

# Rio Vista Homeowners Association, Inc.



5/31/2024

**Rio Vista Homeowners Association, Inc.**  
**Balance Sheet**  
**5/31/2024**

**Assets**Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$87,630.41
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<u>Cash-Operating Total</u>	\$87,630.41
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Cash-Reserve

1116 - 1116 RVH Reserve MM	\$125,485.19
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1119 - 1119 RVH - New 1st MM8233	\$112,356.72
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<u>Cash-Reserve Total</u>	\$237,841.91
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Other

1900 - 1900 RVH Prepaid Insurance	\$22,509.54
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1910 - 1910 RVH Prepaid Expenses	\$2,866.50
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1990 - 1990 RVH Accounts Receivable	\$43,464.26
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<u>Other Total</u>	\$68,840.30
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<i>Assets Total</i>	\$394,312.62
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**Liabilities and Equity**Other

2000 - 2000 RVH Accounts Payable	\$5,157.73
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2200 - 2200 RVH Prepaid Assessments	\$4,560.38
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2300 - 2300 RVH Deferred Assessments	\$109,987.50
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<u>Other Total</u>	\$119,705.61
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<u>Retained Earnings</u>	\$263,123.23
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<u>Net Income</u>	\$11,483.78
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<i>Liabilities &amp; Equity Total</i>	\$394,312.62
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2024 - 5/31/2024**

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	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)	\$78,562.50	\$78,750.00	(\$187.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$240.00	\$0.00	\$240.00	\$4,460.00	\$0.00	\$4,460.00	\$0.00
4030 - 4030 RVH Legal Fee	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00
4040 - 4040 RVH Collection Fee	\$3,396.44	\$0.00	\$3,396.44	\$5,122.72	\$0.00	\$5,122.72	\$0.00
4050 - 4050 RVH Violation Fine	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00
<u>Total Income</u>	\$19,373.94	\$15,750.00	\$3,623.94	\$88,260.22	\$78,750.00	\$9,510.22	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$500.00	\$0.00	\$500.00	\$2,500.00	\$0.00	\$2,500.00	\$0.00
4910 - 4910 RVH Reserve Interest	\$251.17	\$41.67	\$209.50	\$1,229.76	\$208.35	\$1,021.41	\$500.00
<u>Total Reserve Income</u>	\$751.17	\$41.67	\$709.50	\$3,729.76	\$208.35	\$3,521.41	\$500.00
<b>Total Income</b>	\$20,125.11	\$15,791.67	\$4,333.44	\$91,989.98	\$78,958.35	\$13,031.63	\$189,500.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,565.05	\$2,565.42	\$0.37	\$12,825.25	\$12,827.10	\$1.85	\$30,785.00
5150 - 5150 RVH Irrigation Repairs	\$88.69	\$41.67	(\$47.02)	\$142.97	\$208.35	\$65.38	\$500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$158.33	\$158.33	\$0.00	\$791.65	\$791.65	\$1,900.00
5250 - 5250 RVH Force Mow	\$0.00	\$33.33	\$33.33	\$112.58	\$166.65	\$54.07	\$400.00
5300 - 5300 RVH Repairs and Maintenance	\$3,728.60	\$291.67	(\$3,436.93)	\$9,476.59	\$1,458.35	(\$8,018.24)	\$3,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$416.67	\$416.67	\$229.39	\$2,083.35	\$1,853.96	\$5,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$160.42	\$160.42	\$0.00	\$802.10	\$802.10	\$1,925.00
5500 - 5500 RVH Pool Maintenance Contract	\$4,819.70	\$3,991.67	(\$828.03)	\$8,716.70	\$19,958.35	\$11,241.65	\$47,900.00
5550 - 5550 RVH Pool Repairs	\$1,757.73	\$83.33	(\$1,674.40)	\$2,607.50	\$416.65	(\$2,190.85)	\$1,000.00
5600 - 5600 RVH Pool Access System	(\$300.00)	\$16.25	\$316.25	\$214.85	\$81.25	(\$133.60)	\$195.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$54.17	\$54.17	\$388.23	\$270.85	(\$117.38)	\$650.00
5650 - 5650 RVH Pool Phones	\$0.00	\$44.67	\$44.67	\$535.84	\$223.35	(\$312.49)	\$536.00
5660 - 5660 Security Cameras	\$0.00	\$414.17	\$414.17	\$4,860.00	\$2,070.85	(\$2,789.15)	\$4,970.00
5700 - 5700 RVH Telecomm - Internet	\$170.07	\$170.08	\$0.01	\$851.85	\$850.40	(\$1.45)	\$2,041.00
<u>Total Common Grounds</u>	\$12,829.84	\$8,541.85	(\$4,287.99)	\$40,961.75	\$42,709.25	\$1,747.50	\$102,502.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$2.50	\$2.50	\$0.00	\$12.50	\$12.50	\$30.00
6030 - 6030 RVH Decorations	\$0.00	\$333.33	\$333.33	\$0.00	\$1,666.65	\$1,666.65	\$4,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$58.33	\$58.33	\$502.00	\$291.65	(\$210.35)	\$700.00
6150 - 6150 RVH Homeowner Activities	\$100.00	\$150.00	\$50.00	\$1,000.00	\$750.00	(\$250.00)	\$1,800.00
6175 - 6175 RVH Meeting Expense	\$420.73	\$50.00	(\$370.73)	\$420.73	\$250.00	(\$170.73)	\$600.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$75.00	\$75.00	\$0.00	\$375.00	\$375.00	\$900.00
6250 - 6250 RVH Insurance	\$2,046.32	\$1,695.83	(\$350.49)	\$8,616.84	\$8,479.15	(\$137.69)	\$20,350.00
6350 - 6350 RVH Administration	\$120.00	\$10.00	(\$110.00)	\$120.00	\$50.00	(\$70.00)	\$120.00
<u>Total General Administrative Expenses</u>	\$2,687.05	\$2,374.99	(\$312.06)	\$10,659.57	\$11,874.95	\$1,215.38	\$28,500.00
<u>Professional Expenses</u>							

