



RIVERSTONE

Riverstone HOA 2022 Operating Budget	Rate	Cost Per Unit
	\$ 1,110.00	6408
<i>Description</i>	2022 Budget	Units
<u>INCOME</u>		
Assessment Income	\$ 7,160,970	
Other Income	\$ 787,297	
TOTAL INCOME	\$ 7,948,267	
<u>EXPENSES</u>		
<u>COMMON AREAS</u>		
General Property Maintenance	\$ 495,944	\$ 77
Landscaping	\$ 2,499,344	\$ 390
Lakes/Waterways	\$ 464,545	\$ 72
Pools & Buildings	\$ 483,605	\$ 75
Parks & Other	\$ 41,950	\$ 7
Utilities	\$ 1,155,685	\$ 180
TOTAL COMMON AREAS	\$ 5,141,073	\$ 802
<u>RECREATION AND FUN</u>		
<u>Programs</u>		
Program Income	\$ (26,700)	\$ (4)
Program Expense	\$ 13,620	\$ 2
Net Programs	\$ (13,080)	\$ (2)
Community Events/Functions	\$ -	\$ -
General Recreation	\$ 418,420	\$ 65
TOTAL RECREATION & FUN	\$ 405,340	\$ 65
<u>COMPLIANCE</u>		
TOTAL COMPLIANCE	\$ 377,776	\$ 59
<u>GENERAL & ADMINISTRATIVE</u>		
Administrative Expenses	\$ 644,811	\$ 101
Professional Services	\$ 100,347	\$ 16
Member Communications	\$ 24,210	\$ 4
Insurance & Taxes	\$ 234,906	\$ 37
Bad Debt & Other Expenses	\$ -	\$ -
TOTAL GENERAL & ADMINISTRATIVE	\$ 1,004,274	\$ 157
TOTAL EXPENSES	\$ 6,928,463	\$ 1,081
<u>Reserve & Capital Contributions</u>		
Reserve Fund Contribution from Assmnt	\$ 569,804	\$ 89
Capital Fund Contribution from Assmnt	\$ 450,000	\$ 70
Total RESERVES & CAPITAL	\$ 1,019,804	\$ 159
TOTAL EXPENSES	\$ 7,948,267	\$ 1,240
NET OPERATING INCOME	\$ 0	