



RIVERSTONE

Riverstone HOA 2023 Operating Budget	Rate	Cost Per Unit
	\$ 1,208.00	6481
<i>Description</i>	2023 Budget	Units
<u>INCOME</u>		
Assessment Income	\$ 7,871,291	
Other Income	\$ 909,406	
TOTAL INCOME	\$ 8,780,697	
<u>EXPENSES</u>		
<u>COMMON AREAS</u>		
General Property Maintenance	\$ 568,227	\$ 88
Landscaping	\$ 2,829,804	\$ 437
Lakes/Waterways	\$ 366,985	\$ 57
Pools & Buildings	\$ 583,609	\$ 90
Parks & Other	\$ 55,700	\$ 9
Utilities	\$ 1,402,692	\$ 216
TOTAL COMMON AREAS	\$ 5,807,016	\$ 896
<u>RECREATION AND FUN</u>		
<u>Programs</u>		
Program Income	\$ (26,250)	\$ (4)
Program Expense	\$ 12,520	\$ 2
Net Programs	\$ (13,730)	\$ (2)
Community Events/Functions	\$ -	\$ -
General Recreation	\$ 476,684	\$ 74
TOTAL RECREATION & FUN	\$ 462,954	\$ 74
<u>COMPLIANCE</u>		
TOTAL COMPLIANCE	\$ 407,484	\$ 63
<u>GENERAL & ADMINISTRATIVE</u>		
Administrative Expenses	\$ 877,735	\$ 135
Professional Services	\$ 120,883	\$ 19
Member Communications	\$ 46,399	\$ 7
Insurance & Taxes	\$ 282,958	\$ 44
Bad Debt & Other Expenses	\$ -	\$ -
TOTAL GENERAL & ADMINISTRATIVE	\$ 1,327,975	\$ 205
TOTAL EXPENSES	\$ 8,005,430	\$ 1,235
<u>Reserve & Capital Contributions</u>		
Reserve Fund Contribution from Assmnt	\$ 528,267	\$ 82
Capital Fund Contribution from Assmnt	\$ 247,000	\$ 38
Total RESERVES & CAPITAL	\$ 775,267	\$ 120
TOTAL EXPENSES	\$ 8,780,697	\$ 1,355
NET OPERATING INCOME	\$ 0	