

Rio Vista Homeowners Association, Inc.



7/31/2021

Rio Vista Homeowners Association, Inc.

Balance Sheet

7/31/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$130,145.27
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<u>Cash-Operating Total</u>	<u>\$130,145.27</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$135,639.56
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<u>Cash-Reserve Total</u>	<u>\$135,639.56</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$10,742.58
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1990 - 1990 RVH Accounts Receivable	\$32,024.79
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<u>Other Total</u>	<u>\$42,767.37</u>
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<i>Assets Total</i>		\$308,552.20
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Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable	\$11,356.01
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2200 - 2200 RVH Prepaid Assessments	\$1,151.01
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2300 - 2300 RVH Deferred Assessments	\$78,562.50
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<u>Other Total</u>	<u>\$91,069.52</u>
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<u>Retained Earnings</u>	\$241,597.62
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<u>Net Income</u>	(\$24,114.94)
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<i>Liabilities & Equity Total</i>		\$308,552.20
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$109,987.50	\$110,250.00	(\$262.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$190.00	\$0.00	\$190.00	\$1,510.00	\$0.00	\$1,510.00	\$0.00
4030 - 4030 RVH Legal Fee	\$0.00	\$0.00	\$0.00	\$785.00	\$0.00	\$785.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$2,539.60	\$0.00	\$2,539.60	\$0.00
<u>Total Income</u>	\$15,902.50	\$15,750.00	\$152.50	\$114,822.10	\$110,250.00	\$4,572.10	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$5,833.31	\$0.00	\$5,833.31	\$0.00
4910 - 4910 RVH Reserve Interest	\$16.67	\$50.00	(\$33.33)	\$114.68	\$350.00	(\$235.32)	\$600.00
<u>Total Reserve Income</u>	\$850.00	\$50.00	\$800.00	\$5,947.99	\$350.00	\$5,597.99	\$600.00
Total Income	\$16,752.50	\$15,800.00	\$952.50	\$120,770.09	\$110,600.00	\$10,170.09	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$18,989.20	\$18,666.69	(\$322.51)	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$413.82	\$875.00	\$461.18	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$849.76	\$125.00	(\$724.76)	\$849.76	\$875.00	\$25.24	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$3,175.00	\$833.33	(\$2,341.67)	\$46,766.88	\$5,833.31	(\$40,933.57)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$8,750.00	(\$1,555.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$508.80	\$153.75	(\$355.05)	\$822.74	\$1,076.25	\$253.51	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$10,345.00	\$3,166.67	(\$7,178.33)	\$21,115.64	\$22,166.69	\$1,051.05	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$1,750.00	\$930.00	\$3,000.00
5600 - 5600 RVH Pool Access System	(\$200.00)	\$41.67	\$241.67	(\$420.00)	\$291.69	\$711.69	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$350.00	(\$277.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$600.32	\$289.58	(\$310.74)	\$3,356.81	\$2,027.06	(\$1,329.75)	\$3,475.00
<u>Total Common Grounds</u>	\$17,794.36	\$8,951.67	(\$8,842.69)	\$103,647.36	\$62,661.69	(\$40,985.67)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$25.83	\$0.00	(\$25.83)	\$109.12	\$0.00	(\$109.12)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$2,333.31	\$2,274.50	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$509.50	\$2,041.69	\$1,532.19	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$845.81	(\$267.69)	\$1,450.00
6250 - 6250 RVH Insurance	\$1,084.26	\$1,011.67	(\$72.59)	\$7,351.86	\$7,081.69	(\$270.17)	\$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>	\$1,110.09	\$1,757.50	\$647.41	\$9,267.78	\$12,302.50	\$3,034.72	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$466.69	\$466.69	\$800.00
6010 - 6010 RVH Legal Fees	\$161.25	\$83.33	(\$77.92)	\$652.50	\$583.31	(\$69.19)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$3,169.82	\$4,666.69	\$1,496.87	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$19,110.00	\$19,110.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$2,891.25	\$3,546.67	\$655.42	\$22,932.32	\$24,826.69	\$1,894.37	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$0.00	\$10,000.00

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Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$129.21	\$292.08	\$162.87	\$1,682.38	\$2,044.56	\$362.18	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$231.56	\$418.75	\$187.19	\$1,521.88	\$2,931.25	\$1,409.37	\$5,025.00
<u>Total Utilities</u>	\$360.77	\$710.83	\$350.06	\$3,204.26	\$4,975.81	\$1,771.55	\$8,530.00
Total Expense	\$22,989.80	\$15,800.00	(\$7,189.80)	\$144,885.03	\$110,600.00	(\$34,285.03)	\$189,600.00
Operating Net Income	(\$6,237.30)	\$0.00	(\$6,237.30)	(\$24,114.94)	\$0.00	(\$24,114.94)	\$0.00
Net Income	(\$6,237.30)	\$0.00	(\$6,237.30)	(\$24,114.94)	\$0.00	(\$24,114.94)	\$0.00