

# Rio Buena Vista Homeowners' Association

## Financial Statement Period Ending: July 31, 2025



# HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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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

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**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**BALANCE SHEET**  
**7/31/2025**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1002 - First Citizens	\$23.43		\$23.43
1010 - Alliance Operating Checking-2123	\$189,525.76		\$189,525.76
1012 - Alliance Debit Card (\$5000) - 3627	\$5,000.00		\$5,000.00
1050 - Alliance Reserve MM-0995		\$171,334.75	\$171,334.75
Total CASH	<u>\$194,549.19</u>	<u>\$171,334.75</u>	<u>\$365,883.94</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>\$402,028.19</u>	<u>\$171,334.75</u>	<u>\$573,362.94</u>
<b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$13,314.24		\$13,314.24
Total LIABILITIES	<u>\$13,314.24</u>		<u>\$13,314.24</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>\$30,161.92</u>	<u>\$347.89</u>	<u>\$30,509.81</u>
<b>Liabilities and Equity Total</b>	<u>\$402,028.19</u>	<u>\$171,334.75</u>	<u>\$573,362.94</u>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**7/1/2025 - 7/31/2025**

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$16,632.06	\$16,875.00	(\$242.94)	\$119,153.00	\$118,125.00	\$1,028.00	\$202,500.00	\$83,347.00
4140 - Prepaid Owner Assessments	(\$3,665.00)	\$0.00	(\$3,665.00)	(\$3,665.00)	\$0.00	(\$3,665.00)	\$0.00	\$3,665.00
4310 - Assessment Interest	\$2.36	\$0.00	\$2.36	\$94.09	\$0.00	\$94.09	\$0.00	(\$94.09)
4330 - Late Fees	\$40.89	\$0.00	\$40.89	\$239.09	\$0.00	\$239.09	\$0.00	(\$239.09)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4600 - Interest Income	\$4.10	\$2.75	\$1.35	\$25.44	\$19.25	\$6.19	\$33.00	\$7.56
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
Total INCOME	\$13,014.41	\$16,877.75	(\$3,863.34)	\$116,036.62	\$118,144.25	(\$2,107.63)	\$202,533.00	\$86,496.38
Total Income	\$13,014.41	\$16,877.75	(\$3,863.34)	\$116,036.62	\$118,144.25	(\$2,107.63)	\$202,533.00	\$86,496.38
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$575.00	\$0.00	(\$575.00)	\$575.00	\$1,200.00	\$625.00	\$1,200.00	\$625.00
5250 - Bank Charges	\$0.00	\$0.00	\$0.00	\$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	\$8,750.00	\$8,750.00	\$15,000.00	\$15,000.00
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$0.00	\$1,666.67	\$1,666.67	\$360.91	\$11,666.69	\$11,305.78	\$20,000.00	\$19,639.09
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$233.31	\$233.31	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00	\$500.00
5530 - Lien/Collection Costs	\$35.00	\$41.67	\$6.67	\$35.00	\$291.69	\$256.69	\$500.00	\$465.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$10,500.00	\$11,025.00	\$525.00	\$18,900.00	\$8,400.00
5800 - Office Supplies	\$151.20	\$41.67	(\$109.53)	\$243.70	\$291.69	\$47.99	\$500.00	\$256.30
5810 - Postage	\$269.80	\$104.17	(\$165.63)	\$623.55	\$729.19	\$105.64	\$1,250.00	\$626.45
5820 - Printing	\$541.70	\$104.17	(\$437.53)	\$986.30	\$729.19	(\$257.11)	\$1,250.00	\$263.70
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$280.82	\$291.69	\$10.87	\$500.00	\$219.18
5900 - Website	\$0.00	\$41.67	\$41.67	\$130.00	\$291.69	\$161.69	\$500.00	\$370.00
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00	\$500.00
Total ADMINISTRATIVE	\$3,072.70	\$5,483.36	\$2,410.66	\$15,026.87	\$39,583.52	\$24,556.65	\$67,000.00	\$51,973.13

