

# Rio Vista Homeowners Association, Inc.



2/29/2024

**Rio Vista Homeowners Association, Inc.**  
**Balance Sheet**  
**2/29/2024**

**Assets**

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$57,638.86
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<u>Cash-Operating Total</u>	<u>\$57,638.86</u>
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Cash-Reserve

1116 - 1116 RVH Reserve MM	\$125,374.54
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1119 - 1119 RVH - New 1st MM8233	\$110,226.04
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<u>Cash-Reserve Total</u>	<u>\$235,600.58</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$3,285.66
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1910 - 1910 RVH Prepaid Expenses	\$2,866.50
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1990 - 1990 RVH Accounts Receivable	\$134,238.82
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<u>Other Total</u>	<u>\$140,390.98</u>
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<i>Assets Total</i>		\$433,630.42
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**Liabilities and Equity**

Other

2000 - 2000 RVH Accounts Payable	\$112.58
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2200 - 2200 RVH Prepaid Assessments	\$3,098.42
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2300 - 2300 RVH Deferred Assessments	\$157,125.00
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<u>Other Total</u>	<u>\$160,336.00</u>
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<u>Retained Earnings</u>	\$263,123.23
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<u>Net Income</u>	\$10,171.19
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<i>Liabilities &amp; Equity Total</i>		\$433,630.42
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2024 - 2/29/2024**

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$31,425.00	\$31,500.00	(\$75.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$2,180.00	\$0.00	\$2,180.00	\$2,180.00	\$0.00	\$2,180.00	\$0.00
4030 - 4030 RVH Legal Fee	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
4040 - 4040 RVH Collection Fee	\$953.78	\$0.00	\$953.78	\$953.78	\$0.00	\$953.78	\$0.00
<u>Total Income</u>	\$18,891.28	\$15,750.00	\$3,141.28	\$34,603.78	\$31,500.00	\$3,103.78	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
4910 - 4910 RVH Reserve Interest	\$229.83	\$41.67	\$188.16	\$488.43	\$83.34	\$405.09	\$500.00
<u>Total Reserve Income</u>	\$1,229.83	\$41.67	\$1,188.16	\$1,488.43	\$83.34	\$1,405.09	\$500.00
<b>Total Income</b>	\$20,121.11	\$15,791.67	\$4,329.44	\$36,092.21	\$31,583.34	\$4,508.87	\$189,500.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,565.05	\$2,565.42	\$0.37	\$5,130.10	\$5,130.84	\$0.74	\$30,785.00
5150 - 5150 RVH Irrigation Repairs	\$54.28	\$41.67	(\$12.61)	\$54.28	\$83.34	\$29.06	\$500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$158.33	\$158.33	\$0.00	\$316.66	\$316.66	\$1,900.00
5250 - 5250 RVH Force Mow	\$112.58	\$33.33	(\$79.25)	\$112.58	\$66.66	(\$45.92)	\$400.00
5300 - 5300 RVH Repairs and Maintenance	\$167.79	\$291.67	\$123.88	\$3,691.79	\$583.34	(\$3,108.45)	\$3,500.00
5305 - 5305 Fence Repairs and Maintenance	\$79.39	\$416.67	\$337.28	\$79.39	\$833.34	\$753.95	\$5,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$160.42	\$160.42	\$0.00	\$320.84	\$320.84	\$1,925.00
5500 - 5500 RVH Pool Maintenance Contract	\$974.25	\$3,991.67	\$3,017.42	\$1,948.50	\$7,983.34	\$6,034.84	\$47,900.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$83.33	\$83.33	\$487.13	\$166.66	(\$320.47)	\$1,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$16.25	\$16.25	\$0.00	\$32.50	\$32.50	\$195.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$54.17	\$54.17	\$388.23	\$108.34	(\$279.89)	\$650.00
5650 - 5650 RVH Pool Phones	\$0.00	\$44.67	\$44.67	\$0.00	\$89.34	\$89.34	\$536.00
5660 - 5660 Security Cameras	\$0.00	\$414.17	\$414.17	\$0.00	\$828.34	\$828.34	\$4,970.00
5700 - 5700 RVH Telecomm - Internet	\$170.45	\$170.08	(\$0.37)	\$340.88	\$340.16	(\$0.72)	\$2,041.00
<u>Total Common Grounds</u>	\$4,123.79	\$8,541.85	\$4,418.06	\$12,232.88	\$17,083.70	\$4,850.82	\$102,502.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$2.50	\$2.50	\$0.00	\$5.00	\$5.00	\$30.00
6030 - 6030 RVH Decorations	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$58.33	\$58.33	\$307.00	\$116.66	(\$190.34)	\$700.00
6150 - 6150 RVH Homeowner Activities	\$900.00	\$150.00	(\$750.00)	\$900.00	\$300.00	(\$600.00)	\$1,800.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$75.00	\$75.00	\$0.00	\$150.00	\$150.00	\$900.00
6250 - 6250 RVH Insurance	\$1,642.63	\$1,695.83	\$53.20	\$3,285.26	\$3,391.66	\$106.40	\$20,350.00
6350 - 6350 RVH Administration	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
<u>Total General Administrative Expenses</u>	\$2,542.63	\$2,374.99	(\$167.64)	\$4,492.26	\$4,749.98	\$257.72	\$28,500.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00

**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2024 - 2/29/2024**

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6010 - 6010 RVH Legal Fees	\$180.00	\$166.67	(\$13.33)	\$180.00	\$333.34	\$153.34	\$2,000.00
6100 - 6100 RVH Collection Expense	\$875.00	\$500.00	(\$375.00)	\$875.00	\$1,000.00	\$125.00	\$6,000.00
6300 - 6300 RVH Management fee	\$2,866.50	\$2,866.50	\$0.00	\$5,733.00	\$5,733.00	\$0.00	\$34,398.00
<u>Total Professional Expenses</u>	\$3,921.50	\$3,558.17	(\$363.33)	\$6,788.00	\$7,116.34	\$328.34	\$42,698.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$1,000.00	\$500.00	(\$500.00)	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00
<u>Total Reserve Contribution</u>	\$1,000.00	\$500.00	(\$500.00)	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$519.59	\$316.67	(\$202.92)	\$1,025.42	\$633.34	(\$392.08)	\$3,800.00
5050 - 5050 RVH Water and Wastewater	\$88.73	\$500.00	\$411.27	\$382.46	\$1,000.00	\$617.54	\$6,000.00
<u>Total Utilities</u>	\$608.32	\$816.67	\$208.35	\$1,407.88	\$1,633.34	\$225.46	\$9,800.00
<b>Total Expense</b>	<b>\$12,196.24</b>	<b>\$15,791.68</b>	<b>\$3,595.44</b>	<b>\$25,921.02</b>	<b>\$31,583.36</b>	<b>\$5,662.34</b>	<b>\$189,500.00</b>
Operating Net Income	\$7,924.87	(\$0.01)	\$7,924.88	\$10,171.19	(\$0.02)	\$10,171.21	\$0.00
Net Income	\$7,924.87	(\$0.01)	\$7,924.88	\$10,171.19	(\$0.02)	\$10,171.21	\$0.00