

Rio Buena Vista Homeowners Association Inc.
Balance Sheet
As of June 30, 2023

	<u>Jun 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	101,045.65
Checking - CIT '	2,402.23
Reserves - Chase Bank	<u>170,763.09</u>
Total Checking/Savings	<u>274,210.97</u>
Total Current Assets	274,210.97
Fixed Assets	
Land	<u>207,479.00</u>
Total Fixed Assets	<u>207,479.00</u>
TOTAL ASSETS	<u><u>481,689.97</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Dues	<u>5,221.06</u>
Total Other Current Liabilities	<u>5,221.06</u>
Total Current Liabilities	<u>5,221.06</u>
Total Liabilities	5,221.06
Equity	
Reserve Fund Balance	176,194.12
Retained Earnings	335,691.95
Net Income	<u>-35,417.16</u>
Total Equity	<u>476,468.91</u>
TOTAL LIABILITIES & EQUITY	<u><u>481,689.97</u></u>

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

	Jan - Jun 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues	84,185.00	86,250.00	-2,065.00
Fine Income	300.00		
Interest Income	16.78	17.48	-0.70
Late Fee Income	100.00		
Pool Entry Card Income	50.00		
Total Income	84,651.78	86,267.48	-1,615.70
Gross Profit	84,651.78	86,267.48	-1,615.70
Expense			
Administration Expenses			
Administrative & Office Expense	81.08	399.98	-318.90
Bank Fees	2.50		
Copy Fees	22.15	500.02	-477.87
Insurance Expense	4,113.06	7,500.00	-3,386.94
Postage and Delivery	396.95	249.98	146.97
Professional Fees			
Accounting - Year End Oversight	0.00	750.00	-750.00
Legal - Attorney Fees	73,620.44	24,999.98	48,620.46
Management Fees - Contract	9,000.00	9,000.00	0.00
Reserve Advisors	0.00	200.02	-200.02
Total Professional Fees	82,620.44	34,950.00	47,670.44
Website Fees	105.00	249.98	-144.98
Total Administration Expenses	87,341.18	43,849.96	43,491.22
Interest - Line of Credit	0.00	30.00	-30.00
Operating Expenses			
Cleaning & Janitorial	2,400.00	2,499.98	-99.98
Landscaping			
Landscaping - Weekly Contract	3,225.00	4,200.00	-975.00
Landscaping Repairs - Extra	4,080.00	999.98	3,080.02
River Bank Weed Control	558.00	600.00	-42.00
Total Landscaping	7,863.00	5,799.98	2,063.02
Pool Expenses			
Pool & Spa Maint. - Contract	5,490.00	9,000.00	-3,510.00
Pool Gate Repairs	0.00	750.00	-750.00
Pool Repairs & Maint. - Extra	998.00	3,000.00	-2,002.00
Spa Repairs & Maint. - Extra	585.00	1,250.02	-665.02
Total Pool Expenses	7,073.00	14,000.02	-6,927.02
Property Repairs & Maintenance			
Sewer & Water Main Repairs	3,750.00	2,499.98	1,250.02
Property Repairs & Maintenance - Other	2,237.51	750.00	1,487.51
Total Property Repairs & Maintenance	5,987.51	3,249.98	2,737.53
Security Services	0.00	1,500.00	-1,500.00
Total Operating Expenses	23,323.51	27,049.96	-3,726.45

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Cash Basis

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

	<u>Jan - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Taxes	0.00	2,250.00	-2,250.00
Utilities Expense			
Electric & Gas	4,057.09	3,750.00	307.09
Internet for Pool Gate	319.60	300.00	19.60
Sewer			
Sewer - Monthly Fees	297.72	350.02	-52.30
Sewer System - Maint. Contract	2,475.00	2,475.00	0.00
Total Sewer	2,772.72	2,825.02	-52.30
Trash & Disposal	183.35	174.98	8.37
Water	2,071.49	2,499.98	-428.49
Total Utilities Expense	9,404.25	9,549.98	-145.73
Total Expense	120,068.94	82,729.90	37,339.04
Net Ordinary Income	-35,417.16	3,537.58	-38,954.74
Net Income	-35,417.16	3,537.58	-38,954.74