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**7/1/2025 - 7/31/2025**

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025				
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	\$4,592.48	\$3,791.69	(\$800.79)	\$6,500.00	\$1,907.52
6300 - Landscape Maintenance	\$700.00	\$700.00	\$0.00	\$4,900.00	\$4,900.00	\$0.00	\$8,400.00	\$3,500.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$683.00	\$875.00	\$192.00	\$1,500.00	\$817.00
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$1,312.50	\$1,312.50	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$1,800.00	\$850.00	(\$950.00)	\$6,900.00	\$5,950.00	(\$950.00)	\$10,200.00	\$3,300.00
6455 - Pool/Spa Repairs	\$0.00	\$416.67	\$416.67	\$785.00	\$2,916.69	\$2,131.69	\$5,000.00	\$4,215.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$285.00	\$650.00	\$365.00	\$1,820.00	\$4,550.00	\$2,730.00	\$7,800.00	\$5,980.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00	\$3,000.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$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	\$2,916.69	\$2,916.69	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$166.67	\$166.67	\$37.50	\$1,166.69	\$1,129.19	\$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	\$5,850.00	\$2,916.69	(\$2,933.31)	\$5,000.00	(\$850.00)
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	\$2,916.69	\$2,126.31	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$450.00	\$0.00	(\$450.00)	\$11,880.42	\$0.00	(\$11,880.42)	\$0.00	(\$11,880.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,458.31	\$1,458.31	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$0.00	\$250.00	\$250.00	\$80.73	\$1,750.00	\$1,669.27	\$3,000.00	\$2,919.27
6800 - Tree Removal & Maintenance	\$1,040.00	\$0.00	(\$1,040.00)	\$1,040.00	\$0.00	(\$1,040.00)	\$0.00	(\$1,040.00)
<b><u>Total COMMON AREA</u></b>	<b>\$4,775.00</b>	<b>\$6,012.52</b>	<b>\$1,237.52</b>	<b>\$57,750.09</b>	<b>\$42,087.64</b>	<b>(\$15,662.45)</b>	<b>\$72,150.00</b>	<b>\$14,399.91</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>
<u>UTILITIES</u>								
7050 - Internet for Pool Gate	\$87.89	\$208.33	\$120.44	\$327.59	\$1,458.31	\$1,130.72	\$2,500.00	\$2,172.41
7100 - Electricity	\$706.38	\$625.00	(\$81.38)	\$3,329.94	\$4,375.00	\$1,045.06	\$7,500.00	\$4,170.06

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**7/1/2025 - 7/31/2025**

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7300 - Gas	\$123.32	\$0.00	(\$123.32)	\$2,164.60	\$0.00	(\$2,164.60)	\$0.00	(\$2,164.60)
7550 - Trash/Sanitation	\$0.00	\$33.33	\$33.33	\$83.64	\$233.31	\$149.67	\$400.00	\$316.36
7900 - Water/Sewer	\$772.70	\$500.00	(\$272.70)	\$3,191.97	\$3,500.00	\$308.03	\$6,000.00	\$2,808.03
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$437.50	\$437.50	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$2,916.69	(\$808.31)	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00	\$5,000.00
<b><u>Total UTILITIES</u></b>	<b>\$1,690.29</b>	<b>\$2,262.50</b>	<b>\$572.21</b>	<b>\$12,822.74</b>	<b>\$15,837.50</b>	<b>\$3,014.76</b>	<b>\$27,150.00</b>	<b>\$14,327.26</b>
<b>Total Expense</b>	<b>\$9,537.99</b>	<b>\$13,758.38</b>	<b>\$4,220.39</b>	<b>\$85,874.70</b>	<b>\$102,058.66</b>	<b>\$16,183.96</b>	<b>\$170,850.00</b>	<b>\$84,975.30</b>
<b>Operating Net Income</b>	<b>\$3,476.42</b>	<b>\$3,119.37</b>	<b>\$357.05</b>	<b>\$30,161.92</b>	<b>\$16,085.59</b>	<b>\$14,076.33</b>	<b>\$31,683.00</b>	<b>\$1,521.08</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**7/1/2025 - 7/31/2025**

