

# Rio Buena Vista Homeowners' Association

## Financial Statement Period Ending: April 30, 2025



# HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

2580 Highway 95, Suite 108  
Bullhead City, AZ 86442  
928-776-4479  
800-447-3838  
[www.hoamco.com](http://www.hoamco.com)

**Fiscal Year End:** December 31

**Accounting Method:** Cash

---

Michelle Vandenberg, Community Manager  
Email: [MVandenberg@hoamco.com](mailto:MVandenberg@hoamco.com)  
928-296-8181 ext 1602

Jamie Nelson, Executive Director of Mgmt Services  
Email: [jnelson@hoamco.com](mailto:jnelson@hoamco.com)  
928-778-2293 ext 1149

# **RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**

## **Balance Sheet**

**4/30/2025**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1002 - CIT	\$23.43		\$23.43
1010 - Alliance Operating Checking-2123	\$163,551.35		\$163,551.35
1012 - Alliance Debit Card (\$5000) - 3627	\$4,841.19		\$4,841.19
1050 - Alliance Reserve MM-0995		\$171,183.69	\$171,183.69
Total CASH	<u>\$168,415.97</u>	<u>\$171,183.69</u>	<u>\$339,599.66</u>
<b>FIXED ASSETS</b>			
1400 - Land	\$207,479.00		\$207,479.00
Total FIXED ASSETS	<u>\$207,479.00</u>		<u>\$207,479.00</u>
<b>Assets Total</b>	<u>\$375,894.97</u>	<u>\$171,183.69</u>	<u>\$547,078.66</u>
<b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$15,629.11		\$15,629.11
Total LIABILITIES	<u>\$15,629.11</u>		<u>\$15,629.11</u>
<b>EQUITY</b>			
3200 - Operating Equity	\$358,552.03		\$358,552.03
3500 - Reserve Equity		\$170,986.86	\$170,986.86
Total EQUITY	<u>\$358,552.03</u>	<u>\$170,986.86</u>	<u>\$529,538.89</u>
<b>Net Income</b>	<u>\$1,713.83</u>	<u>\$196.83</u>	<u>\$1,910.66</u>
<b>Liabilities and Equity Total</b>	<u>\$375,894.97</u>	<u>\$171,183.69</u>	<u>\$547,078.66</u>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025				
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>Income</b>								
<u><b>INCOME</b></u>								
4100 - Homeowner Assessments	\$18,468.63	\$16,875.00	\$1,593.63	\$68,800.94	\$67,500.00	\$1,300.94	\$202,500.00	\$133,699.06
4140 - Prepaid Owner Assessments	(\$3,105.00)	\$0.00	(\$3,105.00)	(\$5,980.00)	\$0.00	(\$5,980.00)	\$0.00	\$5,980.00
4310 - Assessment Interest	\$17.65	\$0.00	\$17.65	\$64.98	\$0.00	\$64.98	\$0.00	(\$64.98)
4330 - Late Fees	\$119.11	\$0.00	\$119.11	(\$21.80)	\$0.00	(\$21.80)	\$0.00	\$21.80
4350 - Lien/Collection Fees	\$45.00	\$0.00	\$45.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4600 - Interest Income	\$3.49	\$2.75	\$0.74	\$13.91	\$11.00	\$2.91	\$33.00	\$19.09
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00	(\$75.00)
<b><u>Total INCOME</u></b>	<b>\$15,548.88</b>	<b>\$16,877.75</b>	<b>(\$1,328.87)</b>	<b>\$63,043.03</b>	<b>\$67,511.00</b>	<b>(\$4,467.97)</b>	<b>\$202,533.00</b>	<b>\$139,489.97</b>
