

Balance Sheet

As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	138,389.59
Checking - CIT '	2,402.23
Reserves - Chase Bank	170,746.31
	<u>311,538.13</u>
Total Checking/Savings	311,538.13
Total Current Assets	311,538.13
Fixed Assets	
Land	207,479.00
	<u>207,479.00</u>
Total Fixed Assets	207,479.00
TOTAL ASSETS	<u><u>519,017.13</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Dues	7,131.06
	<u>7,131.06</u>
Total Other Current Liabilities	7,131.06
Total Current Liabilities	7,131.06
Total Liabilities	7,131.06
Equity	
Reserve Fund Balance	176,194.12
Retained Earnings	296,991.19
Net Income	38,700.76
	<u>511,886.07</u>
Total Equity	511,886.07
TOTAL LIABILITIES & EQUITY	<u><u>519,017.13</u></u>

Profit & Loss

December 2022

	Dec 22	Jan - Dec 22
Ordinary Income/Expense		
Income		
Association Dues	14,425.00	172,936.00
Interest Income	2.77	33.57
Late Fee Income	20.00	240.00
Pool Entry Card Income	0.00	100.00
Total Income	14,447.77	173,309.57
Gross Profit	14,447.77	173,309.57
Expense		
Administration Expenses		
Administrative & Office Expense	0.00	813.75
Bank Fees	-19.00	-21.00
Copy Fees	857.57	1,863.42
Insurance Expense	0.00	11,938.26
Postage and Delivery	184.08	813.50
Professional Fees		
Legal - Attorney Fees	9,411.48	15,698.04
Management Fees - Contract	1,425.00	17,100.00
Reserve Advisors	199.00	399.00
Total Professional Fees	11,035.48	33,197.04
Website Fees	0.00	527.50
Total Administration Expenses	12,058.13	49,132.47
Interest - Line of Credit	36.15	49.43
Operating Expenses		
Cleaning & Janitorial	400.00	4,832.79
Landscaping		
Landscaping - Weekly Contract	700.00	8,400.00
Landscaping Repairs - Extra	0.00	2,670.00
River Bank Weed Control	0.00	1,191.00
Total Landscaping	700.00	12,261.00
Pool Expenses		
Pool & Spa Maint. - Contract	850.00	15,781.00
Pool Gate Repairs	0.00	808.75
Pool Repairs & Maint. - Extra	3,545.00	9,042.56
Spa Repairs & Maint. - Extra	145.00	1,054.42
Total Pool Expenses	4,540.00	26,686.73
Property Repairs & Maintenance	0.00	1,581.31
Total Operating Expenses	5,640.00	45,361.83
Taxes	0.00	4,349.29
Utilities Expense		
Electric & Gas	1,208.50	7,814.24
Internet for Pool Gate	0.00	514.40
Sewer		
Sewer - Monthly Fees	98.39	570.99
Sewer System - Maint. Contract	2,475.00	4,950.00
Total Sewer	2,573.39	5,520.99
System Engineering Evaluation	5,070.00	15,403.76
Trash & Disposal	58.52	350.53
Water	776.72	4,840.87
Total Utilities Expense	9,687.13	34,444.79
Total Expense	27,421.41	133,337.81
Net Ordinary Income	-12,973.64	39,971.76

5:27 PM

Rio Buena Vista Homeowners Association Inc.

01/08/23

Profit & Loss

Cash Basis

December 2022

	<u>Dec 22</u>	<u>Jan - Dec 22</u>
Other Income/Expense		
Other Expense		
Pool Area Furniture	0.00	1,271.00
Total Other Expense	0.00	1,271.00
Net Other Income	0.00	-1,271.00
Net Income	<u>-12,973.64</u>	<u>38,700.76</u>

	Jan - Dec 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues	172,936.00	172,500.00	436.00
Interest Income	33.57	35.00	-1.43
Late Fee Income	240.00		
Pool Entry Card Income	100.00		
Total Income	173,309.57	172,535.00	774.57
Gross Profit	173,309.57	172,535.00	774.57
Expense			
Administration Expenses			
Administrative & Office Expense	813.75	700.00	113.75
Bank Fees	-21.00		
Copy Fees	1,863.42	700.00	1,163.42
Insurance Expense	11,938.26	12,500.00	-561.74
Postage and Delivery	813.50	250.00	563.50
Professional Fees			
Legal - Attorney Fees	15,698.04	50,000.00	-34,301.96
Management Fees - Contract	17,100.00	17,100.00	0.00
Reserve Advisors	399.00	375.00	24.00
Total Professional Fees	33,197.04	67,475.00	-34,277.96
Website Fees	527.50	3,600.00	-3,072.50
Total Administration Expenses	49,132.47	85,225.00	-36,092.53
Interest - Line of Credit	49.43	60.00	-10.57
Operating Expenses			
Cleaning & Janitorial	4,832.79	5,000.00	-167.21
Landscaping			
Landscaping - Weekly Contract	8,400.00	8,400.00	0.00
Landscaping Repairs - Extra	2,670.00	2,000.00	670.00
River Bank Weed Control	1,191.00	1,200.00	-9.00
Total Landscaping	12,261.00	11,600.00	661.00
Pool Expenses			
Pool & Spa Maint. - Contract	15,781.00	16,000.00	-219.00
Pool Gate Repairs	808.75	1,500.00	-691.25
Pool Repairs & Maint. - Extra	9,042.56	5,000.00	4,042.56
Spa Repairs & Maint. - Extra	1,054.42	2,500.00	-1,445.58
Total Pool Expenses	26,686.73	25,000.00	1,686.73
Property Repairs & Maintenance			
Sewer & Water Main Repairs	0.00	5,000.00	-5,000.00
Property Repairs & Maintenance - Other	1,581.31	1,500.00	81.31
Total Property Repairs & Maintenance	1,581.31	6,500.00	-4,918.69
Security Services	0.00	3,000.00	-3,000.00
Total Operating Expenses	45,361.83	51,100.00	-5,738.17
Taxes	4,349.29	4,500.00	-150.71

5:26 PM
01/08/23
Cash Basis

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

	<u>Jan - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Utilities Expense			
Electric & Gas	7,814.24	7,000.00	814.24
Internet for Pool Gate	514.40	500.00	14.40
Sewer			
Sewer - Monthly Fees	570.99	600.00	-29.01
Sewer System - Maint. Contract	4,950.00	4,950.00	0.00
Total Sewer	5,520.99	5,550.00	-29.01
System Engineering Evaluation	15,403.76		
Trash & Disposal	350.53	350.00	0.53
Water	4,840.87	5,000.00	-159.13
Total Utilities Expense	34,444.79	18,400.00	16,044.79
Total Expense	133,337.81	159,285.00	-25,947.19
Net Ordinary Income	39,971.76	13,250.00	26,721.76
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	38,700.76	13,250.00	25,450.76