

Rio Vista Homeowners Association, Inc.



11/30/2021

Rio Vista Homeowners Association, Inc.
Balance Sheet
11/30/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$84,520.40
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<u>Cash-Operating Total</u>	<u>\$84,520.40</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$139,042.30
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<u>Cash-Reserve Total</u>	<u>\$139,042.30</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$5,968.10
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1990 - 1990 RVH Accounts Receivable	\$29,311.31
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<u>Other Total</u>	<u>\$35,279.41</u>
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<i>Assets Total</i>		\$258,842.11
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Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable	\$518.50
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2200 - 2200 RVH Prepaid Assessments	\$1,901.01
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2300 - 2300 RVH Deferred Assessments	\$15,712.50
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<u>Other Total</u>	<u>\$18,132.01</u>
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<u>Retained Earnings</u>	\$241,597.62
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<u>Net Income</u>	(\$887.52)
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<i>Liabilities & Equity Total</i>		\$258,842.11
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$172,837.50	\$173,250.00	(\$412.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$130.00	\$0.00	\$130.00	\$2,150.00	\$0.00	\$2,150.00	\$0.00
4030 - 4030 RVH Legal Fee	\$0.00	\$0.00	\$0.00	\$835.00	\$0.00	\$835.00	\$0.00
4040 - 4040 RVH Collection Fee	\$643.50	\$0.00	\$643.50	\$3,343.42	\$0.00	\$3,343.42	\$0.00
<u>Total Income</u>	\$16,486.00	\$15,750.00	\$736.00	\$179,165.92	\$173,250.00	\$5,915.92	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$9,166.63	\$0.00	\$9,166.63	\$0.00
4910 - 4910 RVH Reserve Interest	\$18.23	\$50.00	(\$31.77)	\$184.10	\$550.00	(\$365.90)	\$600.00
<u>Total Reserve Income</u>	\$851.56	\$50.00	\$801.56	\$9,350.73	\$550.00	\$8,800.73	\$600.00
Total Income	\$17,337.56	\$15,800.00	\$1,537.56	\$188,516.65	\$173,800.00	\$14,716.65	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$29,051.12	\$29,333.37	\$282.25	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$440.34	\$1,375.00	\$934.66	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$2,798.26	\$1,375.00	(\$1,423.26)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	(\$16,000.00)	\$833.33	\$16,833.33	\$37,605.72	\$9,166.63	(\$28,439.09)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$13,750.00	\$3,444.60	\$15,000.00
5400 - 5400 RVH Pest Control	\$313.94	\$153.75	(\$160.19)	\$2,127.21	\$1,691.25	(\$435.96)	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$3,166.67	\$3,166.67	\$31,630.64	\$34,833.37	\$3,202.73	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$2,750.00	\$1,930.00	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	(\$495.00)	\$458.37	\$953.37	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$550.00	(\$77.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$215.27	\$289.58	\$74.31	\$4,467.98	\$3,185.38	(\$1,282.60)	\$3,475.00
<u>Total Common Grounds</u>	(\$12,955.31)	\$8,951.67	\$21,906.98	\$119,378.78	\$98,468.37	(\$20,910.41)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$31.12	\$0.00	(\$31.12)	\$232.64	\$0.00	(\$232.64)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$3,666.63	\$3,607.82	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$4,109.50	\$3,208.37	(\$901.13)	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$1,329.13	\$215.63	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.67	(\$181.95)	\$12,126.34	\$11,128.37	(\$997.97)	\$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>	\$1,224.74	\$1,757.50	\$532.76	\$17,765.78	\$19,332.50	\$1,566.72	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$375.00	\$733.37	\$358.37	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$1,249.22	\$916.63	(\$332.59)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$518.50	\$666.67	\$148.17	\$3,823.64	\$7,333.37	\$3,509.73	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$30,030.00	\$30,030.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$3,248.50	\$3,546.67	\$298.17	\$35,477.86	\$39,013.37	\$3,535.51	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$0.00	\$10,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$206.43	\$292.08	\$85.65	\$2,806.39	\$3,212.88	\$406.49	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$432.95	\$418.75	(\$14.20)	\$4,808.73	\$4,606.25	(\$202.48)	\$5,025.00
<u>Total Utilities</u>	\$639.38	\$710.83	\$71.45	\$7,615.12	\$7,819.13	\$204.01	\$8,530.00
Total Expense	(\$7,009.36)	\$15,800.00	\$22,809.36	\$189,404.17	\$173,800.00	(\$15,604.17)	\$189,600.00
Operating Net Income	\$24,346.92	\$0.00	\$24,346.92	(\$887.52)	\$0.00	(\$887.52)	\$0.00
Net Income	\$24,346.92	\$0.00	\$24,346.92	(\$887.52)	\$0.00	(\$887.52)	\$0.00