

Rio Vista Homeowners Association, Inc.



10/31/2022

Rio Vista Homeowners Association, Inc.
Balance Sheet
10/31/2022

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097 \$114,337.29

Cash-Operating Total \$114,337.29

Cash-Reserve

1119 - 1119 RVH - New 1st MM8233 \$146,991.63

Cash-Reserve Total \$146,991.63

Other

1900 - 1900 RVH Prepaid Insurance \$9,401.10

1990 - 1990 RVH Accounts Receivable \$36,171.12

Other Total \$45,572.22

Assets Total \$306,901.14

Liabilities and Equity

Other

2000 - 2000 RVH Accounts Payable \$523.98

2200 - 2200 RVH Prepaid Assessments \$1,578.50

2300 - 2300 RVH Deferred Assessments \$31,425.00

Other Total \$33,527.48

Retained Earnings \$247,231.23

Net Income \$26,142.43

Liabilities & Equity Total \$306,901.14

Rio Vista Homeowners Association, Inc.

Budget Comparison Report

10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$157,125.00	\$157,500.00	(\$375.00)	\$189,000.00
4010 - 4010 RVH Late Fee	\$180.00	\$0.00	\$180.00	\$2,165.00	\$0.00	\$2,165.00	\$0.00
4030 - 4030 RVH Legal Fee	\$100.00	\$0.00	\$100.00	\$1,275.00	\$0.00	\$1,275.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$4,082.29	\$0.00	\$4,082.29	\$0.00
4050 - 4050 RVH Violation Fine	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
<u>Total Income</u>	\$15,992.50	\$15,750.00	\$242.50	\$164,672.29	\$157,500.00	\$7,172.29	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$6,666.60	\$0.00	\$6,666.60	\$0.00
4910 - 4910 RVH Reserve Interest	\$93.34	\$50.00	\$43.34	\$431.63	\$500.00	(\$68.37)	\$600.00
<u>Total Reserve Income</u>	\$760.00	\$50.00	\$710.00	\$7,098.23	\$500.00	\$6,598.23	\$600.00
Total Income	\$16,752.50	\$15,800.00	\$952.50	\$171,770.52	\$158,000.00	\$13,770.52	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$0.00	\$2,583.33	\$2,583.33	\$22,928.62	\$25,833.30	\$2,904.68	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$567.68	\$833.30	\$265.62	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$3,660.46	\$1,250.00	(\$2,410.46)	\$1,500.00
5250 - 5250 RVH Force Mow	\$0.00	\$0.00	\$0.00	\$225.16	\$0.00	(\$225.16)	\$0.00
5300 - 5300 RVH Repairs and Maintenance	\$56.53	\$625.00	\$568.47	\$5,373.87	\$6,250.00	\$876.13	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$3,175.00	\$3,175.00	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$225.23	\$583.33	\$358.10	\$3,039.73	\$5,833.30	\$2,793.57	\$7,000.00
5400 - 5400 RVH Pest Control	\$167.79	\$183.33	\$15.54	\$167.79	\$1,833.30	\$1,665.51	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$0.00	\$175.00	\$175.00	\$2,200.00	\$1,750.00	(\$450.00)	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$2,960.00	\$2,960.00	\$35,750.00	\$29,600.00	(\$6,150.00)	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$400.00	\$400.00	\$4,674.87	\$4,000.00	(\$674.87)	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$58.33	\$58.33	\$628.26	\$583.30	(\$44.96)	\$700.00
5650 - 5650 RVH Pool Phones	\$170.11	\$167.50	(\$2.61)	\$2,225.53	\$1,675.00	(\$550.53)	\$2,010.00
<u>Total Common Grounds</u>	\$619.66	\$8,428.32	\$7,808.66	\$81,441.97	\$84,283.20	\$2,841.23	\$101,140.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$31.25	\$31.25	\$52.78	\$312.50	\$259.72	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$416.67	\$416.67	\$475.00	\$4,166.70	\$3,691.70	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$41.67	\$41.67	\$602.78	\$416.70	(\$186.08)	\$500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$83.33	\$83.33	\$900.00	\$833.30	(\$66.70)	\$1,000.00
6250 - 6250 RVH Insurance	\$1,566.86	\$1,200.00	(\$366.86)	\$14,013.21	\$12,000.00	(\$2,013.21)	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$120.00	\$104.20	(\$15.80)	\$125.00
<u>Total General Administrative Expenses</u>	\$1,566.86	\$2,366.68	\$799.82	\$16,163.77	\$23,666.80	\$7,503.03	\$28,400.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$666.70	\$666.70	\$800.00
6010 - 6010 RVH Legal Fees	\$561.25	\$166.67	(\$394.58)	\$886.25	\$1,666.70	\$780.45	\$2,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6100 - 6100 RVH Collection Expense	\$137.50	\$666.67	\$529.17	\$5,514.89	\$6,666.70	\$1,151.81	\$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>	\$3,428.75	\$3,630.01	\$201.26	\$33,701.14	\$36,300.10	\$2,598.96	\$43,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$6,666.60	\$6,666.70	\$0.10	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$6,666.60	\$6,666.70	\$0.10	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$428.68	\$291.67	(\$137.01)	\$2,994.04	\$2,916.70	(\$77.34)	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$662.38	\$416.67	(\$245.71)	\$4,660.57	\$4,166.70	(\$493.87)	\$5,000.00
<u>Total Utilities</u>	\$1,091.06	\$708.34	(\$382.72)	\$7,654.61	\$7,083.40	(\$571.21)	\$8,500.00
Total Expense	\$7,372.99	\$15,800.02	\$8,427.03	\$145,628.09	\$158,000.20	\$12,372.11	\$189,600.00
Operating Net Income	\$9,379.51	(\$0.02)	\$9,379.53	\$26,142.43	(\$0.20)	\$26,142.63	\$0.00
Net Income	\$9,379.51	(\$0.02)	\$9,379.53	\$26,142.43	(\$0.20)	\$26,142.63	\$0.00