

Rio Vista Homeowners Association, Inc.



1/31/2024

Rio Vista Homeowners Association, Inc.
Balance Sheet
1/31/2024

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$55,594.84
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<u>Cash-Operating Total</u>	<u>\$55,594.84</u>
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Cash-Reserve

1116 - 1116 RVH Reserve MM	\$125,339.68
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1119 - 1119 RVH - New 1st MM8233	\$109,031.07
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<u>Cash-Reserve Total</u>	<u>\$234,370.75</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$4,928.29
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1910 - 1910 RVH Prepaid Expenses	\$2,866.50
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1990 - 1990 RVH Accounts Receivable	\$143,227.59
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<u>Other Total</u>	<u>\$151,022.38</u>
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<i>Assets Total</i>	<i>\$440,987.97</i>
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Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable	\$145.00
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2200 - 2200 RVH Prepaid Assessments	\$2,635.92
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2300 - 2300 RVH Deferred Assessments	\$172,837.50
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<u>Other Total</u>	<u>\$175,618.42</u>
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<u>Retained Earnings</u>	\$263,123.23
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<u>Net Income</u>	\$2,246.32
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<i>Liabilities & Equity Total</i>	<i>\$440,987.97</i>
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$15,712.50	\$15,750.00	(\$37.50)	\$189,000.00
<u>Total Income</u>	\$15,712.50	\$15,750.00	(\$37.50)	\$15,712.50	\$15,750.00	(\$37.50)	\$189,000.00
 <u>Reserve Income</u>							
4910 - 4910 RVH Reserve Interest	\$258.60	\$41.67	\$216.93	\$258.60	\$41.67	\$216.93	\$500.00
<u>Total Reserve Income</u>	\$258.60	\$41.67	\$216.93	\$258.60	\$41.67	\$216.93	\$500.00
 Total Income	 \$15,971.10	 \$15,791.67	 \$179.43	 \$15,971.10	 \$15,791.67	 \$179.43	 \$189,500.00
 Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,565.05	\$2,565.42	\$0.37	\$2,565.05	\$2,565.42	\$0.37	\$30,785.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$158.33	\$158.33	\$0.00	\$158.33	\$158.33	\$1,900.00
5250 - 5250 RVH Force Mow	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
5300 - 5300 RVH Repairs and Maintenance	\$3,524.00	\$291.67	(\$3,232.33)	\$3,524.00	\$291.67	(\$3,232.33)	\$3,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$160.42	\$160.42	\$0.00	\$160.42	\$160.42	\$1,925.00
5500 - 5500 RVH Pool Maintenance Contract	\$974.25	\$3,991.67	\$3,017.42	\$974.25	\$3,991.67	\$3,017.42	\$47,900.00
5550 - 5550 RVH Pool Repairs	\$487.13	\$83.33	(\$403.80)	\$487.13	\$83.33	(\$403.80)	\$1,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$16.25	\$16.25	\$0.00	\$16.25	\$16.25	\$195.00
5630 - 5630 RVH Taxes-Real Property	\$388.23	\$54.17	(\$334.06)	\$388.23	\$54.17	(\$334.06)	\$650.00
5650 - 5650 RVH Pool Phones	\$0.00	\$44.67	\$44.67	\$0.00	\$44.67	\$44.67	\$536.00
5660 - 5660 Security Cameras	\$0.00	\$414.17	\$414.17	\$0.00	\$414.17	\$414.17	\$4,970.00
5700 - 5700 RVH Telecomm - Internet	\$170.43	\$170.08	(\$0.35)	\$170.43	\$170.08	(\$0.35)	\$2,041.00
<u>Total Common Grounds</u>	\$8,109.09	\$8,541.85	\$432.76	\$8,109.09	\$8,541.85	\$432.76	\$102,502.00
 <u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$2.50	\$2.50	\$0.00	\$2.50	\$2.50	\$30.00
6030 - 6030 RVH Decorations	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
6050 - 6050 RVH Bad Debits	\$307.00	\$58.33	(\$248.67)	\$307.00	\$58.33	(\$248.67)	\$700.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$900.00
6250 - 6250 RVH Insurance	\$1,642.63	\$1,695.83	\$53.20	\$1,642.63	\$1,695.83	\$53.20	\$20,350.00
6350 - 6350 RVH Administration	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
<u>Total General Administrative Expenses</u>	\$1,949.63	\$2,374.99	\$425.36	\$1,949.63	\$2,374.99	\$425.36	\$28,500.00
 <u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
6010 - 6010 RVH Legal Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6300 - 6300 RVH Management fee	\$2,866.50	\$2,866.50	\$0.00	\$2,866.50	\$2,866.50	\$0.00	\$34,398.00
<u>Total Professional Expenses</u>	\$2,866.50	\$3,558.17	\$691.67	\$2,866.50	\$3,558.17	\$691.67	\$42,698.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>Total Reserve Contribution</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$505.83	\$316.67	(\$189.16)	\$505.83	\$316.67	(\$189.16)	\$3,800.00
5050 - 5050 RVH Water and Wastewater	\$293.73	\$500.00	\$206.27	\$293.73	\$500.00	\$206.27	\$6,000.00
<u>Total Utilities</u>	\$799.56	\$816.67	\$17.11	\$799.56	\$816.67	\$17.11	\$9,800.00
Total Expense	\$13,724.78	\$15,791.68	\$2,066.90	\$13,724.78	\$15,791.68	\$2,066.90	\$189,500.00
Operating Net Income	\$2,246.32	(\$0.01)	\$2,246.33	\$2,246.32	(\$0.01)	\$2,246.33	\$0.00
Net Income	\$2,246.32	(\$0.01)	\$2,246.33	\$2,246.32	(\$0.01)	\$2,246.33	\$0.00