

Rio Buena Vista Homeowners Association Inc.

Balance Sheet

Cash Basis

As of March 31, 2023

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	146,970.23
Checking - CIT '	2,402.23
Reserves - Chase Bank	170,754.70
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Total Checking/Savings	320,127.16
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Total Current Assets	320,127.16
Fixed Assets	
Land	207,479.00
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Total Fixed Assets	207,479.00
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TOTAL ASSETS	527,606.16
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LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Dues	7,741.06
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Total Other Current Liabilities	7,741.06
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Total Current Liabilities	7,741.06
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Total Liabilities	7,741.06
Equity	
Reserve Fund Balance	176,194.12
Retained Earnings	335,691.95
Net Income	7,979.03
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Total Equity	519,865.10
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TOTAL LIABILITIES & EQUITY	527,606.16
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Rio Buena Vista Homeowners Association Inc.
Profit & Loss Budget vs. Actual
January through March 2023

Cash Basis

	Jan - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues	41,555.00	43,125.00	-1,570.00
Fine Income	200.00		
Interest Income	8.39	8.72	-0.33
Late Fee Income	20.00		
Total Income	41,783.39	43,133.72	-1,350.33
Gross Profit	41,783.39	43,133.72	-1,350.33
Expense			
Adminstration Expenses			
Administrative & Office Expense	81.08	199.97	-118.89
Bank Fees	2.50		
Copy Fees	22.15	250.03	-227.88
Insurance Expense	4,113.06	3,750.00	363.06
Postage and Delivery	334.32	124.97	209.35
Professional Fees			
Accounting - Year End Oversight	0.00	375.00	-375.00
Legal - Attorney Fees	10,302.88	12,499.97	-2,197.09
Management Fees - Contract	4,500.00	4,500.00	0.00
Reserve Advisors	0.00	100.03	-100.03
Total Professional Fees	14,802.88	17,475.00	-2,672.12
Website Fees	65.00	124.97	-59.97
Total Adminstration Expenses	19,420.99	21,924.94	-2,503.95
Interest - Line of Credit	0.00	15.00	-15.00
Operating Expenses			
Cleaning & Janitorial	1,200.00	1,249.97	-49.97
Landscaping			
Landscaping - Weekly Contract	1,125.00	2,100.00	-975.00
Landscaping Repairs - Extra	3,930.00	499.97	3,430.03
River Bank Weed Control	558.00	300.00	258.00
Total Landscaping	5,613.00	2,899.97	2,713.03
Pool Expenses			
Pool & Spa Maint. - Contract	2,550.00	4,500.00	-1,950.00
Pool Gate Repairs	0.00	375.00	-375.00
Pool Repairs & Maint. - Extra	648.00	1,500.00	-852.00
Spa Repairs & Maint. - Extra	585.00	625.03	-40.03
Total Pool Expenses	3,783.00	7,000.03	-3,217.03

Rio Buena Vista Homeowners Association Inc.
Profit & Loss Budget vs. Actual
January through March 2023

Cash Basis

	Jan - Mar 23	Budget	\$ Over Budget
Property Repairs & Maintenance			
Sewer & Water Main Repairs	0.00	1,249.97	-1,249.97
Property Repairs & Maintenance - Other	0.00	375.00	-375.00
Total Property Repairs & Maintenance	0.00	1,624.97	-1,624.97
Security Services	0.00	750.00	-750.00
Total Operating Expenses	10,596.00	13,524.94	-2,928.94
Taxes	0.00	1,125.00	-1,125.00
Utilities Expense			
Electric & Gas	2,222.34	1,875.00	347.34
Internet for Pool Gate	159.80	150.00	9.80
Sewer			
Sewer - Monthly Fees	148.86	175.03	-26.17
Sewer System - Maint. Contract	0.00	1,237.50	-1,237.50
Total Sewer	148.86	1,412.53	-1,263.67
Trash & Disposal	91.37	87.47	3.90
Water	1,165.00	1,249.97	-84.97
Total Utilities Expense	3,787.37	4,774.97	-987.60
Total Expense	33,804.36	41,364.85	-7,560.49
Net Ordinary Income	7,979.03	1,768.87	6,210.16
Net Income	7,979.03	1,768.87	6,210.16