

Rio Vista Homeowners Association, Inc.



5/31/2022

Rio Vista Homeowners Association, Inc.
Balance Sheet
5/31/2022

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$192,452.46
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<u>Cash-Operating Total</u>	<u>\$192,452.46</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$143,326.46
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<u>Cash-Reserve Total</u>	<u>\$143,326.46</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$17,235.40
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1990 - 1990 RVH Accounts Receivable	\$38,855.54
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<u>Other Total</u>	<u>\$56,090.94</u>
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<i>Assets Total</i>		\$391,869.86
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Liabilities and Equity

Other

2200 - 2200 RVH Prepaid Assessments	\$611.00
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2300 - 2300 RVH Deferred Assessments	\$109,987.50
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<u>Other Total</u>	<u>\$110,598.50</u>
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<u>Retained Earnings</u>	\$247,231.23
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<u>Net Income</u>	\$34,040.13
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<i>Liabilities & Equity Total</i>		\$391,869.86
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
5/1/2022 - 5/31/2022

5/1/2022 - 5/31/2022

1/1/2022 - 5/31/2022

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$78,562.50	\$78,750.00	(\$187.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$155.00	\$0.00	\$155.00	\$1,220.00	\$0.00	\$1,220.00	\$0.00
4030 - 4030 RVH Legal Fee	\$25.00	\$0.00	\$25.00	\$575.00	\$0.00	\$575.00	\$0.00
4040 - 4040 RVH Collection Fee	(\$125.00)	\$0.00	(\$125.00)	\$415.32	\$0.00	\$415.32	\$0.00
<u>Total Income</u>	\$15,767.50	\$15,750.00	\$17.50	\$80,772.82	\$78,750.00	\$2,022.82	\$189,000.00
 <u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$3,333.30	\$0.00	\$3,333.30	\$0.00
4910 - 4910 RVH Reserve Interest	\$25.06	\$50.00	(\$24.94)	\$99.76	\$250.00	(\$150.24)	\$600.00
<u>Total Reserve Income</u>	\$691.72	\$50.00	\$641.72	\$3,433.06	\$250.00	\$3,183.06	\$600.00
 Total Income	 \$16,459.22	 \$15,800.00	 \$659.22	 \$84,205.88	 \$79,000.00	 \$5,205.88	 \$189,600.00
 Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,553.22	\$2,583.33	\$30.11	\$12,652.88	\$12,916.65	\$263.77	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$78.72	\$416.65	\$337.93	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$1,518.19	\$625.00	(\$893.19)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$57.53	\$625.00	\$567.47	\$944.09	\$3,125.00	\$2,180.91	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$1,587.50	\$1,587.50	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$583.33	\$583.33	\$0.00	\$2,916.65	\$2,916.65	\$7,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$183.33	\$183.33	\$0.00	\$916.65	\$916.65	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$175.00	\$175.00	\$0.00	\$875.00	\$875.00	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$2,960.00	\$2,960.00	\$0.00	\$14,800.00	\$14,800.00	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
5600 - 5600 RVH Pool Access System	\$1,381.26	\$400.00	(\$981.26)	\$4,763.26	\$2,000.00	(\$2,763.26)	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$58.33	\$58.33	\$628.26	\$291.65	(\$336.61)	\$700.00
5650 - 5650 RVH Pool Phones	\$168.20	\$167.50	(\$0.70)	\$1,378.80	\$837.50	(\$541.30)	\$2,010.00
<u>Total Common Grounds</u>	\$4,160.21	\$8,428.32	\$4,268.11	\$21,964.20	\$42,141.60	\$20,177.40	\$101,140.00
 <u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$31.25	\$31.25	\$52.78	\$156.25	\$103.47	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$128.00	\$416.67	\$288.67	\$128.00	\$2,083.35	\$1,955.35	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$89.54	\$41.67	(\$47.87)	\$602.78	\$208.35	(\$394.43)	\$500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$83.33	\$83.33	\$900.00	\$416.65	(\$483.35)	\$1,000.00
6250 - 6250 RVH Insurance	\$1,571.86	\$1,200.00	(\$371.86)	\$6,346.34	\$6,000.00	(\$346.34)	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$120.00	\$52.10	(\$67.90)	\$125.00
<u>Total General Administrative Expenses</u>	\$1,789.40	\$2,366.68	\$577.28	\$8,149.90	\$11,833.40	\$3,683.50	\$28,400.00
 <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	\$166.67	\$166.67	\$325.00	\$833.35	\$508.35	\$2,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$880.22	\$3,333.35	\$2,453.13	\$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

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Professional Expenses</u>	\$2,730.00	\$3,630.01	\$900.01	\$14,855.22	\$18,150.05	\$3,294.83	\$43,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$3,333.30	\$3,333.35	\$0.05	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$3,333.30	\$3,333.35	\$0.05	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$209.39	\$291.67	\$82.28	\$1,222.94	\$1,458.35	\$235.41	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$187.02	\$416.67	\$229.65	\$640.19	\$2,083.35	\$1,443.16	\$5,000.00
<u>Total Utilities</u>	\$396.41	\$708.34	\$311.93	\$1,863.13	\$3,541.70	\$1,678.57	\$8,500.00
Total Expense	\$9,742.68	\$15,800.02	\$6,057.34	\$50,165.75	\$79,000.10	\$28,834.35	\$189,600.00
Operating Net Income	\$6,716.54	(\$0.02)	\$6,716.56	\$34,040.13	(\$0.10)	\$34,040.23	\$0.00
Net Income	\$6,716.54	(\$0.02)	\$6,716.56	\$34,040.13	(\$0.10)	\$34,040.23	\$0.00