

Rio Vista Homeowners Association, Inc.



9/30/2022

Rio Vista Homeowners Association, Inc.
Balance Sheet
9/30/2022

AssetsCash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097	\$119,280.75
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<u>Cash-Operating Total</u>	\$119,280.75
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Cash-Reserve

1119 - 1119 RVH - New 1st MM8233	\$146,231.63
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<u>Cash-Reserve Total</u>	\$146,231.63
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Other

1900 - 1900 RVH Prepaid Insurance	\$10,967.96
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1990 - 1990 RVH Accounts Receivable	\$35,995.12
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<u>Other Total</u>	\$46,963.08
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<i>Assets Total</i>	\$312,475.46
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Liabilities and EquityOther

2000 - 2000 RVH Accounts Payable	\$140.31
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2200 - 2200 RVH Prepaid Assessments	\$1,203.50
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2300 - 2300 RVH Deferred Assessments	\$47,137.50
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<u>Other Total</u>	\$48,481.31
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<u>Retained Earnings</u>	\$247,231.23
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<u>Net Income</u>	\$16,762.92
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<i>Liabilities & Equity Total</i>	\$312,475.46
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Rio Vista Homeowners Association, Inc.
Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$141,412.50	\$141,750.00	(\$337.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$190.00	\$0.00	\$190.00	\$1,985.00	\$0.00	\$1,985.00	\$0.00
4030 - 4030 RVH Legal Fee	\$250.00	\$0.00	\$250.00	\$1,175.00	\$0.00	\$1,175.00	\$0.00
4040 - 4040 RVH Collection Fee	\$741.00	\$0.00	\$741.00	\$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>	\$16,893.50	\$15,750.00	\$1,143.50	\$148,679.79	\$141,750.00	\$6,929.79	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$666.66	\$0.00	\$666.66	\$5,999.94	\$0.00	\$5,999.94	\$0.00
4910 - 4910 RVH Reserve Interest	\$74.28	\$50.00	\$24.28	\$338.29	\$450.00	(\$111.71)	\$600.00
<u>Total Reserve Income</u>	\$740.94	\$50.00	\$690.94	\$6,338.23	\$450.00	\$5,888.23	\$600.00
Total Income	\$17,634.44	\$15,800.00	\$1,834.44	\$155,018.02	\$142,200.00	\$12,818.02	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,553.22	\$2,583.33	\$30.11	\$22,928.62	\$23,249.97	\$321.35	\$31,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$567.68	\$749.97	\$182.29	\$1,000.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$3,660.46	\$1,125.00	(\$2,535.46)	\$1,500.00
5250 - 5250 RVH Force Mow	\$112.58	\$0.00	(\$112.58)	\$225.16	\$0.00	(\$225.16)	\$0.00
5300 - 5300 RVH Repairs and Maintenance	\$150.13	\$625.00	\$474.87	\$5,317.34	\$5,625.00	\$307.66	\$7,500.00
5305 - 5305 Fence Repairs and Maintenance	\$0.00	\$317.50	\$317.50	\$0.00	\$2,857.50	\$2,857.50	\$3,810.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$583.33	\$583.33	\$2,814.50	\$5,249.97	\$2,435.47	\$7,000.00
5400 - 5400 RVH Pest Control	\$0.00	\$183.33	\$183.33	\$0.00	\$1,649.97	\$1,649.97	\$2,200.00
5450 - 5450 RVH Janitorial Services	\$550.00	\$175.00	(\$375.00)	\$2,200.00	\$1,575.00	(\$625.00)	\$2,100.00
5500 - 5500 RVH Pool Maintenance Contract	\$1,855.00	\$2,960.00	\$1,105.00	\$35,750.00	\$26,640.00	(\$9,110.00)	\$35,520.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$166.67	\$166.67	\$0.00	\$1,500.03	\$1,500.03	\$2,000.00
5600 - 5600 RVH Pool Access System	(\$25.00)	\$400.00	\$425.00	\$4,674.87	\$3,600.00	(\$1,074.87)	\$4,800.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$58.33	\$58.33	\$628.26	\$524.97	(\$103.29)	\$700.00
5650 - 5650 RVH Pool Phones	\$170.11	\$167.50	(\$2.61)	\$2,055.42	\$1,507.50	(\$547.92)	\$2,010.00
<u>Total Common Grounds</u>	\$5,366.04	\$8,428.32	\$3,062.28	\$80,822.31	\$75,854.88	(\$4,967.43)	\$101,140.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$0.00	\$31.25	\$31.25	\$52.78	\$281.25	\$228.47	\$375.00
6030 - 6030 RVH Decorations	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$5,000.00
6050 - 6050 RVH Bad Debits	\$0.00	\$166.67	\$166.67	\$0.00	\$1,500.03	\$1,500.03	\$2,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$416.67	\$416.67	\$475.00	\$3,750.03	\$3,275.03	\$5,000.00
6175 - 6175 RVH Meeting Expense	\$0.00	\$41.67	\$41.67	\$602.78	\$375.03	(\$227.75)	\$500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$83.33	\$83.33	\$900.00	\$749.97	(\$150.03)	\$1,000.00
6250 - 6250 RVH Insurance	\$1,566.86	\$1,200.00	(\$366.86)	\$12,446.35	\$10,800.00	(\$1,646.35)	\$14,400.00
6350 - 6350 RVH Administration	\$0.00	\$10.42	\$10.42	\$120.00	\$93.78	(\$26.22)	\$125.00
<u>Total General Administrative Expenses</u>	\$1,566.86	\$2,366.68	\$799.82	\$14,596.91	\$21,300.12	\$6,703.21	\$28,400.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$0.00	\$600.03	\$600.03	\$800.00
6010 - 6010 RVH Legal Fees	\$0.00	\$166.67	\$166.67	\$325.00	\$1,500.03	\$1,175.03	\$2,000.00

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Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6100 - 6100 RVH Collection Expense	\$1,206.31	\$666.67	(\$539.64)	\$5,377.39	\$6,000.03	\$622.64	\$8,000.00
6300 - 6300 RVH Management fee	\$2,730.00	\$2,730.00	\$0.00	\$24,570.00	\$24,570.00	\$0.00	\$32,760.00
<u>Total Professional Expenses</u>	\$3,936.31	\$3,630.01	(\$306.30)	\$30,272.39	\$32,670.09	\$2,397.70	\$43,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$666.66	\$666.67	\$0.01	\$5,999.94	\$6,000.03	\$0.09	\$8,000.00
<u>Total Reserve Contribution</u>	\$666.66	\$666.67	\$0.01	\$5,999.94	\$6,000.03	\$0.09	\$8,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$348.25	\$291.67	(\$56.58)	\$2,565.36	\$2,625.03	\$59.67	\$3,500.00
5050 - 5050 RVH Water and Wastewater	\$1,015.28	\$416.67	(\$598.61)	\$3,998.19	\$3,750.03	(\$248.16)	\$5,000.00
<u>Total Utilities</u>	\$1,363.53	\$708.34	(\$655.19)	\$6,563.55	\$6,375.06	(\$188.49)	\$8,500.00
Total Expense	\$12,899.40	\$15,800.02	\$2,900.62	\$138,255.10	\$142,200.18	\$3,945.08	\$189,600.00
Operating Net Income	\$4,735.04	(\$0.02)	\$4,735.06	\$16,762.92	(\$0.18)	\$16,763.10	\$0.00
Net Income	\$4,735.04	(\$0.02)	\$4,735.06	\$16,762.92	(\$0.18)	\$16,763.10	\$0.00