

Rio Vista Homeowners Association, Inc.



12/31/2021

Rio Vista Homeowners Association, Inc.

Balance Sheet

12/31/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097 \$109,677.12

Cash-Operating Total \$109,677.12

Cash-Reserve

1119 - 1119 RVH - New 1st MM8233 \$139,893.40

Cash-Reserve Total \$139,893.40

Other

1900 - 1900 RVH Prepaid Insurance \$4,774.48

1990 - 1990 RVH Accounts Receivable \$26,263.81

Other Total \$31,038.29

Assets Total \$280,608.81

Liabilities and Equity

Other

2200 - 2200 RVH Prepaid Assessments \$33,377.58

Other Total \$33,377.58

Retained Earnings \$241,597.62

Net Income \$5,633.61

Liabilities & Equity Total \$280,608.81

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$188,550.00	\$189,000.00	(\$450.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$200.00	\$0.00	\$200.00	\$2,350.00	\$0.00	\$2,350.00	\$0.00
4030 - 4030 RVH Legal Fee	\$0.00	\$0.00	\$0.00	\$835.00	\$0.00	\$835.00	\$0.00
4040 - 4040 RVH Collection Fee	(\$125.70)	\$0.00	(\$125.70)	\$3,217.72	\$0.00	\$3,217.72	\$0.00
<u>Total Income</u>	\$15,786.80	\$15,750.00	\$36.80	\$194,952.72	\$189,000.00	\$5,952.72	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$9,999.96	\$0.00	\$9,999.96	\$0.00
4910 - 4910 RVH Reserve Interest	\$17.77	\$50.00	(\$32.23)	\$201.87	\$600.00	(\$398.13)	\$600.00
<u>Total Reserve Income</u>	\$851.10	\$50.00	\$801.10	\$10,201.83	\$600.00	\$9,601.83	\$600.00
Total Income	\$16,637.90	\$15,800.00	\$837.90	\$205,154.55	\$189,600.00	\$15,554.55	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.63	\$151.15	\$31,566.60	\$32,000.00	\$433.40	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$440.34	\$1,500.00	\$1,059.66	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$2,798.26	\$1,500.00	(\$1,298.26)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$376.11	\$833.37	\$457.26	\$37,981.83	\$10,000.00	(\$27,981.83)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$15,000.00	\$4,694.60	\$15,000.00
5400 - 5400 RVH Pest Control	\$167.79	\$153.75	(\$14.04)	\$2,295.00	\$1,845.00	(\$450.00)	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$3,166.63	\$3,166.63	\$31,630.64	\$38,000.00	\$6,369.36	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$3,000.00	\$2,180.00	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.63	\$41.63	(\$495.00)	\$500.00	\$995.00	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$600.00	(\$27.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$179.29	\$289.62	\$110.33	\$4,647.27	\$3,475.00	(\$1,172.27)	\$3,475.00
<u>Total Common Grounds</u>	\$3,238.67	\$8,951.63	\$5,712.96	\$122,617.45	\$107,420.00	(\$15,197.45)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$31.74	\$0.00	(\$31.74)	\$264.38	\$0.00	(\$264.38)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.37	\$333.37	\$58.81	\$4,000.00	\$3,941.19	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$170.71	\$291.63	\$120.92	\$4,280.21	\$3,500.00	(\$780.21)	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$300.00	\$120.87	(\$179.13)	\$1,413.50	\$1,450.00	\$36.50	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.63	(\$181.99)	\$13,319.96	\$12,140.00	(\$1,179.96)	\$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>	\$1,696.07	\$1,757.50	\$61.43	\$19,461.85	\$21,090.00	\$1,628.15	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$400.00	\$66.63	(\$333.37)	\$775.00	\$800.00	\$25.00	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.37	\$83.37	\$1,249.22	\$1,000.00	(\$249.22)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$675.00	\$666.63	(\$8.37)	\$4,498.64	\$8,000.00	\$3,501.36	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$32,760.00	\$32,760.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$3,805.00	\$3,546.63	(\$258.37)	\$39,282.86	\$42,560.00	\$3,277.14	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.37	\$0.04	\$9,999.96	\$10,000.00	\$0.04	\$10,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$833.33	\$833.37	\$0.04	\$9,999.96	\$10,000.00	\$0.04	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$261.16	\$292.12	\$30.96	\$3,067.55	\$3,505.00	\$437.45	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$282.54	\$418.75	\$136.21	\$5,091.27	\$5,025.00	(\$66.27)	\$5,025.00
<u>Total Utilities</u>	\$543.70	\$710.87	\$167.17	\$8,158.82	\$8,530.00	\$371.18	\$8,530.00
Total Expense	\$10,116.77	\$15,800.00	\$5,683.23	\$199,520.94	\$189,600.00	(\$9,920.94)	\$189,600.00
Operating Net Income	\$6,521.13	\$0.00	\$6,521.13	\$5,633.61	\$0.00	\$5,633.61	\$0.00
Net Income	\$6,521.13	\$0.00	\$6,521.13	\$5,633.61	\$0.00	\$5,633.61	\$0.00