



DISCLOSURES AND SUPPLEMENTAL INFORMATION – Annual Budget Report

The 2019 and 2020 financial information are under review by a Certified Public Accountant and will be mailed to Owners. A copy will be made available in the Documents tab of <http://www.rbcahoa.org/documents/documents.htm>. The Board previously contracted with Andrea R. Hill, CPA as its Certified Public Accountant but she reported an inability to complete the financials due to illness. The Board subsequently contracted with Joyce Jimenez, Jimenez and Company, as the new Certified Public Accountant and is awaiting the completion of the financials.

- **2022 RBCA Pro Forma Operating Budget**

The pro forma operating budget is required under California Civil Code § 5300(b)(1) and CC&Rs § 6.13(A) (2). The 2022 RBCA Pro Forma Operating Budget is set forth below along with the Annexed and Non-Annexed Assessment Determination Worksheet.

INCOME			
	<u>Members</u>	<u>Lots</u>	
4020	Generic Service / Fee Income		0.00
4025	Interest / Finance Charge		0.00
4035	Late Charge		0.00
4045	Transponder		0.00
4040	Administrative Fee		0.00
4105	Rio Vista Community Association	44	46,428.80
4110	Rio Vista Estates Community Association	28	29,545.60
4115	Rio Vista Estates Community Association Phase 3	22	23,214.40
4125	The Manors at Rio Bravo	37	39,042.40
4130	Highpointe Rio Bravo 224, LP / Estates of Rio Bravo	28	29,545.60
4135	RBCC LLC 20% Security Gate		58,395.20
4135	RBCC LLC 30% Common Facilities		14,542.50
4135	RBCC LLC 30% Reserves Common Facilities		9,191.40
4135	RBCC LLC 30% Reserves Security Gate		1,081.40
4140	Montagna Homeowners Association	57	60,146.40
4205	Casa Club Homeowners Association	30	31,656.00
4310	Rio Bravo Golf Course Master HOA	79	83,360.80
4315	Rio Bravo Fairways HOA	52	54,870.40
	Income Adjustment - Pending Collection		(83,210.50)
	(Rounding Adjustment)		0.00
	Total Income	377	\$397,810.40



General & Administrative		
6005	Bad Debts	500.00
6011	Bank Charges	50.00
6020	Accounting Services	1,100.00
6022	Accounting Website Subscription	450.00
6030	Corporation Regulatory Fees	50.00
6031	Corporation Taxes	60.00
6035	Management	19,000.00
6040	Insurance	8,700.00
6045	Website Maintenance	300.00
6050	Legal Services	8,000.00
6051	Legal Costs	2,500.00
6060	Office Expense	450.00
6062	Copying & Printing	1,675.00
6063	Postage & Shipping	700.00
6075	Property Records Subscription	160.00
6091	Meeting Facilities	2,400.00
	Contingency	58,176.00
	Gate Portal Subscription	7,300.00
	Gate Portal Supplies	6,500.00
7076	Other Supplies	1,850.00
	Subtotal	119,921.00
Utilities		
6070	Telephone	1,240.00
6071	Hosting	240.00
6073	Electricity	3,200.00
6074	Water - potable	600.00
	Water - Irrigation	7,400.00
	Internet	1,300.00
	Subtotal	13,980.00
Grounds		
6085	Repairs and Maintenance	1,900.00
6087	Landscaping Maintenance	11,250.00
6088	Landscaping Repairs	3,000.00
7059	Pressure Cleaning	100.00
7056	Air Conditioning & Heating	200.00
7057	Plumbing	100.00
	Subtotal	16,550.00
Guard Station - Contract		



7085	Security Guards		198,000.00
		Subtotal	198,000.00
	Reserves		
9106	Reserve Funding Allocation		28,045.00
9110	Reserve Loan Prepayment		21,314.40
		Subtotal	49,359.40
	Carryover Credit		0.00
GRAND TOTAL			\$397,810.40
NET INCOME			\$0.00

ASSESSMENT DETERMINATION WORKSHEET

REGULAR ASSESSMENT AMOUNT

Total budget	397,810.40
Annual - Divided by 377 Owners / Lots	1,055.20
Quarterly	263.80
Monthly	87.93

- 2022 RBCA Operating Budget – Security Gate Summary**

The operating budget required under California Civil Code § 5300(b)(1) and CC&R § 6.13(A) (2) referred to above has a unique component – the Security Gate Expense Summary as part of the budget. This summary provides the expenses of the Security Gate separately and as part of the overall budget.

There is no written agreement with the non-annexed parties, except Casa Club HOA, to continue paying toward the Security Gate and / or Common Facilities. Although the non-annexed parties had a history of making their payments prior to 2019, the amount and frequency of payments have not kept pace with the amount billed by RBCA, and also because the RBCA Board voted to bill all Owners within the Rio Bravo Community equally at the time it adopted the 2021 budget. RBCA billed all Owners equally for the 2022 budget too. RBCA will work with non-annexed parties to secure their respective payment; however, the failure of non-annexed parties by way of their respective homeowner associations to pay their share may mean RBCA may seek to bill non-annexed homeowners individually in order to maintain their ability to use the security gate transponder system. RBCA may be required to reduce services or find other cost cutting savings or specially assesses annexed members if non-annexed members continue to pay less than they are billed. RBCA has also filed one lawsuit thus far and is preparing to file others to ensure all Owners pay equally. As a reminder, RBCA billed all Owners the same because the Rio Bravo