

Rio Vista Homeowners Association, Inc.



9/30/2021

Rio Vista Homeowners Association, Inc.
Balance Sheet
9/30/2021

Assets

Cash-Operating

1100 - 1100 RVH New 1st Ntnl Chkg **097 \$96,225.72

Cash-Operating Total \$96,225.72

Cash-Reserve

1119 - 1119 RVH - New 1st MM8233 \$137,340.99

Cash-Reserve Total \$137,340.99

Other

1900 - 1900 RVH Prepaid Insurance \$8,355.34

1990 - 1990 RVH Accounts Receivable \$30,067.29

Other Total \$38,422.63

Assets Total \$271,989.34

Liabilities and Equity

Other

2200 - 2200 RVH Prepaid Assessments \$1,151.01

2300 - 2300 RVH Deferred Assessments \$47,137.50

Other Total \$48,288.51

Retained Earnings \$241,597.62

Net Income (\$17,896.79)

Liabilities & Equity Total \$271,989.34

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - 4000 RVH Assessment	\$15,712.50	\$15,750.00	(\$37.50)	\$141,412.50	\$141,750.00	(\$337.50)	\$189,000.00
4010 - 4010 RVH Late Fee	\$100.00	\$0.00	\$100.00	\$1,840.00	\$0.00	\$1,840.00	\$0.00
4030 - 4030 RVH Legal Fee	\$25.00	\$0.00	\$25.00	\$835.00	\$0.00	\$835.00	\$0.00
4040 - 4040 RVH Collection Fee	\$0.00	\$0.00	\$0.00	\$2,539.60	\$0.00	\$2,539.60	\$0.00
<u>Total Income</u>	\$15,837.50	\$15,750.00	\$87.50	\$146,627.10	\$141,750.00	\$4,877.10	\$189,000.00
<u>Reserve Income</u>							
4905 - 4905 RVH Reserve Contribution Income	\$833.33	\$0.00	\$833.33	\$7,499.97	\$0.00	\$7,499.97	\$0.00
4910 - 4910 RVH Reserve Interest	\$16.88	\$50.00	(\$33.12)	\$149.45	\$450.00	(\$300.55)	\$600.00
<u>Total Reserve Income</u>	\$850.21	\$50.00	\$800.21	\$7,649.42	\$450.00	\$7,199.42	\$600.00
Total Income	\$16,687.71	\$15,800.00	\$887.71	\$154,276.52	\$142,200.00	\$12,076.52	\$189,600.00
Expense							
<u>Common Grounds</u>							
5100 - 5100 RVH Landscape Maintenance	\$2,515.48	\$2,666.67	\$151.19	\$24,020.16	\$24,000.03	(\$20.13)	\$32,000.00
5150 - 5150 RVH Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$413.82	\$1,125.00	\$711.18	\$1,500.00
5200 - 5200 RVH Landscape Additional	\$0.00	\$125.00	\$125.00	\$849.76	\$1,125.00	\$275.24	\$1,500.00
5300 - 5300 RVH Repairs and Maintenance	\$3,192.05	\$833.33	(\$2,358.72)	\$50,979.24	\$7,499.97	(\$43,479.27)	\$10,000.00
5350 - 5350 RVH Playground Repairs and Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$10,305.40	\$11,250.00	\$944.60	\$15,000.00
5400 - 5400 RVH Pest Control	\$481.73	\$153.75	(\$327.98)	\$1,618.41	\$1,383.75	(\$234.66)	\$1,845.00
5500 - 5500 RVH Pool Maintenance Contract	\$0.00	\$3,166.67	\$3,166.67	\$21,115.64	\$28,500.03	\$7,384.39	\$38,000.00
5550 - 5550 RVH Pool Repairs	\$0.00	\$250.00	\$250.00	\$820.00	\$2,250.00	\$1,430.00	\$3,000.00
5600 - 5600 RVH Pool Access System	\$0.00	\$41.67	\$41.67	(\$495.00)	\$375.03	\$870.03	\$500.00
5630 - 5630 RVH Taxes-Real Property	\$0.00	\$50.00	\$50.00	\$627.11	\$450.00	(\$177.11)	\$600.00
5650 - 5650 RVH Pool Phones	\$129.03	\$289.58	\$160.55	\$4,123.68	\$2,606.22	(\$1,517.46)	\$3,475.00
<u>Total Common Grounds</u>	\$6,318.29	\$8,951.67	\$2,633.38	\$114,378.22	\$80,565.03	(\$33,813.19)	\$107,420.00
<u>General Administrative Expenses</u>							
6020 - 6020 RVH Bank Charges	\$30.86	\$0.00	(\$30.86)	\$168.00	\$0.00	(\$168.00)	\$0.00
6050 - 6050 RVH Bad Debits	\$0.00	\$333.33	\$333.33	\$58.81	\$2,999.97	\$2,941.16	\$4,000.00
6150 - 6150 RVH Homeowner Activities	\$0.00	\$291.67	\$291.67	\$4,109.50	\$2,625.03	(\$1,484.47)	\$3,500.00
6200 - 6200 RVH Homeowner Communications	\$0.00	\$120.83	\$120.83	\$1,113.50	\$1,087.47	(\$26.03)	\$1,450.00
6250 - 6250 RVH Insurance	\$1,193.62	\$1,011.67	(\$181.95)	\$9,739.10	\$9,105.03	(\$634.07)	\$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>	\$1,224.48	\$1,757.50	\$533.02	\$15,313.90	\$15,817.50	\$503.60	\$21,090.00
<u>Professional Expenses</u>							
6000 - 6000 RVH Professional Fees	\$0.00	\$66.67	\$66.67	\$375.00	\$600.03	\$225.03	\$800.00
6010 - 6010 RVH Legal Fees	\$596.72	\$83.33	(\$513.39)	\$1,249.22	\$749.97	(\$499.25)	\$1,000.00
6100 - 6100 RVH Collection Expense	\$0.00	\$666.67	\$666.67	\$3,169.82	\$6,000.03	\$2,830.21	\$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>	\$3,326.72	\$3,546.67	\$219.95	\$29,364.04	\$31,920.03	\$2,555.99	\$42,560.00
<u>Reserve Contribution</u>							
9105 - 9105 RVH Reserve Contribution	\$833.33	\$833.33	\$0.00	\$7,499.97	\$7,499.97	\$0.00	\$10,000.00

Rio Vista Homeowners Association, Inc.
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Reserve Contribution</u>	\$833.33	\$833.33	\$0.00	\$7,499.97	\$7,499.97	\$0.00	\$10,000.00
<u>Utilities</u>							
5000 - 5000 RVH Electricity	\$309.41	\$292.08	(\$17.33)	\$2,309.56	\$2,628.72	\$319.16	\$3,505.00
5050 - 5050 RVH Water and Wastewater	\$1,287.28	\$418.75	(\$868.53)	\$3,307.62	\$3,768.75	\$461.13	\$5,025.00
<u>Total Utilities</u>	\$1,596.69	\$710.83	(\$885.86)	\$5,617.18	\$6,397.47	\$780.29	\$8,530.00
Total Expense	\$13,299.51	\$15,800.00	\$2,500.49	\$172,173.31	\$142,200.00	(\$29,973.31)	\$189,600.00
Operating Net Income	\$3,388.20	\$0.00	\$3,388.20	(\$17,896.79)	\$0.00	(\$17,896.79)	\$0.00
Net Income	\$3,388.20	\$0.00	\$3,388.20	(\$17,896.79)	\$0.00	(\$17,896.79)	\$0.00