

Rio Buena Vista Homeowners' Association

Financial Statement Period Ending: June 30, 2025



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

2580 Highway 95, Suite 108
Bullhead City, AZ 86442
928-776-4479
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Fiscal Year End: December 31

Accounting Method: Cash

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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
6/30/2025

	Operating	Reserve	Total
Assets			
CASH			
1002 - CIT	\$23.43		\$23.43
1010 - Alliance Operating Checking-2123	\$183,169.65		\$183,169.65
1012 - Alliance Debit Card (\$5000) - 3627	\$5,000.00		\$5,000.00
1050 - Alliance Reserve MM-0995		\$171,283.84	\$171,283.84
Total CASH	<u>\$188,193.08</u>	<u>\$171,283.84</u>	<u>\$359,476.92</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>\$395,672.08</u>	<u>\$171,283.84</u>	<u>\$566,955.92</u>
 Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$10,434.55		\$10,434.55
Total LIABILITIES	<u>\$10,434.55</u>		<u>\$10,434.55</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>\$26,685.50</u>	<u>\$296.98</u>	<u>\$26,982.48</u>
Liabilities and Equity Total	<u>\$395,672.08</u>	<u>\$171,283.84</u>	<u>\$566,955.92</u>

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
6/1/2025 - 6/30/2025

Accounts	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$17,985.00	\$16,875.00	\$1,110.00	\$102,520.94	\$101,250.00	\$1,270.94	\$202,500.00	\$99,979.06
4140 - Prepaid Owner Assessments	\$9,395.00	\$0.00	\$9,395.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4310 - Assessment Interest	\$26.75	\$0.00	\$26.75	\$91.73	\$0.00	\$91.73	\$0.00	(\$91.73)
4330 - Late Fees	\$150.00	\$0.00	\$150.00	\$198.20	\$0.00	\$198.20	\$0.00	(\$198.20)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4600 - Interest Income	\$3.75	\$2.75	\$1.00	\$21.34	\$16.50	\$4.84	\$33.00	\$11.66
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
Total INCOME	\$27,560.50	\$16,877.75	\$10,682.75	\$103,022.21	\$101,266.50	\$1,755.71	\$202,533.00	\$99,510.79
Total Income	\$27,560.50	\$16,877.75	\$10,682.75	\$103,022.21	\$101,266.50	\$1,755.71	\$202,533.00	\$99,510.79
Expense								
<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	\$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	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$63.41	\$1,666.67	\$1,603.26	\$360.91	\$10,000.02	\$9,639.11	\$20,000.00	\$19,639.09
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
5530 - Lien/Collection Costs	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$9,000.00	\$9,450.00	\$450.00	\$18,900.00	\$9,900.00
5800 - Office Supplies	\$5.25	\$41.67	\$36.42	\$92.50	\$250.02	\$157.52	\$500.00	\$407.50
5810 - Postage	\$72.17	\$104.17	\$32.00	\$353.75	\$625.02	\$271.27	\$1,250.00	\$896.25
5820 - Printing	\$5.60	\$104.17	\$98.57	\$444.60	\$625.02	\$180.42	\$1,250.00	\$805.40
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$280.82	\$250.02	(\$30.80)	\$500.00	\$219.18
5900 - Website	\$0.00	\$41.67	\$41.67	\$130.00	\$250.02	\$120.02	\$500.00	\$370.00
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
Total ADMINISTRATIVE	\$1,646.43	\$5,483.36	\$3,836.93	\$11,954.17	\$34,100.16	\$22,145.99	\$67,000.00	\$55,045.83

