

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

September 19, 2023

Given by:

Matthew Capuano

# Agenda, FY 2023 (1 SEP 2022 – 31 AUG 2023)

- Status of Dues Collection
- Operating Fund Summary
- Statement of Revenue and Expenses
- Reserve Fund Summary
- Proposed Expense Budget for FY 2024

# Status of Dues Collection

- 72 residences within HOA
- Annual dues per residence = \$600
  - January dues payment, \$300
  - July dues payment, \$300
- Dues collected = \$37,200
  - January dues, 72 households received
  - July dues, 52 households received / 20 outstanding, as of 31 August
    - 8 outstanding, as of 19 September
- Dues outstanding = \$6,000, as of 31 August
  - \$2,400 outstanding, as of 19 September

# Operating Fund Summary

Beginning Balance \$9,504.08

Income: \$37,200.00

Transfer: \$2,610.80

Expenses \$29,554.60

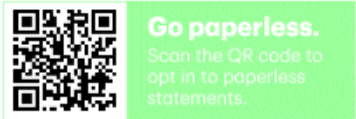
Ending Balance \$19,760.28



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

E STATEMENT OF ACCOUNT

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Statement Period: Aug 01 2023-Aug 31 2023  
Cust Ref #: 4271844990-717-E-\*\*\*  
Primary Account #: 427-1844990



**TD Business Convenience Plus**  
RIO VILLA NORTH HOMEOWNERS ASSOC INC

Account # 427-1844990

## ACCOUNT SUMMARY

Beginning Balance	14,562.79	Average Collected Balance	18,670.76
Deposits	6,000.00	Interest Earned This Period	0.00
Checks Paid	476.39	Interest Paid Year-to-Date	0.00
Electronic Payments	326.12	Annual Percentage Yield Earned	0.00%
Ending Balance	19,760.28	Days in Period	31

# Statement of Revenue & Expenses, FY2023

INCOME	DESCRIPTION	ACTUAL	BUDGET	DIFFERENCE
	HOA DUES	\$ 37,200.00	\$ 43,200.00	\$ (6,000.00)
<b>TOTAL INCOME</b>		<b>\$ 37,200.00</b>	<b>\$ 43,200.00</b>	<b>\$ (6,000.00)</b>

EXPENSES					NOTE
	POWER & LIGHT	\$ 5,440.63	\$ 2,900.00	\$ 2,540.63	replaced entrance power panel, \$2,610.80
	LAWN CARE	\$ 15,518.52	\$ 15,900.00	\$ (381.48)	
	POND CARE	\$ 1,952.84	\$ 2,020.00	\$ (67.16)	
	INSURANCE	\$ 2,886.15	\$ 2,600.00	\$ 286.15	increase in General Liability Policy premium
	GENERAL MAINTENANCE & REPAIR	\$ 2,179.32	\$ 2,400.00	\$ (220.68)	
	ADMIN. / POSTAGE	\$ 543.06	\$ 200.00	\$ 343.06	special meeting and follow-up mailings
	ANNUAL / STATE FEES	\$ 70.00	\$ 100.00	\$ (30.00)	
	LEGAL / RECORDING FEES	\$ 45.99	\$ -	\$ 45.99	county recording fee
	P.O. BOX FEES	\$ 182.00	\$ 150.00	\$ 32.00	increase in annual P.O. Box fee
	WEBSITE	\$ 648.52	\$ 600.00	\$ 48.52	increase in annual Web site maintenance fees
	OTHER / MISCELLANEOUS	\$ 87.57	\$ 200.00	\$ (112.43)	
<b>TOTAL EXPENSES</b>		<b>\$ 29,554.60</b>	<b>\$ 27,070.00</b>	<b>\$ 2,484.60</b>	

<b>NET PROFIT / LOSS</b>		<b>\$ 7,645.40</b>
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# Reserve Fund Summary

Beginning Balance: \$10,959.23

Interest: \$4.56

Transfer: (\$2,610.80)

Ending Balance \$8,352.99

The screenshot shows a software interface with three tabs: 'Activity' (selected), 'Details', and 'Statements & Notices'. Below the tabs is a navigation bar with a dropdown menu set to 'Last 30 days', a search icon, a 'Search by date' icon, and buttons for 'Export', 'Help', and 'Print'. A date selection area has 'From' and 'To' fields both set to 'Aug 1, 2023' and 'Aug 31, 2023' respectively, with 'Clear' and 'Search' buttons below. The main content area is a table with columns for Date, Type, Description, Credit, and Balance. The table is titled 'ACCOUNT HISTORY' and contains one row of data.

Date	Type	Description	Credit	Balance
8/31/2023	INT	INTEREST CREDIT	\$0.35	\$8,352.99

# Proposed Budget FY 2024

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