<b>Total Income</b>	<b>\$15,548.88</b>	<b>\$16,877.75</b>	<b>(\$1,328.87)</b>	<b>\$63,043.03</b>	<b>\$67,511.00</b>	<b>(\$4,467.97)</b>	<b>\$202,533.00</b>	<b>\$139,489.97</b>
<b>Expense</b>								
<u><b>ADMINISTRATIVE</b></u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
5250 - Bank Charges	\$1,263.89	\$0.00	(\$1,263.89)	\$1,281.59	\$0.00	(\$1,281.59)	\$0.00	(\$1,281.59)
5400 - Insurance	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$6,666.68	\$6,666.68	\$20,000.00	\$20,000.00
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
5530 - Lien/Collection Costs	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$6,000.00	\$6,300.00	\$300.00	\$18,900.00	\$12,900.00
5800 - Office Supplies	\$60.50	\$41.67	(\$18.83)	\$73.60	\$166.68	\$93.08	\$500.00	\$426.40
5810 - Postage	\$30.83	\$104.17	\$73.34	\$221.05	\$416.68	\$195.63	\$1,250.00	\$1,028.95
5820 - Printing	\$5.80	\$104.17	\$98.37	\$403.10	\$416.68	\$13.58	\$1,250.00	\$846.90
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$280.82	\$166.68	(\$114.14)	\$500.00	\$219.18
5900 - Website	\$0.00	\$41.67	\$41.67	\$65.00	\$166.68	\$101.68	\$500.00	\$435.00
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$2,861.02</b>	<b>\$5,483.36</b>	<b>\$2,622.34</b>	<b>\$8,325.16</b>	<b>\$23,133.44</b>	<b>\$14,808.28</b>	<b>\$67,000.00</b>	<b>\$58,674.84</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025				
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<u>COMMON AREA</u>								
6200 - Janitorial/Cleaning Services	\$532.25	\$541.67	\$9.42	\$3,092.48	\$2,166.68	(\$925.80)	\$6,500.00	\$3,407.52
6300 - Landscape Maintenance	\$700.00	\$700.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$8,400.00	\$5,600.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$683.00	\$500.00	(\$183.00)	\$1,500.00	\$817.00
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$750.00	\$750.00	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$0.00	\$850.00	\$850.00	\$3,400.00	\$3,400.00	\$0.00	\$10,200.00	\$6,800.00
6455 - Pool/Spa Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$0.00	\$650.00	\$650.00	\$805.00	\$2,600.00	\$1,795.00	\$7,800.00	\$6,995.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
6512 - Repairs & Maintenance: Decks	\$1,200.00	\$0.00	(\$1,200.00)	\$1,200.00	\$0.00	(\$1,200.00)	\$0.00	(\$1,200.00)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$37.50	\$166.67	\$129.17	\$37.50	\$666.68	\$629.18	\$2,000.00	\$1,962.50
6565 - Repairs & Maintenance: Painting	\$10,030.00	\$0.00	(\$10,030.00)	\$15,950.00	\$0.00	(\$15,950.00)	\$0.00	(\$15,950.00)
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$416.67	\$416.67	\$4,290.00	\$1,666.68	(\$2,623.32)	\$5,000.00	\$710.00
6575 - Repairs & Maintenance: Signage	\$40.58	\$0.00	(\$40.58)	\$40.58	\$0.00	(\$40.58)	\$0.00	(\$40.58)
