

Rio Vista Homeowners Association, Inc.



6/30/2022

Rio Vista Homeowners Association, Inc.
Balance Sheet
6/30/2022

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$183,648.24
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<u>Cash-Operating Total</u>	<u>\$183,648.24</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$144,034.42
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<u>Cash-Reserve Total</u>	<u>\$144,034.42</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$15,668.54
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1990 - 1990 RVH Accounts Receivable	\$37,064.31
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<u>Other Total</u>	<u>\$52,732.85</u>
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<i>Assets Total</i>		\$380,415.51
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Liabilities and Equity

Other

2200 - 2200 RVH Prepaid Assessments	\$729.75
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2300 - 2300 RVH Deferred Assessments	\$94,275.00
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<u>Other Total</u>	<u>\$95,004.75</u>
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<u>Retained Earnings</u>	\$247,231.23
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<u>Net Income</u>	\$38,179.53
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<i>Liabilities & Equity Total</i>		\$380,415.51
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$94,275.00	\$94,500.00	(\$225.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$185.00	\$0.00	\$185.00	\$1,405.00	\$0.00	\$1,405.00	\$0.00
4030 - 4030 RVH Legal Fee	(\$25.00)	\$0.00	(\$25.00)	\$550.00	\$0.00	\$550.00	\$0.00
4040 - 4040 RVH Collection Fee	\$112.58	\$0.00	\$112.58	\$527.90	\$0.00	\$527.90	\$0.00
4050 - 4050 RVH Violation Fine	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00
<u>Total Income</u>	\$16,010.08	\$15,750.00	\$260.08	\$96,782.90	\$94,500.00	\$2,282.90	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$3,999.96	\$0.00	\$3,999.96	\$0.00
4910 - 4910 RVH Reserve Interest	\$41.30	\$50.00	(\$8.70)	\$141.06	\$300.00	(\$158.94)	\$600.00
<u>Total Reserve Income</u>	\$707.96	\$50.00	\$657.96	\$4,141.02	\$300.00	\$3,841.02	\$600.00
Total Income	\$16,718.04	\$15,800.00	\$918.04	\$100,923.92	\$94,800.00	\$6,123.92	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,553.22	\$2,583.33	\$30.11	\$15,206.10	\$15,499.98	\$293.88	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$139.52	\$83.33	(\$56.19)	\$218.24	\$499.98	\$281.74	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$112.58	\$125.00	\$12.42	\$1,630.77	\$750.00	(\$880.77)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$2,855.15	\$625.00	(\$2,230.15)	\$3,799.24	\$3,750.00	(\$49.24)	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$1,905.00	\$1,905.00	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$583.33	\$583.33	\$0.00	\$3,499.98	\$3,499.98	\$7,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$183.33	\$183.33	\$0.00	\$1,099.98	\$1,099.98	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$550.00	\$175.00	(\$375.00)	\$550.00	\$1,050.00	\$500.00	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$2,960.00	\$2,960.00	\$0.00	\$17,760.00	\$17,760.00	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
5600 - 5600 RVH Pool Access System	(\$108.24)	\$400.00	\$508.24	\$4,655.02	\$2,400.00	(\$2,255.02)	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$58.33	\$58.33	\$628.26	\$349.98	(\$278.28)	\$700.00
5650 - 5650 RVH Pool Phones	\$168.20	\$167.50	(\$0.70)	\$1,547.00	\$1,005.00	(\$542.00)	\$2,010.00
<u>Total Common Grounds</u>	\$6,270.43	\$8,428.32	\$2,157.89	\$28,234.63	\$50,569.92	\$22,335.29	\$101,140.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$31.25	\$31.25	\$52.78	\$187.50	\$134.72	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$347.00	\$416.67	\$69.67	\$475.00	\$2,500.02	\$2,025.02	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$41.67	\$41.67	\$602.78	\$250.02	(\$352.76)	\$500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$83.33	\$83.33	\$900.00	\$499.98	(\$400.02)	\$1,000.00
6250 - 6250 RVH Insurance	\$1,566.86	\$1,200.00	(\$366.86)	\$7,913.20	\$7,200.00	(\$713.20)	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$120.00	\$62.52	(\$57.48)	\$125.00
<u>Total General Administrative Expenses</u>	\$1,913.86	\$2,366.68	\$452.82	\$10,063.76	\$14,200.08	\$4,136.32	\$28,400.00
<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	\$166.67	\$166.67	\$325.00	\$1,000.02	\$675.02	\$2,000.00
6100 - 6100 RVH Collection Expense	\$255.36	\$666.67	\$411.31	\$1,135.58	\$4,000.02	\$2,864.44	\$8,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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>	\$2,985.36	\$3,630.01	\$644.65	\$17,840.58	\$21,780.06	\$3,939.48	\$43,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$3,999.96	\$4,000.02	\$0.06	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$3,999.96	\$4,000.02	\$0.06	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$303.65	\$291.67	(\$11.98)	\$1,526.59	\$1,750.02	\$223.43	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$438.68	\$416.67	(\$22.01)	\$1,078.87	\$2,500.02	\$1,421.15	\$5,000.00
<u>Total Utilities</u>	\$742.33	\$708.34	(\$33.99)	\$2,605.46	\$4,250.04	\$1,644.58	\$8,500.00
Total Expense	\$12,578.64	\$15,800.02	\$3,221.38	\$62,744.39	\$94,800.12	\$32,055.73	\$189,600.00
Operating Net Income	\$4,139.40	(\$0.02)	\$4,139.42	\$38,179.53	(\$0.12)	\$38,179.65	\$0.00
Net Income	\$4,139.40	(\$0.02)	\$4,139.42	\$38,179.53	(\$0.12)	\$38,179.65	\$0.00