

Rio Buena Vista Homeowners' Association

Financial Statement Period Ending: May 31, 2025



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

2580 Highway 95, Suite 108
Bullhead City, AZ 86442
928-776-4479
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Fiscal Year End: December 31

Accounting Method: Cash

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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Balance Sheet

5/31/2025

	Operating	Reserve	Total
Assets			
CASH			
1002 - CIT	\$23.43		\$23.43
1010 - Alliance Operating Checking-2123	\$168,951.32		\$168,951.32
1012 - Alliance Debit Card (\$5000) - 3627	\$4,841.19		\$4,841.19
1050 - Alliance Reserve MM-0995		\$171,234.58	\$171,234.58
Total CASH	<u>\$173,815.94</u>	<u>\$171,234.58</u>	<u>\$345,050.52</u>
FIXED ASSETS			
1400 - Land	\$207,479.00		\$207,479.00
Total FIXED ASSETS	<u>\$207,479.00</u>		<u>\$207,479.00</u>
Assets Total	<u>\$381,294.94</u>	<u>\$171,234.58</u>	<u>\$552,529.52</u>
Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$18,369.11		\$18,369.11
Total LIABILITIES	<u>\$18,369.11</u>		<u>\$18,369.11</u>
EQUITY			
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>
Net Income	<u>\$4,373.80</u>	<u>\$247.72</u>	<u>\$4,621.52</u>
Liabilities and Equity Total	<u>\$381,294.94</u>	<u>\$171,234.58</u>	<u>\$552,529.52</u>

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$15,735.00	\$16,875.00	(\$1,140.00)	\$84,535.94	\$84,375.00	\$160.94	\$202,500.00	\$117,964.06
4140 - Prepaid Owner Assessments	(\$3,415.00)	\$0.00	(\$3,415.00)	(\$9,395.00)	\$0.00	(\$9,395.00)	\$0.00	\$9,395.00
4310 - Assessment Interest	\$0.00	\$0.00	\$0.00	\$64.98	\$0.00	\$64.98	\$0.00	(\$64.98)
4330 - Late Fees	\$70.00	\$0.00	\$70.00	\$48.20	\$0.00	\$48.20	\$0.00	(\$48.20)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4600 - Interest Income	\$3.68	\$2.75	\$0.93	\$17.59	\$13.75	\$3.84	\$33.00	\$15.41
4900 - Other Income	\$25.00	\$0.00	\$25.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
<u>Total INCOME</u>	\$12,418.68	\$16,877.75	(\$4,459.07)	\$75,461.71	\$84,388.75	(\$8,927.04)	\$202,533.00	\$127,071.29
Total Income	\$12,418.68	\$16,877.75	(\$4,459.07)	\$75,461.71	\$84,388.75	(\$8,927.04)	\$202,533.00	\$127,071.29
Expense								
<u>ADMINISTRATIVE</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	\$10.00	\$0.00	(\$10.00)	\$1,291.59	\$0.00	(\$1,291.59)	\$0.00	(\$1,291.59)
5400 - Insurance	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00	\$15,000.00
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$297.50	\$1,666.67	\$1,369.17	\$297.50	\$8,333.35	\$8,035.85	\$20,000.00	\$19,702.50
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$166.65	\$166.65	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
5530 - Lien/Collection Costs	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$7,500.00	\$7,875.00	\$375.00	\$18,900.00	\$11,400.00
5800 - Office Supplies	\$13.65	\$41.67	\$28.02	\$87.25	\$208.35	\$121.10	\$500.00	\$412.75
5810 - Postage	\$60.53	\$104.17	\$43.64	\$281.58	\$520.85	\$239.27	\$1,250.00	\$968.42
5820 - Printing	\$35.90	\$104.17	\$68.27	\$439.00	\$520.85	\$81.85	\$1,250.00	\$811.00
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$280.82	\$208.35	(\$72.47)	\$500.00	\$219.18
5900 - Website	\$65.00	\$41.67	(\$23.33)	\$130.00	\$208.35	\$78.35	\$500.00	\$370.00
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
<u>Total ADMINISTRATIVE</u>	\$1,982.58	\$5,483.36	\$3,500.78	\$10,307.74	\$28,616.80	\$18,309.06	\$67,000.00	\$56,692.26

