



AUGUST 2018 UNAUDITED INCOME STATEMENT

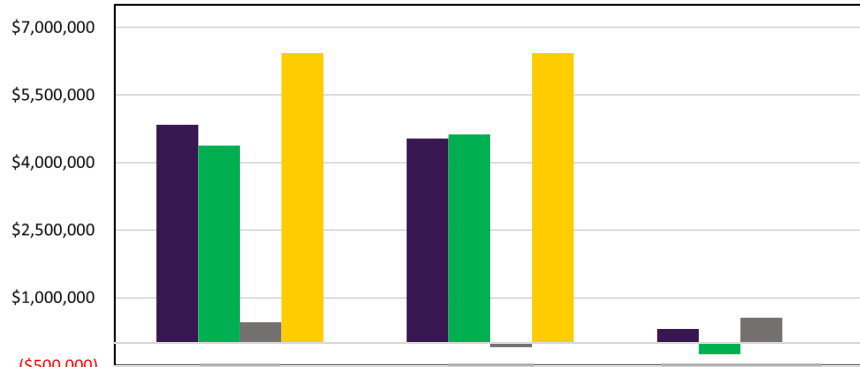
Income	YTD	YTD	Variance
	Actual	Budget	
Assessment Income	\$ 4,455,689	\$ 3,916,278	\$ 539,411
Other Income	\$ 380,315	\$ 457,668	\$ (77,353)
Total Income	\$ 4,836,004	\$ 4,373,946	\$ 462,058
Expenses			
General Property Maintenance	\$ 228,002	\$ 264,512	\$ 36,510
Lakes/Waterways	\$ 276,865	\$ 310,576	\$ 33,711
Landscaping	\$ 2,172,932	\$ 2,161,316	\$ (11,616)
Parks & Other	\$ 6,656	\$ 19,166	\$ 12,510
Pools & Building	\$ 314,190	\$ 330,924	\$ 16,734
Utilities	\$ 822,348	\$ 784,643	\$ (37,705)
Recreation & Fun	\$ 70,414	\$ 89,313	\$ 18,899
Foundation Community Events	\$ (98,021)	\$ (106,776)	\$ (8,755)
Member Communications	\$ (39,939)	\$ (6,371)	\$ 33,568
Compliance	\$ 105,412	\$ 120,678	\$ 15,266
General & Administrative	\$ 251,023	\$ 283,973	\$ 32,950
Professional Services	\$ 100,714	\$ 99,993	\$ (721)
Bad Debt	\$ -	\$ 13,333	\$ 13,333
Insurance & Taxes	\$ 165,372	\$ 57,700	\$ (107,672)
RSHOA	\$ 153,307	\$ 198,982	\$ 45,675
Total Expenses	\$ 4,529,276	\$ 4,621,962	\$ 92,687
Operating Income/Loss	\$ 306,728	\$ (248,016)	\$ 554,745
Reserve Funds			
Reserve Income	\$ 1,288,486	\$ 747,819	\$ (540,667)
Reserve Expenses	\$ 1,513,234	\$ 1,905,093	\$ 391,859
Reserve - Income (Loss)	\$ (224,748)	\$ (1,157,274)	\$ (932,526)

AUGUST 31, 2018 UNAUDITED BALANCE SHEET

Assets	\$ 7,403,056
Current Liabilities	\$ 2,719,250
Accounts Payable	\$ (3,917)
Reserves	\$ 4,181,350
Retained Earnings	\$ 424,392
Income/Loss - Operating	\$ 306,728
Income/Loss - Reserves	\$ (224,748)
Total Liabilities & Equity	\$ 7,403,056

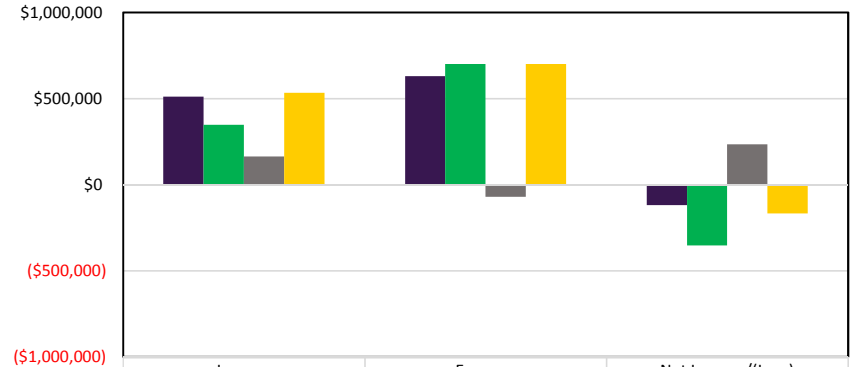
Riverstone Homeowners Association, Inc
Financial Recap
August 2018

OPERATING - YTD NET INCOME/(LOSS)



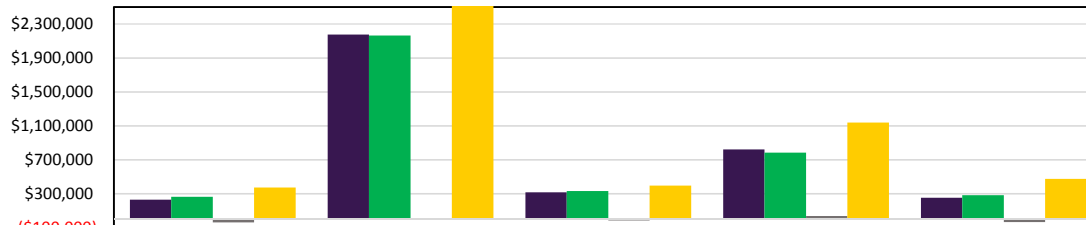
	Income	Expense	Net Income/(Loss)
Actual	\$4,836,004	\$4,529,276	\$306,728
Budget	\$4,373,946	\$4,621,962	(\$248,016)
Variance	\$462,058	(\$92,687)	\$554,745
ANNUAL BUDGET	\$6,428,187	\$6,428,187	\$0

RESERVE - YTD NET INCOME/LOSS
(Excludes Neighborhood Reserves)



	Income	Expense	Net Income/(Loss)
Actual	\$510,914	\$629,326	(\$118,412)
Budget	\$347,718	\$700,732	(\$353,014)
Variance	\$163,196	(\$71,406)	\$234,602
ANNUAL BUDGET	\$533,200	\$700,732	(\$167,532)

MAJOR COST CENTERS



	General Prop Maintenance	Landscaping	Pools/Bldgs	Utilities	General & Administration
Actual	\$228,002	\$2,172,932	\$314,190	\$822,348	\$251,023
Budget	\$264,512	\$2,161,316	\$330,924	\$784,643	\$283,973
Variance	(\$36,510)	\$11,616	(\$16,734)	\$37,705	(\$32,950)
ANNUAL BUDGET	\$373,342	\$2,682,506	\$395,039	\$1,138,429	\$473,276