

Rio Buena Vista Homeowners' Association

Financial Statement

Period Ending: September 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

Fiscal Year End: December 31

Accounting Method: Cash

Michelle Vandenberg, Community Manager
Email: MVandenberg@hoamco.com
928-296-8181 ext 1602

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

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
9/30/2025

| | Operating | Reserve | Total |
|--|----------------------------|----------------------------|----------------------------|
| Assets | | | |
| CASH | | | |
| 1002 - First Citizens | \$23.43 | | \$23.43 |
| 1010 - Alliance Operating Checking-2123 | \$199,126.97 | | \$199,126.97 |
| 1012 - Alliance Debit Card (\$5000) - 3627 | \$4,468.51 | | \$4,468.51 |
| 1050 - Alliance Reserve MM-0995 | | \$171,434.99 | \$171,434.99 |
| Total CASH | <u>\$203,618.91</u> | <u>\$171,434.99</u> | <u>\$375,053.90</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>\$411,097.91</u> | <u>\$171,434.99</u> | <u>\$582,532.90</u> |
| Liabilities & Equity | | | |
| | Operating | Reserve | Total |
| LIABILITIES | | | |
| 2100 - Prepaid Owner Assessments | \$8,969.78 | | \$8,969.78 |
| Total LIABILITIES | <u>\$8,969.78</u> | | <u>\$8,969.78</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>\$43,576.10</u> | <u>\$448.13</u> | <u>\$44,024.23</u> |
| Liabilities and Equity Total | <u>\$411,097.91</u> | <u>\$171,434.99</u> | <u>\$582,532.90</u> |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

9/1/2025 - 9/30/2025

| Accounts | 9/1/2025 - 9/30/2025 | | | 1/1/2025 - 9/30/2025 | | | Annual Budget | Remaining Budget | | |
|---------------------------------|----------------------|--------------------|---------------------|----------------------|---------------------|--------------------|---------------------|--------------------|--|--|
| | Actual | Budget | Variance | Actual | Budget | Variance | | | | |
| Income | | | | | | | | | | |
| <u>INCOME</u> | | | | | | | | | | |
| 4100 - Homeowner Assessments | \$17,760.42 | \$16,875.00 | \$885.42 | \$151,819.08 | \$151,875.00 | (\$55.92) | \$202,500.00 | \$50,680.92 | | |
| 4310 - Assessment Interest | \$7.63 | \$0.00 | \$7.63 | \$102.37 | \$0.00 | \$102.37 | \$0.00 | (\$102.37) | | |
| 4330 - Late Fees | \$90.00 | \$0.00 | \$90.00 | \$390.00 | \$0.00 | \$390.00 | \$0.00 | (\$390.00) | | |
| 4350 - Lien/Collection Fees | \$0.00 | \$0.00 | \$0.00 | \$90.00 | \$0.00 | \$90.00 | \$0.00 | (\$90.00) | | |
| 4600 - Interest Income | \$4.15 | \$2.75 | \$1.40 | \$33.80 | \$24.75 | \$9.05 | \$33.00 | (\$0.80) | | |
| 4900 - Other Income | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$0.00 | \$100.00 | \$0.00 | (\$100.00) | | |
| Total INCOME | \$17,862.20 | \$16,877.75 | \$984.45 | \$152,535.25 | \$151,899.75 | \$635.50 | \$202,533.00 | \$49,997.75 | | |
| Total Income | \$17,862.20 | \$16,877.75 | \$984.45 | \$152,535.25 | \$151,899.75 | \$635.50 | \$202,533.00 | \$49,997.75 | | |
| Expense | | | | | | | | | | |
| <u>ADMINISTRATIVE</u> | | | | | | | | | | |
| 5100 - Accounting/Tax Prep Fees | \$0.00 | \$0.00 | \$0.00 | \$575.00 | \$1,200.00 | \$625.00 | \$1,200.00 | \$625.00 | | |
| 5250 - Bank Charges | \$10.00 | \$0.00 | (\$10.00) | \$1,301.59 | \$0.00 | (\$1,301.59) | \$0.00 | (\$1,301.59) | | |
| 5400 - Insurance | \$8,082.06 | \$1,250.00 | (\$6,832.06) | \$12,436.06 | \$11,250.00 | (\$1,186.06) | \$15,000.00 | \$2,563.94 | | |
| 5420 - Land Lease Expenses | \$0.00 | \$500.00 | \$500.00 | \$0.00 | \$4,500.00 | \$4,500.00 | \$6,000.00 | \$6,000.00 | | |
| 5500 - Legal Fees | \$0.00 | \$1,666.67 | \$1,666.67 | \$360.91 | \$15,000.03 | \$14,639.12 | \$20,000.00 | \$19,639.09 | | |
| 5505 - Reserve Advisors | \$0.00 | \$33.33 | \$33.33 | \$0.00 | \$299.97 | \$299.97 | \$400.00 | \$400.00 | | |
| 5520 - Licenses/Permits | \$0.00 | \$41.67 | \$41.67 | \$1,030.00 | \$375.03 | (\$654.97) | \$500.00 | (\$530.00) | | |
| 5530 - Lien/Collection Costs | \$0.00 | \$41.67 | \$41.67 | \$35.00 | \$375.03 | \$340.03 | \$500.00 | \$465.00 | | |
| 5600 - Management Fees | \$1,500.00 | \$1,575.00 | \$75.00 | \$13,500.00 | \$14,175.00 | \$675.00 | \$18,900.00 | \$5,400.00 | | |
| 5800 - Office Supplies | \$12.25 | \$41.67 | \$29.42 | \$259.80 | \$375.03 | \$115.23 | \$500.00 | \$240.20 | | |
| 5810 - Postage | \$28.37 | \$104.17 | \$75.80 | \$655.82 | \$937.53 | \$281.71 | \$1,250.00 | \$594.18 | | |
| 5820 - Printing | \$5.10 | \$104.17 | \$99.07 | \$1,006.80 | \$937.53 | (\$69.27) | \$1,250.00 | \$243.20 | | |
| 5860 - Social Committee | \$340.00 | \$41.67 | (\$298.33) | \$620.82 | \$375.03 | (\$245.79) | \$500.00 | (\$120.82) | | |
| 5900 - Website | \$0.00 | \$41.67 | \$41.67 | \$227.50 | \$375.03 | \$147.53 | \$500.00 | \$272.50 | | |
| 5950 - Miscellaneous Admin | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$375.03 | \$375.03 | \$500.00 | \$500.00 | | |
| Total ADMINISTRATIVE | \$9,977.78 | \$5,483.36 | (\$4,494.42) | \$32,009.30 | \$50,550.24 | \$18,540.94 | \$67,000.00 | \$34,990.70 | | |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