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$416.67	\$416.67	\$790.38	\$1,666.68	\$876.30	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$0.00	\$0.00	\$0.00	\$10,080.42	\$0.00	(\$10,080.42)	\$0.00	(\$10,080.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$80.73	\$250.00	\$169.27	\$80.73	\$1,000.00	\$919.27	\$3,000.00	\$2,919.27
<b><u>Total COMMON AREA</u></b>	<b>\$12,621.06</b>	<b>\$6,012.52</b>	<b>(\$6,608.54)</b>	<b>\$43,250.09</b>	<b>\$24,050.08</b>	<b>(\$19,200.01)</b>	<b>\$72,150.00</b>	<b>\$28,899.91</b>
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00	(\$275.00)
8800 - Taxes - Federal	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$275.00</b>	<b>\$4,550.00</b>	<b>\$4,275.00</b>	<b>\$4,550.00</b>	<b>\$4,275.00</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025				
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<u>UTILITIES</u>								
7050 - Internet for Pool Gate	\$119.85	\$208.33	\$88.48	\$199.75	\$833.32	\$633.57	\$2,500.00	\$2,300.25
7100 - Electricity	\$330.68	\$625.00	\$294.32	\$1,936.19	\$2,500.00	\$563.81	\$7,500.00	\$5,563.81
7300 - Gas	\$337.00	\$0.00	(\$337.00)	\$1,628.98	\$0.00	(\$1,628.98)	\$0.00	(\$1,628.98)
7550 - Trash/Sanitation	\$43.62	\$33.33	(\$10.29)	\$43.62	\$133.32	\$89.70	\$400.00	\$356.38
7900 - Water/Sewer	\$215.38	\$500.00	\$284.62	\$1,945.41	\$2,000.00	\$54.59	\$6,000.00	\$4,054.59
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$250.00	\$250.00	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$1,666.68	(\$2,058.32)	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
<b><u>Total UTILITIES</u></b>	<b>\$1,046.53</b>	<b>\$2,262.50</b>	<b>\$1,215.97</b>	<b>\$9,478.95</b>	<b>\$9,050.00</b>	<b>(\$428.95)</b>	<b>\$27,150.00</b>	<b>\$17,671.05</b>
<b>Total Expense</b>	<b>\$16,528.61</b>	<b>\$13,758.38</b>	<b>(\$2,770.23)</b>	<b>\$61,329.20</b>	<b>\$60,783.52</b>	<b>(\$545.68)</b>	<b>\$170,850.00</b>	<b>\$109,520.80</b>
<b>Operating Net Income</b>	<b>(\$979.73)</b>	<b>\$3,119.37</b>	<b>(\$4,099.10)</b>	<b>\$1,713.83</b>	<b>\$6,727.48</b>	<b>(\$5,013.65)</b>	<b>\$31,683.00</b>	<b>\$29,969.17</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025				
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>Reserve Income</b>								
<u><b>INCOME</b></u>								
4610 - Interest Income - Reserve	\$49.23	\$0.00	\$49.23	\$196.83	\$0.00	\$196.83	\$0.00	(\$196.83)
<b><u>Total INCOME</u></b>	<b>\$49.23</b>	<b>\$0.00</b>	<b>\$49.23</b>	<b>\$196.83</b>	<b>\$0.00</b>	<b>\$196.83</b>	<b>\$0.00</b>	<b>(\$196.83)</b>
<b>Total Reserve Income</b>	<b>\$49.23</b>	<b>\$0.00</b>	<b>\$49.23</b>	<b>\$196.83</b>	<b>\$0.00</b>	<b>\$196.83</b>	<b>\$0.00</b>	<b>(\$196.83)</b>
<b>Reserve Net Income</b>	<b>\$49.23</b>	<b>\$0.00</b>	<b>\$49.23</b>	<b>\$196.83</b>	<b>\$0.00</b>	<b>\$196.83</b>	<b>\$0.00</b>	<b>(\$196.83)</b>

# RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

## Income Statement - Operating

1/1/2025 - 4/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	YTD
<b>Income</b>					
<u><b>INCOME</b></u>					
4100 - Homeowner Assessments	\$18,159.82	\$15,835.31	\$16,337.18	\$18,468.63	\$68,800.94
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	(\$2,875.00)	(\$3,105.00)	(\$5,980.00)
4310 - Assessment Interest	\$37.09	\$3.30	\$6.94	\$17.65	\$64.98
4330 - Late Fees	(\$110.91)	\$20.00	(\$50.00)	\$119.11	(\$21.80)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$45.00	\$45.00	\$90.00
4600 - Interest Income	\$3.50	\$3.31	\$3.61	\$3.49	\$13.91
4900 - Other Income	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>Total INCOME</u>	\$18,164.50	\$15,861.92	\$13,467.73	\$15,548.88	\$63,043.03
<i>Total Income</i>	\$18,164.50	\$15,861.92	\$13,467.73	\$15,548.88	\$63,043.03
 <b>Expense</b>					
<u><b>ADMINISTRATIVE</b></u>					
5250 - Bank Charges	\$9.00	\$0.00	\$8.70	\$1,263.89	\$1,281.59
5600 - Management Fees	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$6,000.00
5800 - Office Supplies	\$7.50	\$0.00	\$5.60	\$60.50	\$73.60
5810 - Postage	\$170.02	\$9.38	\$10.82	\$30.83	\$221.05
5820 - Printing	\$394.90	\$2.40	\$0.00	\$5.80	\$403.10
5860 - Social Committee	\$280.82	\$0.00	\$0.00	\$0.00	\$280.82
5900 - Website	\$0.00	\$65.00	\$0.00	\$0.00	\$65.00
<u>Total ADMINISTRATIVE</u>	\$2,362.24	\$1,576.78	\$1,525.12	\$2,861.02	\$8,325.16
 <u><b>COMMON AREA</b></u>					
6200 - Janitorial/Cleaning Services	\$1,560.23	\$500.00	\$500.00	\$532.25	\$3,092.48
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$2,800.00
6305 - River Bank Weed Control	\$0.00	\$683.00	\$0.00	\$0.00	\$683.00
6450 - Pool/Spa Maintenance	\$850.00	\$850.00	\$1,700.00	\$0.00	\$3,400.00
6460 - Pool/Spa Supplies	\$0.00	\$0.00	\$805.00	\$0.00	\$805.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$37.50	\$37.50

# RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

## Income Statement - Operating

**1/1/2025 - 4/30/2025**

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	YTD
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$5,920.00	\$10,030.00	\$15,950.00
6570 - Repairs & Maintenance: Plumbing	\$3,840.00	\$450.00	\$0.00	\$0.00	\$4,290.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$40.58
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$45.53	\$744.85	\$0.00	\$790.38
6598 - Repairs & Maintenance - Lift Station	\$0.00	\$9,180.42	\$900.00	\$0.00	\$10,080.42
6680 - Supplies - Common Area Furniture	\$0.00	\$0.00	\$0.00	\$80.73	\$80.73
<u>Total COMMON AREA</u>	<u>\$6,950.23</u>	<u>\$12,408.95</u>	<u>\$11,269.85</u>	<u>\$12,621.06</u>	<u>\$43,250.09</u>
<u>TAXES/OTHER EXPENSES</u>					
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$275.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$275.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$275.00</u>
<u>UTILITIES</u>					
7050 - Internet for Pool Gate	\$39.95	\$0.00	\$39.95	\$119.85	\$199.75
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$1,936.19
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$1,628.98
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$43.62
7900 - Water/Sewer	\$409.34	\$510.85	\$809.84	\$215.38	\$1,945.41
7910 - Sewer System - Miant. Contract	\$0.00	\$3,725.00	\$0.00	\$0.00	\$3,725.00
<u>Total UTILITIES</u>	<u>\$1,303.05</u>	<u>\$5,085.39</u>	<u>\$2,043.98</u>	<u>\$1,046.53</u>	<u>\$9,478.95</u>
<i>Total Expense</i>	<i>\$10,890.52</i>	<i>\$19,071.12</i>	<i>\$14,838.95</i>	<i>\$16,528.61</i>	<i>\$61,329.20</i>
Operating Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$1,713.83



RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Reserve

1/1/2025 - 4/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	YTD
<b>Reserve Income</b>					
<u>INCOME</u>					
4610 - Interest Income - Reserve	\$50.83	\$45.92	\$50.85	\$49.23	\$196.83
<u>Total INCOME</u>	\$50.83	\$45.92	\$50.85	\$49.23	\$196.83
 <i>Total Reserve Income</i>	\$50.83	\$45.92	\$50.85	\$49.23	\$196.83
 <b>Reserve Expense</b>					
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$196.83

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**AGED OWNER BALANCES**  
**Period Through: 4/30/2025**

