

Rio Buena Vista Homeowners Association Inc.
Balance Sheet
As of September 30, 2022

	<u>Sep 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	144,908.52
Checking - CIT '	2,438.38
Reserves - Chase Bank	170,737.91
	<u>318,084.81</u>
Total Checking/Savings	318,084.81
Total Current Assets	318,084.81
Fixed Assets	
Land	207,479.00
	<u>207,479.00</u>
Total Fixed Assets	207,479.00
TOTAL ASSETS	<u><u>525,563.81</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Dues	5,361.06
	<u>5,361.06</u>
Total Other Current Liabilities	5,361.06
Total Current Liabilities	5,361.06
Total Liabilities	5,361.06
Equity	
Reserve Fund Balance	176,194.12
Retained Earnings	296,991.19
Net Income	47,017.44
	<u>520,202.75</u>
Total Equity	520,202.75
TOTAL LIABILITIES & EQUITY	<u><u>525,563.81</u></u>

Rio Buena Vista Homeowners Association Inc.
Profit & Loss

September 2022

	Sep 22	Jan - Sep 22
Ordinary Income/Expense		
Income		
Association Dues	14,395.00	129,858.00
Interest Income	2.77	25.17
Late Fee Income	0.00	220.00
Total Income	<u>14,397.77</u>	<u>130,103.17</u>
Gross Profit	14,397.77	130,103.17
Expense		
Administration Expenses		
Administrative & Office Expense	0.00	563.75
Bank Fees	0.00	10.00
Copy Fees	0.00	1,005.85
Insurance Expense	0.00	11,063.00
Postage and Delivery	0.00	605.87
Professional Fees		
Legal - Attorney Fees	0.00	535.00
Management Fees - Contract	1,425.00	12,825.00
Total Professional Fees	<u>1,425.00</u>	<u>13,360.00</u>
Website Fees	0.00	217.50
Total Administration Expenses	<u>1,425.00</u>	<u>26,825.97</u>
Interest - Line of Credit	0.00	13.28
Operating Expenses		
Cleaning & Janitorial	425.82	3,632.79
Landscaping		
Landscaping - Weekly Contract	700.00	6,300.00
Landscaping Repairs - Extra	0.00	1,695.00
River Bank Weed Control	0.00	1,191.00
Total Landscaping	<u>700.00</u>	<u>9,186.00</u>
Pool Expenses		
Pool & Spa Maint. - Contract	1,243.00	12,501.00
Pool Gate Repairs	0.00	808.75
Pool Repairs & Maint. - Extra	0.00	4,797.56
Spa Repairs & Maint. - Extra	0.00	849.42
Total Pool Expenses	<u>1,243.00</u>	<u>18,956.73</u>
Property Repairs & Maintenance	364.59	1,502.60
Total Operating Expenses	<u>2,733.41</u>	<u>33,278.12</u>
Utilities Expense		
Electric & Gas	452.49	5,944.26
Internet for Pool Gate	0.00	369.55
Sewer		
Sewer - Monthly Fees	47.26	425.34
Sewer System - Maint. Contract	0.00	2,475.00
Total Sewer	<u>47.26</u>	<u>2,900.34</u>
System Engineering Evaluation	0.00	8,559.26
Trash & Disposal	29.26	262.75
Water	401.90	3,661.20
Total Utilities Expense	<u>930.91</u>	<u>21,697.36</u>
Total Expense	<u>5,089.32</u>	<u>81,814.73</u>
Net Ordinary Income	9,308.45	48,288.44
Other Income/Expense		
Other Expense		
Pool Area Furniture	0.00	1,271.00
Total Other Expense	<u>0.00</u>	<u>1,271.00</u>
Net Other Income	0.00	-1,271.00
Net Income	<u>9,308.45</u>	<u>47,017.44</u>

9:12 AM
11/03/22
Cash Basis

Rio Buena Vista Homeowners Association Inc.
Profit & Loss Budget vs. Actual
January through September 2022

	Jan - Sep 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues	129,858.00	129,375.00	483.00
Interest Income	25.17	26.24	-1.07
Late Fee Income	220.00		
Total Income	130,103.17	129,401.24	701.93
Gross Profit	130,103.17	129,401.24	701.93
Expense			
Adminstration Expenses			
Administrative & Office Expense	563.75	525.01	38.74
Bank Fees	10.00		
Copy Fees	1,005.85	525.01	480.84
Insurance Expense	11,063.00	12,500.00	-1,437.00
Postage and Delivery	605.87	187.51	418.36
Professional Fees			
Legal - Attorney Fees	535.00	37,499.99	-36,964.99
Management Fees - Contract	12,825.00	12,825.00	0.00
Reserve Advisors	0.00	281.25	-281.25
Total Professional Fees	13,360.00	50,606.24	-37,246.24
Website Fees	217.50	2,700.00	-2,482.50
Total Adminstration Expenses	26,825.97	67,043.77	-40,217.80
Interest - Line of Credit	13.28	45.00	-31.72
Operating Expenses			
Cleaning & Janitorial	3,632.79	3,749.99	-117.20
Landscaping			
Landscaping - Weekly Contract	6,300.00	6,300.00	0.00
Landscaping Repairs - Extra	1,695.00	1,499.99	195.01
River Bank Weed Control	1,191.00	900.00	291.00
Total Landscaping	9,186.00	8,699.99	486.01
Pool Expenses			
Pool & Spa Maint. - Contract	12,501.00	12,000.01	500.99
Pool Gate Repairs	808.75	1,125.00	-316.25
Pool Repairs & Maint. - Extra	4,797.56	3,749.99	1,047.57
Spa Repairs & Maint. - Extra	849.42	1,875.01	-1,025.59
Total Pool Expenses	18,956.73	18,750.01	206.72
Property Repairs & Maintenance			
Sewer & Water Main Repairs	0.00	3,749.99	-3,749.99
Property Repairs & Maintenance - Other	1,502.60	1,125.00	377.60
Total Property Repairs & Maintenance	1,502.60	4,874.99	-3,372.39
Security Services	0.00	2,250.00	-2,250.00
Total Operating Expenses	33,278.12	38,324.98	-5,046.86
Taxes	0.00	3,375.00	-3,375.00

9:12 AM
11/03/22
Cash Basis

Rio Buena Vista Homeowners Association Inc.
Profit & Loss Budget vs. Actual
January through September 2022

	<u>Jan - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Utilities Expense			
Electric & Gas	5,944.26	5,250.01	694.25
Internet for Pool Gate	369.55	374.99	-5.44
Sewer			
Sewer - Monthly Fees	425.34	450.00	-24.66
Sewer System - Maint. Contract	2,475.00	3,712.50	-1,237.50
Total Sewer	2,900.34	4,162.50	-1,262.16
System Engineering Evaluation	8,559.26		
Trash & Disposal	262.75	262.49	0.26
Water	3,661.20	3,749.99	-88.79
Total Utilities Expense	21,697.36	13,799.98	7,897.38
Total Expense	81,814.73	122,588.73	-40,774.00
Net Ordinary Income	48,288.44	6,812.51	41,475.93
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	47,017.44	6,812.51	40,204.93