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.91	\$0.00	\$50.91	\$347.89	\$0.00	\$347.89	\$0.00	(\$347.89)
<b><u>Total INCOME</u></b>	<b>\$50.91</b>	<b>\$0.00</b>	<b>\$50.91</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>(\$347.89)</b>
<b>Total Reserve Income</b>	<b>\$50.91</b>	<b>\$0.00</b>	<b>\$50.91</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>(\$347.89)</b>
<b>Reserve Net Income</b>	<b>\$50.91</b>	<b>\$0.00</b>	<b>\$50.91</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>(\$347.89)</b>
<b>Reserve Net Income</b>	<b>\$50.91</b>	<b>\$0.00</b>	<b>\$50.91</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>\$347.89</b>	<b>\$0.00</b>	<b>(\$347.89)</b>

# RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

## Income Statement - Operating

1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 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	\$15,735.00	\$17,985.00	\$16,632.06	\$119,153.00
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	(\$2,875.00)	(\$3,105.00)	(\$3,415.00)	\$9,395.00	(\$3,665.00)	(\$3,665.00)
4310 - Assessment Interest	\$37.09	\$3.30	\$6.94	\$17.65	\$0.00	\$26.75	\$2.36	\$94.09
4330 - Late Fees	(\$110.91)	\$20.00	(\$50.00)	\$119.11	\$70.00	\$150.00	\$40.89	\$239.09
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$0.00	\$0.00	\$90.00
4600 - Interest Income	\$3.50	\$3.31	\$3.61	\$3.49	\$3.68	\$3.75	\$4.10	\$25.44
4900 - Other Income	\$75.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$100.00
<u>Total INCOME</u>	\$18,164.50	\$15,861.92	\$13,467.73	\$15,548.88	\$12,418.68	\$27,560.50	\$13,014.41	\$116,036.62
 <i>Total Income</i>	 \$18,164.50	 \$15,861.92	 \$13,467.73	 \$15,548.88	 \$12,418.68	 \$27,560.50	 \$13,014.41	 \$116,036.62
 <b>Expense</b>								
<u><b>ADMINISTRATIVE</b></u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$575.00	\$575.00
5250 - Bank Charges	\$9.00	\$0.00	\$8.70	\$1,263.89	\$10.00	\$0.00	\$0.00	\$1,291.59
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$297.50	\$63.41	\$0.00	\$360.91
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00
5600 - Management Fees	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$10,500.00
5800 - Office Supplies	\$7.50	\$0.00	\$5.60	\$60.50	\$13.65	\$5.25	\$151.20	\$243.70
5810 - Postage	\$170.02	\$9.38	\$10.82	\$30.83	\$60.53	\$72.17	\$269.80	\$623.55
5820 - Printing	\$394.90	\$2.40	\$0.00	\$5.80	\$35.90	\$5.60	\$541.70	\$986.30
5860 - Social Committee	\$280.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$280.82
5900 - Website	\$0.00	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$0.00	\$130.00
<u>Total ADMINISTRATIVE</u>	\$2,362.24	\$1,576.78	\$1,525.12	\$2,861.02	\$1,982.58	\$1,646.43	\$3,072.70	\$15,026.87
 <u><b>COMMON AREA</b></u>								
6200 - Janitorial/Cleaning Services	\$1,560.23	\$500.00	\$500.00	\$532.25	\$500.00	\$500.00	\$500.00	\$4,592.48
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$4,900.00
6305 - River Bank Weed Control	\$0.00	\$683.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$683.00
6450 - Pool/Spa Maintenance	\$850.00	\$850.00	\$1,700.00	\$0.00	\$1,700.00	\$0.00	\$1,800.00	\$6,900.00
6455 - Pool/Spa Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$785.00	\$0.00	\$0.00	\$785.00
6460 - Pool/Spa Supplies	\$0.00	\$0.00	\$805.00	\$0.00	\$730.00	\$0.00	\$285.00	\$1,820.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$2,400.00

# RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

## Income Statement - Operating

1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$37.50	\$0.00	\$0.00	\$0.00	\$37.50
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$5,920.00	\$10,030.00	\$0.00	\$0.00	\$0.00	\$15,950.00
6570 - Repairs & Maintenance: Plumbing	\$3,840.00	\$450.00	\$0.00	\$0.00	\$0.00	\$1,560.00	\$0.00	\$5,850.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	\$0.00	\$0.00	\$40.58
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$45.53	\$744.85	\$0.00	\$0.00	\$0.00	\$0.00	\$790.38
6598 - Repairs & Maintenance - Lift Station	\$0.00	\$9,180.42	\$900.00	\$0.00	\$900.00	\$450.00	\$450.00	\$11,880.42
6680 - Supplies - Common Area Furniture	\$0.00	\$0.00	\$0.00	\$80.73	\$0.00	\$0.00	\$0.00	\$80.73
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,040.00	\$1,040.00
<b><u>Total COMMON AREA</u></b>	<b>\$6,950.23</b>	<b>\$12,408.95</b>	<b>\$11,269.85</b>	<b>\$12,621.06</b>	<b>\$6,515.00</b>	<b>\$3,210.00</b>	<b>\$4,775.00</b>	<b>\$57,750.09</b>
<b><u>TAXES/OTHER EXPENSES</u></b>								
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$275.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$275.00</b>
<b><u>UTILITIES</u></b>								
7050 - Internet for Pool Gate	\$39.95	\$0.00	\$39.95	\$119.85	\$39.95	\$0.00	\$87.89	\$327.59
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$483.94	\$203.43	\$706.38	\$3,329.94
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$261.61	\$150.69	\$123.32	\$2,164.60
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$40.02	\$0.00	\$0.00	\$83.64
7900 - Water/Sewer	\$409.34	\$510.85	\$809.84	\$215.38	\$435.61	\$38.25	\$772.70	\$3,191.97
7910 - Sewer System - Miant. Contract	\$0.00	\$3,725.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,725.00
<b><u>Total UTILITIES</u></b>	<b>\$1,303.05</b>	<b>\$5,085.39</b>	<b>\$2,043.98</b>	<b>\$1,046.53</b>	<b>\$1,261.13</b>	<b>\$392.37</b>	<b>\$1,690.29</b>	<b>\$12,822.74</b>
<b><i>Total Expense</i></b>	<b>\$10,890.52</b>	<b>\$19,071.12</b>	<b>\$14,838.95</b>	<b>\$16,528.61</b>	<b>\$9,758.71</b>	<b>\$5,248.80</b>	<b>\$9,537.99</b>	<b>\$85,874.70</b>
Operating Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$22,311.70	\$3,476.42	\$30,161.92
Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$22,311.70	\$3,476.42	\$30,161.92



# RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

## Income Statement - Reserve

1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
<u>Total INCOME</u>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
<i>Total Reserve Income</i>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
 <b>Reserve Expense</b>								
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$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	\$49.26	\$50.91	\$347.89
 Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**AGED OWNER BALANCES**  
**Period Through: 7/31/2025**

ACCOUNT NUMBER	UNIT	NAME	ACCOUNT	TOTAL DUE	CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	STATUS
173300900	090	MICHAEL PAZZULLA	Homeowner Account History	\$3,652.32	\$35.65	\$168.72	\$168.37	\$3,279.58	Pre-Lien
173300830	083	ALEXANDRIA JIMENEZ	Homeowner Account History	\$1,856.50	\$23.76	\$157.21	\$156.48	\$1,519.05	Pre-Lien
173300770	077	TIMOTHY GLEASON	Homeowner Account History	\$250.00				\$250.00	
173300400	040	TYREE HUNTER	Homeowner Account History	\$59.13				\$59.13	
173301110	111	AUGUSTINE JUAREZ, JR	Homeowner Account History	\$56.10			\$56.10		
173300510	051	JEFFREY SWINGLE	Homeowner Account History	\$40.91	\$10.00	\$10.00		\$20.91	
173301160	116	TRAVIS and ELIZABETH FAWCETT	Homeowner Account History	\$25.23	\$0.20	\$25.03			
173300150	015	PAT and TERRI HOWARD	Homeowner Account History	\$22.76				\$22.76	
173301090	109	DONALD and TERI LYNN TRUE	Homeowner Account History	\$21.23	\$0.16	\$20.15	\$0.16	\$0.76	
173300560	056	SCOTT and LISA MORGAN	Homeowner Account History	\$21.08	\$0.16	\$20.15	\$0.16	\$0.61	
173300460	046	ANTHONY and JULIE SANTERO	Homeowner Account History	\$20.23	\$0.16	\$20.07			
173300450	045	ROBERT STEFANKO	Homeowner Account History	\$20.16	\$0.16	\$20.00			
173300820	082	JOE LOWDEN	Homeowner Account History	\$19.48	\$0.07	\$9.13	\$0.07	\$10.21	
173300330	033	LARRY LARGE	Homeowner Account History	\$11.10				\$11.10	
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			
173300200	020	JEFFREY and CHRISTINE MARSDEN	Homeowner Account History	\$1.10				\$1.10	
173301170	117	JERRY RUSSELL and JERI LYNN HUNTER	Homeowner Account History	\$0.74		\$0.74			
				<b>\$6,091.18</b>	<b>\$70.32</b>	<b>\$453.40</b>	<b>\$381.34</b>	<b>\$5,186.12</b>	
					<b>9</b>	<b>12</b>	<b>6</b>	<b>12</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				\$4,790.00	\$0.00	\$387.00	\$270.00	\$4,133.00	
LATE FEE				\$490.91	\$30.00	\$30.00	\$30.00	\$400.91	
INTEREST				\$406.27	\$40.32	\$36.40	\$36.34	\$293.21	
RETURNED ITEM FEE				\$45.00	\$0.00	\$0.00	\$45.00	\$0.00	
VIOLATION FINE				\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	
				<b>\$6,091.18</b>	<b>\$70.32</b>	<b>\$453.40</b>	<b>\$381.34</b>	<b>\$5,186.12</b>	