ACCOUNT NUMBER	UNIT	NAME	ACCOUNT	TOTAL DUE	CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	STATUS
173300900	090	MICHAEL PAZZULLA	Homeowner Account History	\$3,144.58	\$166.52	\$21.09	\$308.65	\$2,648.32	Pre-Lien
173300830	083	ALEXANDRIA JIMENEZ	Homeowner Account History	\$1,384.05	\$155.01	\$9.20	\$284.87	\$934.97	Pre-Lien
173300770	077	TIMOTHY GLEASON	Homeowner Account History	\$250.00				\$250.00	
173300310	031	JOHN and KIM TESORIERO	Homeowner Account History	\$166.39	\$146.23	\$0.16	\$20.00		Statement Sent
173300121	012	MARK CARLSTROM and MELISSA PURDY-CARLSTROM	Homeowner Account History	\$146.07	\$146.07				Statement Sent
173301330	133	DAVID and DONNA BURKHART	Homeowner Account History	\$135.00	\$135.00				
173300480	048	CIMA JOHNSON and JUDITH SOKOLOW	Homeowner Account History	\$101.57	\$90.63	\$10.49	\$0.45		
173300490	049	ROXY NYGREN	Homeowner Account History	\$101.57	\$90.63	\$10.49	\$0.45		
173300400	040	TYREE HUNTER	Homeowner Account History	\$59.13			\$1.98	\$57.15	
173300470	047	DUSTIN and NICOLE COFFEY	Homeowner Account History	\$30.46		\$14.35	\$5.17	\$10.94	
173300150	015	PAT and TERRI HOWARD	Homeowner Account History	\$22.76				\$22.76	
173300510	051	JEFFREY SWINGLE	Homeowner Account History	\$20.91	\$10.00	\$10.00		\$0.91	
173301090	109	DONALD and TERI LYNN TRUE	Homeowner Account History	\$20.76	\$20.15	\$0.16	\$0.45		
173300560	056	SCOTT and LISA MORGAN	Homeowner Account History	\$20.61	\$20.15	\$0.16	\$0.30		
173301300	130	MARK C CARLSTROM and MELISSA ANN PURDY-CARLSTROM	Homeowner Account History	\$20.15	\$20.15				
173300820	082	JOE LOWDEN	Homeowner Account History	\$19.27	\$9.13	\$0.07	\$0.07	\$10.00	
173300330	033	LARRY LARGE	Homeowner Account History	\$11.10		\$10.00	\$1.10		
173300670	067	KEVIN and LINDA MCCORRY	Homeowner Account History	\$11.10			\$1.10	\$10.00	
173300680	068	KEVIN and LINDA MCCORRY	Homeowner Account History	\$11.10			\$1.10	\$10.00	
173300620	062	MIKE BETZ	Homeowner Account History	\$10.91				\$10.91	
173300160	016	RUSSEL and SUSAN CHIDLEY	Homeowner Account History	\$10.00	\$10.00				
173300430	043	JOHN and LORI POWELL	Homeowner Account History	\$10.00	\$10.00				
173301070	107	MATT and DONELLE ATKINSON	Homeowner Account History	\$10.00	\$10.00				
173300660	066	MERCY and DELILAH URREA	Homeowner Account History	\$3.38		\$3.38			
173300170	017	STEPHEN and ROXANNE ANTHONY	Homeowner Account History	\$1.10		\$1.10			

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**AGED OWNER BALANCES**  
**Period Through: 4/30/2025**

ACCOUNT NUMBER	UNIT	NAME	ACCOUNT	TOTAL DUE	CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	STATUS
173300180	018	STEPHEN and ROXANNE ANTHONY	Homeowner Account History	\$1.10		\$1.10			
173300200	020	JEFFREY and CHRISTINE MARSDEN	Homeowner Account History	\$1.10			\$1.10		
173301360	136	DOUGLAS and ANNE WUTSCHKE	Homeowner Account History	\$0.89	\$0.89				
173301010	101	DAVID and DESIREE MORSE	Homeowner Account History	\$0.16			\$0.16		
				<b>\$5,725.22</b>	<b>\$1,040.56</b>	<b>\$91.75</b>	<b>\$626.95</b>	<b>\$3,965.96</b>	
					<b>16</b>	<b>14</b>	<b>15</b>	<b>11</b>	
				POOL ENTRY CARD FEE	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
				POSTAGE	\$59.00	\$0.00	\$0.00	\$0.00	\$59.00
				ASSESSMENT	\$4,517.06	\$904.06	\$0.00	\$560.00	\$3,053.00
				LATE FEE	\$531.80	\$100.89	\$50.00	\$0.00	\$380.91
				INTEREST	\$317.36	\$35.61	\$41.75	\$66.95	\$173.05
				VIOLATION FINE	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
				<b>\$5,725.22</b>	<b>\$1,040.56</b>	<b>\$91.75</b>	<b>\$626.95</b>	<b>\$3,965.96</b>	

