

Rio Vista Homeowners Association, Inc.



4/30/2024

Rio Vista Homeowners Association, Inc.
Balance Sheet
4/30/2024

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$127,045.04
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<u>Cash-Operating Total</u>	<u>\$127,045.04</u>
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Cash-Reserve

1116 - 1116 RVH Reserve MM	\$125,447.89
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1119 - 1119 RVH - New 1st MM8233	\$111,642.85
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<u>Cash-Reserve Total</u>	<u>\$237,090.74</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$0.40
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1910 - 1910 RVH Prepaid Expenses	\$2,866.50
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1990 - 1990 RVH Accounts Receivable	\$42,007.11
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<u>Other Total</u>	<u>\$44,874.01</u>
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<i>Assets Total</i>		\$409,009.79
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Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable	\$90.00
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2200 - 2200 RVH Prepaid Assessments	\$4,218.42
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2300 - 2300 RVH Deferred Assessments	\$125,700.00
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<u>Other Total</u>	<u>\$130,008.42</u>
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Retained Earnings

\$263,123.23

Net Income

\$15,878.14

<i>Liabilities & Equity Total</i>		\$409,009.79
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$62,850.00	\$63,000.00	(\$150.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$190.00	\$0.00	\$190.00	\$4,220.00	\$0.00	\$4,220.00	\$0.00
4030 - 4030 RVH Legal Fee	\$45.00	\$0.00	\$45.00	\$90.00	\$0.00	\$90.00	\$0.00
4040 - 4040 RVH Collection Fee	\$45.00	\$0.00	\$45.00	\$1,628.78	\$0.00	\$1,628.78	\$0.00
<u>Total Income</u>	\$15,992.50	\$15,750.00	\$242.50	\$68,788.78	\$63,000.00	\$5,788.78	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$500.00	\$0.00	\$500.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
4910 - 4910 RVH Reserve Interest	\$255.38	\$41.67	\$213.71	\$978.59	\$166.68	\$811.91	\$500.00
<u>Total Reserve Income</u>	\$755.38	\$41.67	\$713.71	\$2,978.59	\$166.68	\$2,811.91	\$500.00
Total Income	\$16,747.88	\$15,791.67	\$956.21	\$71,767.37	\$63,166.68	\$8,600.69	\$189,500.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,565.05	\$2,565.42	\$0.37	\$10,260.20	\$10,261.68	\$1.48	\$30,785.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$41.67	\$41.67	\$54.28	\$166.68	\$112.40	\$500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$158.33	\$158.33	\$0.00	\$633.32	\$633.32	\$1,900.00
5250 - 5250 RVH Force Mow	\$0.00	\$33.33	\$33.33	\$112.58	\$133.32	\$20.74	\$400.00
5300 - 5300 RVH Repairs and Maintenance	\$1,897.42	\$291.67	(\$1,605.75)	\$5,747.99	\$1,166.68	(\$4,581.31)	\$3,500.00
5305 - 5305 Fence Repairs and Maintenance	\$150.00	\$416.67	\$266.67	\$229.39	\$1,666.68	\$1,437.29	\$5,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$160.42	\$160.42	\$0.00	\$641.68	\$641.68	\$1,925.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$3,991.67	\$3,991.67	\$3,897.00	\$15,966.68	\$12,069.68	\$47,900.00
5550 - 5550 RVH Pool Repairs	\$189.44	\$83.33	(\$106.11)	\$849.77	\$333.32	(\$516.45)	\$1,000.00
5600 - 5600 RVH Pool Access System	\$194.85	\$16.25	(\$178.60)	\$514.85	\$65.00	(\$449.85)	\$195.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$54.17	\$54.17	\$388.23	\$216.68	(\$171.55)	\$650.00
5650 - 5650 RVH Pool Phones	\$535.84	\$44.67	(\$491.17)	\$535.84	\$178.68	(\$357.16)	\$536.00
5660 - 5660 Security Cameras	\$0.00	\$414.17	\$414.17	\$4,860.00	\$1,656.68	(\$3,203.32)	\$4,970.00
5700 - 5700 RVH Telecomm - Internet	\$170.45	\$170.08	(\$0.37)	\$681.78	\$680.32	(\$1.46)	\$2,041.00
<u>Total Common Grounds</u>	\$5,703.05	\$8,541.85	\$2,838.80	\$28,131.91	\$34,167.40	\$6,035.49	\$102,502.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$2.50	\$2.50	\$0.00	\$10.00	\$10.00	\$30.00
6030 - 6030 RVH Decorations	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
6050 - 6050 RVH Bad Debits	\$20.00	\$58.33	\$38.33	\$502.00	\$233.32	(\$268.68)	\$700.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$150.00	\$150.00	\$900.00	\$600.00	(\$300.00)	\$1,800.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$75.00	\$75.00	\$0.00	\$300.00	\$300.00	\$900.00
6250 - 6250 RVH Insurance	\$1,642.63	\$1,695.83	\$53.20	\$6,570.52	\$6,783.32	\$212.80	\$20,350.00
6350 - 6350 RVH Administration	\$0.00	\$10.00	\$10.00	\$0.00	\$40.00	\$40.00	\$120.00
<u>Total General Administrative Expenses</u>	\$1,662.63	\$2,374.99	\$712.36	\$7,972.52	\$9,499.96	\$1,527.44	\$28,500.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00

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4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6010 - 6010 RVH Legal Fees	\$2,340.22	\$166.67	(\$2,173.55)	\$2,520.22	\$666.68	(\$1,853.54)	\$2,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$500.00	\$500.00	\$1,506.20	\$2,000.00	\$493.80	\$6,000.00
6300 - 6300 RVH Management fee	\$2,866.50	\$2,866.50	\$0.00	\$11,466.00	\$11,466.00	\$0.00	\$34,398.00
<u>Total Professional Expenses</u>	\$5,206.72	\$3,558.17	(\$1,648.55)	\$15,492.42	\$14,232.68	(\$1,259.74)	\$42,698.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
<u>Total Reserve Contribution</u>	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$332.78	\$316.67	(\$16.11)	\$1,646.46	\$1,266.68	(\$379.78)	\$3,800.00
5050 - 5050 RVH Water and Wastewater	\$191.90	\$500.00	\$308.10	\$645.92	\$2,000.00	\$1,354.08	\$6,000.00
<u>Total Utilities</u>	\$524.68	\$816.67	\$291.99	\$2,292.38	\$3,266.68	\$974.30	\$9,800.00
Total Expense	\$13,597.08	\$15,791.68	\$2,194.60	\$55,889.23	\$63,166.72	\$7,277.49	\$189,500.00
Operating Net Income	\$3,150.80	(\$0.01)	\$3,150.81	\$15,878.14	(\$0.04)	\$15,878.18	\$0.00
Net Income	\$3,150.80	(\$0.01)	\$3,150.81	\$15,878.14	(\$0.04)	\$15,878.18	\$0.00