



RIVERSTONE

Riverstone HOA 2021 Operating Budget	Rate	Cost Per Unit
	\$ 1,110.00	
<i>Description</i>	2021 Budget	6253 Units
<u>INCOME</u>		
Assessment Income	\$ 6,986,951	
Other Income	\$ 500,628	
TOTAL INCOME	\$ 7,487,579	
<u>EXPENSES</u>		
<u>COMMON AREAS</u>		
General Property Maintenance	\$ 452,292	\$ 72
Landscaping	\$ 3,106,213	\$ 497
Lakes/Waterways	\$ 495,313	\$ 79
Pools & Buildings	\$ 360,765	\$ 58
Parks & Other	\$ 29,050	\$ 5
Utilities	\$ 1,185,125	\$ 190
TOTAL COMMON AREAS	\$ 5,628,758	\$ 900
<u>RECREATION AND FUN Programs</u>		
Program Income	\$ (11,500)	\$ (2)
Program Expense	\$ -	\$ -
Net Programs	\$ (11,500)	\$ (2)
Community Events/Functions	\$ -	\$ -
General Recreation	\$ 324,981	\$ 52
TOTAL RECREATION & FUN	\$ 313,481	\$ 52
COMPLIANCE	\$ 279,110	\$ 45
<u>GENERAL & ADMINISTRATIVE</u>		
Administrative Expenses	\$ 571,993	\$ 91
Professional Services	\$ 99,958	\$ 16
Member Communications	\$ 34,204	\$ 5
Insurance & Taxes	\$ 249,824	\$ 40
Bad Debt & Other Expenses	\$ 14,000	\$ 2
TOTAL GENERAL & ADMINISTRATIVE	\$ 969,979	\$ 155
TOTAL EXPENSES	\$ 7,191,327	\$ 1,150
<u>Reserve & Capital Contributions</u>		
Reserve Fund Contribution from Assmnt	\$ 176,920	\$ 28
Capital Fund Contribution from Assmnt	\$ 119,332	\$ 19
Total RESERVES & CAPITAL	\$ 296,252	\$ 47
TOTAL EXPENSES	\$ 7,487,579	\$ 1,197
NET OPERATING INCOME	\$ 0	