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**Prepaid Report**  
**Period Through: 4/30/2025**

Lot	Account Number	Homeowner	Address	Balance
002	173300020	SOTW GROUP LLC	1240 BEACH DR	\$595.00
005	173300050	MICHAEL and JACQUELINE HILGERT	1230 BEACH DR	\$1,059.84
012	* 173300120	ERIK and VALERIE GAMM	1206 BEACH DR	\$115.00
013	173300130	DAVID HUNTER, ETAL	1207 BEACH DR	\$110.00
014	173300140	VINCENT and SUSAN COBURN	1198 BEACH DR	\$1,004.00
017	173300170	STEPHEN and ROXANNE ANTHONY	1186 BEACH DR	\$135.00
018	173300180	STEPHEN and ROXANNE ANTHONY	1182 BEACH DR	\$135.00
019	173300190	MARC REID LARSON	1178 BEACH DR	\$210.00
023	173300230	TODD and SHAREEN KING	1166 BEACH DR	\$135.00
027	173300270	WILLIAM and AMANDA ARMSTRONG	1150 BEACH DR	\$135.00
030	173300300	JESSE and ELIZABETH BERBER	1138 BEACH DR	\$1,080.00
045	173300450	ROBERT STEFANKO	1109 MARINA DR	\$35.00
046	173300460	ANTHONY and JULIE SANTERO	1111 MARINA DR	\$10.00
058	173300580	PAULA KELLER	1151 MARINA DR	\$135.00
059	173300590	CINDY TITTLE - LEWIS	1155 MARINA DR	\$135.00
060	173300600	MATT HINDERLITER	1159 MARINA DR	\$1,080.00
063	173300630	LESLIE SINACORI	1169 MARINA DR	\$230.00
071	173300710	THOMAS and RICHARD T. PONCE	1201 MARINA DR	\$115.00
073	173300730	ARTHUR and MARY BOTELLO	1209 MARINA DR	\$365.00
082	173300820	JOE LOWDEN	1224 BEACH DR	\$115.00
086	173300860	SHARON JO HAYWARD	1208 BEACH DR	\$30.00
091	173300910	MICHAEL and ASHLEY BLOCK	1188 BEACH DR	\$135.00
092	173300920	RIO BUENA VISTA (LOT 92 - 1184 BEACH)	1184 BEACH DR	\$9.01
106	173301060	LAURA MCCOLL and JENNIFER KELLER	1124 BEACH DR	\$135.00
110	173301100	DANNY and KIMBERLY ASTORGA	1105 MARINA DR	\$250.00
112	173301120	WILLIAM and HEIDI POOLE	1121 MARINA DR	\$135.00
113	173301130	JEANINE LAIRD DAVIES	1125 MARINA DR	\$135.00
114	173301140	JACK and JEANETTE KLEINBARD	1129 MARINA DR	\$252.00
116	173301160	TRAVIS and ELIZABETH FAWCETT	1137 MARINA DR	\$35.00
117	173301170	JERRY RUSSELL and JERI LYNN HUNTER	1141 MARINA DR	\$59.26
123	173301230	JENNIFER and SASHA RODGERS	1165 MARINA DR	\$1,080.00
129	173301290	MICHAEL and PATRICIA NITTEL	1193 MARINA DR	\$135.00
131	173301310	ROGER and BRENDA GONZALES	1199 MARINA DR	\$190.00
132	173301320	DAVID and DONNA BURKHART	1203 MARINA DR	\$135.00
<b>Totals:</b>				<b>\$9,649.11</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**Check Register Report**  