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>COMMON AREA</u>								
6200 - Janitorial/Cleaning Services	\$500.00	\$541.67	\$41.67	\$3,592.48	\$2,708.35	(\$884.13)	\$6,500.00	\$2,907.52
6300 - Landscape Maintenance	\$700.00	\$700.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$8,400.00	\$4,900.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$683.00	\$625.00	(\$58.00)	\$1,500.00	\$817.00
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$937.50	\$937.50	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$1,700.00	\$850.00	(\$850.00)	\$5,100.00	\$4,250.00	(\$850.00)	\$10,200.00	\$5,100.00
6455 - Pool/Spa Repairs	\$785.00	\$416.67	(\$368.33)	\$785.00	\$2,083.35	\$1,298.35	\$5,000.00	\$4,215.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$730.00	\$650.00	(\$80.00)	\$1,535.00	\$3,250.00	\$1,715.00	\$7,800.00	\$6,265.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00	\$3,000.00
6512 - Repairs & Maintenance: Decks	\$1,200.00	\$0.00	(\$1,200.00)	\$2,400.00	\$0.00	(\$2,400.00)	\$0.00	(\$2,400.00)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$166.67	\$166.67	\$37.50	\$833.35	\$795.85	\$2,000.00	\$1,962.50
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$0.00	\$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	\$2,083.35	(\$2,206.65)	\$5,000.00	\$710.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	(\$40.58)	\$0.00	(\$40.58)
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$416.67	\$416.67	\$790.38	\$2,083.35	\$1,292.97	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$900.00	\$0.00	(\$900.00)	\$10,980.42	\$0.00	(\$10,980.42)	\$0.00	(\$10,980.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$0.00	\$250.00	\$250.00	\$80.73	\$1,250.00	\$1,169.27	\$3,000.00	\$2,919.27
<u>Total COMMON AREA</u>	\$6,515.00	\$6,012.52	(\$502.48)	\$49,765.09	\$30,062.60	(\$19,702.49)	\$72,150.00	\$22,384.91
<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
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$275.00	\$4,550.00	\$4,275.00	\$4,550.00	\$4,275.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>UTILITIES</u>								
7050 - Internet for Pool Gate	\$39.95	\$208.33	\$168.38	\$239.70	\$1,041.65	\$801.95	\$2,500.00	\$2,260.30
7100 - Electricity	\$483.94	\$625.00	\$141.06	\$2,420.13	\$3,125.00	\$704.87	\$7,500.00	\$5,079.87
7300 - Gas	\$261.61	\$0.00	(\$261.61)	\$1,890.59	\$0.00	(\$1,890.59)	\$0.00	(\$1,890.59)
7550 - Trash/Sanitation	\$40.02	\$33.33	(\$6.69)	\$83.64	\$166.65	\$83.01	\$400.00	\$316.36
7900 - Water/Sewer	\$435.61	\$500.00	\$64.39	\$2,381.02	\$2,500.00	\$118.98	\$6,000.00	\$3,618.98
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$312.50	\$312.50	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$2,083.35	(\$1,641.65)	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00	\$5,000.00
<u>Total UTILITIES</u>	\$1,261.13	\$2,262.50	\$1,001.37	\$10,740.08	\$11,312.50	\$572.42	\$27,150.00	\$16,409.92
Total Expense	\$9,758.71	\$13,758.38	\$3,999.67	\$71,087.91	\$74,541.90	\$3,453.99	\$170,850.00	\$99,762.09
Operating Net Income	\$2,659.97	\$3,119.37	(\$459.40)	\$4,373.80	\$9,846.85	(\$5,473.05)	\$31,683.00	\$27,309.20

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Reserve
5/1/2025 - 5/31/2025

