.00	252.00	0.00	0.00	1,008.00
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	454.00	0.00	502.00	252.00	202.00	300.00	454.00	0.00	502.00	252.00	202.00	300.00	3,420.00
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	312.00	900.00	0.00	850.00	1,000.00	950.00	450.00	800.00	800.00	0.00	800.00	800.00	7,662.00
5850 · Exterminating	130.00	0.00	150.00	0.00	131.00	131.00	131.00	131.00	131.00	0.00	150.00	0.00	1,085.00
Total Common Area/Repair & Maint.	562.00	1,020.00	270.00	970.00	1,251.00	1,201.00	701.00	1,051.00	1,051.00	120.00	1,070.00	920.00	10,187.00
Total Expenses	9,459.00	9,478.00	12,461.00	14,812.00	13,853.00	10,281.00	10,850.00	10,665.00	9,813.00	8,867.00	10,376.00	9,745.00	130,660.00
Total Incomes	17,414.54	17,514.54	17,354.54	17,674.54	17,354.54	17,404.54	17,354.54	17,354.54	17,354.54	17,404.54	17,354.54	17,404.54	208,944.48
Net Income	7,955.54	8,036.54	4,893.54	2,862.54	3,501.54	7,123.54	6,504.54	6,689.54	7,541.54	8,537.54	6,978.54	7,659.54	78,284.48
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
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		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
	3,278.00	3,278.00	4,278.00	12,028.00	4,778.00	4,728.00	9,479.00	3,278.00	7,228.00	3,278.00	3,278.00	3,278.00	62,637.00
	3,278.00	3,278.00	4,278.00	12,028.00	4,778.00	4,728.00	9,479.00	3,278.00	7,228.00	3,278.00	3,278.00	3,278.00	62,637.00