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**Prepaid Report**  
**Period Through: 7/31/2025**

Lot	Account Number	Homeowner	Address	Balance
001	173300010	ROYCE and MERLE MATHEWS	1242 BEACH DR	\$115.00
002	173300020	SOTW GROUP LLC	1240 BEACH DR	\$940.00
005	173300050	MICHAEL and JACQUELINE HILGERT	1230 BEACH DR	\$654.84
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	\$599.00
019	173300190	MARC REID LARSON	1178 BEACH DR	\$210.00
021	173300210	ERIK and TONIA WRIGHT	1172 BEACH DR	\$808.90
027	173300270	WILLIAM and AMANDA ARMSTRONG	1150 BEACH DR	\$135.00
030	173300300	JESSE and ELIZABETH BERBER	1138 BEACH DR	\$675.00
031	173300310	JOHN and KIM TESORIERO	1134 BEACH DR	\$133.74
044	173300440	RICHARD EHRSAM, TR	1103 MARINA DR	\$135.00
059	173300590	CINDY TITTLE - LEWIS	1155 MARINA DR	\$430.00
060	173300600	MATT HINDERLITER	1159 MARINA DR	\$675.00
063	173300630	LESLIE SINACORI	1169 MARINA DR	\$920.00
066	173300660	MERCY and DELILAH URREA	1179 MARINA DR	\$135.00
067	173300670	KEVIN and LINDA MCCORRY	1183 MARINA DR	\$133.90
068	173300680	KEVIN and LINDA MCCORRY	1187 MARINA DR	\$133.90
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
092	173300920	RIO BUENA VISTA (LOT 92 - 1184 BEACH)	1184 BEACH DR	\$9.01
100	173301000	BRADLEY and NICOLE BOUBAKHT	1148 BEACH DR	\$145.00
101	173301010	DAVID and DESIREE MORSE	1144 BEACH DR	\$114.84
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
123	173301230	JENNIFER and SASHA RODGERS	1165 MARINA DR	\$675.00
130	173301300	MARK C CARLSTROM and MELISSA ANN PURDY-CARLSTROM	1197 MARINA DR	\$115.00
136	173301360	DOUGLAS and ANNE WUTSCHKE	1219 MARINA DR	\$134.11

