

Monthly Financial Narrative Report

April 2016

Rio Crossing Homeowners Association

Section I: General overall financial condition of the Association

1. The month ended with \$0.00 in open payables against a checking account balance of \$233,358.10 (up from \$208,742.23 last month).
2. The current checking account balance includes \$21,421.20 in prepaid (not yet earned or due) assessments.
3. The member assessments receivables (delinquencies) are at \$49,877.08 (Up from \$36,624.49 last month). Total delinquencies of less than 5% of the annual budget are one of the indicators of a financially healthy association. Currently Rio Crossing stands at 16.7%.
4. The Regular Reserve account contains \$154,596.14 and monthly budgeted contributions of \$2,685.42 to the Replacement Fund are current and in accordance with the current year's budget.
5. The Retention Wall Settlement Reserve contains \$70,164.71.

Section II: Specific statements or observations regarding the current financials

1. Expense account #50000 "Electricity" in the amount of \$286.15 accounts for payment made to APS for common area electricity and is under budget for the month by \$41.85 and is \$111.64 under budget for the year.
 2. Expense account #50110 "Water-Irrigation" in the amount of \$2,609.16 is under budget by \$1,890.84 for the month and yearly \$13,876.11 under budget.
 3. Expense account #51000 "Repair & Maintenance Services" in the amount of \$2,549.00 and is \$1,794.00 over budget and is \$121.00 under budget for the year. This amount is from the purchase of new HOA event signs, doggie bag order, and to remove and replace 6 61/2" x 6' concrete sidewalk sections in areas that had been outlined by the board and 2 61/2" x 6' and 2 51/2" x 6' concrete sidewalk sections outlined in the board mapping.
 4. Expense account #51120 "Landscape – Irrigation Repair" in the amount of \$250.00 is under budget by \$250.00 for the month and yearly \$247.00 over budget. The repairs made were in the big park replaced 2 PGP rotors that were not turning \$90.00 and replaced 3 PGP rotor sprinklers that were broken in the big park \$160.00.
 5. Expense account #51140 "Landscape – Improvements" in the amount of \$0 is under budget for the month by \$750.00 and yearly \$3,000.00 under budget.
 6. Expense account #52200 "Pest Control Services" in the amount of \$200.00 is over budget for the month by \$25.00 and yearly \$10.00 over budget. The previous vendor continues to send invoices and the manager continues to reject them.
 7. Expense accounts #57300 – "Meeting Hall Rental: in the amount of \$0 is under budget for the month by \$100.00 and yearly \$253.50 under budget. Vicki did not submit reimbursement for cost of the meeting in time, has since provided for payment and will reflect on May's financials.
 8. Expense accounts #57500 – "Social Events" in the amount of \$300.00 is under budget for the month by \$700.00 and is \$648.26 under budget for the year. Reimbursement for items purchased for the HOA events.
 9. Expense accounts #56100 "Postage" for \$443.23, #56200 "Printing and Copies" for \$477.45, for copies and postage used during the normal course of business in the month of March.
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10. Expense account #56700 "Administrative Fees" in the amount of \$519.00 payable to Trestle Management Group for 128 compliance letters and 45 late letters processed in the month of March.
11. Expense account #57900 – "Collections" in the amount of \$0 under budget for the month by \$875.00 and yearly \$3,122.10 under budget. Management have contacted owners for payments and set up plans.

Section III: Anticipated upcoming seasonal or non-routine financial events

1. Possible landscaping vendor change
 2. Tree trimming into homeowner's backyards
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Balance Sheet
As of 04/30/16

ASSETS

MOH Operating	\$	233,358.10	
Reserve Money Market Account		19,386.43	
Reserve Rentention Wall Stlmnt		70,164.71	
ICS Reserve Acct-MOH		135,209.71	
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TOTAL ASSETS			\$ 458,118.95
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.	\$.00
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RESERVES:

General Reserve Funds	\$	152,442.67
Gen Res Interest Equity		118.18
Reserve-Construction Defects		70,000.00
Reserve Contingency- Drywell		2,200.00
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Subtotal Reserves	\$	224,760.85

EQUITY:

Retained Earnings - Operating	\$	184,159.72
Current Year Net Income/(Loss)		49,198.38
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Subtotal Equity	\$	233,358.10

TOTAL LIABILITIES & EQUITY			\$ 458,118.95
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Income/Expense Statement
Period: 04/01/16 to 04/30/16

