

Budget Detail

Assured Real Estate

Properties: Riviera Ridge HOA - 252 Goldstar Street Henderson, NV 89012

\$128.00 / month

Period Range: Jan 2023 to Dec 2023

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent	Note
Riviera Ridge HOA - 252 Goldstar Street Henderson, NV 89012															
Income															
INCOME															
Assessments	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	56,832.00	100.00	
Total INCOME	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	56,832.00	100.00	
Total Budgeted Income	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	56,832.00	100.00	
Expense															
EXPENSES															
SERVICE CONTRACTS															
Fire & Lifesafety	0.00	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.11	
Gate Maintenance	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	600.00	1.06	-\$468
Landscape Maintenance	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	9,540.00	16.79	+\$2760
Holiday Decoration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	1,900.00	3.34	
Total SERVICE CONTRACTS	795.00	945.00	795.00	795.00	945.00	860.00	795.00	945.00	795.00	795.00	2,845.00	795.00	12,105.00	21.31	
REPAIRS AND MAINTENANCE															
Gate & Fence Repairs	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	1,224.00	2.15	+\$468
General Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	1.06	
Landscape Repairs	43.00	43.00	43.00	43.00	43.00	43.00	300.00	43.00	43.00	43.00	43.00	43.00	773.00	1.36	
Lighting	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00	1.58	+\$540

Budget Detail

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent	Note
Repairs															
Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	1,300.00	2.29	+\$400
Total REPAIRS AND MAINTENANCE	270.00	270.00	270.00	270.00	270.00	270.00	1,827.00	270.00	270.00	270.00	270.00	270.00	4,797.00	8.44	
INSURANCE															
Property and General Liability	0.00	0.00	2,974.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,974.00	5.24	+\$75
Total INSURANCE	0.00	0.00	2,974.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,974.00	5.24	
LEGAL AND OTHER PROFESSIONAL FEES															
Legal	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.88	
Accounting / CPA / Audit	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.44	+\$100
Secretary of State Fee	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.09	
Ombudsman Fee	157.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.25	0.28	
Total LEGAL AND OTHER PROFESSIONAL FEES	248.92	41.67	41.67	291.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	957.25	1.69	
ADMINISTRATIVE															
Management fees	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	9,180.00	16.16	+\$600
Postage, Copies & Office Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	2.11	
Total ADMINISTRATIVE	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	10,380.00	18.27	
UTILITIES															
Electricity	108.00	108.00	108.00	108.00	108.00	108.00	108.00	108.00	108.00	108.00	108.00	108.00	1,296.00	2.28	+\$94
Water	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,440.00	13.10	+\$60
Cable /	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	804.00	1.42	+\$120

Budget Detail

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent	Note
Phone															
Total UTILITIES	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	795.00	9,540.00	16.79	
Total EXPENSES	2,973.92	2,916.67	5,740.67	3,016.67	2,916.67	2,831.67	4,323.67	2,916.67	2,766.66	2,766.66	4,816.66	2,766.66	40,753.25	71.74	
Social Activity expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	750.00	1.32	
RESERVE EXPENSE															
Scheduled Reserve Deposits	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	15,300.00	26.94	
Total RESERVE EXPENSE	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	15,300.00	26.94	
Total Budgeted Expense	4,248.92	4,191.67	7,015.67	4,291.67	4,191.67	4,106.67	5,598.67	4,191.67	4,041.66	4,041.66	6,841.66	4,041.66	56,803.25	100.00	
Total Budgeted Income	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	4,736.00	56,832.00	100.00	
Total Budgeted Expense	4,248.92	4,191.67	7,015.67	4,291.67	4,191.67	4,106.67	5,598.67	4,191.67	4,041.66	4,041.66	6,841.66	4,041.66	56,803.25	100.00	
Net Operating Income	487.08	544.33	-2,279.67	444.33	544.33	629.33	-862.67	544.33	694.34	694.34	-2,105.66	694.34	28.75	100.00	