**4/1/2025 - 4/30/2025**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	4/1/2025	COMMUNITY ASSET MANAGEMENT LLC	\$1,597.13			
		APR SUPPS MGMT	1099 2024 PRINTED		5820 Printing	\$1.00	\$1.00
		APR SUPPS MGMT	1099 2024 ENVELOPES		5800 Office Supplies	\$1.75	\$1.75
		APR SUPPS MGMT	MARCH PRINTING		5820 Printing	\$4.80	\$4.80
		APR SUPPS MGMT	OFFICE SUPPLIES		5800 Office Supplies	\$8.75	\$8.75
		APR SUPPS MGMT	POSTAGE		5810 Postage	\$30.83	\$30.83
		APR SUPPS MGMT	IRS 1099 FORMS 2024		5800 Office Supplies	\$50.00	\$50.00
		APR SUPPS MGMT	MANAGEMENT FEE		5600 Management Fees	\$1,500.00	\$1,500.00
1010	100068	4/8/2025 5770	SERRANO BROTHERS, LLC Monthly Landscaping - March 2025	\$700.00	6300 Landscape Maintenance	\$700.00	\$700.00
1010	100069	4/8/2025 108273	ROUTE 66 BROADBAND 4889	\$39.95	7050 Internet for Pool Gate	\$39.95	\$39.95
1010	1017	4/9/2025 98	PLATINUM EXTERIORS INC FINAL PAYMENT FOR APPROVED PAINTING & GAZEBO REBUILD	\$0.00	****VOID****	\$0.00	\$0.00
1010	1018	4/16/2025 APRIL 2025-FINAL PAYMENT	FIRST CITIZENS BANK 001710052001	\$1,253.89	5250 Bank Charges	\$1,253.89	\$1,253.89
1010	100070	4/16/2025 5	ASHLEY BLOCK monthly cleaning - April 2025	\$500.00	6200 Janitorial/Cleaning Services	\$500.00	\$500.00
1010	300007	4/16/2025 040325-643298	SOUTHWEST GAS CORP 910000643298	\$337.00	7300 Gas	\$337.00	\$337.00
1010	1019	4/17/2025 98-REISSUE	PLATINUM EXTERIORS INC FINAL PAYMENT FOR PAINTING GAZEBO REBIULD	\$10,030.00	6565 Repairs & Maintenance: Painting	\$10,030.00	\$10,030.00
1010	1020	4/17/2025 REIMB 041125	ASHLEY BLOCK REIMB FOR TRASH BAGS FOR COMMUNITY	\$32.25	6200 Janitorial/Cleaning Services	\$32.25	\$32.25
1010	100071	4/21/2025 040925-3-9504 040925-3-8434 040925-3-9504 040925-3-9504	CITY OF NEEDLES 11733-8434/1226 Marina Dr Lift Station Split/11733-9504/1176 Beach Dr Split/11733-9504/1176 Beach Dr	\$589.68	7550 Trash/Sanitation 7100 Electricity 7900 Water/Sewer 7100 Electricity	\$43.62 \$83.82 \$215.38 \$246.86	\$43.62 \$83.82 \$215.38 \$246.86
1010	1021	4/29/2025 Q#198 DEPOSIT	ONE CHANCE SOLUTIONS, LLC DEPOSIT FOR POOL DECK PATCH TREATMENT & COLOR HIGHLIGHT	\$1,200.00	6512 Repairs & Maintenance: Decks	\$1,200.00	\$1,200.00
1012	On-Line	4/30/2025	DEBIT CARD	\$158.81			

DEBIT CARD APRIL	4/17/25 WALMART MTG SUPP	6550 Repairs & Maintenance: Lighting	\$37.50	\$37.50
DEBIT CARD APRIL	4/17/25 ACE HRDWR SIGNAGE	6575 Repairs & Maintenance: Signage	\$40.58	\$40.58
DEBIT CARD APRIL	4/19/25 HARDWARE EXP FASTENERS, CABLE LOCK	6680 Supplies - Common Area Furniture	\$80.73	\$80.73

**Total:**

\$16,438.71