



RIVERSTONE

Riverstone HOA 2024 Operating Budget	Rate	Cost Per Unit
	\$ 1,268.00	
<i>Description</i>	2024 Budget	6523 Units
<u>INCOME</u>		
Assessment Income	\$ 8,310,741	
Other Income	\$ 783,685	
TOTAL INCOME	\$ 9,094,427	
<u>EXPENSES</u>		
<u>COMMON AREAS</u>		
General Property Maintenance	\$ 614,413	\$ 94
Landscaping	\$ 2,818,899	\$ 432
Lakes/Waterways	\$ 351,920	\$ 54
Pools & Buildings	\$ 622,747	\$ 95
Parks & Other	\$ 62,100	\$ 10
Utilities	\$ 1,562,638	\$ 240
TOTAL COMMON AREAS	\$ 6,032,716	\$ 925
<u>RECREATION AND FUN</u>		
<u>Programs</u>		
Program Income	\$ (39,000)	\$ (6)
Program Expense	\$ 14,020	\$ 2
Net Programs	\$ (24,980)	\$ (4)
Community Events/Functions	\$ -	\$ -
General Recreation	\$ 501,663	\$ 77
TOTAL RECREATION & FUN	\$ 476,683	\$ 77
<u>COMPLIANCE</u>		
TOTAL COMPLIANCE	\$ 434,368	\$ 67
<u>GENERAL & ADMINISTRATIVE</u>		
Administrative Expenses	\$ 871,649	\$ 134
Professional Services	\$ 119,369	\$ 18
Member Communications	\$ 56,535	\$ 9
Insurance & Taxes	\$ 282,123	\$ 43
Bad Debt & Other Expenses	\$ 26,808	\$ 4
TOTAL GENERAL & ADMINISTRATIVE	\$ 1,356,483	\$ 208
TOTAL EXPENSES	\$ 8,300,250	\$ 1,272
<u>Reserve & Capital Contributions</u>		
Reserve Fund Contribution from Assmnt	\$ 755,176	\$ 116
Capital Fund Contribution from Assmnt	\$ 39,000	\$ 6
Total RESERVES & CAPITAL	\$ 794,176	\$ 122
TOTAL EXPENSES	\$ 9,094,426	\$ 1,394
NET OPERATING INCOME	\$ 0	