

# Rio Vista Homeowners Association, Inc.



3/31/2021

**Rio Vista Homeowners Association, Inc.**  
**Balance Sheet**  
**3/31/2021**

**Assets**

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$206,946.41
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<u>Cash-Operating Total</u>	<u>\$206,946.41</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$132,239.63
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<u>Cash-Reserve Total</u>	<u>\$132,239.63</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$970.12
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1990 - 1990 RVH Accounts Receivable	\$42,921.57
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<u>Other Total</u>	<u>\$43,891.69</u>
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<i>Assets Total</i>	<i>\$383,077.73</i>
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**Liabilities and Equity**

Other

2200 - 2200 RVH Prepaid Assessments	\$905.01
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2300 - 2300 RVH Deferred Assessments	\$141,862.50
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<u>Other Total</u>	<u>\$142,767.51</u>
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<u>Retained Earnings</u>	\$241,597.62
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<u>Net Income</u>	(\$1,287.40)
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<i>Liabilities &amp; Equity Total</i>	<i>\$383,077.73</i>
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2021 - 3/31/2021**

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$47,137.50	\$47,250.00	(\$112.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$280.00	\$0.00	\$280.00	\$520.00	\$0.00	\$520.00	\$0.00
4030 - 4030 RVH Legal Fee	\$475.00	\$0.00	\$475.00	\$450.00	\$0.00	\$450.00	\$0.00
4040 - 4040 RVH Collection Fee	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$0.00
<u>Total Income</u>	\$16,497.50	\$15,750.00	\$747.50	\$48,137.50	\$47,250.00	\$887.50	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$2,499.99	\$0.00	\$2,499.99	\$2,499.99	\$0.00	\$2,499.99	\$0.00
4910 - 4910 RVH Reserve Interest	\$17.68	\$50.00	(\$32.32)	\$48.07	\$150.00	(\$101.93)	\$600.00
<u>Total Reserve Income</u>	\$2,517.67	\$50.00	\$2,467.67	\$2,548.06	\$150.00	\$2,398.06	\$600.00
<b>Total Income</b>	\$19,015.17	\$15,800.00	\$3,215.17	\$50,685.56	\$47,400.00	\$3,285.56	\$189,600.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$7,773.77	\$8,000.01	\$226.24	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$380.53	\$125.00	(\$255.53)	\$380.53	\$375.00	(\$5.53)	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$0.00	\$833.33	\$833.33	\$12,123.20	\$2,499.99	(\$9,623.21)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$3,750.00	(\$6,555.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$153.75	\$153.75	\$0.00	\$461.25	\$461.25	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$1,250.00	\$3,166.67	\$1,916.67	\$1,875.00	\$9,500.01	\$7,625.01	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$750.00	(\$70.00)	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$150.00	(\$477.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$777.10	\$289.58	(\$487.52)	\$1,165.80	\$868.74	(\$297.06)	\$3,475.00
<u>Total Common Grounds</u>	\$4,923.11	\$8,951.67	\$4,028.56	\$35,070.81	\$26,855.01	(\$8,215.80)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$20.00	\$0.00	(\$20.00)	\$30.00	\$0.00	(\$30.00)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$999.99	\$941.18	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$0.00	\$875.01	\$875.01	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$900.00	\$362.49	(\$537.51)	\$1,450.00
6250 - 6250 RVH Insurance	\$970.08	\$1,011.67	\$41.59	\$2,910.24	\$3,035.01	\$124.77	\$12,140.00
6350 - 6350 RVH Administration	\$124.99	\$0.00	(\$124.99)	\$124.99	\$0.00	(\$124.99)	\$0.00
<u>Total General Administrative Expenses</u>	\$1,115.07	\$1,757.50	\$642.43	\$4,024.04	\$5,272.50	\$1,248.46	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$200.01	\$200.01	\$800.00
6010 - 6010 RVH Legal Fees	\$300.00	\$83.33	(\$216.67)	\$300.00	\$249.99	(\$50.01)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$30.00	\$666.67	\$636.67	\$30.00	\$2,000.01	\$1,970.01	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$8,190.00	\$8,190.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$3,060.00	\$3,546.67	\$486.67	\$8,520.00	\$10,640.01	\$2,120.01	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$2,499.99	\$833.33	(\$1,666.66)	\$2,499.99	\$2,499.99	\$0.00	\$10,000.00

**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2021 - 3/31/2021**

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$2,499.99	\$833.33	(\$1,666.66)	\$2,499.99	\$2,499.99	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$300.97	\$292.08	(\$8.89)	\$1,126.98	\$876.24	(\$250.74)	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$64.80	\$418.75	\$353.95	\$731.14	\$1,256.25	\$525.11	\$5,025.00
<u>Total Utilities</u>	\$365.77	\$710.83	\$345.06	\$1,858.12	\$2,132.49	\$274.37	\$8,530.00
<b>Total Expense</b>	\$11,963.94	\$15,800.00	\$3,836.06	\$51,972.96	\$47,400.00	(\$4,572.96)	\$189,600.00
Operating Net Income	\$7,051.23	\$0.00	\$7,051.23	(\$1,287.40)	\$0.00	(\$1,287.40)	\$0.00
Net Income	\$7,051.23	\$0.00	\$7,051.23	(\$1,287.40)	\$0.00	(\$1,287.40)	\$0.00