Rio Vista Homeowners Association, Inc.



2/28/2021

Rio Vista Homeowners Association, Inc. Balance Sheet 2/28/2021

Assets Cook Operating		
Cash-Operating 1100 - 1100 RVH New 1st Ntnl Chkg **097	\$207,696.21	
Cash-Operating Total	\$207,696.21	
<u>Cash-Reserve</u>		
1119 - 1119 RVH - New 1st MM8233	\$129,721.96	
Cash-Reserve Total	\$129,721.96	
<u>Other</u>		
1900 - 1900 RVH Prepaid Insurance	\$1,940.20	
1990 - 1990 RVH Accounts Receivable	\$52,380.63	
Other Total	\$54,320.83	
Assets Total		\$391,739.00
Liabilities and Equity		
<u>Other</u>		
2200 - 2200 RVH Prepaid Assessments	\$905.01	
2300 - 2300 RVH Deferred Assessments	\$157,575.00	
Other Total	\$158,480.01	
Retained Earnings	\$241,597.62	

Net Income

Liabilities & Equity Total

(\$8,338.63)

\$391,739.00

Rio Vista Homeowners Association, Inc. Budget Comparison Report 2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021		1/1/2021 - 2/28/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$31,425.00	\$31,500.00	(\$75.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$240.00	\$0.00	\$240.00	\$240.00	\$0.00	\$240.00	\$0.00
4030 - 4030 RVH Legal Fee	(\$25.00)	\$0.00	(\$25.00)	(\$25.00)	\$0.00	(\$25.00)	\$0.00
Total Income	\$15,927.50	\$15,750.00	\$177.50	\$31,640.00	\$31,500.00	\$140.00	\$189,000.00
Reserve Income							
4910 - 4910 RVH Reserve Interest	\$14.93	\$50.00	(\$35.07)	\$30.39	\$100.00	(\$69.61)	\$600.00
Total Reserve Income	\$14.93	\$50.00	(\$35.07)	\$30.39	\$100.00	(\$69.61)	\$600.00
Total Income	\$15,942.43	\$15,800.00	\$142.43	\$31,670.39	\$31,600.00	\$70.39	\$189,600.00
Expense							
Common Grounds							
5100 - 5100 RVH Landscape Maintenance	\$2,742.81	\$2,666.67	(\$76.14)	\$5,258.29	\$5,333.34	\$75.05	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$3,600.50	\$833.33	(\$2,767.17)	\$12,123.20	\$1,666.66	(\$10,456.54)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$2,500.00	(\$7,805.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$153.75	\$153.75	\$0.00	\$307.50	\$307.50	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$3,166.67	\$3,166.67	\$625.00	\$6,333.34	\$5,708.34	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$500.00	(\$320.00)	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$274.11	\$50.00	(\$224.11)	\$627.11	\$100.00	(\$527.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$388.70	\$289.58	(\$99.12)	\$388.70	\$579.16	\$190.46	\$3,475.00
Total Common Grounds	\$7,006.12	\$8,951.67	\$1,945.55	\$30,147.70	\$17,903.34	(\$12,244.36)	\$107,420.00
General Administrative Expenses							
6020 - 6020 RVH Bank Charges	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$666.66	\$607.85	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$900.00	\$120.83	(\$779.17)	\$900.00	\$241.66	(\$658.34)	\$1,450.00
6250 - 6250 RVH Insurance Total General Administrative Expenses	\$970.08 \$1,870.08		\$41.59 (\$112.58)	\$1,940.16 \$2,908.97	\$2,023.34 \$3,515.00	\$83.18 \$606.03	
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Professional Expenses							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$5,460.00	\$5,460.00	\$0.00	\$32,760.00
Total Professional Expenses	\$2,730.00	\$3,546.67	\$816.67	\$5,460.00	\$7,093.34	\$1,633.34	\$42,560.00
Reserve Contribution	40.55	# 0000 05	# 000 05	***	44 000 5	0.4.000.00	# 40.000.00
9105 - 9105 RVH Reserve Contribution	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	
Total Reserve Contribution	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00

Utilities

Rio Vista Homeowners Association, Inc. Budget Comparison Report 2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5000 - 5000 RVH Electricity	\$477.04	\$292.08	(\$184.96)	\$826.01	\$584.16	(\$241.85)	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$112.74	\$418.75	\$306.01	\$666.34	\$837.50	\$171.16	\$5,025.00
Total Utilities	\$589.78	\$710.83	\$121.05	\$1,492.35	\$1,421.66	(\$70.69)	\$8,530.00
Total Expense	\$12,195.98	\$15,800.00	\$3,604.02	\$40,009.02	\$31,600.00	(\$8,409.02)	\$189,600.00
Operating Net Income	\$3,746.45	\$0.00	\$3,746.45	(\$8,338.63)	\$0.00	(\$8,338.63)	\$0.00
Net Income	\$3,746.45	\$0.00	\$3,746.45	(\$8,338.63)	\$0.00	(\$8,338.63)	\$0.00