Accounts	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.89	\$0.00	\$50.89	\$247.72	\$0.00	\$247.72	\$0.00	(\$247.72)
<u>Total INCOME</u>	\$50.89	\$0.00	\$50.89	\$247.72	\$0.00	\$247.72	\$0.00	(\$247.72)
Total Reserve Income	\$50.89	\$0.00	\$50.89	\$247.72	\$0.00	\$247.72	\$0.00	(\$247.72)
Reserve Net Income	\$50.89	\$0.00	\$50.89	\$247.72	\$0.00	\$247.72	\$0.00	(\$247.72)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
Income						
<u>INCOME</u>						
4100 - Homeowner Assessments	\$18,159.82	\$15,835.31	\$16,337.18	\$18,468.63	\$15,735.00	\$84,535.94
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	(\$2,875.00)	(\$3,105.00)	(\$3,415.00)	(\$9,395.00)
4310 - Assessment Interest	\$37.09	\$3.30	\$6.94	\$17.65	\$0.00	\$64.98
4330 - Late Fees	(\$110.91)	\$20.00	(\$50.00)	\$119.11	\$70.00	\$48.20
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$90.00
4600 - Interest Income	\$3.50	\$3.31	\$3.61	\$3.49	\$3.68	\$17.59
4900 - Other Income	\$75.00	\$0.00	\$0.00	\$0.00	\$25.00	\$100.00
<u>Total INCOME</u>	<u>\$18,164.50</u>	<u>\$15,861.92</u>	<u>\$13,467.73</u>	<u>\$15,548.88</u>	<u>\$12,418.68</u>	<u>\$75,461.71</u>
<i>Total Income</i>	\$18,164.50	\$15,861.92	\$13,467.73	\$15,548.88	\$12,418.68	\$75,461.71
 Expense						
<u>ADMINISTRATIVE</u>						
5250 - Bank Charges	\$9.00	\$0.00	\$8.70	\$1,263.89	\$10.00	\$1,291.59
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$297.50	\$297.50
5600 - Management Fees	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$7,500.00
5800 - Office Supplies	\$7.50	\$0.00	\$5.60	\$60.50	\$13.65	\$87.25
5810 - Postage	\$170.02	\$9.38	\$10.82	\$30.83	\$60.53	\$281.58
5820 - Printing	\$394.90	\$2.40	\$0.00	\$5.80	\$35.90	\$439.00
5860 - Social Committee	\$280.82	\$0.00	\$0.00	\$0.00	\$0.00	\$280.82
5900 - Website	\$0.00	\$65.00	\$0.00	\$0.00	\$65.00	\$130.00
<u>Total ADMINISTRATIVE</u>	<u>\$2,362.24</u>	<u>\$1,576.78</u>	<u>\$1,525.12</u>	<u>\$2,861.02</u>	<u>\$1,982.58</u>	<u>\$10,307.74</u>
 <u>COMMON AREA</u>						
6200 - Janitorial/Cleaning Services	\$1,560.23	\$500.00	\$500.00	\$532.25	\$500.00	\$3,592.48
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$3,500.00
6305 - River Bank Weed Control	\$0.00	\$683.00	\$0.00	\$0.00	\$0.00	\$683.00
6450 - Pool/Spa Maintenance	\$850.00	\$850.00	\$1,700.00	\$0.00	\$1,700.00	\$5,100.00
6455 - Pool/Spa Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$785.00	\$785.00
6460 - Pool/Spa Supplies	\$0.00	\$0.00	\$805.00	\$0.00	\$730.00	\$1,535.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$2,400.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$37.50	\$0.00	\$37.50
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$5,920.00	\$10,030.00	\$0.00	\$15,950.00
6570 - Repairs & Maintenance: Plumbing	\$3,840.00	\$450.00	\$0.00	\$0.00	\$0.00	\$4,290.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	\$40.58
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$45.53	\$744.85	\$0.00	\$0.00	\$790.38
6598 - Repairs & Maintenance - Lift Station	\$0.00	\$9,180.42	\$900.00	\$0.00	\$900.00	\$10,980.42
6680 - Supplies - Common Area Furniture	\$0.00	\$0.00	\$0.00	\$80.73	\$0.00	\$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>\$6,515.00</u>	<u>\$49,765.09</u>
<u>TAXES/OTHER EXPENSES</u>						
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$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>\$0.00</u>	<u>\$275.00</u>
<u>UTILITIES</u>						
7050 - Internet for Pool Gate	\$39.95	\$0.00	\$39.95	\$119.85	\$39.95	\$239.70
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$483.94	\$2,420.13
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$261.61	\$1,890.59
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$40.02	\$83.64
7900 - Water/Sewer	\$409.34	\$510.85	\$809.84	\$215.38	\$435.61	\$2,381.02
7910 - Sewer System - Miant. Contract	\$0.00	\$3,725.00	\$0.00	\$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>\$1,261.13</u>	<u>\$10,740.08</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>\$9,758.71</i>	<i>\$71,087.91</i>
Operating Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$4,373.80

