

# Rio Buena Vista Homeowners' Association

## Financial Statement Period Ending: May 31, 2025



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Bullhead City, AZ 86442  
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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

5/31/2025

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
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>
<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>\$381,294.94</u>	<u>\$171,234.58</u>	<u>\$552,529.52</u>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$18,369.11		\$18,369.11
Total LIABILITIES	<u>\$18,369.11</u>		<u>\$18,369.11</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>\$4,373.80</u>	<u>\$247.72</u>	<u>\$4,621.52</u>
<b>Liabilities and Equity Total</b>	<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**

Accounts	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<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)
<b>Total INCOME</b>	<b>\$12,418.68</b>	<b>\$16,877.75</b>	<b>(\$4,459.07)</b>	<b>\$75,461.71</b>	<b>\$84,388.75</b>	<b>(\$8,927.04)</b>	<b>\$202,533.00</b>	<b>\$127,071.29</b>
<b>Total Income</b>	<b>\$12,418.68</b>	<b>\$16,877.75</b>	<b>(\$4,459.07)</b>	<b>\$75,461.71</b>	<b>\$84,388.75</b>	<b>(\$8,927.04)</b>	<b>\$202,533.00</b>	<b>\$127,071.29</b>
<b>Expense</b>								
<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
<b>Total ADMINISTRATIVE</b>	<b>\$1,982.58</b>	<b>\$5,483.36</b>	<b>\$3,500.78</b>	<b>\$10,307.74</b>	<b>\$28,616.80</b>	<b>\$18,309.06</b>	<b>\$67,000.00</b>	<b>\$56,692.26</b>

**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
<b><u>Total COMMON AREA</u></b>	<b>\$6,515.00</b>	<b>\$6,012.52</b>	<b>(\$502.48)</b>	<b>\$49,765.09</b>	<b>\$30,062.60</b>	<b>(\$19,702.49)</b>	<b>\$72,150.00</b>	<b>\$22,384.91</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>

**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
<b>Total UTILITIES</b>	<b>\$1,261.13</b>	<b>\$2,262.50</b>	<b>\$1,001.37</b>	<b>\$10,740.08</b>	<b>\$11,312.50</b>	<b>\$572.42</b>	<b>\$27,150.00</b>	<b>\$16,409.92</b>
<b>Total Expense</b>	<b>\$9,758.71</b>	<b>\$13,758.38</b>	<b>\$3,999.67</b>	<b>\$71,087.91</b>	<b>\$74,541.90</b>	<b>\$3,453.99</b>	<b>\$170,850.00</b>	<b>\$99,762.09</b>
<b>Operating Net Income</b>	<b>\$2,659.97</b>	<b>\$3,119.37</b>	<b>(\$459.40)</b>	<b>\$4,373.80</b>	<b>\$9,846.85</b>	<b>(\$5,473.05)</b>	<b>\$31,683.00</b>	<b>\$27,309.20</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**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
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.89	\$0.00	\$50.89	\$247.72	\$0.00	\$247.72	\$0.00	(\$247.72)
<b><u>Total INCOME</u></b>	<b>\$50.89</b>	<b>\$0.00</b>	<b>\$50.89</b>	<b>\$247.72</b>	<b>\$0.00</b>	<b>\$247.72</b>	<b>\$0.00</b>	<b>(\$247.72)</b>
<hr/>								
<b>Total Reserve Income</b>	<b>\$50.89</b>	<b>\$0.00</b>	<b>\$50.89</b>	<b>\$247.72</b>	<b>\$0.00</b>	<b>\$247.72</b>	<b>\$0.00</b>	<b>(\$247.72)</b>
<hr/>								
<b>Reserve Net Income</b>	<b>\$50.89</b>	<b>\$0.00</b>	<b>\$50.89</b>	<b>\$247.72</b>	<b>\$0.00</b>	<b>\$247.72</b>	<b>\$0.00</b>	<b>(\$247.72)</b>

## 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
<b>Income</b>						
<b><u>INCOME</u></b>						
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
<b><u>Total INCOME</u></b>	<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
<b>Expense</b>						
<b><u>ADMINISTRATIVE</u></b>						
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
<b><u>Total ADMINISTRATIVE</u></b>	<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>
<b><u>COMMON AREA</u></b>						
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
<b>Total COMMON AREA</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>\$49,765.09</b>
<b>TAXES/OTHER EXPENSES</b>						
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$275.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$275.00</b>
<b>UTILITIES</b>						
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
<b>Total UTILITIES</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>\$10,740.08</b>
<b>Total Expense</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>\$71,087.91</b>
<b>Operating Net Income</b>	<b>\$7,273.98</b>	<b>(\$3,209.20)</b>	<b>(\$1,371.22)</b>	<b>(\$979.73)</b>	<b>\$2,659.97</b>	<b>\$4,373.80</b>

**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
<b>Reserve Income</b>						
<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
<b>Reserve Expense</b>						
<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