

Riverstone at Naples Homeowners Association, Inc. 2026 APPROVED Budget

Income G/L Code		2025	2025	2025	2026
		Approved Budget	YTD (9)	Projected Actual	Approved Budget
5030	Application Fees	\$ -	\$ 5,700.00	\$ 6,100.00	
5033	Association Dues	\$ 4,651,597.80	\$ 3,364,937.75	\$ 4,651,597.80	\$ 4,860,129.76
5036	Violation Fees	\$ -	\$ 7,200.00	\$ 7,900.00	
5040	Late Fees/Charges	\$ -	\$ 12,931.31	\$ 14,401.25	
5050	NSF Fees	\$ -	\$ 175.00	\$ 230.00	
5180	Miscellaneous Income	\$ -	\$ 9,258.47	\$ 9,858.47	
5193	Gate Access Income	\$ -	\$ 9,225.00	\$ 9,725.00	
5195	Social Activities Income	\$ -	\$ 33,131.75	\$ 50,331.75	
5196	Social Room Rental Income	\$ -	\$ 9,200.00	\$ 11,200.00	
5498	Fob Income	\$ -	\$ 5,325.00	\$ 6,500.00	
5415	Interest Income	\$ -	\$ 9,724.54	\$ 12,524.54	
Total Income		\$ 4,651,597.80	\$ 3,466,808.82	\$ 4,780,368.81	\$ 4,860,129.76
Expense G/L Code					
6020	Electric-All Accounts	\$ 140,000.00	\$ 107,300.27	\$ 143,642.37	\$ 145,000.00
6045	Water/Sewer All Accounts	\$ 84,000.00	\$ 77,721.49	\$ 98,721.49	\$ 94,000.00
6046	Telephone/Cable/Internet	\$ 15,996.00	\$ 13,231.09	\$ 16,839.35	\$ 16,500.00
6199	Landscape Contract-Commons	\$ 315,180.00	\$ 236,385.00	\$ 315,180.00	\$ 315,180.00
6205	Holiday Decorations	\$ 23,000.00	\$ 12,464.54	\$ 24,929.08	\$ 25,000.00
6001	Irrigation Contract	\$ 116,190.00	\$ 83,159.01	\$ 108,659.01	\$ 110,180.00
6226	Landscape Contract-SFH	\$ 1,288,656.00	\$ 966,490.20	\$ 1,288,653.60	\$ 1,288,656.00
6228	Annuals	\$ 25,000.00	\$ 16,750.00	\$ 24,850.00	\$ 27,000.00
6232	Mulch Entire Community	\$ 158,371.00	\$ 131,472.51	\$ 173,972.50	\$ 185,000.00
6236	Irrigation Repairs-Commons	\$ 15,000.00	\$ 5,606.17	\$ 9,766.65	\$ 40,000.00
6238	Tree Trimming - Commons	\$ 107,999.00	\$ 101,030.30	\$ 103,250.00	\$ 107,999.00
6237	Tree Trimming - Homes	\$ 64,326.80	\$ 64,326.80	\$ 64,326.80	\$ 64,326.80
6267	Landscape Contract-Clubhouse	\$ 39,552.00	\$ 29,461.33	\$ 39,552.00	\$ 39,552.00
6268	Landscape Enhancement/Replacement	\$ 40,000.00	\$ 47,110.93	\$ 47,110.93	\$ 40,000.00
6290	Landscape Special Projects-Common Area	\$ 73,500.00	\$ 9,406.03	\$ 9,406.03	\$ 10,000.00
6331	HVAC Repair & Maintenance	\$ 10,000.00	\$ 7,266.63	\$ 8,961.78	\$ 10,000.00
6473	Janitorial Services	\$ 53,864.00	\$ 39,538.00	\$ 53,624.00	\$ 53,864.00
6485	Janitorial Supplies	\$ 11,000.00	\$ 8,816.60	\$ 11,627.31	\$ 12,000.00
6130	Trash Removal	\$ 5,550.00	\$ 4,207.57	\$ 5,605.66	\$ 5,550.00
