

Rio Buena Vista Homeowners Association Inc.

Balance Sheet

First Quarter 2022

	<u>Mar 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	117,103.44
Checking - CIT '	2,438.38
Reserves - Chase Bank	170,721.04
	<u>290,262.86</u>
Total Checking/Savings	290,262.86
Total Current Assets	290,262.86
Fixed Assets	
Land	207,479.00
	<u>207,479.00</u>
Total Fixed Assets	207,479.00
TOTAL ASSETS	<u><u>497,741.86</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Dues	8,093.06
	<u>8,093.06</u>
Total Other Current Liabilities	8,093.06
Total Current Liabilities	8,093.06
Total Liabilities	8,093.06
Equity	
Reserve Fund Balance	176,194.12
Retained Earnings	296,991.19
Net Income	16,463.49
	<u>489,648.80</u>
Total Equity	489,648.80
TOTAL LIABILITIES & EQUITY	<u><u>497,741.86</u></u>

Rio Buena Vista Homeowners Association Inc.  
Profit & Loss Budget vs. Actual  
First Quarter 2022

	Jan - Mar 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues	42,550.00	43,125.00	-575.00
Interest Income	8.30	8.73	-0.43
Late Fee Income	30.00		
Total Income	<u>42,588.30</u>	<u>43,133.73</u>	<u>-545.43</u>
Gross Profit	42,588.30	43,133.73	-545.43
Expense			
Administration Expenses			
Administrative & Office Expense	0.00	175.03	-175.03
Bank Fees	2.50		
Copy Fees	0.00	175.03	-175.03
Insurance Expense	3,967.00	12,500.00	-8,533.00
Postage and Delivery	328.04	62.53	265.51
Professional Fees			
Legal - Attorney Fees	535.00	12,499.97	-11,964.97
Management Fees - Contract	4,275.00	4,275.00	0.00
Reserve Advisors	0.00	93.75	-93.75
Total Professional Fees	<u>4,810.00</u>	<u>16,868.72</u>	<u>-12,058.72</u>
Website Fees	80.00	900.00	-820.00
Total Administration Expenses	<u>9,187.54</u>	<u>30,681.31</u>	<u>-21,493.77</u>
Interest - Line of Credit	13.28	15.00	-1.72
Operating Expenses			
Cleaning & Janitorial	1,200.00	1,249.97	-49.97
Landscaping			
Landscaping - Weekly Contract	2,100.00	2,100.00	0.00
Landscaping Repairs - Extra	165.00	499.97	-334.97
River Bank Weed Control	558.00	300.00	258.00
Total Landscaping	<u>2,823.00</u>	<u>2,899.97</u>	<u>-76.97</u>
Pool Expenses			
Pool & Spa Maint. - Contract	3,900.00	4,000.03	-100.03
Pool Gate Repairs	290.00	375.00	-85.00
Pool Repairs & Maint. - Extra	3,215.56	1,249.97	1,965.59
Spa Repairs & Maint. - Extra	700.00	625.03	74.97
Total Pool Expenses	<u>8,105.56</u>	<u>6,250.03</u>	<u>1,855.53</u>
Property Repairs & Maintenance			
Sewer & Water Main Repairs	0.00	1,249.97	-1,249.97
Property Repairs & Maintenance - Other	721.63	375.00	346.63
Total Property Repairs & Maintenance	<u>721.63</u>	<u>1,624.97</u>	<u>-903.34</u>
Security Services	0.00	750.00	-750.00
Total Operating Expenses	<u>12,850.19</u>	<u>12,774.94</u>	<u>75.25</u>
Taxes	0.00	1,125.00	-1,125.00

Rio Buena Vista Homeowners Association Inc.  
Profit & Loss Budget vs. Actual  
First Quarter 2022

	Jan - Mar 22	Budget	\$ Over Budget
Utilities Expense			
Electric & Gas	2,419.08	1,750.03	669.05
Internet for Pool Gate	119.85	124.97	-5.12
Sewer			
Sewer - Monthly Fees	141.78	150.00	-8.22
Sewer System - Maint. Contract	0.00	1,237.50	-1,237.50
Total Sewer	141.78	1,387.50	-1,245.72
Trash & Disposal	87.19	87.47	-0.28
Water	1,305.90	1,249.97	55.93
Total Utilities Expense	4,073.80	4,599.94	-526.14
Total Expense	26,124.81	49,196.19	-23,071.38
Net Ordinary Income	16,463.49	-6,062.46	22,525.95
Net Income	16,463.49	-6,062.46	22,525.95