

Rio Vista Homeowners Association, Inc.



8/31/2021

Rio Vista Homeowners Association, Inc.
Balance Sheet
8/31/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$106,426.61
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<u>Cash-Operating Total</u>	<u>\$106,426.61</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$136,490.78
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<u>Cash-Reserve Total</u>	<u>\$136,490.78</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$9,548.96
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1990 - 1990 RVH Accounts Receivable	\$31,847.29
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<u>Other Total</u>	<u>\$41,396.25</u>
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<i>Assets Total</i>	<i>\$284,313.64</i>
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Liabilities and Equity

Other

2200 - 2200 RVH Prepaid Assessments	\$1,151.01
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2300 - 2300 RVH Deferred Assessments	\$62,850.00
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<u>Other Total</u>	<u>\$64,001.01</u>
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<u>Retained Earnings</u>	\$241,597.62
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<u>Net Income</u>	(\$21,284.99)
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<i>Liabilities & Equity Total</i>	<i>\$284,313.64</i>
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$125,700.00	\$126,000.00	(\$300.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$230.00	\$0.00	\$230.00	\$1,740.00	\$0.00	\$1,740.00	\$0.00
4030 - 4030 RVH Legal Fee	\$25.00	\$0.00	\$25.00	\$810.00	\$0.00	\$810.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$2,539.60	\$0.00	\$2,539.60	\$0.00
<u>Total Income</u>	\$15,967.50	\$15,750.00	\$217.50	\$130,789.60	\$126,000.00	\$4,789.60	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$6,666.64	\$0.00	\$6,666.64	\$0.00
4910 - 4910 RVH Reserve Interest	\$17.89	\$50.00	(\$32.11)	\$132.57	\$400.00	(\$267.43)	\$600.00
<u>Total Reserve Income</u>	\$851.22	\$50.00	\$801.22	\$6,799.21	\$400.00	\$6,399.21	\$600.00
Total Income	\$16,818.72	\$15,800.00	\$1,018.72	\$137,588.81	\$126,400.00	\$11,188.81	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$21,504.68	\$21,333.36	(\$171.32)	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$413.82	\$1,000.00	\$586.18	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$849.76	\$1,000.00	\$150.24	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$1,020.31	\$833.33	(\$186.98)	\$47,787.19	\$6,666.64	(\$41,120.55)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$10,000.00	(\$305.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$313.94	\$153.75	(\$160.19)	\$1,136.68	\$1,230.00	\$93.32	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$3,166.67	\$3,166.67	\$21,115.64	\$25,333.36	\$4,217.72	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$2,000.00	\$1,180.00	\$3,000.00
5600 - 5600 RVH Pool Access System	(\$75.00)	\$41.67	\$116.67	(\$495.00)	\$333.36	\$828.36	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$400.00	(\$227.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$637.84	\$289.58	(\$348.26)	\$3,994.65	\$2,316.64	(\$1,678.01)	\$3,475.00
<u>Total Common Grounds</u>	\$4,412.57	\$8,951.67	\$4,539.10	\$108,059.93	\$71,613.36	(\$36,446.57)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$28.02	\$0.00	(\$28.02)	\$137.14	\$0.00	(\$137.14)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$2,666.64	\$2,607.83	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$3,600.00	\$291.67	(\$3,308.33)	\$4,109.50	\$2,333.36	(\$1,776.14)	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$966.64	(\$146.86)	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.67	(\$181.95)	\$8,545.48	\$8,093.36	(\$452.12)	\$12,140.00
6350 - 6350 RVH Administration	\$0.00	\$0.00	\$0.00	\$124.99	\$0.00	(\$124.99)	\$0.00
<u>Total General Administrative Expenses</u>	\$4,821.64	\$1,757.50	(\$3,064.14)	\$14,089.42	\$14,060.00	(\$29.42)	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$375.00	\$66.67	(\$308.33)	\$375.00	\$533.36	\$158.36	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$652.50	\$666.64	\$14.14	\$1,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$3,169.82	\$5,333.36	\$2,163.54	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$21,840.00	\$21,840.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$3,105.00	\$3,546.67	\$441.67	\$26,037.32	\$28,373.36	\$2,336.04	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$0.00	\$10,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$317.77	\$292.08	(\$25.69)	\$2,000.15	\$2,336.64	\$336.49	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$498.46	\$418.75	(\$79.71)	\$2,020.34	\$3,350.00	\$1,329.66	\$5,025.00
<u>Total Utilities</u>	\$816.23	\$710.83	(\$105.40)	\$4,020.49	\$5,686.64	\$1,666.15	\$8,530.00
Total Expense	\$13,988.77	\$15,800.00	\$1,811.23	\$158,873.80	\$126,400.00	(\$32,473.80)	\$189,600.00
Operating Net Income	\$2,829.95	\$0.00	\$2,829.95	(\$21,284.99)	\$0.00	(\$21,284.99)	\$0.00
Net Income	\$2,829.95	\$0.00	\$2,829.95	(\$21,284.99)	\$0.00	(\$21,284.99)	\$0.00