

Rio Vista Homeowners Association, Inc.



5/31/2021

Rio Vista Homeowners Association, Inc.
Balance Sheet
5/31/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097 \$184,133.22

Cash-Operating Total \$184,133.22

Cash-Reserve

1119 - 1119 RVH - New 1st MM8233 \$133,938.01

Cash-Reserve Total \$133,938.01

Other

1900 - 1900 RVH Prepaid Insurance \$13,129.82

1990 - 1990 RVH Accounts Receivable \$35,685.07

Other Total \$48,814.89

Assets Total \$366,886.12

Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable \$863.51

2200 - 2200 RVH Prepaid Assessments \$955.01

2300 - 2300 RVH Deferred Assessments \$109,987.50

Other Total \$111,806.02

Retained Earnings \$241,597.62

Net Income \$13,482.48

Liabilities & Equity Total \$366,886.12

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$78,562.50	\$78,750.00	(\$187.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$280.00	\$0.00	\$280.00	\$1,060.00	\$0.00	\$1,060.00	\$0.00
4030 - 4030 RVH Legal Fee	\$35.00	\$0.00	\$35.00	\$785.00	\$0.00	\$785.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
<u>Total Income</u>	\$16,027.50	\$15,750.00	\$277.50	\$80,437.50	\$78,750.00	\$1,687.50	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$4,166.65	\$0.00	\$4,166.65	\$0.00
4910 - 4910 RVH Reserve Interest	\$15.36	\$50.00	(\$34.64)	\$79.79	\$250.00	(\$170.21)	\$600.00
<u>Total Reserve Income</u>	\$848.69	\$50.00	\$798.69	\$4,246.44	\$250.00	\$3,996.44	\$600.00
Total Income	\$16,876.19	\$15,800.00	\$1,076.19	\$84,683.94	\$79,000.00	\$5,683.94	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$3,668.99	\$2,666.67	(\$1,002.32)	\$13,958.24	\$13,333.35	(\$624.89)	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$33.29	\$125.00	\$91.71	\$413.82	\$625.00	\$211.18	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$0.00	\$833.33	\$833.33	\$12,254.32	\$4,166.65	(\$8,087.67)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$6,250.00	(\$4,055.40)	\$15,000.00
5400 - 5400 RVH Pest Control	\$313.94	\$153.75	(\$160.19)	\$313.94	\$768.75	\$454.81	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$625.00	\$3,166.67	\$2,541.67	\$2,500.00	\$15,833.35	\$13,333.35	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$1,250.00	\$430.00	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$250.00	(\$377.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$0.00	\$289.58	\$289.58	\$2,090.62	\$1,447.90	(\$642.72)	\$3,475.00
<u>Total Common Grounds</u>	\$4,641.22	\$8,951.67	\$4,310.45	\$43,283.45	\$44,758.35	\$1,474.90	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$16.52	\$0.00	(\$16.52)	\$62.39	\$0.00	(\$62.39)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$1,666.65	\$1,607.84	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$389.50	\$1,458.35	\$1,068.85	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$604.15	(\$509.35)	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.67	(\$181.95)	\$5,073.98	\$5,058.35	(\$15.63)	\$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>	\$1,210.14	\$1,757.50	\$547.36	\$6,823.17	\$8,787.50	\$1,964.33	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$333.35	\$333.35	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$491.25	\$416.65	(\$74.60)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$205.22	\$666.67	\$461.45	\$235.22	\$3,333.35	\$3,098.13	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$13,650.00	\$13,650.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$2,935.22	\$3,546.67	\$611.45	\$14,376.47	\$17,733.35	\$3,356.88	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$0.00	\$10,000.00

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Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$156.29	\$292.08	\$135.79	\$1,484.12	\$1,460.40	(\$23.72)	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$87.90	\$418.75	\$330.85	\$1,067.60	\$2,093.75	\$1,026.15	\$5,025.00
<u>Total Utilities</u>	\$244.19	\$710.83	\$466.64	\$2,551.72	\$3,554.15	\$1,002.43	\$8,530.00
Total Expense	\$9,864.10	\$15,800.00	\$5,935.90	\$71,201.46	\$79,000.00	\$7,798.54	\$189,600.00
Operating Net Income	\$7,012.09	\$0.00	\$7,012.09	\$13,482.48	\$0.00	\$13,482.48	\$0.00
Net Income	\$7,012.09	\$0.00	\$7,012.09	\$13,482.48	\$0.00	\$13,482.48	\$0.00