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
40000	Regular Assessment Income	45,157.08	74,175.00	(29,017.92)	113,013.04	148,350.00	(35,336.96)	296,700.00
43000	Late Fees	90.00	.00	90.00	1,040.00	.00	1,040.00	.00
43100	NSF Fees	.00	.00	.00	25.00	.00	25.00	.00
43500	Fines & Violations	525.00	.00	525.00	1,500.00	.00	1,500.00	.00
47100	Interest Income - Reserves	25.41	29.00	(3.59)	118.18	114.00	4.18	346.00
	Subtotal Income	45,797.49	74,204.00	(28,406.51)	115,696.22	148,464.00	(32,767.78)	297,046.00
EXPENSES								
Utilities								
50000	Electricity	286.15	328.00	41.85	1,197.36	1,309.00	111.64	3,933.00
50110	Water - Irrigation	2,609.16	4,500.00	1,890.84	9,123.89	23,000.00	13,876.11	78,000.00
	Utilities	2,895.31	4,828.00	1,932.69	10,321.25	24,309.00	13,987.75	81,933.00
Maintenance								
51000	Repair & Maintenance Services	2,549.00	755.00	(1,794.00)	2,899.00	3,020.00	121.00	9,056.00
51100	Landscape - Maintenance	4,340.00	6,450.00	2,110.00	17,240.00	25,800.00	8,560.00	77,400.00
51120	Landscape - Irrigation Repair	250.00	500.00	250.00	2,247.00	2,000.00	(247.00)	6,000.00
51140	Landscape - Improvements	.00	750.00	750.00	.00	3,000.00	3,000.00	9,000.00
51150	Landscape - Other	.00	1,750.00	1,750.00	.00	1,750.00	1,750.00	3,500.00
51200	Tree Trimming	.00	.00	.00	.00	.00	.00	7,000.00
51300	Storm Damage	.00	.00	.00	.00	.00	.00	2,000.00
51400	Drywell Maintenance	.00	.00	.00	3,608.00	4,000.00	392.00	8,000.00
51500	Backflow Certification	.00	.00	.00	.00	.00	.00	320.00
52200	Pest Control Services	200.00	175.00	(25.00)	360.00	370.00	10.00	1,220.00
52600	Key & Lock Services	.00	.00	.00	.00	.00	.00	25.00
53900	Playground Maintenance	(334.00)	.00	334.00	.00	394.00	394.00	788.00
54100	Walls & Fences	.00	.00	.00	.00	.00	.00	500.00
	Maintenance	7,005.00	10,380.00	3,375.00	26,354.00	40,334.00	13,980.00	124,809.00
Administration								
56000	Office Supplies	177.80	60.00	(117.80)	236.80	210.00	(26.80)	650.00
56100	Postage	443.23	195.00	(248.23)	690.90	750.00	59.10	2,300.00
56200	Printing / Copying	477.45	190.00	(287.45)	1,071.89	685.00	(386.89)	2,100.00
56400	Statements	340.00	345.00	5.00	340.00	345.00	5.00	1,380.00
56600	Website	.00	.00	.00	219.00	.00	(219.00)	.00
56700	Administrative Fees	519.00	525.00	6.00	2,145.00	2,100.00	(45.00)	6,300.00
57100	Permits & Licenses	10.00	.00	(10.00)	10.00	10.00	.00	10.00
57300	Meeting Hall Rental	.00	100.00	100.00	146.50	400.00	253.50	1,200.00
57500	Social Events	300.00	1,000.00	700.00	651.74	1,300.00	648.26	2,562.00

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Income/Expense Statement
Period: 04/01/16 to 04/30/16

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
57700	Management Fees	1,990.00	1,990.00	.00	7,960.00	7,960.00	.00	23,880.00
57800	Legal Fees	.00	.00	.00	.00	500.00	500.00	1,000.00
57900	Collections	.00	875.00	875.00	377.90	3,500.00	3,122.10	10,500.00
58000	Accounting / Audit Services	.00	.00	.00	750.00	750.00	.00	750.00
58100	Reserve Study / Update	.00	405.00	405.00	.00	405.00	405.00	405.00
58400	Insurance	4,313.00	.00	(4,313.00)	4,313.00	.00	(4,313.00)	.00
58410	Insurance - Liability	.00	4,631.00	4,631.00	.00	4,631.00	4,631.00	4,631.00
58600	Taxes - Income State	.00	.00	.00	50.00	50.00	.00	50.00
58700	Taxes - Real Estate	.00	.00	.00	.00	.00	.00	15.00
	Administration	8,570.48	10,316.00	1,745.52	18,962.73	23,596.00	4,633.27	57,733.00
Reserves								
60000	Reserve Fund Contribution	2,685.42	2,685.42	.00	10,741.68	10,741.68	.00	32,225.00
61100	Cptl - Benches/Tables/Cans	6,355.47	.00	(6,355.47)	6,355.47	.00	(6,355.47)	.00
61210	Cptl - Concrete Improvements	.00	.00	.00	.00	.00	.00	5,000.00
61220	Cptl - Irrigation System Impr	.00	.00	.00	.00	.00	.00	25,000.00
64000	Reserve Interest	25.41	29.00	3.59	118.18	114.00	(4.18)	346.00
69999	Reserve - Interfund Transfer	(6,355.47)	.00	6,355.47	(6,355.47)	.00	6,355.47	(30,000.00)
	Reserves	2,710.83	2,714.42	3.59	10,859.86	10,855.68	(4.18)	32,571.00
	TOTAL EXPENSES	21,181.62	28,238.42	7,056.80	66,497.84	99,094.68	32,596.84	297,046.00
	Current Year Net Income/(loss)	24,615.87	45,965.58	(21,349.71)	49,198.38	49,369.32	(170.94)	.00

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Actual spreadsheet Start date: 01/01/16 Cutoff date: 04/30/16

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Actual spreadsheet Start date: 01/01/16 Cutoff date: 04/30/16

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