Rio Vista Homeowners Association, Inc.

8/31/2022

Rio Vista Homeowners Association, Inc.
Balance Sheet
8/31/2022

Assets		
Cash-Operating		
1100 - 1100 RVH New 1st Ntnl Chkg **097	$128,943.79	
Cash-Operating Total	$128,943.79	
Cash-Reserve		
1119 - 1119 RVH - New 1st MM8233	$145,490.69	
Cash-Reserve Total	$145,490.69	
Other		
1900 - 1900 RVH Prepaid Insurance	$12,534.82	
1990 - 1990 RVH Accounts Receivable	$36,224.12	
Other Total	$48,758.94	
Assets Total		$323,193.42
Liabilities and Equity		
Other		
2000 - 2000 RVH Accounts Payable	$172.06	
2200 - 2200 RVH Prepaid Assessments	$912.25	
2300 - 2300 RVH Deferred Assessments	$62,850.00	
Other Total	$63,934.31	
Retained Earnings	$247,231.23	
Net Income	$12,027.88	
Liabilities & Equity Total		$323,193.42

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
4000 - 4000 RVH Assessment	$15,712.50	$15,750.00	($37.50)	$125,700.00	$126,000.00	($300.00)	$189,000.00
4010 - 4010 RVH Late Fee	$200.00	$0.00	$200.00	$1,795.00	$0.00	$1,795.00	$0.00
4030 - 4030 RVH Legal Fee	$125.00	$0.00	$125.00	$925.00	$0.00	$925.00	$0.00
4040 - 4040 RVH Collection Fee	$1,429.56	$0.00	$1,429.56	$3,341.29	$0.00	$3,341.29	$0.00
4050 - 4050 RVH Violation Fine	$0.00	$0.00	$0.00	$25.00	$0.00	$25.00	$0.00
Total Income	$17,467.06	$15,750.00	$1,717.06	$131,786.29	$126,000.00	$5,786.29	$189,000.00
Reserve Income							
4905 - 4905 RVH Reserve Contribution Income	$666.66	$0.00	$666.66	$5,333.28	$0.00	$5,333.28	$0.00
4910 - 4910 RVH Reserve Interest	$77.09	$50.00	$27.09	$264.01	$400.00	($135.99)	$600.00
Total Reserve Income	$743.75	$50.00	$693.75	$5,597.29	$400.00	$5,197.29	$600.00
Total Income	$18,210.81	$15,800.00	$2,410.81	$137,383.58	$126,400.00	$10,983.58	$189,600.00
Expense							
Common Grounds							
5100 - 5100 RVH Landscape Maintenance	$2,578.36	$2,583.33	$4.97	$20,375.40	$20,666.64	$291.24	$31,000.00
5150 - 5150 RVH Irrigation Repairs	$172.06	$83.33	($88.73)	$567.68	$666.64	$98.96	$1,000.00
5200 - 5200 RVH Landscape Additional	$2,029.69	$125.00	($1,904.69)	$3,660.46	$1,000.00	($2,660.46)	$1,500.00
5250 - 5250 RVH Force Mow	$0.00	$0.00	$0.00	$112.58	$0.00	($112.58)	$0.00
5300 - 5300 RVH Repairs and Maintenance	$635.04	$625.00	($10.04)	$5,167.21	$5,000.00	($167.21)	$7,500.00
5305 - 5305 Fence Repairs and Maintenance	$0.00	$317.50	$317.50	$0.00	$2,540.00	$2,540.00	$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	$2,814.50	$583.33	($2,231.17)	$2,814.50	$4,666.64	$1,852.14	$7,000.00
5400 - 5400 RVH Pest Control	$0.00	$183.33	$183.33	$0.00	$1,466.64	$1,466.64	$2,200.00
5450 - 5450 RVH Janitorial Services	$0.00	$175.00	$175.00	$1,650.00	$1,400.00	($250.00)	$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	$8,315.00	$2,960.00	($5,355.00)	$33,895.00	$23,680.00	($10,215.00)	$35,520.00
