

Rio Vista Homeowners Association, Inc.



1/31/2022

Rio Vista Homeowners Association, Inc.

Balance Sheet

1/31/2022

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$137,269.93
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<u>Cash-Operating Total</u>	<u>\$137,269.93</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$140,577.92
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<u>Cash-Reserve Total</u>	<u>\$140,577.92</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$3,580.86
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1990 - 1990 RVH Accounts Receivable	\$146,013.65
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<u>Other Total</u>	<u>\$149,594.51</u>
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<i>Assets Total</i>		\$427,442.36
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Liabilities and Equity

Other

2200 - 2200 RVH Prepaid Assessments	\$25.00
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2300 - 2300 RVH Deferred Assessments	\$173,287.50
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<u>Other Total</u>	<u>\$173,312.50</u>
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<u>Retained Earnings</u>	\$247,231.23
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<u>Net Income</u>	\$6,898.63
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<i>Liabilities & Equity Total</i>		\$427,442.36
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	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
4030 - 4030 RVH Legal Fee	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$0.00
4040 - 4040 RVH Collection Fee	\$15.32	\$0.00	\$15.32	\$15.32	\$0.00	\$15.32	\$0.00
<u>Total Income</u>	\$15,927.82	\$15,750.00	\$177.82	\$15,927.82	\$15,750.00	\$177.82	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$666.66	\$0.00	\$666.66	\$0.00
4910 - 4910 RVH Reserve Interest	\$17.86	\$50.00	(\$32.14)	\$17.86	\$50.00	(\$32.14)	\$600.00
<u>Total Reserve Income</u>	\$684.52	\$50.00	\$634.52	\$684.52	\$50.00	\$634.52	\$600.00
Total Income	\$16,612.34	\$15,800.00	\$812.34	\$16,612.34	\$15,800.00	\$812.34	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,583.33	\$67.85	\$2,515.48	\$2,583.33	\$67.85	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$974.25	\$125.00	(\$849.25)	\$974.25	\$125.00	(\$849.25)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$0.00	\$625.00	\$625.00	\$0.00	\$625.00	\$625.00	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$317.50	\$317.50	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$183.33	\$183.33	\$0.00	\$183.33	\$183.33	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$2,960.00	\$2,960.00	\$0.00	\$2,960.00	\$2,960.00	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$628.26	\$58.33	(\$569.93)	\$628.26	\$58.33	(\$569.93)	\$700.00
5650 - 5650 RVH Pool Phones	\$169.29	\$167.50	(\$1.79)	\$169.29	\$167.50	(\$1.79)	\$2,010.00
<u>Total Common Grounds</u>	\$4,287.28	\$8,428.32	\$4,141.04	\$4,287.28	\$8,428.32	\$4,141.04	\$101,140.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$25.43	\$31.25	\$5.82	\$25.43	\$31.25	\$5.82	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,200.00	\$6.38	\$1,193.62	\$1,200.00	\$6.38	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$0.00	\$10.42	\$10.42	\$125.00
<u>Total General Administrative Expenses</u>	\$1,219.05	\$2,366.68	\$1,147.63	\$1,219.05	\$2,366.68	\$1,147.63	\$28,400.00
<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	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
6100 - 6100 RVH Collection Expense	\$380.22	\$666.67	\$286.45	\$380.22	\$666.67	\$286.45	\$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>	\$3,110.22	\$3,630.01	\$519.79	\$3,110.22	\$3,630.01	\$519.79	\$43,560.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$666.66	\$666.67	\$0.01	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$666.66	\$666.67	\$0.01	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$255.55	\$291.67	\$36.12	\$255.55	\$291.67	\$36.12	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$174.95	\$416.67	\$241.72	\$174.95	\$416.67	\$241.72	\$5,000.00
<u>Total Utilities</u>	\$430.50	\$708.34	\$277.84	\$430.50	\$708.34	\$277.84	\$8,500.00
Total Expense	\$9,713.71	\$15,800.02	\$6,086.31	\$9,713.71	\$15,800.02	\$6,086.31	\$189,600.00
Operating Net Income	\$6,898.63	(\$0.02)	\$6,898.65	\$6,898.63	(\$0.02)	\$6,898.65	\$0.00
Net Income	\$6,898.63	(\$0.02)	\$6,898.65	\$6,898.63	(\$0.02)	\$6,898.65	\$0.00