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Reserve

1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
Reserve Income						
<u>INCOME</u>						
4610 - Interest Income - Reserve	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$247.72
<u>Total INCOME</u>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$247.72
 <i>Total Reserve Income</i>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$247.72
 Reserve Expense						
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$247.72

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
AGED OWNER BALANCES
Period Through: 5/31/2025

ACCOUNT NUMBER	UNIT	NAME	ACCOUNT	TOTAL DUE	CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	STATUS
173300900	090	MICHAEL PAZZULLA	Homeowner Account History	\$3,312.95	\$33.37	\$166.52	\$156.09	\$2,956.97	Pre-Lien
173300830	083	ALEXANDRIA JIMENEZ	Homeowner Account History	\$1,540.53	\$21.48	\$155.01	\$144.20	\$1,219.84	Pre-Lien
173300121	012	MARK CARLSTROM and MELISSA PURDY-CARLSTROM	Homeowner Account History	\$272.24	\$2.24	\$135.00	\$135.00		
173300770	077	TIMOTHY GLEASON	Homeowner Account History	\$250.00				\$250.00	
173301110	111	AUGUSTINE JUAREZ, JR	Homeowner Account History	\$191.10	\$56.10	\$135.00			Statement Sent
173300310	031	JOHN and KIM TESORIERO	Homeowner Account History	\$177.65	\$11.26	\$146.23	\$20.16		Pre-Coll Notice
173300660	066	MERCY and DELILAH URREA	Homeowner Account History	\$149.48	\$11.10	\$135.00	\$3.38		Statement Sent
173300030	003	ERIK and VALERIE GAMM	Homeowner Account History	\$146.10	\$11.10	\$135.00			Statement Sent
173300080	008	RANDY BAKER	Homeowner Account History	\$146.10	\$11.10	\$135.00			Statement Sent
173300090	009	RANDY BAKER	Homeowner Account History	\$146.10	\$11.10	\$135.00			Statement Sent
173300210	021	ERIK and TONIA WRIGHT	Homeowner Account History	\$146.10	\$11.10	\$135.00			Statement Sent
173300480	048	CIMA JOHNSON and JUDITH SOKOLOW	Homeowner Account History	\$132.39	\$10.82	\$110.63	\$10.49	\$0.45	Statement Sent
173300490	049	ROXY NYGREN	Homeowner Account History	\$132.39	\$10.82	\$110.63	\$10.49	\$0.45	Statement Sent
173300400	040	TYREE HUNTER	Homeowner Account History	\$59.13				\$59.13	
173301300	130	MARK C CARLSTROM and MELISSA ANN PURDY-CARLSTROM	Homeowner Account History	\$40.32	\$0.32	\$40.00			
173300470	047	DUSTIN and NICOLE COFFEY	Homeowner Account History	\$30.46			\$14.35	\$16.11	
173300150	015	PAT and TERRI HOWARD	Homeowner Account History	\$22.76				\$22.76	
173301090	109	DONALD and TERI LYNN TRUE	Homeowner Account History	\$20.92	\$0.16	\$20.15	\$0.16	\$0.45	
173300510	051	JEFFREY SWINGLE	Homeowner Account History	\$20.91		\$10.00	\$10.00	\$0.91	
173300560	056	SCOTT and LISA MORGAN	Homeowner Account History	\$20.77	\$0.16	\$20.15	\$0.16	\$0.30	
173300820	082	JOE LOWDEN	Homeowner Account History	\$19.34	\$0.07	\$9.13	\$0.07	\$10.07	
173300330	033	LARRY LARGE	Homeowner Account History	\$11.10			\$10.00	\$1.10	
173300620	062	MIKE BETZ	Homeowner Account History	\$10.91				\$10.91	
173300170	017	STEPHEN and ROXANNE ANTHONY	Homeowner Account History	\$1.10			\$1.10		
173300180	018	STEPHEN and ROXANNE ANTHONY	Homeowner Account History	\$1.10			\$1.10		

