



# RIVERSTONE

<b>Riverstone HOA 2019 Operating Budget</b>	<b>Rate</b>	
	<b>\$ 1,080</b>	<b>Cost Per Unit</b>
<i>Description</i>	2019 Budget	5540 Units
<b><u>INCOME</u></b>		
Assessment Income	\$ 6,469,140	\$ 1,096
Other Income	\$ 628,806	\$ 107
<b>TOTAL INCOME</b>	<b>\$ 7,097,946</b>	<b>\$ 1,202</b>
<b><u>EXPENSES</u></b>		
<b><u>COMMON AREAS</u></b>		
General Property Maintenance	\$ 455,848	\$ 77
Landscaping	\$ 2,875,064	\$ 487
Lakes/Waterways	\$ 473,132	\$ 80
Pools & Buildings	\$ 375,790	\$ 64
Parks & Other	\$ 22,800	\$ 4
Utilities	\$ 1,258,350	\$ 213
<b>TOTAL COMMON AREAS</b>	<b>\$ 5,460,984</b>	<b>\$ 925</b>
<b><u>RECREATION AND FUN Programs</u></b>		
Program Income	\$ (15,172)	\$ (3)
Program Expense	\$ -	\$ -
<b>Net Programs</b>	<b>\$ (15,172)</b>	<b>\$ (3)</b>
Community Events/Functions	\$ -	\$ -
General Recreation	\$ 267,593	\$ 45
<b>TOTAL RECREATION &amp; FUN</b>	<b>\$ 252,421</b>	<b>\$ 43</b>
<b>COMMUNITY STANDARDS</b>	<b>\$ 257,070</b>	<b>\$ 44</b>
<b><u>GENERAL &amp; ADMINISTRATIVE</u></b>		
Administrative Expenses	\$ 510,849	\$ 87
Professional Services	\$ 153,619	\$ 26
Member Communications	\$ 38,342	\$ 6
Insurance & Taxes	\$ 219,812	\$ 37
Bad Debt & other Misc Exp	\$ 24,000	\$ 4
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$ 946,623</b>	<b>\$ 160</b>
<b>TOTAL EXPENSES</b>	<b>\$ 6,917,097</b>	<b>\$ 1,172</b>
<b><u>Reserve &amp; Capital Contributions</u></b>		
Reserve Fund Contribution from Assmnt	\$ 180,849	\$ 31
Capital Fund Contribution from Assmnt	\$ -	\$ -
<b>Total RESERVES &amp; CAPITAL</b>	<b>\$ 180,849</b>	<b>\$ 31</b>
<b>TOTAL EXPENSES</b>	<b>\$ 7,097,946</b>	<b>\$ 1,202</b>
<b>NET OPERATING INCOME</b>	<b>\$ (0)</b>	<b>\$ (0)</b>