9/1/2025 - 9/30/2025

| Accounts | 9/1/2025 - 9/30/2025 | | | 1/1/2025 - 9/30/2025 | | | Annual Budget | Remaining Budget |
|---|----------------------|-------------------|-------------------|----------------------|--------------------|---------------------|--------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>COMMON AREA</u> | | | | | | | | |
| 6200 - Janitorial/Cleaning Services | \$500.00 | \$541.67 | \$41.67 | \$5,592.48 | \$4,875.03 | (\$717.45) | \$6,500.00 | \$907.52 |
| 6300 - Landscape Maintenance | \$0.00 | \$700.00 | \$700.00 | \$5,600.00 | \$6,300.00 | \$700.00 | \$8,400.00 | \$2,800.00 |
| 6305 - River Bank Weed Control | \$191.49 | \$125.00 | (\$66.49) | \$1,557.49 | \$1,125.00 | (\$432.49) | \$1,500.00 | (\$57.49) |
| 6330 - Landscape - Other | \$0.00 | \$187.50 | \$187.50 | \$0.00 | \$1,687.50 | \$1,687.50 | \$2,250.00 | \$2,250.00 |
| 6450 - Pool/Spa Maintenance | \$950.00 | \$850.00 | (\$100.00) | \$7,850.00 | \$7,650.00 | (\$200.00) | \$10,200.00 | \$2,350.00 |
| 6455 - Pool/Spa Repairs | \$0.00 | \$416.67 | \$416.67 | \$785.00 | \$3,750.03 | \$2,965.03 | \$5,000.00 | \$4,215.00 |
| 6456 - Pool Gate Repairs | \$0.00 | \$416.67 | \$416.67 | \$0.00 | \$3,750.03 | \$3,750.03 | \$5,000.00 | \$5,000.00 |
| 6460 - Pool/Spa Supplies | \$554.00 | \$650.00 | \$96.00 | \$2,374.00 | \$5,850.00 | \$3,476.00 | \$7,800.00 | \$5,426.00 |
| 6500 - Repairs & Maintenance - Common Area | \$0.00 | \$250.00 | \$250.00 | \$0.00 | \$2,250.00 | \$2,250.00 | \$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 | \$3,750.03 | \$3,750.03 | \$5,000.00 | \$5,000.00 |
| 6550 - Repairs & Maintenance: Lighting | \$0.00 | \$166.67 | \$166.67 | \$37.50 | \$1,500.03 | \$1,462.53 | \$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 | \$3,750.03 | (\$2,099.97) | \$5,000.00 | (\$850.00) |
| 6575 - Repairs & Maintenance: Signage | \$0.00 | \$0.00 | \$0.00 | \$140.14 | \$0.00 | (\$140.14) | \$0.00 | (\$140.14) |
| 6585 - Repairs & Maintenance: Hydrant | \$0.00 | \$416.67 | \$416.67 | \$790.38 | \$3,750.03 | \$2,959.65 | \$5,000.00 | \$4,209.62 |
| 6598 - Repairs & Maintenance - Lift Station | \$0.00 | \$0.00 | \$0.00 | \$11,880.42 | \$0.00 | (\$11,880.42) | \$0.00 | (\$11,880.42) |
| 6605 - Security Services | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$1,874.97 | \$1,874.97 | \$2,500.00 | \$2,500.00 |
| 6680 - Supplies - Common Area Furniture | \$0.00 | \$250.00 | \$250.00 | \$80.73 | \$2,250.00 | \$2,169.27 | \$3,000.00 | \$2,919.27 |
| 6800 - Tree Removal & Maintenance | \$0.00 | \$0.00 | \$0.00 | \$1,040.00 | \$0.00 | (\$1,040.00) | \$0.00 | (\$1,040.00) |
| Total COMMON AREA | \$2,195.49 | \$6,012.52 | \$3,817.03 | \$61,928.14 | \$54,112.68 | (\$7,815.46) | \$72,150.00 | \$10,221.86 |
| <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 |
| Total TAXES/OTHER EXPENSES | \$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