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
AGED OWNER BALANCES
Period Through: 5/31/2025

ACCOUNT NUMBER	UNIT	NAME	ACCOUNT	TOTAL DUE	CURRENT 30 DAYS	60 DAYS	OVER 90 DAYS	STATUS
173300200	020	JEFFREY and CHRISTINE MARSDEN	Homeowner Account History	\$1.10			\$1.10	
173300670	067	KEVIN and LINDA MCCORRY	Homeowner Account History	\$1.10			\$1.10	
173300680	068	KEVIN and LINDA MCCORRY	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	
				\$7,006.30	\$203.19	\$1,733.45	\$516.75	\$4,552.91
					17	17	15	18
				POOL ENTRY CARD FEE	\$50.00	\$0.00	\$0.00	\$50.00
				POSTAGE	\$59.00	\$0.00	\$0.00	\$59.00
				ASSESSMENT	\$5,657.06	\$0.00	\$1,639.06	\$425.00
				LATE FEE	\$581.80	\$110.89	\$60.00	\$50.00
				INTEREST	\$363.44	\$47.30	\$34.39	\$41.75
				RETURNED ITEM FEE	\$45.00	\$45.00	\$0.00	\$0.00
				VIOLATION FINE	\$250.00	\$0.00	\$0.00	\$0.00
				\$7,006.30	\$203.19	\$1,733.45	\$516.75	\$4,552.91

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Prepaid Report
Period Through: 5/31/2025

Lot	Account Number	Homeowner	Address	Balance
002	173300020	SOTW GROUP LLC	1240 BEACH DR	\$710.00
005	173300050	MICHAEL and JACQUELINE HILGERT	1230 BEACH DR	\$924.84
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	\$869.00
016	173300160	RUSSEL and SUSAN CHIDLEY	1190 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	\$945.00
037	173300370	EARL and LARRAINE GREER	1114 BEACH DR	\$135.00
044	173300440	RICHARD EHRSAM, TR	1103 MARINA DR	\$135.00
045	173300450	ROBERT STEFANKO	1109 MARINA DR	\$15.00
059	173300590	CINDY TITTLE - LEWIS	1155 MARINA DR	\$400.00
060	173300600	MATT HINDERLITER	1159 MARINA DR	\$945.00
063	173300630	LESLIE SINACORI	1169 MARINA DR	\$460.00
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
110	173301100	DANNY and KIMBERLY ASTORGA	1105 MARINA DR	\$250.00
112	173301120	WILLIAM and HEIDI POOLE	1121 MARINA DR	\$135.00
114	173301140	JACK and JEANETTE KLEINBARD	1129 MARINA DR	\$252.00
116	173301160	TRAVIS and ELIZABETH FAWCETT	1137 MARINA DR	\$15.00
117	173301170	JERRY RUSSELL and JERI LYNN HUNTER	1141 MARINA DR	\$39.26
118	173301180	JOHN BRUNJES	1145 MARINA DR	\$135.00
123	173301230	JENNIFER and SASHA RODGERS	1165 MARINA DR	\$945.00
131	173301310	ROGER and BRENDA GONZALES	1199 MARINA DR	\$55.00
Totals:				\$8,974.11

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Check Register Report
5/1/2025 - 5/31/2025

