

Rio Villa North
Homeowner's Association
Annual Treasurer's Report

September 13, 2022

Given by:

Matthew Capuano

Agenda, FY 2022

- Status of Dues Collection
- Operating Fund Summary
- Statement of Revenue and Expenses
- Reserve Fund Summary
- Proposed Expense Budget for FY 2023

Status of Dues Collection

- 72 residences within HOA
- Annual dues per residence = \$300
- Dues collected = \$21,600
- Dues outstanding = \$0

Operating Fund Summary

Beginning Balance \$6,147.64
Income \$21,600.01
Expenses \$18,243.57
Ending Balance \$9,504.08



RIO VILLA NORTH HOMEOWNERS ASSOC INC
PO BOX 33214
INDIALANTIC FL 32903

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E **STATEMENT OF ACCOUNT**

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Statement Period: Aug 01 2022-Aug 31 2022
Cust Ref #: 4271844990-717-E-***
Primary Account #: 427-1844990

Account # 427-1844990

ACCOUNT SUMMARY

Beginning Balance	13,140.61	Average Collected Balance	10,671.89
Electronic Deposits	0.01	Interest Earned This Period	0.00
Checks Paid	2,284.65	Interest Paid Year-to-Date	0.00
Electronic Payments	1,351.89	Annual Percentage Yield Earned	0.00%
Ending Balance	9,504.08	Days in Period	31

Statement of Revenue & Expenses

<u>INCOME & EXPENSE STATEMENT</u>		<u>FY 2022</u>	<u>BUDGET</u>	<u>DIFFERENCE</u>
INCOME				
	HOA DUES	\$21,600.00	\$21,600.00	\$ -
TOTAL INCOME		\$21,600.00	\$21,600.00	\$ -
EXPENSES				
	POWER & LIGHT	\$ 2,615.18	\$ 2,600.00	\$ 15.18
	LAWN CARE	\$ 9,577.50	\$14,300.00	\$ (4,722.50)
	POND CARE	\$ 829.00	\$ 900.00	\$ (71.00)
	INSURANCE	\$ 2,458.35	\$ 2,500.00	\$ (41.65)
	GENERAL MAINTENANCE & REPAIR	\$ 741.50	\$ 2,400.00	\$ (1,658.50)
	ADMIN. / POSTAGE	\$ 254.75	\$ 200.00	\$ 54.75
	ANNUAL / STATE FEES	\$ 61.25	\$ 100.00	\$ (38.75)
	LEGAL / RECORDING FEES	\$ 1,357.00	\$ -	\$ 1,357.00
	P.O. BOX FEES	\$ 146.00	\$ 150.00	\$ (4.00)
	WEBSITE	\$ 149.78	\$ -	\$ 149.78
	OTHER / MISCELLANEOUS	\$ 53.26	\$ 600.00	\$ (546.74)
TOTAL EXPENSES		\$18,243.57	\$23,750.00	\$ (5,506.43)
NET PROFIT / LOSS		\$ 3,356.43		

Reserve Fund Summary

Beginning Balance \$10,956.91

Interest Income \$2.32

Ending Balance \$10,959.23



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Available Balance

\$10,959.23

BUSINESS SAVINGS (x3681) ▾



Transfer

Proposed Budget FY 2023

	<u>PROPOSED BUDGET</u>	<u>CHANGE</u>	<u>JUSTIFICATION</u>
FP&L	\$ 2,700	INCR \$300	Usage increase
Lighting Maintenance	\$ 200	NC	
Lawn Maintenance	\$ 9,600	INCR \$1,600	Contract terms
Landscaping	\$ 2,400	NC	
Pest Control / Fertilization	\$ 1,500	NC	
Irrigation Maintenance / Repair	\$ 2,400	NC	
Water Management	\$ 1,020	INCR \$120	Contract terms
Fountain Maintenance / Repair	\$ 1,000	INCR \$1,000	Anticipated repairs
Liability Ins. Premiums	\$ 2,600	INCR \$100	Anticipated premium increase
Maintenance / Repair	\$ 2,400	NC	
Admin. / Postage etc.	\$ 200	NC	
Annual / State Fees	\$ 100	NC	
Legal / Recording Fees	\$ -	NC	
Post Office Box Fee	\$ 150	NC	
Other / miscellaneous	\$ 600	NC	
Website	\$ 200	INCR \$200	Contract terms
TOTAL EXPENSES	\$ 27,070		