

# Rio Vista Homeowners Association, Inc.



3/31/2022

**Rio Vista Homeowners Association, Inc.**

**Balance Sheet**

**3/31/2022**

**Assets**

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$224,126.56
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<u>Cash-Operating Total</u>	\$224,126.56
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$141,945.48
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<u>Cash-Reserve Total</u>	\$141,945.48
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Other

1900 - 1900 RVH Prepaid Insurance	\$1,193.62
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1990 - 1990 RVH Accounts Receivable	\$45,049.54
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<u>Other Total</u>	\$46,243.16
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Assets Total	\$412,315.20
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**Liabilities and Equity**

Other

2000 - 2000 RVH Accounts Payable	\$1,650.00
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2200 - 2200 RVH Prepaid Assessments	\$566.00
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2300 - 2300 RVH Deferred Assessments	\$141,412.50
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<u>Other Total</u>	\$143,628.50
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<u>Retained Earnings</u>	\$247,231.23
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<u>Net Income</u>	\$21,455.47
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Liabilities & Equity Total	\$412,315.20
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2022 - 3/31/2022**

	3/1/2022 - 3/31/2022			1/1/2022 - 3/31/2022			
	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	\$300.00	\$0.00	\$300.00	\$885.00	\$0.00	\$885.00	\$0.00
4030 - 4030 RVH Legal Fee	\$250.00	\$0.00	\$250.00	\$475.00	\$0.00	\$475.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$15.32	\$0.00	\$15.32	\$0.00
<u>Total Income</u>	\$16,262.50	\$15,750.00	\$512.50	\$48,512.82	\$47,250.00	\$1,262.82	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$1,999.98	\$0.00	\$1,999.98	\$0.00
4910 - 4910 RVH Reserve Interest	\$18.03	\$50.00	(\$31.97)	\$52.10	\$150.00	(\$97.90)	\$600.00
<u>Total Reserve Income</u>	\$684.69	\$50.00	\$634.69	\$2,052.08	\$150.00	\$1,902.08	\$600.00
<b>Total Income</b>	\$16,947.19	\$15,800.00	\$1,147.19	\$50,564.90	\$47,400.00	\$3,164.90	\$189,600.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,583.33	\$67.85	\$7,546.44	\$7,749.99	\$203.55	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$78.72	\$249.99	\$171.27	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$1,149.17	\$375.00	(\$774.17)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$863.20	\$625.00	(\$238.20)	\$863.20	\$1,875.00	\$1,011.80	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$952.50	\$952.50	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$583.33	\$583.33	\$0.00	\$1,749.99	\$1,749.99	\$7,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$183.33	\$183.33	\$0.00	\$549.99	\$549.99	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$175.00	\$175.00	\$0.00	\$525.00	\$525.00	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$2,960.00	\$2,960.00	\$0.00	\$8,880.00	\$8,880.00	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
5600 - 5600 RVH Pool Access System	\$1,650.00	\$400.00	(\$1,250.00)	\$1,650.00	\$1,200.00	(\$450.00)	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$58.33	\$58.33	\$628.26	\$174.99	(\$453.27)	\$700.00
5650 - 5650 RVH Pool Phones	\$168.49	\$167.50	(\$0.99)	\$506.27	\$502.50	(\$3.77)	\$2,010.00
<u>Total Common Grounds</u>	\$5,197.17	\$8,428.32	\$3,231.15	\$12,422.06	\$25,284.96	\$12,862.90	\$101,140.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$9.25	\$31.25	\$22.00	\$51.34	\$93.75	\$42.41	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$83.33	\$83.33	\$900.00	\$249.99	(\$650.01)	\$1,000.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,200.00	\$6.38	\$3,580.86	\$3,600.00	\$19.14	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$0.00	\$31.26	\$31.26	\$125.00
<u>Total General Administrative Expenses</u>	\$1,202.87	\$2,366.68	\$1,163.81	\$4,532.20	\$7,100.04	\$2,567.84	\$28,400.00
<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	\$0.00	\$166.67	\$166.67	\$325.00	\$500.01	\$175.01	\$2,000.00
6100 - 6100 RVH Collection Expense	\$175.00	\$666.67	\$491.67	\$555.22	\$2,000.01	\$1,444.79	\$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

**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2022 - 3/31/2022**

	3/1/2022 - 3/31/2022			1/1/2022 - 3/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Professional Expenses</u>	\$2,905.00	\$3,630.01	\$725.01	\$9,070.22	\$10,890.03	\$1,819.81	\$43,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$1,999.98	\$2,000.01	\$0.03	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$1,999.98	\$2,000.01	\$0.03	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$242.06	\$291.67	\$49.61	\$786.34	\$875.01	\$88.67	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$54.98	\$416.67	\$361.69	\$298.63	\$1,250.01	\$951.38	\$5,000.00
<u>Total Utilities</u>	\$297.04	\$708.34	\$411.30	\$1,084.97	\$2,125.02	\$1,040.05	\$8,500.00
<b>Total Expense</b>	\$10,268.74	\$15,800.02	\$5,531.28	\$29,109.43	\$47,400.06	\$18,290.63	\$189,600.00
Operating Net Income	\$6,678.45	(\$0.02)	\$6,678.47	\$21,455.47	(\$0.06)	\$21,455.53	\$0.00
Net Income	\$6,678.45	(\$0.02)	\$6,678.47	\$21,455.47	(\$0.06)	\$21,455.53	\$0.00