9/1/2025 - 9/30/2025

| Accounts | 9/1/2025 - 9/30/2025 | | | 1/1/2025 - 9/30/2025 | | | Annual Budget | Remaining Budget |
|---------------------------------------|----------------------|--------------------|-------------------|----------------------|---------------------|--------------------|----------------------|-------------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>UTILITIES</u> | | | | | | | | |
| 7050 - Internet for Pool Gate | \$87.89 | \$208.33 | \$120.44 | \$415.48 | \$1,874.97 | \$1,459.49 | \$2,500.00 | \$2,084.52 |
| 7100 - Electricity | \$779.59 | \$625.00 | (\$154.59) | \$4,109.53 | \$5,625.00 | \$1,515.47 | \$7,500.00 | \$3,390.47 |
| 7300 - Gas | \$82.81 | \$0.00 | (\$82.81) | \$2,340.35 | \$0.00 | (\$2,340.35) | \$0.00 | (\$2,340.35) |
| 7550 - Trash/Sanitation | \$0.00 | \$33.33 | \$33.33 | \$83.64 | \$299.97 | \$216.33 | \$400.00 | \$316.36 |
| 7900 - Water/Sewer | \$880.74 | \$500.00 | (\$380.74) | \$4,072.71 | \$4,500.00 | \$427.29 | \$6,000.00 | \$1,927.29 |
| 7905 - Sewer - Monthly Fees | \$0.00 | \$62.50 | \$62.50 | \$0.00 | \$562.50 | \$562.50 | \$750.00 | \$750.00 |
| 7910 - Sewer System - Miant. Contract | \$0.00 | \$416.67 | \$416.67 | \$3,725.00 | \$3,750.03 | \$25.03 | \$5,000.00 | \$1,275.00 |
| 7915 - Sewer System Inspection | \$0.00 | \$416.67 | \$416.67 | \$0.00 | \$3,750.03 | \$3,750.03 | \$5,000.00 | \$5,000.00 |
| Total UTILITIES | \$1,831.03 | \$2,262.50 | \$431.47 | \$14,746.71 | \$20,362.50 | \$5,615.79 | \$27,150.00 | \$12,403.29 |
| Total Expense | \$14,004.30 | \$13,758.38 | (\$245.92) | \$108,959.15 | \$129,575.42 | \$20,616.27 | \$170,850.00 | \$61,890.85 |
| Operating Net Income | \$3,857.90 | \$3,119.37 | \$738.53 | \$43,576.10 | \$22,324.33 | \$21,251.77 | \$31,683.00 | (\$11,893.10) |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

