

Rio Vista Homeowners Association, Inc.



6/30/2021

Rio Vista Homeowners Association, Inc.
Balance Sheet
6/30/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$139,288.36
---	--------------

<u>Cash-Operating Total</u>	<u>\$139,288.36</u>
-----------------------------	---------------------

Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$134,789.56
----------------------------------	--------------

<u>Cash-Reserve Total</u>	<u>\$134,789.56</u>
---------------------------	---------------------

Other

1900 - 1900 RVH Prepaid Insurance	\$11,936.20
-----------------------------------	-------------

1990 - 1990 RVH Accounts Receivable	\$34,119.87
-------------------------------------	-------------

<u>Other Total</u>	<u>\$46,056.07</u>
--------------------	--------------------

<i>Assets Total</i>		\$320,133.99
---------------------	--	--------------

Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable	\$1,058.00
----------------------------------	------------

2200 - 2200 RVH Prepaid Assessments	\$1,081.01
-------------------------------------	------------

2300 - 2300 RVH Deferred Assessments	\$94,275.00
--------------------------------------	-------------

<u>Other Total</u>	<u>\$96,414.01</u>
--------------------	--------------------

<u>Retained Earnings</u>	\$241,597.62
--------------------------	--------------

<u>Net Income</u>	(\$17,877.64)
-------------------	---------------

<i>Liabilities & Equity Total</i>		\$320,133.99
---------------------------------------	--	--------------

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$94,275.00	\$94,500.00	(\$225.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$260.00	\$0.00	\$260.00	\$1,320.00	\$0.00	\$1,320.00	\$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	\$2,509.60	\$0.00	\$2,509.60	\$2,539.60	\$0.00	\$2,539.60	\$0.00
<u>Total Income</u>	\$18,482.10	\$15,750.00	\$2,732.10	\$98,919.60	\$94,500.00	\$4,419.60	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$4,999.98	\$0.00	\$4,999.98	\$0.00
4910 - 4910 RVH Reserve Interest	\$18.22	\$50.00	(\$31.78)	\$98.01	\$300.00	(\$201.99)	\$600.00
<u>Total Reserve Income</u>	\$851.55	\$50.00	\$801.55	\$5,097.99	\$300.00	\$4,797.99	\$600.00
Total Income	\$19,333.65	\$15,800.00	\$3,533.65	\$104,017.59	\$94,800.00	\$9,217.59	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$16,473.72	\$16,000.02	(\$473.70)	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$413.82	\$750.00	\$336.18	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$31,337.56	\$833.33	(\$30,504.23)	\$43,591.88	\$4,999.98	(\$38,591.90)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$7,500.00	(\$2,805.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$153.75	\$153.75	\$313.94	\$922.50	\$608.56	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$8,270.64	\$3,166.67	(\$5,103.97)	\$10,770.64	\$19,000.02	\$8,229.38	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$1,500.00	\$680.00	\$3,000.00
5600 - 5600 RVH Pool Access System	(\$220.00)	\$41.67	\$261.67	(\$220.00)	\$250.02	\$470.02	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$300.00	(\$327.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$665.87	\$289.58	(\$376.29)	\$2,756.49	\$1,737.48	(\$1,019.01)	\$3,475.00
<u>Total Common Grounds</u>	\$42,569.55	\$8,951.67	(\$33,617.88)	\$85,853.00	\$53,710.02	(\$32,142.98)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$20.90	\$0.00	(\$20.90)	\$83.29	\$0.00	(\$83.29)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$1,999.98	\$1,941.17	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$120.00	\$291.67	\$171.67	\$509.50	\$1,750.02	\$1,240.52	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$724.98	(\$388.52)	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.67	(\$181.95)	\$6,267.60	\$6,070.02	(\$197.58)	\$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>	\$1,334.52	\$1,757.50	\$422.98	\$8,157.69	\$10,545.00	\$2,387.31	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$400.02	\$400.02	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$491.25	\$499.98	\$8.73	\$1,000.00
6100 - 6100 RVH Collection Expense	\$2,934.60	\$666.67	(\$2,267.93)	\$3,169.82	\$4,000.02	\$830.20	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$16,380.00	\$16,380.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$5,664.60	\$3,546.67	(\$2,117.93)	\$20,041.07	\$21,280.02	\$1,238.95	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$0.00	\$10,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$69.05	\$292.08	\$223.03	\$1,553.17	\$1,752.48	\$199.31	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$222.72	\$418.75	\$196.03	\$1,290.32	\$2,512.50	\$1,222.18	\$5,025.00
<u>Total Utilities</u>	\$291.77	\$710.83	\$419.06	\$2,843.49	\$4,264.98	\$1,421.49	\$8,530.00
Total Expense	\$50,693.77	\$15,800.00	(\$34,893.77)	\$121,895.23	\$94,800.00	(\$27,095.23)	\$189,600.00
Operating Net Income	(\$31,360.12)	\$0.00	(\$31,360.12)	(\$17,877.64)	\$0.00	(\$17,877.64)	\$0.00
Net Income	(\$31,360.12)	\$0.00	(\$31,360.12)	(\$17,877.64)	\$0.00	(\$17,877.64)	\$0.00