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	5/1/2025	COMMUNITY ASSET MANAGEMENT LLC	\$1,610.08			
		MAY SUPP MGMT 0525	CERTIFIED MAILING HANDLING FEE		5810 Postage	\$2.50	\$2.50
		MAY SUPP MGMT 0525	OFFICE SUPPLIES		5800 Office Supplies	\$13.65	\$13.65
		MAY SUPP MGMT 0525	POSTAGE		5810 Postage	\$24.47	\$24.47
		MAY SUPP MGMT 0525	FEDEX		5810 Postage	\$33.56	\$33.56
		MAY SUPP MGMT 0525	PRINTING		5820 Printing	\$35.90	\$35.90
		MAY SUPP MGMT 0525	MANAGEMENT FEE		5600 Management Fees	\$1,500.00	\$1,500.00
1010	100072	5/1/2025	ROUTE 66 BROADBAND	\$39.95			
		114419	4889		7050 Internet for Pool Gate	\$39.95	\$39.95
1010	100073	5/1/2025	CITY OF NEEDLES	\$144.20			
		040925-3-8290 Split/11733-8290/	1227 Marina Dr		7100 Electricity	\$41.95	\$41.95
		040925-3-8290 Split/11733-8290/	1227 Marina Dr		7900 Water/Sewer	\$102.25	\$102.25
1010	100074	5/1/2025	A TO Z POOL SERVICE	\$880.00			
		2651	Monthly Pool Service - April 2025		6460 Pool/Spa Supplies	\$30.00	\$30.00
		2651	Monthly Pool Service - April 2025		6450 Pool/Spa Maintenance	\$850.00	\$850.00
1010	100075	5/9/2025	SERRANO BROTHERS, LLC	\$700.00			
		5800	Monthly Landscaping - May 2025		6300 Landscape Maintenance	\$700.00	\$700.00
1010	100076	5/9/2025	OPTIMUM LEVERAGE LIFT STATION	\$450.00			
		INV0492	Lift Station Service - April 2025		6598 Repairs & Maintenance - Lift Station	\$450.00	\$450.00
1010	300008	5/16/2025	SOUTHWEST GAS CORP	\$261.61			
		050225-643298	910000643298		7300 Gas	\$261.61	\$261.61
1010	100077	5/20/2025	ASHLEY BLOCK	\$500.00			
		5	Monthly Cleaning - May 2025		6200 Janitorial/Cleaning Services	\$500.00	\$500.00
1010	100078	5/20/2025	TYLER LAW LLP	\$297.50			
		998082478	Legal fees - April 2025		5500 Legal Fees	\$297.50	\$297.50
1010	100079	5/21/2025	WEB CITY SERVICES	\$65.00			
		12842	Updated website - April 2025		5900 Website	\$65.00	\$65.00

1010	1022	5/22/2025	ONE CHANCE SOLUTIONS, LLC	\$1,985.00		
		000064			6455 Pool/Spa Repairs	\$785.00 \$785.00
		000064	FINAL PAYMENT FOR POOL DECK PATCH TREATMENT & COLOR HIGHLIGHT / PAYMENT FOR REMOVAL OF POOL TILE CALCIUM & TILE SEALER		6512 Repairs & Maintenance: Decks	\$1,200.00\$1,200.00
1010	100080	5/22/2025	CITY OF NEEDLES	\$815.37		
		051325-3-8290	Split/11733-8290/1227 Marina Dr		7900 Water/Sewer	\$37.75 \$37.75
		051325-3-9504			7550 Trash/Sanitation	\$40.02 \$40.02
		051325-3-8434	11733-8434/1226 Marina Dr Lift Station		7100 Electricity	\$85.73 \$85.73
		051325-3-8290	Split/11733-8290/ 1227 Marina Dr		7100 Electricity	\$108.41 \$108.41
		051325-3-9504	Split/11733-9504/1176 Beach Dr		7100 Electricity	\$247.85 \$247.85
		051325-3-9504	Split/11733-9504/1176 Beach Dr		7900 Water/Sewer	\$295.61 \$295.61
1010	100081	5/29/2025	OPTIMUM LEVERAGE LIFT STATION	\$450.00		
		INV0499	Lift Station Service - May 2025		6598 Repairs & Maintenance - Lift Station	\$450.00 \$450.00
1010	100082	5/30/2025	A TO Z POOL SERVICE	\$1,550.00		
		2651	Monthly Pool Cleaning - May 2025		6460 Pool/Spa Supplies	\$700.00 \$700.00
		2651	Monthly Pool Cleaning - May 2025		6450 Pool/Spa Maintenance	\$850.00 \$850.00
Total:				\$9,748.71		