9/1/2025 - 9/30/2025

| | |
|----------------------|----------------------|
| 9/1/2025 - 9/30/2025 | 1/1/2025 - 9/30/2025 |
|----------------------|----------------------|

| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget | Remaining Budget |
|----------------------------------|----------------|---------------|----------------|-----------------|---------------|-----------------|---------------|-------------------|
| Reserve Income | | | | | | | | |
| <u>INCOME</u> | | | | | | | | |
| 4610 - Interest Income - Reserve | \$49.30 | \$0.00 | \$49.30 | \$448.13 | \$0.00 | \$448.13 | \$0.00 | (\$448.13) |
| Total INCOME | \$49.30 | \$0.00 | \$49.30 | \$448.13 | \$0.00 | \$448.13 | \$0.00 | (\$448.13) |
| Total Reserve Income | \$49.30 | \$0.00 | \$49.30 | \$448.13 | \$0.00 | \$448.13 | \$0.00 | (\$448.13) |
| Reserve Net Income | \$49.30 | \$0.00 | \$49.30 | \$448.13 | \$0.00 | \$448.13 | \$0.00 | (\$448.13) |
| Reserve Net Income | \$49.30 | \$0.00 | \$49.30 | \$448.13 | \$0.00 | \$448.13 | \$0.00 | (\$448.13) |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 9/30/2025

| | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Jul 2025 | Aug 2025 | Sep 2025 | YTD |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Income | | | | | | | | | | |
| INCOME | | | | | | | | | | |
| 4100 - Homeowner Assessments | \$18,159.82 | \$15,835.31 | \$16,337.18 | \$18,468.63 | \$15,735.00 | \$17,985.00 | \$16,632.06 | \$14,905.66 | \$17,760.42 | \$151,819.08 |
| 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 | \$0.00 | \$0.00 |
| 4310 - Assessment Interest | \$37.09 | \$3.30 | \$6.94 | \$17.65 | \$0.00 | \$26.75 | \$2.36 | \$0.65 | \$7.63 | \$102.37 |
| 4330 - Late Fees | (\$110.91) | \$20.00 | (\$50.00) | \$119.11 | \$70.00 | \$150.00 | \$40.89 | \$60.91 | \$90.00 | \$390.00 |
| 4350 - Lien/Collection Fees | \$0.00 | \$0.00 | \$45.00 | \$45.00 | \$0.00 | \$0.00 | \$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 | \$4.21 | \$4.15 | \$33.80 |
| 4900 - Other Income | \$75.00 | \$0.00 | \$0.00 | \$0.00 | \$25.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.00 |
| Total INCOME | \$18,164.50 | \$15,861.92 | \$13,467.73 | \$15,548.88 | \$12,418.68 | \$27,560.50 | \$13,014.41 | \$18,636.43 | \$17,862.20 | \$152,535.25 |
| <i>Total Income</i> | <i>\$18,164.50</i> | <i>\$15,861.92</i> | <i>\$13,467.73</i> | <i>\$15,548.88</i> | <i>\$12,418.68</i> | <i>\$27,560.50</i> | <i>\$13,014.41</i> | <i>\$18,636.43</i> | <i>\$17,862.20</i> | <i>\$152,535.25</i> |
| Expense | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | |
| 5100 - Accounting/Tax Prep Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$575.00 | \$0.00 | \$0.00 | \$575.00 |
| 5250 - Bank Charges | \$9.00 | \$0.00 | \$8.70 | \$1,263.89 | \$10.00 | \$0.00 | \$0.00 | \$0.00 | \$10.00 | \$1,301.59 |
| 5400 - Insurance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,354.00 | \$8,082.06 | \$12,436.06 |
| 5500 - Legal Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$297.50 | \$63.41 | \$0.00 | \$0.00 | \$0.00 | \$360.91 |
| 5520 - Licenses/Permits | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,030.00 | \$0.00 | \$1,030.00 |
| 5530 - Lien/Collection Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35.00 | \$0.00 | \$0.00 | \$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 | \$1,500.00 | \$1,500.00 | \$13,500.00 |
| 5800 - Office Supplies | \$7.50 | \$0.00 | \$5.60 | \$60.50 | \$13.65 | \$5.25 | \$151.20 | \$3.85 | \$12.25 | \$259.80 |
| 5810 - Postage | \$170.02 | \$9.38 | \$10.82 | \$30.83 | \$60.53 | \$72.17 | \$269.80 | \$3.90 | \$28.37 | \$655.82 |
| 5820 - Printing | \$394.90 | \$2.40 | \$0.00 | \$5.80 | \$35.90 | \$5.60 | \$541.70 | \$15.40 | \$5.10 | \$1,006.80 |
| 5860 - Social Committee | \$280.82 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$340.00 | \$620.82 |
| 5900 - Website | \$0.00 | \$65.00 | \$0.00 | \$0.00 | \$65.00 | \$0.00 | \$0.00 | \$97.50 | \$0.00 | \$227.50 |
| Total ADMINISTRATIVE | \$2,362.24 | \$1,576.78 | \$1,525.12 | \$2,861.02 | \$1,982.58 | \$1,646.43 | \$3,072.70 | \$7,004.65 | \$9,977.78 | \$32,009.30 |
| COMMON AREA | | | | | | | | | | |
| 6200 - Janitorial/Cleaning Services | \$1,560.23 | \$500.00 | \$500.00 | \$532.25 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$5,592.48 |
| 6300 - Landscape Maintenance | \$700.00 | \$700.00 | \$700.00 | \$700.00 | \$700.00 | \$700.00 | \$700.00 | \$700.00 | \$0.00 | \$5,600.00 |
| 6305 - River Bank Weed Control | \$0.00 | \$683.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$683.00 | \$191.49 | \$1,557.49 |
| 6450 - Pool/Spa Maintenance | \$850.00 | \$850.00 | \$1,700.00 | \$0.00 | \$1,700.00 | \$0.00 | \$1,800.00 | \$0.00 | \$950.00 | \$7,850.00 |
| 6455 - Pool/Spa Repairs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$785.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$785.00 |
| 6460 - Pool/Spa Supplies | \$0.00 | \$0.00 | \$805.00 | \$0.00 | \$730.00 | \$0.00 | \$285.00 | \$0.00 | \$554.00 | \$2,374.00 |
| 6512 - Repairs & Maintenance: | \$0.00 | \$0.00 | \$0.00 | \$1,200.00 | \$1,200.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,400.00 |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 9/30/2025

| | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Jul 2025 | Aug 2025 | Sep 2025 | YTD |
|---|--------------------|---------------------|---------------------|--------------------|-------------------|--------------------|-------------------|-------------------|--------------------|---------------------|
| Decks | | | | | | | | | | |
| 6550 - Repairs & Maintenance: Lighting | \$0.00 | \$0.00 | \$0.00 | \$37.50 | \$0.00 | \$0.00 | \$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 | \$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 | \$0.00 | \$0.00 | \$5,850.00 |
| 6575 - Repairs & Maintenance: Signage | \$0.00 | \$0.00 | \$0.00 | \$40.58 | \$0.00 | \$0.00 | \$99.56 | \$0.00 | \$0.00 | \$140.14 |
| 6585 - Repairs & Maintenance: Hydrant | \$0.00 | \$45.53 | \$744.85 | \$0.00 | \$0.00 | \$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 | \$0.00 | \$0.00 | \$11,880.42 |
| 6680 - Supplies - Common Area Furniture | \$0.00 | \$0.00 | \$0.00 | \$80.73 | \$0.00 | \$0.00 | \$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 | \$0.00 | \$0.00 | \$1,040.00 |
| Total COMMON AREA | \$6,950.23 | \$12,408.95 | \$11,269.85 | \$12,621.06 | \$6,515.00 | \$3,210.00 | \$4,874.56 | \$1,883.00 | \$2,195.49 | \$61,928.14 |
| <u>TAXES/OTHER EXPENSES</u> | | | | | | | | | | |
| 8280 - Annual Corporate & BOI Reporting | \$275.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$275.00 |
| Total TAXES/OTHER EXPENSES | \$275.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$275.00 |
| <u>UTILITIES</u> | | | | | | | | | | |
| 7050 - Internet for Pool Gate | \$39.95 | \$0.00 | \$39.95 | \$119.85 | \$39.95 | \$0.00 | \$87.89 | \$0.00 | \$87.89 | \$415.48 |
| 7100 - Electricity | \$408.29 | \$426.35 | \$770.87 | \$330.68 | \$483.94 | \$203.43 | \$706.38 | \$0.00 | \$779.59 | \$4,109.53 |
| 7300 - Gas | \$445.47 | \$423.19 | \$423.32 | \$337.00 | \$261.61 | \$150.69 | \$123.32 | \$92.94 | \$82.81 | \$2,340.35 |
| 7550 - Trash/Sanitation | \$0.00 | \$0.00 | \$0.00 | \$43.62 | \$40.02 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$83.64 |
| 7900 - Water/Sewer | \$409.34 | \$510.85 | \$809.84 | \$215.38 | \$435.61 | \$38.25 | \$772.70 | \$0.00 | \$880.74 | \$4,072.71 |
| 7910 - Sewer System - Miant. Contract | \$0.00 | \$3,725.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,725.00 |
| Total UTILITIES | \$1,303.05 | \$5,085.39 | \$2,043.98 | \$1,046.53 | \$1,261.13 | \$392.37 | \$1,690.29 | \$92.94 | \$1,831.03 | \$14,746.71 |
| Total Expense | \$10,890.52 | \$19,071.12 | \$14,838.95 | \$16,528.61 | \$9,758.71 | \$5,248.80 | \$9,637.55 | \$8,980.59 | \$14,004.30 | \$108,959.15 |
| Operating Net Income | \$7,273.98 | (\$3,209.20) | (\$1,371.22) | (\$979.73) | \$2,659.97 | \$22,311.70 | \$3,376.86 | \$9,655.84 | \$3,857.90 | \$43,576.10 |
| Net Income | \$7,273.98 | (\$3,209.20) | (\$1,371.22) | (\$979.73) | \$2,659.97 | \$22,311.70 | \$3,376.86 | \$9,655.84 | \$3,857.90 | \$43,576.10 |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Reserve

