



ASSOCIATION NAME - RIO BUENA VISTA

2026 BUDGET-Approved

Monthly Assessment: \$135.00

HOAMCO®

GL-Code	DEPT-Name	2025 7 Month Actual	2025 Budget	2026 Budget Approved	Notes
INCOME:					
4100	Homeowner Assessments	\$119,153.00	\$202,500.00	\$202,500.00	
4140	Prepaid Owner Assessments	-\$3,665.00	\$0.00	\$0.00	
4310	Assessment Interest	\$94.09	\$0.00	\$0.00	
4330	Late Fees	\$239.09	\$0.00	\$0.00	
4350	Lien/Collection Fees	\$90.00	\$0.00	\$0.00	
4550	Pool Access Cards/Fobs	\$0.00	\$0.00	\$0.00	
4600	Interest Income	\$25.44	\$33.00	\$40.00	
4800	Violation Fines	\$0.00	\$0.00	\$0.00	
4900	Other Income	\$100.00	\$0.00	\$0.00	
	TOTAL INCOME	\$116,036.62	\$202,533.00	\$202,540.00	
EXPENSES:					
Administrative Expense					
5100	Accounting/ Tax Prep Fees	\$575.00	\$1,200.00	\$750.00	
5250	Loan Payment	\$1,291.59	\$0.00	\$0.00	
5400	Insurance	\$0.00	\$15,000.00	\$15,000.00	
5420	Land Lease Expenses	\$0.00	\$6,000.00	\$2,500.00	
5500	Legal Fees	\$360.91	\$30,000.00	\$5,000.00	
5520	License/Permits	\$0.00	\$500.00	\$1,030.00	
5530	Lien/Collection Costs	\$35.00	\$500.00	\$300.00	
5600	Management Fees	\$10,500.00	\$18,900.00	\$18,900.00	
5800	Office Supplies	\$243.70	\$500.00	\$500.00	
5810	Postage	\$623.55	\$1,250.00	\$1,250.00	
5820	Printing	\$986.30	\$1,250.00	\$1,250.00	
5860	Social Committee	\$280.82	\$500.00	\$500.00	



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5900	Website	\$130.00	\$500.00	\$500.00	
5950	Miscellaneous Admin	\$0.00	\$500.00	\$250.00	



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	Total Administrative Expense	\$15,026.87	\$76,600.00	\$47,730.00	
Common Area Expense					
6200	Janitorial/Cleaning Services	\$4,592.48	\$6,500.00	\$6,600.00	
6300	Landscape Maintenance Contract	\$4,900.00	\$8,400.00	\$9,600.00	
6305	River Bank Weed Control	\$683.00	\$1,500.00	\$1,500.00	
6330	Landscape-Other	\$0.00	\$2,250.00	\$1,000.00	
6450	Pool Maintenance	\$6,900.00	\$10,200.00	\$11,400.00	
6455	Pool Repairs	\$785.00	\$5,000.00	\$2,500.00	
6456	Pool Gate Repairs	\$0.00	\$5,000.00	\$1,500.00	
6460	Pool Supplies	\$1,820.00	\$7,800.00	\$3,500.00	
6465	Pool Gate Cards	\$0.00	\$500.00	\$200.00	
6500	Repairs & Maintenance	\$0.00	\$3,000.00	\$2,000.00	
6512	Repairs/Maint- Decks	\$2,400.00	\$0.00	\$500.00	
6530	Repairs/Maint- Irrigation	\$0.00	\$5,000.00	\$1,500.00	
6550	Repair/Maint Lighting	\$37.50	\$2,000.00	\$3,500.00	
6565	Repairs/Maint-Painting	\$15,950.00	\$0.00	\$1,000.00	
6568	Repairs/Maint-Backflows	\$0.00	\$0.00	\$0.00	
6570	Repairs/Maint Plumbing	\$5,850.00	\$5,000.00	\$6,000.00	
6575	Repairs/Maint Signage	\$40.58	\$0.00	\$250.00	
6585	Repairs-Hydrant	\$790.38	\$5,000.00	\$1,000.00	
6598	Repairs/Maint Lift Station	\$11,880.42	\$5,000.00	\$6,000.00	
6605	Security Services	\$0.00	\$2,500.00	\$750.00	



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6680	Supplies-Common Area Furniture	\$80.73	\$3,000.00	\$500.00	
6685	Engineering Plans	\$0.00	\$0.00	\$5,000.00	
6695	Community Gate Project	\$0.00	\$0.00	\$0.00	
6700	Water Meter Upgrades	\$0.00	\$0.00	\$10,000.00	
6800	Tree Removal & Maintenance	\$1,040.00	\$5,000.00	\$1,500.00	
	Total Common Area Expense	\$57,750.09	\$82,650.00	\$77,300.00	
	Utilities Expense				
7050	Internet for Pool Gate	\$327.59	\$2,500.00	\$750.00	
7100	Electricity	\$3,329.94	\$7,500.00	\$7,500.00	
7300	Gas	\$2,164.60	\$3,000.00	\$3,500.00	
7550	Trash/Sanitation	\$83.64	\$400.00	\$300.00	
7900	Water/Sewer	\$3,191.97	\$6,000.00	\$5,500.00	
7910	Sewer System - Maint Contract	\$3,725.00	\$5,000.00	\$10,000.00	
7915	Sewer System Inspection -Manhole Scrubbers	\$0.00	\$5,000.00	\$5,000.00	
	Total Utilities Expense	\$12,822.74	\$29,400.00	\$32,550.00	
	Tax/Other Expense				
8280	AnnualCorporate & BOI Reporting	\$275.00	\$0.00	\$275.00	
8600	Reserve Study	\$0.00	\$0.00	\$1,500.00	
8800	Taxes- Federal	\$0.00	\$50.00	\$50.00	



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8840	Taxes - Property	\$0.00	\$2,000.00	\$2,000.00	
8850	Taxes- State	\$0.00	\$4,500.00	\$50.00	
	Total Tax Expense	\$275.00	\$6,550.00	\$3,875.00	
	TOTAL EXPENSES	\$85,874.70	\$195,200.00	\$161,455.00	
	CURRENT NET INCOME/(LOSS))	\$0.00	\$7,333.00	\$41,085.00	
Transfer Between Funds					
8900	Transfer to Reserves		\$7,333.00	\$41,085.00	
	INCOME/(LOSS) AFTER TRANSFERS	\$0.00	\$0.00	\$0.00	