

Rio Vista Homeowners Association, Inc.



1/31/2021

Rio Vista Homeowners Association, Inc.
Balance Sheet
1/31/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$131,353.23
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<u>Cash-Operating Total</u>	<u>\$131,353.23</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$129,707.03
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<u>Cash-Reserve Total</u>	<u>\$129,707.03</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$2,910.28
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1990 - 1990 RVH Accounts Receivable	\$140,767.71
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<u>Other Total</u>	<u>\$143,677.99</u>
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<i>Assets Total</i>	<i>\$404,738.25</i>
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Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable	\$1,488.20
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2200 - 2200 RVH Prepaid Assessments	\$450.01
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2300 - 2300 RVH Deferred Assessments	\$173,287.50
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<u>Other Total</u>	<u>\$175,225.71</u>
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<u>Retained Earnings</u>	\$241,597.62
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<u>Net Income</u>	(\$12,085.08)
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<i>Liabilities & Equity Total</i>	<i>\$404,738.25</i>
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$15,712.50	\$15,750.00	(\$37.50)	\$189,000.00
<u>Total Income</u>	\$15,712.50	\$15,750.00	(\$37.50)	\$15,712.50	\$15,750.00	(\$37.50)	\$189,000.00
<u>Reserve Income</u>							
4910 - 4910 RVH Reserve Interest	\$15.46	\$50.00	(\$34.54)	\$15.46	\$50.00	(\$34.54)	\$600.00
<u>Total Reserve Income</u>	\$15.46	\$50.00	(\$34.54)	\$15.46	\$50.00	(\$34.54)	\$600.00
Total Income	\$15,727.96	\$15,800.00	(\$72.04)	\$15,727.96	\$15,800.00	(\$72.04)	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$2,515.48	\$2,666.67	\$151.19	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$8,522.70	\$833.33	(\$7,689.37)	\$8,522.70	\$833.33	(\$7,689.37)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$10,305.40	\$1,250.00	(\$9,055.40)	\$10,305.40	\$1,250.00	(\$9,055.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$153.75	\$153.75	\$0.00	\$153.75	\$153.75	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$625.00	\$3,166.67	\$2,541.67	\$625.00	\$3,166.67	\$2,541.67	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$820.00	\$250.00	(\$570.00)	\$820.00	\$250.00	(\$570.00)	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$353.00	\$50.00	(\$303.00)	\$353.00	\$50.00	(\$303.00)	\$600.00
5650 - 5650 RVH Pool Phones	\$0.00	\$289.58	\$289.58	\$0.00	\$289.58	\$289.58	\$3,475.00
<u>Total Common Grounds</u>	\$23,141.58	\$8,951.67	(\$14,189.91)	\$23,141.58	\$8,951.67	(\$14,189.91)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00
6050 - 6050 RVH Bad Debits	\$58.81	\$333.33	\$274.52	\$58.81	\$333.33	\$274.52	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$0.00	\$120.83	\$120.83	\$1,450.00
6250 - 6250 RVH Insurance	\$970.08	\$1,011.67	\$41.59	\$970.08	\$1,011.67	\$41.59	\$12,140.00
<u>Total General Administrative Expenses</u>	\$1,038.89	\$1,757.50	\$718.61	\$1,038.89	\$1,757.50	\$718.61	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$2,730.00	\$2,730.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$2,730.00	\$3,546.67	\$816.67	\$2,730.00	\$3,546.67	\$816.67	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
<u>Total Reserve Contribution</u>	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$348.97	\$292.08	(\$56.89)	\$348.97	\$292.08	(\$56.89)	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$553.60	\$418.75	(\$134.85)	\$553.60	\$418.75	(\$134.85)	\$5,025.00

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

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Utilities</u>	\$902.57	\$710.83	(\$191.74)	\$902.57	\$710.83	(\$191.74)	\$8,530.00
Total Expense	\$27,813.04	\$15,800.00	(\$12,013.04)	\$27,813.04	\$15,800.00	(\$12,013.04)	\$189,600.00
Operating Net Income	(\$12,085.08)	\$0.00	(\$12,085.08)	(\$12,085.08)	\$0.00	(\$12,085.08)	\$0.00
Net Income	(\$12,085.08)	\$0.00	(\$12,085.08)	(\$12,085.08)	\$0.00	(\$12,085.08)	\$0.00