

# Rio Vista Homeowners Association, Inc.



10/31/2021

**Rio Vista Homeowners Association, Inc.**  
**Balance Sheet**  
**10/31/2021**

**Assets**

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$74,331.87
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<u>Cash-Operating Total</u>	<u>\$74,331.87</u>
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$138,190.74
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<u>Cash-Reserve Total</u>	<u>\$138,190.74</u>
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Other

1900 - 1900 RVH Prepaid Insurance	\$7,161.72
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1990 - 1990 RVH Accounts Receivable	\$29,919.86
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<u>Other Total</u>	<u>\$37,081.58</u>
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<i>Assets Total</i>		\$249,604.19
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**Liabilities and Equity**

Other

2200 - 2200 RVH Prepaid Assessments	\$1,816.01
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2300 - 2300 RVH Deferred Assessments	\$31,425.00
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<u>Other Total</u>	<u>\$33,241.01</u>
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<u>Retained Earnings</u>	\$241,597.62
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<u>Net Income</u>	(\$25,234.44)
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<i>Liabilities &amp; Equity Total</i>		\$249,604.19
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**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	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)	\$157,125.00	\$157,500.00	(\$375.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$180.00	\$0.00	\$180.00	\$2,020.00	\$0.00	\$2,020.00	\$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	\$160.32	\$0.00	\$160.32	\$2,699.92	\$0.00	\$2,699.92	\$0.00
<u>Total Income</u>	\$16,052.82	\$15,750.00	\$302.82	\$162,679.92	\$157,500.00	\$5,179.92	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$8,333.30	\$0.00	\$8,333.30	\$0.00
4910 - 4910 RVH Reserve Interest	\$16.42	\$50.00	(\$33.58)	\$165.87	\$500.00	(\$334.13)	\$600.00
<u>Total Reserve Income</u>	\$849.75	\$50.00	\$799.75	\$8,499.17	\$500.00	\$7,999.17	\$600.00
<b>Total Income</b>	\$16,902.57	\$15,800.00	\$1,102.57	\$171,179.09	\$158,000.00	\$13,179.09	\$189,600.00
<b>Expense</b>							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$26,535.64	\$26,666.70	\$131.06	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$26.52	\$125.00	\$98.48	\$440.34	\$1,250.00	\$809.66	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$1,948.50	\$125.00	(\$1,823.50)	\$2,798.26	\$1,250.00	(\$1,548.26)	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$2,626.48	\$833.33	(\$1,793.15)	\$53,605.72	\$8,333.30	(\$45,272.42)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$12,500.00	\$2,194.60	\$15,000.00
5400 - 5400 RVH Pest Control	\$194.86	\$153.75	(\$41.11)	\$1,813.27	\$1,537.50	(\$275.77)	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$10,515.00	\$3,166.67	(\$7,348.33)	\$31,630.64	\$31,666.70	\$36.06	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$2,500.00	\$1,680.00	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	(\$495.00)	\$416.70	\$911.70	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$500.00	(\$127.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$129.03	\$289.58	\$160.55	\$4,252.71	\$2,895.80	(\$1,356.91)	\$3,475.00
<u>Total Common Grounds</u>	\$17,955.87	\$8,951.67	(\$9,004.20)	\$132,334.09	\$89,516.70	(\$42,817.39)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$33.52	\$0.00	(\$33.52)	\$201.52	\$0.00	(\$201.52)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$3,333.30	\$3,274.49	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$4,109.50	\$2,916.70	(\$1,192.80)	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$1,208.30	\$94.80	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.67	(\$181.95)	\$10,932.72	\$10,116.70	(\$816.02)	\$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>	\$1,227.14	\$1,757.50	\$530.36	\$16,541.04	\$17,575.00	\$1,033.96	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$375.00	\$666.70	\$291.70	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$83.33	\$83.33	\$1,249.22	\$833.30	(\$415.92)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$135.32	\$666.67	\$531.35	\$3,305.14	\$6,666.70	\$3,361.56	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$27,300.00	\$27,300.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$2,865.32	\$3,546.67	\$681.35	\$32,229.36	\$35,466.70	\$3,237.34	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$0.00	\$10,000.00

**Rio Vista Homeowners Association, Inc.**  
**Budget Comparison Report**  
**10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$290.40	\$292.08	\$1.68	\$2,599.96	\$2,920.80	\$320.84	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$1,068.16	\$418.75	(\$649.41)	\$4,375.78	\$4,187.50	(\$188.28)	\$5,025.00
<u>Total Utilities</u>	\$1,358.56	\$710.83	(\$647.73)	\$6,975.74	\$7,108.30	\$132.56	\$8,530.00
<b>Total Expense</b>	\$24,240.22	\$15,800.00	(\$8,440.22)	\$196,413.53	\$158,000.00	(\$38,413.53)	\$189,600.00
Operating Net Income	(\$7,337.65)	\$0.00	(\$7,337.65)	(\$25,234.44)	\$0.00	(\$25,234.44)	\$0.00
Net Income	(\$7,337.65)	\$0.00	(\$7,337.65)	(\$25,234.44)	\$0.00	(\$25,234.44)	\$0.00