5550 - 5550 RVH Pool Repairs	$0.00	$166.67	$166.67	$0.00	$1,333.36	$1,333.36	$2,000.00
5600 - 5600 RVH Pool Access System	$0.00	$400.00	$400.00	$4,699.87	$3,200.00	($1,499.87)	$4,800.00
5630 - 5630 RVH Taxes-Real Property	$0.00	$58.33	$58.33	$628.26	$466.64	($161.62)	$700.00
5650 - 5650 RVH Pool Phones	$170.11	$167.50	($2.61)	$1,885.31	$1,340.00	($545.31)	$2,010.00
Total Common Grounds	$16,714.76	$8,428.32	($8,286.44)	$75,456.27	$67,426.56	($8,029.71)	$101,140.00
General Administrative Expenses							
6020 - 6020 RVH Bank Charges	$0.00	$31.25	$31.25	$52.78	$250.00	$197.22	$375.00
6030 - 6030 RVH Decorations	$0.00	$416.67	$416.67	$0.00	$3,333.36	$3,333.36	$5,000.00
6050 - 6050 RVH Bad Debits	$0.00	$166.67	$166.67	$0.00	$1,333.36	$1,333.36	$2,000.00
6150 - 6150 RVH Homeowner Activities	$0.00	$416.67	$416.67	$475.00	$3,333.36	$2,858.36	$5,000.00
6175 - 6175 RVH Meeting Expense	$0.00	$41.67	$41.67	$602.78	$333.36	($269.42)	$500.00
6200 - 6200 RVH Homeowner Communications	$0.00	$83.33	$83.33	$900.00	$666.64	($233.36)	$1,000.00
6250 - 6250 RVH Insurance	$1,566.86	$1,200.00	($366.86)	$10,879.49	$9,600.00	($1,279.49)	$14,400.00
6350 - 6350 RVH Administration	$0.00	$10.42	$10.42	$120.00	$83.36	($36.64)	$125.00
Total General Administrative Expenses	$1,566.86	$2,366.68	$799.82	$13,030.05	$18,933.44	$5,903.39	$28,400.00
Professional Expenses							
6000 - 6000 RVH Professional Fees	$0.00	$66.67	$66.67	$0.00	$533.36	$533.36	$800.00
6010 - 6010 RVH Legal Fees	$0.00	$166.67	$166.67	$325.00	$1,333.36	$1,008.36	$2,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
6100 - 6100 RVH Collection Expense	$1,764.25	$666.67	($1,097.58)	$4,171.08	$5,333.36	$1,162.28	$8,000.00
6300 - 6300 RVH Management fee	$2,730.00	$2,730.00	$0.00	$21,840.00	$21,840.00	$0.00	$32,760.00
Total Professional Expenses	$4,494.25	$3,630.01	($864.24)	$26,336.08	$29,040.08	$2,704.00	$43,560.00
Reserve Contribution							
9105 - 9105 RVH Reserve Contribution	$666.66	$666.67	$0.01	$5,333.28	$5,333.36	$0.08	$8,000.00
Total Reserve Contribution	$666.66	$666.67	$0.01	$5,333.28	$5,333.36	$0.08	$8,000.00
Utilities							
5000 - 5000 RVH Electricity	$373.05	$291.67	($81.38)	$2,217.11	$2,333.36	$116.25	$3,500.00
5050 - 5050 RVH Water and Wastewater	$923.41	$416.67	($506.74)	$2,982.91	$3,333.36	$350.45	$5,000.00
Total Utilities	$1,296.46	$708.34	($588.12)	$5,200.02	$5,666.72	$466.70	$8,500.00
Total Expense	$24,738.99	$15,800.02	($8,938.97)	$125,355.70	$126,400.16	$1,044.46	$189,600.00
Operating Net Income	($6,528.18)	($0.02)	($6,528.16)	$12,027.88	($0.16)	$12,028.04	$0.00
Net Income	($6,528.18)	($0.02)	($6,528.16)	$12,027.88	($0.16)	$12,028.04	$0.00