6190	Alarm Monitoring	\$ 128,866.00	\$ 84,241.25	\$ 107,394.49	\$ 96,862.96
6351	Pressure Washing	\$ 35,000.00	\$ 34,432.00	\$ 37,332.00	\$ 35,000.00
6250	Pool/Spa Maintenance	\$ 31,500.00	\$ 48,900.00	\$ 62,700.00	\$ 70,800.00
6251	Pool/Spa Repairs	\$ 20,000.00	\$ 48,053.11	\$ 72,773.53	\$ 40,000.00
6476	Fountain Maintenance Contract	\$ 17,040.00	\$ 12,320.00	\$ 16,370.00	\$ 16,200.00
6484	Fountain/Pond Repair & Lights	\$ 8,500.00	\$ 12,095.00	\$ 14,988.00	\$ 8,500.00
6247	Security Contract and Services	\$ 385,000.00	\$ 277,424.21	\$ 385,000.00	\$ 380,000.00
6248	Gate Access System Repairs & Maintenance	\$ 20,000.00	\$ 61,085.54	\$ 65,688.54	\$ 27,000.00
6249	Gate Access Contract	\$ 9,000.00	\$ 6,774.76	\$ 16,817.52	\$ 18,000.00
6259	Common Area Repairs	\$ 10,250.00	\$ 8,139.12	\$ 13,986.00	\$ 14,750.00
6260	Lake and Preserve Contract	\$ 68,602.00	\$ 54,072.53	\$ 68,576.37	\$ 68,602.00
6261	Lake Loan Repayment and Lake Maintenance	\$ 145,000.00	\$ 9,175.00	\$ 52,224.20	\$ 115,000.00
6262	Clubhouse/Guardhouse Maintenance-Interior	\$ 56,000.00	\$ 51,307.85	\$ 62,375.00	\$ 59,672.00
6263	Outdoor Courts Contracts	\$ 29,075.00	\$ 19,350.00	\$ 29,000.00	\$ 29,075.00
6264	Outdoor Courts Maintenance	\$ 17,800.00	\$ 11,796.72	\$ 36,825.23	\$ 22,000.00
6343	Common Area Maintenance	\$ 28,090.00	\$ 15,469.29	\$ 31,688.58	\$ 28,090.00
6456	Maintenance Special Projects/One-time Items	\$ 44,000.00	\$ 37,314.03	\$ 40,665.00	\$ 104,600.00
6265	Clubhouse Activities	\$ 80,000.00	\$ 65,087.48	\$ 82,697.66	\$ 85,000.00
6610	Property Management Fees	\$ 117,420.00	\$ 88,065.00	\$ 117,420.00	\$ 117,420.00
6630	Accounting/Tax / Financial	\$ 16,850.00	\$ 18,881.25	\$ 22,912.75	\$ 20,000.00
6650	Legal Fees	\$ 7,500.00	\$ 14,248.66	\$ 23,098.66	\$ 30,000.00
6874	Licenses/Fees	\$ 2,187.00	\$ 2,125.00	\$ 2,125.00	\$ 2,687.00
7166	Office Expense	\$ 43,450.00	\$ 45,825.69	\$ 59,452.00	\$ 59,973.00
7010	Payroll all Inclusive	\$ 363,000.00	\$ 255,790.70	\$ 367,882.72	\$ 373,890.00
6837	Insurance	\$ 130,000.00	\$ 87,273.48	\$ 119,250.00	\$ 135,000.00
9003	Reserve Transfer	\$ 157,283.00	\$ 17,571.60	\$ 157,283.00	\$ 219,200.00
9036	Capital Expenditures	\$ 93,000.00	\$ 25,007.38	\$ 93,000.00	\$ 93,000.00
Expense		\$ 4,651,597.80	\$ 3,373,571.12	\$ 4,708,204.81	\$ 4,860,129.76

Maintenance Fees		2025 Approved
Annual		\$ 5,800.00
Quarterly		\$ 1,450.00
Monthly		\$ 483.33

Maintenance Fees		2026 Approved
Annual		\$ 6,060.01
Quarterly		\$ 1,515.00
Monthly		\$ 505.00