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
6/1/2025 - 6/30/2025

Accounts	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6200 - Janitorial/Cleaning Services	\$500.00	\$541.67	\$41.67	\$4,092.48	\$3,250.02	(\$842.46)	\$6,500.00	\$2,407.52
6300 - Landscape Maintenance	\$700.00	\$700.00	\$0.00	\$4,200.00	\$4,200.00	\$0.00	\$8,400.00	\$4,200.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$683.00	\$750.00	\$67.00	\$1,500.00	\$817.00
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$1,125.00	\$1,125.00	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$0.00	\$850.00	\$850.00	\$5,100.00	\$5,100.00	\$0.00	\$10,200.00	\$5,100.00
6455 - Pool/Spa Repairs	\$0.00	\$416.67	\$416.67	\$785.00	\$2,500.02	\$1,715.02	\$5,000.00	\$4,215.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$0.00	\$650.00	\$650.00	\$1,535.00	\$3,900.00	\$2,365.00	\$7,800.00	\$6,265.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$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	\$2,500.02	\$2,500.02	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$166.67	\$166.67	\$37.50	\$1,000.02	\$962.52	\$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	\$1,560.00	\$416.67	(\$1,143.33)	\$5,850.00	\$2,500.02	(\$3,349.98)	\$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	\$2,500.02	\$1,709.64	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$450.00	\$0.00	(\$450.00)	\$11,430.42	\$0.00	(\$11,430.42)	\$0.00	(\$11,430.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$0.00	\$250.00	\$250.00	\$80.73	\$1,500.00	\$1,419.27	\$3,000.00	\$2,919.27
Total COMMON AREA	\$3,210.00	\$6,012.52	\$2,802.52	\$52,975.09	\$36,075.12	(\$16,899.97)	\$72,150.00	\$19,174.91
TAXES/OTHER EXPENSES								
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
UTILITIES								
7050 - Internet for Pool Gate	\$0.00	\$208.33	\$208.33	\$239.70	\$1,249.98	\$1,010.28	\$2,500.00	\$2,260.30

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
6/1/2025 - 6/30/2025

Accounts	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7100 - Electricity	\$203.43	\$625.00	\$421.57	\$2,623.56	\$3,750.00	\$1,126.44	\$7,500.00	\$4,876.44
7300 - Gas	\$150.69	\$0.00	(\$150.69)	\$2,041.28	\$0.00	(\$2,041.28)	\$0.00	(\$2,041.28)
7550 - Trash/Sanitation	\$0.00	\$33.33	\$33.33	\$83.64	\$199.98	\$116.34	\$400.00	\$316.36
7900 - Water/Sewer	\$38.25	\$500.00	\$461.75	\$2,419.27	\$3,000.00	\$580.73	\$6,000.00	\$3,580.73
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$375.00	\$375.00	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$2,500.02	(\$1,224.98)	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00	\$5,000.00
<u>Total UTILITIES</u>	\$392.37	\$2,262.50	\$1,870.13	\$11,132.45	\$13,575.00	\$2,442.55	\$27,150.00	\$16,017.55
Total Expense	\$5,248.80	\$13,758.38	\$8,509.58	\$76,336.71	\$88,300.28	\$11,963.57	\$170,850.00	\$94,513.29
Operating Net Income	\$22,311.70	\$3,119.37	\$19,192.33	\$26,685.50	\$12,966.22	\$13,719.28	\$31,683.00	\$4,997.50

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Reserve
6/1/2025 - 6/30/2025

