

# Rio Vista Homeowners Association, Inc.



3/31/2024

**Rio Vista Homeowners Association, Inc.**  
**Balance Sheet**  
**3/31/2024**

**Assets**Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$50,800.87
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<u>Cash-Operating Total</u>	\$50,800.87
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Cash-Reserve

1116 - 1116 RVH Reserve MM	\$125,411.81
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1119 - 1119 RVH - New 1st MM8233	\$110,923.55
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<u>Cash-Reserve Total</u>	\$236,335.36
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Other

1900 - 1900 RVH Prepaid Insurance	\$1,643.03
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1910 - 1910 RVH Prepaid Expenses	\$2,866.50
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1990 - 1990 RVH Accounts Receivable	\$129,827.62
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<u>Other Total</u>	\$134,337.15
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<i>Assets Total</i>	\$421,473.38
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**Liabilities and Equity**Other

2000 - 2000 RVH Accounts Payable	\$399.39
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2200 - 2200 RVH Prepaid Assessments	\$3,810.92
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2300 - 2300 RVH Deferred Assessments	\$141,412.50
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<u>Other Total</u>	\$145,622.81
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<u>Retained Earnings</u>	\$263,123.23
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<u>Net Income</u>	\$12,727.34
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<i>Liabilities &amp; Equity Total</i>	\$421,473.38
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2024 - 3/31/2024**

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	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)	\$47,137.50	\$47,250.00	(\$112.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$1,850.00	\$0.00	\$1,850.00	\$4,030.00	\$0.00	\$4,030.00	\$0.00
4030 - 4030 RVH Legal Fee	\$0.00	\$0.00	\$0.00	\$45.00	\$0.00	\$45.00	\$0.00
4040 - 4040 RVH Collection Fee	\$630.00	\$0.00	\$630.00	\$1,583.78	\$0.00	\$1,583.78	\$0.00
<u>Total Income</u>	\$18,192.50	\$15,750.00	\$2,442.50	\$52,796.28	\$47,250.00	\$5,546.28	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$500.00	\$0.00	\$500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
4910 - 4910 RVH Reserve Interest	\$234.78	\$41.67	\$193.11	\$723.21	\$125.01	\$598.20	\$500.00
<u>Total Reserve Income</u>	\$734.78	\$41.67	\$693.11	\$2,223.21	\$125.01	\$2,098.20	\$500.00
<b>Total Income</b>	\$18,927.28	\$15,791.67	\$3,135.61	\$55,019.49	\$47,375.01	\$7,644.48	\$189,500.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,565.05	\$2,565.42	\$0.37	\$7,695.15	\$7,696.26	\$1.11	\$30,785.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$41.67	\$41.67	\$54.28	\$125.01	\$70.73	\$500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$158.33	\$158.33	\$0.00	\$474.99	\$474.99	\$1,900.00
5250 - 5250 RVH Force Mow	\$0.00	\$33.33	\$33.33	\$112.58	\$99.99	(\$12.59)	\$400.00
5300 - 5300 RVH Repairs and Maintenance	\$158.78	\$291.67	\$132.89	\$3,850.57	\$875.01	(\$2,975.56)	\$3,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$416.67	\$416.67	\$79.39	\$1,250.01	\$1,170.62	\$5,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$16.67	\$16.67	\$0.00	\$50.01	\$50.01	\$200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$160.42	\$160.42	\$0.00	\$481.26	\$481.26	\$1,925.00
5500 - 5500 RVH Pool Maintenance Contract	\$1,948.50	\$3,991.67	\$2,043.17	\$3,897.00	\$11,975.01	\$8,078.01	\$47,900.00
5550 - 5550 RVH Pool Repairs	\$173.20	\$83.33	(\$89.87)	\$660.33	\$249.99	(\$410.34)	\$1,000.00
5600 - 5600 RVH Pool Access System	\$320.00	\$16.25	(\$303.75)	\$320.00	\$48.75	(\$271.25)	\$195.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$54.17	\$54.17	\$388.23	\$162.51	(\$225.72)	\$650.00
5650 - 5650 RVH Pool Phones	\$0.00	\$44.67	\$44.67	\$0.00	\$134.01	\$134.01	\$536.00
5660 - 5660 Security Cameras	\$4,860.00	\$414.17	(\$4,445.83)	\$4,860.00	\$1,242.51	(\$3,617.49)	\$4,970.00
5700 - 5700 RVH Telecomm - Internet	\$170.45	\$170.08	(\$0.37)	\$511.33	\$510.24	(\$1.09)	\$2,041.00
<u>Total Common Grounds</u>	\$10,195.98	\$8,541.85	(\$1,654.13)	\$22,428.86	\$25,625.55	\$3,196.69	\$102,502.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$2.50	\$2.50	\$0.00	\$7.50	\$7.50	\$30.00
6030 - 6030 RVH Decorations	\$0.00	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$4,000.00
6050 - 6050 RVH Bad Debits	\$175.00	\$58.33	(\$116.67)	\$482.00	\$174.99	(\$307.01)	\$700.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$150.00	\$150.00	\$900.00	\$450.00	(\$450.00)	\$1,800.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$600.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$75.00	\$75.00	\$0.00	\$225.00	\$225.00	\$900.00
6250 - 6250 RVH Insurance	\$1,642.63	\$1,695.83	\$53.20	\$4,927.89	\$5,087.49	\$159.60	\$20,350.00
6350 - 6350 RVH Administration	\$0.00	\$10.00	\$10.00	\$0.00	\$30.00	\$30.00	\$120.00
<u>Total General Administrative Expenses</u>	\$1,817.63	\$2,374.99	\$557.36	\$6,309.89	\$7,124.97	\$815.08	\$28,500.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00

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**Budget Comparison Report**  
**3/1/2024 - 3/31/2024**

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6010 - 6010 RVH Legal Fees	\$0.00	\$166.67	\$166.67	\$180.00	\$500.01	\$320.01	\$2,000.00
6100 - 6100 RVH Collection Expense	\$631.20	\$500.00	(\$131.20)	\$1,506.20	\$1,500.00	(\$6.20)	\$6,000.00
6300 - 6300 RVH Management fee	\$2,866.50	\$2,866.50	\$0.00	\$8,599.50	\$8,599.50	\$0.00	\$34,398.00
<u>Total Professional Expenses</u>	\$3,497.70	\$3,558.17	\$60.47	\$10,285.70	\$10,674.51	\$388.81	\$42,698.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$6,000.00
<u>Total Reserve Contribution</u>	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$6,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$288.26	\$316.67	\$28.41	\$1,313.68	\$950.01	(\$363.67)	\$3,800.00
5050 - 5050 RVH Water and Wastewater	\$71.56	\$500.00	\$428.44	\$454.02	\$1,500.00	\$1,045.98	\$6,000.00
<u>Total Utilities</u>	\$359.82	\$816.67	\$456.85	\$1,767.70	\$2,450.01	\$682.31	\$9,800.00
<b>Total Expense</b>	<b>\$16,371.13</b>	<b>\$15,791.68</b>	<b>(\$579.45)</b>	<b>\$42,292.15</b>	<b>\$47,375.04</b>	<b>\$5,082.89</b>	<b>\$189,500.00</b>
Operating Net Income	\$2,556.15	(\$0.01)	\$2,556.16	\$12,727.34	(\$0.03)	\$12,727.37	\$0.00
Net Income	\$2,556.15	(\$0.01)	\$2,556.16	\$12,727.34	(\$0.03)	\$12,727.37	\$0.00