



RIVERSTONE

Riverstone HOA 2018 Operating Budget	Rate	Cost Per Unit
<i>Description</i>	2018 Budget	5540 Units
INCOME		
Assessment Income	\$ 5,860,684	\$ 1,058
Other Income	\$ 567,503	\$ 102
TOTAL INCOME	\$ 6,428,187	\$ 1,160
EXPENSES		
COMMON AREAS		
General Property Maintenance	\$ 373,342	\$ 67
Landscaping	\$ 2,682,506	\$ 484
Lakes/Waterways	\$ 465,266	\$ 84
Pools & Buildings	\$ 395,039	\$ 71
Parks & Other	\$ 24,994	\$ 5
Utilities	\$ 1,138,429	\$ 205
TOTAL COMMON AREAS	\$ 5,079,576	\$ 917
RECREATION AND FUN Programs		
Program Income	\$ (6,000)	\$ (1)
Program Expense	\$ -	\$ -
Net Programs	\$ (6,000)	\$ (1)
Community Events/Functions	\$ -	\$ -
General Recreation	\$ 214,402	\$ 39
TOTAL RECREATION & FUN	\$ 208,402	\$ 38
COMMUNITY STANDARDS	\$ 190,265	\$ 34
GENERAL & ADMINISTRATIVE		
Administrative Expenses	\$ 473,276	\$ 85
Professional Services	\$ 150,763	\$ 27
Member Communications	\$ 24,123	\$ 4
Insurance & Taxes	\$ 82,800	\$ 15
Bad Debt	\$ 20,000	\$ 4
TOTAL GENERAL & ADMINISTRATIVE	\$ 750,961	\$ 136
TOTAL EXPENSES	\$ 6,229,205	\$ 1,124
Reserve & Capital Contributions		
Reserve Fund Contribution from Assmnt	\$ 34,482	\$ 6
Capital Fund Contribution from Assmnt	\$ 164,500	\$ 30
Total RESERVES & CAPITAL	\$ 198,982	\$ 36
TOTAL EXPENSES	\$ 6,428,187	\$ 1,160
NET OPERATING INCOME	\$ 0	\$ 0