

# Rio Vista Homeowners Association, Inc.



2/28/2022

**Rio Vista Homeowners Association, Inc.**

**Balance Sheet**

**2/28/2022**

**Assets**

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$223,195.02
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<u>Cash-Operating Total</u>	\$223,195.02
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$141,260.79
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<u>Cash-Reserve Total</u>	\$141,260.79
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Other

1900 - 1900 RVH Prepaid Insurance	\$2,387.24
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1990 - 1990 RVH Accounts Receivable	\$53,306.20
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<u>Other Total</u>	\$55,693.44
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Assets Total	\$420,149.25
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**Liabilities and Equity**

Other

2200 - 2200 RVH Prepaid Assessments	\$566.00
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2300 - 2300 RVH Deferred Assessments	\$157,575.00
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<u>Other Total</u>	\$158,141.00
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<u>Retained Earnings</u>	\$247,231.23
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<u>Net Income</u>	\$14,777.02
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Liabilities & Equity Total	\$420,149.25
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			
	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)	\$31,425.00	\$31,500.00	(\$75.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$585.00	\$0.00	\$585.00	\$585.00	\$0.00	\$585.00	\$0.00
4030 - 4030 RVH Legal Fee	\$25.00	\$0.00	\$25.00	\$225.00	\$0.00	\$225.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$15.32	\$0.00	\$15.32	\$0.00
<u>Total Income</u>	\$16,322.50	\$15,750.00	\$572.50	\$32,250.32	\$31,500.00	\$750.32	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$1,333.32	\$0.00	\$1,333.32	\$0.00
4910 - 4910 RVH Reserve Interest	\$16.21	\$50.00	(\$33.79)	\$34.07	\$100.00	(\$65.93)	\$600.00
<u>Total Reserve Income</u>	\$682.87	\$50.00	\$632.87	\$1,367.39	\$100.00	\$1,267.39	\$600.00
<b>Total Income</b>	\$17,005.37	\$15,800.00	\$1,205.37	\$33,617.71	\$31,600.00	\$2,017.71	\$189,600.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,583.33	\$67.85	\$5,030.96	\$5,166.66	\$135.70	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$78.72	\$83.33	\$4.61	\$78.72	\$166.66	\$87.94	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$174.92	\$125.00	(\$49.92)	\$1,149.17	\$250.00	(\$899.17)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$0.00	\$625.00	\$625.00	\$0.00	\$1,250.00	\$1,250.00	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$635.00	\$635.00	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$183.33	\$183.33	\$0.00	\$366.66	\$366.66	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$175.00	\$175.00	\$0.00	\$350.00	\$350.00	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$2,960.00	\$2,960.00	\$0.00	\$5,920.00	\$5,920.00	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$58.33	\$58.33	\$628.26	\$116.66	(\$511.60)	\$700.00
5650 - 5650 RVH Pool Phones	\$168.49	\$167.50	(\$0.99)	\$337.78	\$335.00	(\$2.78)	\$2,010.00
<u>Total Common Grounds</u>	\$2,937.61	\$8,428.32	\$5,490.71	\$7,224.89	\$16,856.64	\$9,631.75	\$101,140.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$16.66	\$31.25	\$14.59	\$42.09	\$62.50	\$20.41	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
6200 - 6200 RVH Homeowner Communications	\$900.00	\$83.33	(\$816.67)	\$900.00	\$166.66	(\$733.34)	\$1,000.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,200.00	\$6.38	\$2,387.24	\$2,400.00	\$12.76	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$0.00	\$20.84	\$20.84	\$125.00
<u>Total General Administrative Expenses</u>	\$2,110.28	\$2,366.68	\$256.40	\$3,329.33	\$4,733.36	\$1,404.03	\$28,400.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00
6010 - 6010 RVH Legal Fees	\$325.00	\$166.67	(\$158.33)	\$325.00	\$333.34	\$8.34	\$2,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$380.22	\$1,333.34	\$953.12	\$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

**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Professional Expenses</u>	\$3,055.00	\$3,630.01	\$575.01	\$6,165.22	\$7,260.02	\$1,094.80	\$43,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$1,333.32	\$1,333.34	\$0.02	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$1,333.32	\$1,333.34	\$0.02	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$288.73	\$291.67	\$2.94	\$544.28	\$583.34	\$39.06	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$68.70	\$416.67	\$347.97	\$243.65	\$833.34	\$589.69	\$5,000.00
<u>Total Utilities</u>	\$357.43	\$708.34	\$350.91	\$787.93	\$1,416.68	\$628.75	\$8,500.00
<b>Total Expense</b>	\$9,126.98	\$15,800.02	\$6,673.04	\$18,840.69	\$31,600.04	\$12,759.35	\$189,600.00
Operating Net Income	\$7,878.39	(\$0.02)	\$7,878.41	\$14,777.02	(\$0.04)	\$14,777.06	\$0.00
Net Income	\$7,878.39	(\$0.02)	\$7,878.41	\$14,777.02	(\$0.04)	\$14,777.06	\$0.00