**Totals:** \$9,649.24

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**Check Register**  
**7/1/2025 - 7/31/2025**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	7/1/2025	COMMUNITY ASSET MANAGEMENT LLC	\$2,497.70			
		JUL SUPP MGMT 0725	PRINTING		5820 Printing	\$8.30	\$8.30
		JUL SUPP MGMT 0725	CERTIFIED MAILING HANDLING FEE		5810 Postage	\$12.50	\$12.50
		JUL SUPP MGMT 0725	OFFICE SUPPLIES		5800 Office Supplies	\$17.85	\$17.85
		JUL SUPP MGMT 0725	NSF/COLLECTION FEES		5530 Lien/Collection Costs	\$35.00	\$35.00
		JUL SUPP MGMT 0725	POSTAGE		5810 Postage	\$62.99	\$62.99
		JUL SUPP MGMT 0725	BALLOT MAILING ENVELOPES		5800 Office Supplies	\$133.35	\$133.35
		JUL SUPP MGMT 0725	BALLOT MAILING POSTAGE		5810 Postage	\$194.31	\$194.31
		JUL SUPP MGMT 0725	BALLOT MAILING INSERTS		5820 Printing	\$533.40	\$533.40
		JUL SUPP MGMT 0725	MANAGEMENT FEE		5600 Management Fees	\$1,500.00	\$1,500.00
1010	100089	7/1/2025	CITY OF NEEDLES	\$570.08			
		061625-3-9504	Split/11733-9504/1176 Beach Dr		7100 Electricity	\$211.20	\$211.20
		061625-3-9504	Split/11733-9504/1176 Beach Dr		7900 Water/Sewer	\$358.88	\$358.88
1010	100090	7/8/2025	A TO Z POOL SERVICE	\$850.00			
		2651	Monthly Pool Service - June 2025		6450 Pool/Spa Maintenance	\$850.00	\$850.00
1010	100091	7/8/2025	NEWMAN CERTIFIED PUBLIC ACCOUNTANT, PC	\$475.00			
		47057	2024 Taxes		5100 Accounting/Tax Prep Fees	\$475.00	\$475.00
1010	100092	7/8/2025	SERRANO BROTHERS, LLC	\$1,740.00			
		5882	Monthly Landscaping - June 2025		6300 Landscape Maintenance	\$700.00	\$700.00
		5881	Tree Trimming - Palms - June 2025		6800 Tree Removal & Maintenance	\$1,040.00	\$1,040.00
1010	100093	7/8/2025	ROUTE 66 BROADBAND	\$39.95			
		133002	4889		7050 Internet for Pool Gate	\$39.95	\$39.95
1010	300010	7/18/2025	SOUTHWEST GAS CORP	\$123.32			
		070225-643298	910000643298		7300 Gas	\$123.32	\$123.32
1010	100094	7/29/2025	OPTIMUM LEVERAGE LIFT STATION	\$450.00			
		INV0511	Monthly Lift Station Service - July 2025		6598 Repairs & Maintenance - Lift Station	\$450.00	\$450.00
1010	100095	7/29/2025	ROUTE 66 BROADBAND	\$47.94			
		139235	4889		7050 Internet for Pool Gate	\$47.94	\$47.94
1010	100096	7/29/2025	CITY OF NEEDLES	\$909.00			
		071425-3-8290	Split/11733-8290/1227 Marina Dr		7900 Water/Sewer	\$38.32	\$38.32
		071425-3-8290	Split/11733-8290/ 1227 Marina Dr		7100 Electricity	\$102.54	\$102.54
		071425-3-8434	11733-8434/1226 Marina Dr Lift Station		7100 Electricity	\$141.49	\$141.49
		071425-3-9504	Split/11733-9504/1176 Beach Dr		7100 Electricity	\$251.15	\$251.15
		071425-3-9504	Split/11733-9504/1176 Beach Dr		7900 Water/Sewer	\$375.50	\$375.50
1010	100097	7/29/2025	A TO Z POOL SERVICE	\$1,235.00			
		2651	Monthly Pool Service - July 2025		6450 Pool/Spa Maintenance	\$100.00	\$100.00
		2651	Monthly Pool Service - July 2025		6460 Pool/Spa Supplies	\$285.00	\$285.00

		2651	Monthly Pool Service - July 2025		6450 Pool/Spa Maintenance	\$850.00	\$850.00
1010	100098	7/29/2025 48187	NEWMAN CERTIFIED PUBLIC ACCOUNTANT, PC 2024 Tax filing - July 2024	\$100.00	5100 Accounting/Tax Prep Fees	\$100.00	\$100.00
1010	100099	7/29/2025 7	ASHLEY BLOCK Monthly Cleaning - July 2025	\$500.00	6200 Janitorial/Cleaning Services	\$500.00	\$500.00
Total:				<hr/> \$9,537.99			