



# RIVERSTONE

## MAY 2018 UNAUDITED INCOME STATEMENT

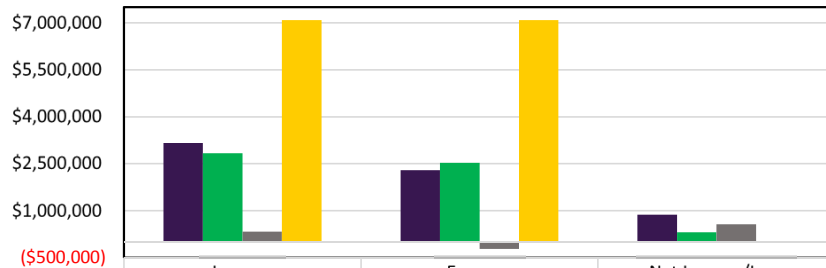
Income	YTD	YTD	Variance
	Actual	Budget	
Assessment Income	\$ 2,783,713	\$ 2,452,812	\$ 330,901
Other Income	\$ 374,991	\$ 373,740	\$ 1,251
<b>Total Income</b>	<b>\$ 3,158,704</b>	<b>\$ 2,826,552</b>	<b>\$ 332,152</b>
<b>Expenses</b>			
General Property Maintenance	\$ 92,788	\$ 126,688	\$ 33,901
Lakes/Waterways	\$ 153,086	\$ 193,360	\$ 40,274
Landscaping	\$ 1,121,875	\$ 1,249,661	\$ 127,786
Parks & Other	\$ 1,616	\$ 15,295	\$ 13,679
Pools & Building	\$ 137,656	\$ 101,802	\$ (35,854)
Utilities	\$ 455,273	\$ 469,176	\$ 13,903
Recreation & Fun	\$ (17,462)	\$ 2,595	\$ 20,057
Foundation Community Events	\$ (165,779)	\$ (175,569)	\$ (9,790)
Member Communications	\$ (45,867)	\$ (23,235)	\$ 22,632
Compliance	\$ 50,863	\$ 70,380	\$ 19,516
General & Administrative	\$ 152,101	\$ 171,417	\$ 19,316
Professional Services	\$ 55,753	\$ 72,391	\$ 16,638
Bad Debt	\$ -	\$ 8,333	\$ 8,333
Insurance & Taxes	\$ 123,505	\$ 38,875	\$ (84,630)
RSHOA	\$ 178,771	\$ 198,982	\$ 20,211
<b>Total Expenses</b>	<b>\$ 2,294,179</b>	<b>\$ 2,520,151</b>	<b>\$ 225,972</b>
<b>Operating Income/Loss</b>	<b>\$ 864,525</b>	<b>\$ 306,401</b>	<b>\$ 558,124</b>
<b>Reserve Funds</b>			
Reserve Income	\$ 1,049,374	\$ 534,265	\$ (515,110)
Reserve Expenses	\$ 1,157,045	\$ 1,790,267	\$ 633,222
<b>Reserve - Income (Loss)</b>	<b>\$ (107,671)</b>	<b>\$ (1,256,003)</b>	<b>\$ (1,148,332)</b>

## MAY 31, 2018 UNAUDITED BALANCE SHEET

<b>Assets</b>	<b>\$ 9,072,779</b>
Current Liabilities	\$ 3,707,789
Accounts Payable	\$ (9,363)
Reserves	\$ 4,181,350
Unearned Income	\$ 11,756
Retained Earnings	\$ 424,392
Income/Loss - Operating	\$ 864,525
Income/Loss - Reserves	\$ (107,671)
<b>Total Liabilities &amp; Equity</b>	<b>\$ 9,072,779</b>

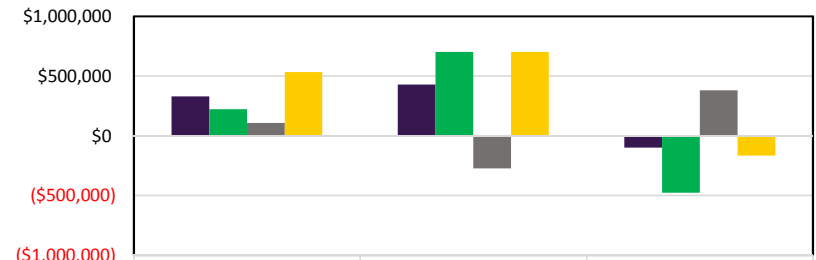
**Riverstone Homeowners Association, Inc**  
**Financial Recap**  
**May 2018**

**OPERATING - YTD NET INCOME/(LOSS)**



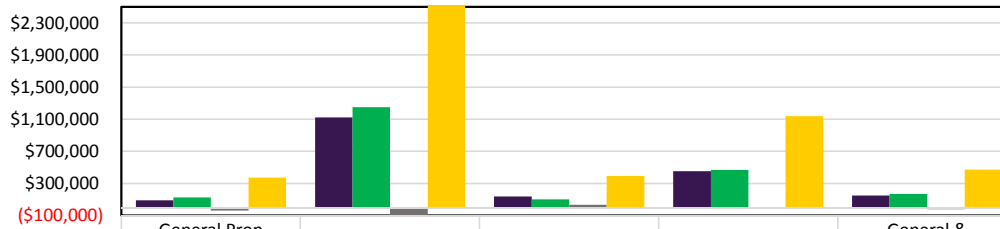
	Income	Expense	Net Income/Loss
Actual	\$3,158,704	\$2,294,179	\$864,525
Budget	\$2,826,552	\$2,520,151	\$306,401
Variance	\$332,152	(\$225,972)	\$558,124
ANNUAL BUDGET	\$7,079,187	\$7,079,187	\$0

**RESERVE - YTD NET INCOME/LOSS**



	Income	Expense	Net Income/Loss
Actual	\$327,993	\$427,054	(\$99,061)
Budget	\$222,514	\$700,732	(\$478,218)
Variance	\$105,479	(\$273,678)	\$379,157
ANNUAL BUDGET	\$533,200	\$700,732	(\$167,532)

**MAJOR COST CENTERS**



	General Prop Maintenance	Landscaping	Pools/Bldgs	Utilities	General & Administration
Actual	\$92,788	\$1,121,875	\$137,656	\$455,273	\$152,101
Budget	\$126,688	\$1,249,661	\$101,802	\$469,176	\$171,417
Variance	(\$33,901)	(\$127,786)	\$35,854	(\$13,903)	(\$19,316)
ANNUAL BUDGET	\$373,342	\$2,682,506	\$395,039	\$1,138,429	\$473,276