**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2024 - 5/31/2024**

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6000 - 6000 RVH Professional Fees	\$300.00	\$25.00	(\$275.00)	\$300.00	\$125.00	(\$175.00)	\$300.00
6010 - 6010 RVH Legal Fees	\$0.00	\$166.67	\$166.67	\$2,520.22	\$833.35	(\$1,686.87)	\$2,000.00
6100 - 6100 RVH Collection Expense	\$4,525.19	\$500.00	(\$4,025.19)	\$6,031.39	\$2,500.00	(\$3,531.39)	\$6,000.00
6300 - 6300 RVH Management fee	\$2,866.50	\$2,866.50	\$0.00	\$14,332.50	\$14,332.50	\$0.00	\$34,398.00
<u>Total Professional Expenses</u>	\$7,691.69	\$3,558.17	(\$4,133.52)	\$23,184.11	\$17,790.85	(\$5,393.26)	\$42,698.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$6,000.00
<u>Total Reserve Contribution</u>	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$6,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$387.06	\$316.67	(\$70.39)	\$2,033.52	\$1,583.35	(\$450.17)	\$3,800.00
5050 - 5050 RVH Water and Wastewater	\$521.33	\$500.00	(\$21.33)	\$1,167.25	\$2,500.00	\$1,332.75	\$6,000.00
<u>Total Utilities</u>	\$908.39	\$816.67	(\$91.72)	\$3,200.77	\$4,083.35	\$882.58	\$9,800.00
<b>Total Expense</b>	<b>\$24,616.97</b>	<b>\$15,791.68</b>	<b>(\$8,825.29)</b>	<b>\$80,506.20</b>	<b>\$78,958.40</b>	<b>(\$1,547.80)</b>	<b>\$189,500.00</b>
Operating Net Income	(\$4,491.86)	(\$0.01)	(\$4,491.85)	\$11,483.78	(\$0.05)	\$11,483.83	\$0.00
Net Income	(\$4,491.86)	(\$0.01)	(\$4,491.85)	\$11,483.78	(\$0.05)	\$11,483.83	\$0.00