

Rio Buena Vista Homeowners Association Inc.

Balance Sheet

Second Quarter 2022

	<u>Jun 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	137,185.08
Checking - CIT '	2,438.38
Reserves - Chase Bank	<u>170,729.43</u>
Total Checking/Savings	<u>310,352.89</u>
Total Current Assets	310,352.89
Fixed Assets	
Land	<u>207,479.00</u>
Total Fixed Assets	<u>207,479.00</u>
TOTAL ASSETS	<u><u>517,831.89</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Dues	<u>5,677.06</u>
Total Other Current Liabilities	<u>5,677.06</u>
Total Current Liabilities	<u>5,677.06</u>
Total Liabilities	5,677.06
Equity	
Reserve Fund Balance	176,194.12
Retained Earnings	296,991.19
Net Income	<u>38,969.52</u>
Total Equity	<u>512,154.83</u>
TOTAL LIABILITIES & EQUITY	<u><u>517,831.89</u></u>

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

	Jan - Jun 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues	87,098.00	86,250.00	848.00
Interest Income	16.69	17.48	-0.79
Late Fee Income	160.00		
Total Income	<u>87,274.69</u>	<u>86,267.48</u>	<u>1,007.21</u>
Gross Profit	87,274.69	86,267.48	1,007.21
Expense			
Adminstration Expenses			
Administrative & Office Expense	63.75	350.02	-286.27
Bank Fees	10.00		
Copy Fees	1,005.85	350.02	655.83
Insurance Expense	3,967.00	12,500.00	-8,533.00
Postage and Delivery	598.02	125.02	473.00
Professional Fees			
Legal - Attorney Fees	535.00	24,999.98	-24,464.98
Management Fees - Contract	8,550.00	8,550.00	0.00
Reserve Advisors	0.00	187.50	-187.50
Total Professional Fees	<u>9,085.00</u>	<u>33,737.48</u>	<u>-24,652.48</u>
Website Fees	<u>120.00</u>	<u>1,800.00</u>	<u>-1,680.00</u>
Total Adminstration Expenses	14,849.62	48,862.54	-34,012.92
Interest - Line of Credit	13.28	30.00	-16.72
Operating Expenses			
Cleaning & Janitorial	2,400.00	2,499.98	-99.98
Landscaping			
Landscaping - Weekly Contract	4,200.00	4,200.00	0.00
Landscaping Repairs - Extra	440.00	999.98	-559.98
River Bank Weed Control	633.00	600.00	33.00
Total Landscaping	<u>5,273.00</u>	<u>5,799.98</u>	<u>-526.98</u>
Pool Expenses			
Pool & Spa Maint. - Contract	9,021.00	8,000.02	1,020.98
Pool Gate Repairs	808.75	750.00	58.75
Pool Repairs & Maint. - Extra	3,613.56	2,499.98	1,113.58
Spa Repairs & Maint. - Extra	849.42	1,250.02	-400.60
Total Pool Expenses	<u>14,292.73</u>	<u>12,500.02</u>	<u>1,792.71</u>
Property Repairs & Maintenance			
Sewer & Water Main Repairs	0.00	2,499.98	-2,499.98
Property Repairs & Maintenance - Other	<u>1,138.01</u>	<u>750.00</u>	<u>388.01</u>
Total Property Repairs & Maintenance	1,138.01	3,249.98	-2,111.97

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

	Jan - Jun 22	Budget	\$ Over Budget
Security Services	0.00	1,500.00	-1,500.00
Total Operating Expenses	23,103.74	25,549.96	-2,446.22
Taxes	0.00	2,250.00	-2,250.00
Utilities Expense			
Electric & Gas	3,927.87	3,500.02	427.85
Internet for Pool Gate	289.65	249.98	39.67
Sewer			
Sewer - Monthly Fees	236.30	300.00	-63.70
Sewer System - Maint. Contract	2,475.00	2,475.00	0.00
Total Sewer	2,711.30	2,775.00	-63.70
Trash & Disposal	145.71	174.98	-29.27
Water	1,993.00	2,499.98	-506.98
Total Utilities Expense	9,067.53	9,199.96	-132.43
Total Expense	47,034.17	85,892.46	-38,858.29
Net Ordinary Income	40,240.52	375.02	39,865.50
Other Income/Expense			
Other Expense			
Pool Area Furniture	1,271.00		
Total Other Expense	1,271.00		
Net Other Income	-1,271.00	0.00	-1,271.00
Net Income	38,969.52	375.02	38,594.50