Accounts	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$49.26	\$0.00	\$49.26	\$296.98	\$0.00	\$296.98	\$0.00	(\$296.98)
<u>Total INCOME</u>	\$49.26	\$0.00	\$49.26	\$296.98	\$0.00	\$296.98	\$0.00	(\$296.98)
Total Reserve Income	\$49.26	\$0.00	\$49.26	\$296.98	\$0.00	\$296.98	\$0.00	(\$296.98)
Reserve Net Income	\$49.26	\$0.00	\$49.26	\$296.98	\$0.00	\$296.98	\$0.00	(\$296.98)
Reserve Net Income	\$49.26	\$0.00	\$49.26	\$296.98	\$0.00	\$296.98	\$0.00	(\$296.98)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 6/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 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	\$102,520.94
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	(\$2,875.00)	(\$3,105.00)	(\$3,415.00)	\$9,395.00	\$0.00
4310 - Assessment Interest	\$37.09	\$3.30	\$6.94	\$17.65	\$0.00	\$26.75	\$91.73
4330 - Late Fees	(\$110.91)	\$20.00	(\$50.00)	\$119.11	\$70.00	\$150.00	\$198.20
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$0.00	\$90.00
4600 - Interest Income	\$3.50	\$3.31	\$3.61	\$3.49	\$3.68	\$3.75	\$21.34
4900 - Other Income	\$75.00	\$0.00	\$0.00	\$0.00	\$25.00	\$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	\$103,022.21
<i>Total Income</i>	\$18,164.50	\$15,861.92	\$13,467.73	\$15,548.88	\$12,418.68	\$27,560.50	\$103,022.21
Expense							
<u>ADMINISTRATIVE</u>							
5250 - Bank Charges	\$9.00	\$0.00	\$8.70	\$1,263.89	\$10.00	\$0.00	\$1,291.59
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$297.50	\$63.41	\$360.91
5600 - Management Fees	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$9,000.00
5800 - Office Supplies	\$7.50	\$0.00	\$5.60	\$60.50	\$13.65	\$5.25	\$92.50
5810 - Postage	\$170.02	\$9.38	\$10.82	\$30.83	\$60.53	\$72.17	\$353.75
5820 - Printing	\$394.90	\$2.40	\$0.00	\$5.80	\$35.90	\$5.60	\$444.60
5860 - Social Committee	\$280.82	\$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	\$130.00
<u>Total ADMINISTRATIVE</u>	\$2,362.24	\$1,576.78	\$1,525.12	\$2,861.02	\$1,982.58	\$1,646.43	\$11,954.17
<u>COMMON AREA</u>							
6200 - Janitorial/Cleaning Services	\$1,560.23	\$500.00	\$500.00	\$532.25	\$500.00	\$500.00	\$4,092.48
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$4,200.00
6305 - River Bank Weed Control	\$0.00	\$683.00	\$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	\$5,100.00
6455 - Pool/Spa Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$785.00	\$0.00	\$785.00
6460 - Pool/Spa Supplies	\$0.00	\$0.00	\$805.00	\$0.00	\$730.00	\$0.00	\$1,535.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$2,400.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 6/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	YTD
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$37.50	\$0.00	\$0.00	\$37.50
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$5,920.00	\$10,030.00	\$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	\$5,850.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	\$0.00	\$40.58
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$45.53	\$744.85	\$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	\$11,430.42
6680 - Supplies - Common Area Furniture	\$0.00	\$0.00	\$0.00	\$80.73	\$0.00	\$0.00	\$80.73
<u>Total COMMON AREA</u>	\$6,950.23	\$12,408.95	\$11,269.85	\$12,621.06	\$6,515.00	\$3,210.00	\$52,975.09
<u>TAXES/OTHER EXPENSES</u>							
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
<u>Total TAXES/OTHER EXPENSES</u>	\$275.00	\$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	\$239.70
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$483.94	\$203.43	\$2,623.56
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$261.61	\$150.69	\$2,041.28
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$40.02	\$0.00	\$83.64
7900 - Water/Sewer	\$409.34	\$510.85	\$809.84	\$215.38	\$435.61	\$38.25	\$2,419.27
7910 - Sewer System - Miant. Contract	\$0.00	\$3,725.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,725.00
<u>Total UTILITIES</u>	\$1,303.05	\$5,085.39	\$2,043.98	\$1,046.53	\$1,261.13	\$392.37	\$11,132.45
Total Expense	\$10,890.52	\$19,071.12	\$14,838.95	\$16,528.61	\$9,758.71	\$5,248.80	\$76,336.71
Operating Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$22,311.70	\$26,685.50
Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$22,311.70	\$26,685.50

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Reserve

1/1/2025 - 6/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	YTD
Reserve Income							
<u>INCOME</u>							
4610 - Interest Income - Reserve	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$296.98
<u>Total INCOME</u>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$296.98
<i>Total Reserve Income</i>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$296.98
Reserve Expense							
<i>Total Reserve Expense</i>	\$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	\$296.98
Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$296.98