

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

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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)
<u>Total INCOME</u>	\$17,862.20	\$16,877.75	\$984.45	\$152,535.25	\$151,899.75	\$635.50	\$202,533.00	\$49,997.75
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Total Income	\$17,862.20	\$16,877.75	\$984.45	\$152,535.25	\$151,899.75	\$635.50	\$202,533.00	\$49,997.75
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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
<u>Total ADMINISTRATIVE</u>	\$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

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025				
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	\$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)
<u>Total COMMON AREA</u>	\$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
<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
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		
UTILITIES								
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
<u>Total UTILITIES</u>	\$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

Accounts	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
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)
<u>Total INCOME</u>	\$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										
<u>INCOME</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	\$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
<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>\$27,560.50</u>	<u>\$13,014.41</u>	<u>\$18,636.43</u>	<u>\$17,862.20</u>	<u>\$152,535.25</u>
<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	\$18,636.43	\$17,862.20	\$152,535.25
 Expense										
<u>ADMINISTRATIVE</u>										
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
<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>\$1,646.43</u>	<u>\$3,072.70</u>	<u>\$7,004.65</u>	<u>\$9,977.78</u>	<u>\$32,009.30</u>
 <u>COMMON AREA</u>										
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
TAXES/OTHER EXPENSES										
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
UTILITIES										
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										
<u>INCOME</u>										
4610 - Interest Income - Reserve	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$50.94	\$49.30	\$448.13
<u>Total INCOME</u>	\$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>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$50.94	\$49.30	\$448.13
Reserve Expense										
<i>Total Reserve Expense</i>	\$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 DUE	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	\$1,545.72			
		SEP SUPP MGMT 0925	CERTIFIED MAILING HANDLING FEE		5810 Postage	\$2.50	\$2.50
		SEP SUPP MGMT 0925	PRINTING		5820 Printing	\$5.10	\$5.10
		SEP SUPP MGMT 0925	OFFICE SUPPLIES		5800 Office Supplies	\$12.25	\$12.25
		SEP SUPP MGMT 0925	POSTAGE		5810 Postage	\$25.87	\$25.87
		SEP SUPP MGMT 0925	MANAGEMENT FEE		5600 Management Fees	\$1,500.00	\$1,500.00
1010	0	9/1/2025	SOUTHWEST GAS CORP	\$92.94			
		910000643298_20250814			7300 Gas	\$92.94	\$92.94
1010	On-Line	9/9/2025	LABARRE/OKSNEE INSURANCE AGENCY, LLC	\$7,933.48			
		93354	INSURANCE PREMIUM		5400 Insurance	\$7,933.48	\$7,933.48
1010	1024	9/24/2025	N.P.U.A.	\$1,660.33			
		11733-8290_20250811			7100 Electricity	\$38.32	\$38.32
		11733-8290_20250912			7100 Electricity	\$38.40	\$38.40
		11733-8290_20250912			7900 Water/Sewer	\$102.22	\$102.22
		11733-8290_20250811			7900 Water/Sewer	\$102.69	\$102.69
		11733-8434_20250912			7100 Electricity	\$107.32	\$107.32
		11733-8434_20250811			7100 Electricity	\$117.07	\$117.07
		11733-9504_20250912			7100 Electricity	\$237.94	\$237.94
		11733-9504_20250811			7100 Electricity	\$240.54	\$240.54
		11733-9504_20250912			7900 Water/Sewer	\$336.73	\$336.73
		11733-9504_20250811			7900 Water/Sewer	\$339.10	\$339.10
1010	1025	9/24/2025	ROUTE 66 BROADBAND	\$87.89			
		145496			7050 Internet for Pool Gate	\$39.95	\$39.95
		151790			7050 Internet for Pool Gate	\$47.94	\$47.94
1010	1026	9/24/2025	ASHLEY BLOCK	\$500.00			
		9	monthly cleaning Sept 2025		6200 Janitorial/Cleaning Services	\$500.00	\$500.00
1010	1027	9/24/2025	SOUTHWEST GAS CORP	\$82.81			
		910000643298_20250903			7300 Gas	\$82.81	\$82.81
1010	1028	9/24/2025	LABARRE/OKSNEE INSURANCE AGENCY, LLC	\$148.58			
		95506			5400 Insurance	\$148.58	\$148.58
1010	1029	9/26/2025	A TO Z POOL SERVICE	\$1,504.00			
		2651	pool supplies		6460 Pool/Spa Supplies	\$554.00	\$554.00
		2651	Monthly Pool Supplies		6450 Pool/Spa Maintenance	\$950.00	\$950.00
1012	On-Line	9/30/2025	DEBIT CARD	\$531.49			
		DEBIT CARD SEPT	8/30/25 WALMART WEED EATER		6305 River Bank Weed Control	\$191.49	\$191.49
		DEBIT CARD SEPT	9/12/25 COMM ASSOC INSTITUTE MEMB		5860 Social Committee	\$340.00	\$340.00
Total:				\$14,087.24			