1/1/2025 - 9/30/2025

| | | | | | | | | | |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----|
| Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Jul 2025 | Aug 2025 | Sep 2025 | YTD |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----|

Reserve Income

INCOME

| | | | | | | | | | | |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| 4610 - Interest Income - Reserve | \$50.83 | \$45.92 | \$50.85 | \$49.23 | \$50.89 | \$49.26 | \$50.91 | \$50.94 | \$49.30 | \$448.13 |
| Total INCOME | \$50.83 | \$45.92 | \$50.85 | \$49.23 | \$50.89 | \$49.26 | \$50.91 | \$50.94 | \$49.30 | \$448.13 |
| <i>Total Reserve Income</i> | <i>\$50.83</i> | <i>\$45.92</i> | <i>\$50.85</i> | <i>\$49.23</i> | <i>\$50.89</i> | <i>\$49.26</i> | <i>\$50.91</i> | <i>\$50.94</i> | <i>\$49.30</i> | <i>\$448.13</i> |

Reserve Expense

| | | | | | | | | | | |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Total Reserve Expense | \$0.00 | \$0.00 | \$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 | \$50.94 | \$49.30 | \$448.13 |
| Net Income | \$50.83 | \$45.92 | \$50.85 | \$49.23 | \$50.89 | \$49.26 | \$50.91 | \$50.94 | \$49.30 | \$448.13 |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
AGED OWNER BALANCES
Period Through: 9/30/2025

| ACCOUNT NUMBER | UNIT | NAME | ACCOUNT | TOTAL | DUUE | CURRENT | 30 DAYS | 60 DAYS | OVER 90 DAYS | STATUS |
|----------------|------|------------------------------------|---------------------------|-------------------|-------------------|----------------|-----------------|-------------------|--------------|----------------|
| 173300900 | 090 | MICHAEL PAZZULLA | Homeowner Account History | \$3,996.13 | \$172.02 | \$36.79 | \$170.65 | \$3,616.67 | Pre-Lien | |
| 173300830 | 083 | ALEXANDRIA JIMENEZ | Homeowner Account History | \$2,176.91 | \$160.51 | \$24.90 | \$158.76 | \$1,832.74 | Pre-Lien | |
| 173300770 | 077 | TIMOTHY GLEASON | Homeowner Account History | \$250.00 | | | | \$250.00 | | |
| 173301110 | 111 | AUGUSTINE JUAREZ, JR | Homeowner Account History | \$247.17 | \$191.07 | | | | \$56.10 | Statement Sent |
| 173300330 | 033 | LARRY LARGE | Homeowner Account History | \$168.27 | \$146.07 | \$11.10 | | | \$11.10 | Statement Sent |
| 173301360 | 136 | DOUGLAS and ANNE WUTSCHKE | Homeowner Account History | \$146.96 | \$146.07 | | \$0.89 | | | Statement Sent |
| 173301160 | 116 | TRAVIS and ELIZABETH FAWCETT | Homeowner Account History | \$76.11 | \$75.74 | \$0.37 | | | | |
| 173300450 | 045 | ROBERT STEFANKO | Homeowner Account History | \$70.95 | \$70.47 | \$0.32 | \$0.16 | | | Statement Sent |
| 173300400 | 040 | TYREE HUNTER | Homeowner Account History | \$59.13 | | | | | \$59.13 | |
| 173301170 | 117 | JERRY RUSSELL and JERI LYNN HUNTER | Homeowner Account History | \$41.06 | \$41.06 | | | | | |
| 173300460 | 046 | ANTHONY and JULIE SANTERO | Homeowner Account History | \$40.78 | \$40.31 | \$0.24 | \$0.16 | | \$0.07 | |
| 173300150 | 015 | PAT and TERRI HOWARD | Homeowner Account History | \$22.76 | | | | | \$22.76 | |
| 173301090 | 109 | DONALD and TERI LYNN TRUE | Homeowner Account History | \$21.54 | \$20.15 | \$0.16 | \$0.16 | | \$1.07 | |
| 173300560 | 056 | SCOTT and LISA MORGAN | Homeowner Account History | \$21.39 | \$20.15 | \$0.16 | \$0.16 | | \$0.92 | |
| 173300510 | 051 | JEFFREY SWINGLE | Homeowner Account History | \$20.00 | \$10.00 | \$10.00 | | | | |
| 173300820 | 082 | JOE LOWDEN | Homeowner Account History | \$19.44 | \$0.15 | \$0.16 | | | \$19.13 | |
| 173301260 | 126 | STEPHEN and BARBARA GUTHRIE | Homeowner Account History | \$11.10 | | | \$11.10 | | | |
| 173300620 | 062 | MIKE BETZ | Homeowner Account History | \$10.91 | | | | | \$10.91 | |
| 173300380 | 038 | BOALS FAMILY TRUST | Homeowner Account History | \$10.00 | \$10.00 | | | | | |
| 173301000 | 100 | BRADLEY and NICOLE BOUBAKHT | Homeowner Account History | \$10.00 | \$10.00 | | | | | |
| 173300200 | 020 | JEFFREY and CHRISTINE MARSDEN | Homeowner Account History | \$1.10 | | | | | \$1.10 | |
| | | | | \$7,421.71 | \$1,113.77 | \$95.30 | \$330.94 | \$5,881.70 | | |
| | | | | | 15 | 11 | 7 | 13 | | |
| | | | 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 | \$5,873.92 | \$920.97 | \$0.00 | \$270.89 | | \$4,682.06 | |
| | | | LATE FEE | \$600.00 | \$100.00 | \$50.00 | \$20.00 | | \$430.00 | |
| | | | INTEREST | \$498.79 | \$47.80 | \$45.30 | \$40.05 | | \$365.64 | |
| | | | RETURNED ITEM FEE | \$90.00 | \$45.00 | \$0.00 | \$0.00 | | \$45.00 | |
| | | | VIOLATION FINE | \$250.00 | \$0.00 | \$0.00 | \$0.00 | | \$250.00 | |
| | | | | \$7,421.71 | \$1,113.77 | \$95.30 | \$330.94 | \$5,881.70 | | |

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Prepaid Report
Period Through: 9/30/2025

| Lot | Account Number | Homeowner | Address | Balance |
|-----|----------------|---------------------------------------|-----------------------|------------|
| 001 | 173300010 | ROYCE and MERLE MATHEWS | 1242 BEACH DR | \$75.00 |
| 002 | 173300020 | SOTW GROUP LLC | 1240 BEACH DR | \$1,170.00 |
| 005 | 173300050 | MICHAEL and JACQUELINE HILGERT | 1230 BEACH DR | \$384.84 |
| 008 | 173300080 | RANDY BAKER | 1218 BEACH DR (LOT 8) | \$135.00 |
| 009 | 173300090 | RANDY BAKER | 1218 BEACH DR (LOT 9) | \$135.00 |
| 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 | \$329.00 |
| 016 | 173300160 | RUSSEL and SUSAN CHIDLEY | 1190 BEACH DR | \$10.00 |
| 017 | 173300170 | STEPHEN and ROXANNE ANTHONY | 1186 BEACH DR | \$133.90 |
| 018 | 173300180 | STEPHEN and ROXANNE ANTHONY | 1182 BEACH DR | \$133.90 |
| 019 | 173300190 | MARC REID LARSON | 1178 BEACH DR | \$210.00 |
| 021 | 173300210 | ERIK and TONIA WRIGHT | 1172 BEACH DR | \$538.90 |
| 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 | \$405.00 |
| 031 | 173300310 | JOHN and KIM TESORIERO | 1134 BEACH DR | \$133.74 |
| 059 | 173300590 | CINDY TITTLE - LEWIS | 1155 MARINA DR | \$160.00 |
| 060 | 173300600 | MATT HINDERLITER | 1159 MARINA DR | \$405.00 |
| 063 | 173300630 | LESLIE SINACORI | 1169 MARINA DR | \$1,380.00 |
| 064 | 173300640 | SCOTT and ZOILA WINNINGHAM | 1171 MARINA DR | \$11.10 |
| 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 | \$250.00 |
| 073 | 173300730 | ARTHUR and MARY BOTELLO | 1209 MARINA DR | \$365.00 |
| 082 | 173300820 | JOE LOWDEN | 1224 BEACH DR | \$114.65 |
| 085 | 173300850 | NICK INGOGLIA | 1212 BEACH DR | \$135.00 |
| 086 | 173300860 | SHARON JO HAYWARD | 1208 BEACH DR | \$30.00 |
| 092 | 173300920 | RIO BUENA VISTA (LOT 92 - 1184 BEACH) | 1184 BEACH DR | \$9.01 |
| 096 | 173300961 | TRACI N. and MATTHEW W. DEANGELIS | 1164 BEACH DR | \$135.00 |
| 101 | 173301010 | DAVID and DESIREE MORSE | 1144 BEACH DR | \$74.84 |
| 102 | 173301020 | CORWIN and BRITTANY SHOOP | 1140 BEACH DR | \$11.10 |
| 107 | 173301070 | MATT and DONELLE ATKINSON | 1120 BEACH DR | \$20.00 |
| 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 | \$270.00 |
| 114 | 173301140 | JACK and JEANETTE KLEINBARD | 1129 MARINA DR | \$252.00 |
| 123 | 173301230 | JENNIFER and SASHA RODGERS | 1165 MARINA DR | \$405.00 |

Totals: \$8,969.78

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Check Register
9/1/2025 - 9/30/2025

| Account # | Check # | Check Date Invoice | Vendor or Payee Line Item | Check Amt | Expense Account | Invoice | Paid |
|-----------|---------|---|--|------------|--|--|--|
| 1010 | On-Line | 9/1/2025 | COMMUNITY ASSET MANAGEMENT LLC CERTIFIED MAILING HANDLING FEE PRINTING OFFICE SUPPLIES POSTAGE MANAGEMENT FEE | \$1,545.72 | 5810 Postage 5820 Printing 5800 Office Supplies 5810 Postage 5600 Management Fees | \$2.50 \$5.10 \$12.25 \$25.87 \$1,500.00 | \$2.50 \$5.10 \$12.25 \$25.87 \$1,500.00 |
| 1010 | 0 | 9/1/2025 910000643298_20250814 | SOUTHWEST GAS CORP | \$92.94 | 7300 Gas | \$92.94 | \$92.94 |
| 1010 | On-Line | 9/9/2025 93354 | LABARRE/OKSNEE INSURANCE AGENCY, LLC INSURANCE PREMIUM | \$7,933.48 | 5400 Insurance | \$7,933.48 | \$7,933.48 |
| 1010 | 1024 | 9/24/2025 11733-8290_20250811 11733-8290_20250912 11733-8290_20250912 11733-8290_20250811 11733-8434_20250912 11733-8434_20250811 11733-9504_20250912 11733-9504_20250811 11733-9504_20250912 11733-9504_20250811 | N.P.U.A. | \$1,660.33 | 7100 Electricity 7100 Electricity 7900 Water/Sewer 7900 Water/Sewer 7100 Electricity 7100 Electricity 7100 Electricity 7100 Electricity 7900 Water/Sewer 7900 Water/Sewer | \$38.32 \$38.40 \$102.22 \$102.69 \$107.32 \$117.07 \$237.94 \$240.54 \$336.73 \$339.10 | \$38.32 \$38.40 \$102.22 \$102.69 \$107.32 \$117.07 \$237.94 \$240.54 \$336.73 \$339.10 |
| 1010 | 1025 | 9/24/2025 145496 151790 | ROUTE 66 BROADBAND | \$87.89 | 7050 Internet for Pool Gate 7050 Internet for Pool Gate | \$39.95 \$47.94 | \$39.95 \$47.94 |
| 1010 | 1026 | 9/24/2025 9 | ASHLEY BLOCK monthly cleaning Sept 2025 | \$500.00 | 6200 Janitorial/Cleaning Services | \$500.00 | \$500.00 |
| 1010 | 1027 | 9/24/2025 910000643298_20250903 | SOUTHWEST GAS CORP | \$82.81 | 7300 Gas | \$82.81 | \$82.81 |
| 1010 | 1028 | 9/24/2025 95506 | LABARRE/OKSNEE INSURANCE AGENCY, LLC | \$148.58 | 5400 Insurance | \$148.58 | \$148.58 |
| 1010 | 1029 | 9/26/2025 2651 2651 | A TO Z POOL SERVICE pool supplies Monthly Pool Supplies | \$1,504.00 | 6460 Pool/Spa Supplies 6450 Pool/Spa Maintenance | \$554.00 \$950.00 | \$554.00 \$950.00 |
| 1012 | On-Line | 9/30/2025 DEBIT CARD SEPT DEBIT CARD SEPT | DEBIT CARD 8/30/25 WALMART WEED EATER 9/12/25 COMM ASSOC INSTITUTE MEMB | \$531.49 | 6305 River Bank Weed Control 5860 Social Committee | \$191.49 \$340.00 | \$191.49 \$340.00 |

Total:

\$14,087.24