

# Rio Buena Vista Homeowners' Association

## Financial Statement Period Ending: November 30, 2025



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Bullhead City, AZ 86442  
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800-447-3838  
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**Fiscal Year End:** December 31

**Accounting Method:** Cash

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**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**BALANCE SHEET**  
**11/30/2025**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1002 - First Citizens	\$23.43		\$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	\$189,247.07		\$189,247.07
1012 - Alliance Debit Card (\$5000) - 3627	\$4,965.18		\$4,965.18
1050 - *Alliance Reserve Sweep 50 MM-0995		\$201,535.36	\$201,535.36
Total CASH	<u>\$194,235.68</u>	<u>\$201,535.36</u>	<u>\$395,771.04</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>\$401,714.68</u>	<u>\$201,535.36</u>	<u>\$603,250.04</u>
 <b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$8,286.82		\$8,286.82
Total LIABILITIES	<u>\$8,286.82</u>		<u>\$8,286.82</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>\$34,875.83</u>	<u>\$30,548.50</u>	<u>\$65,424.33</u>
<b>Liabilities and Equity Total</b>	<u>\$401,714.68</u>	<u>\$201,535.36</u>	<u>\$603,250.04</u>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**11/1/2025 - 11/30/2025**

Accounts	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$17,226.65	\$16,875.00	\$351.65	\$185,578.88	\$185,625.00	(\$46.12)	\$202,500.00	\$16,921.12
4310 - Assessment Interest	\$7.77	\$0.00	\$7.77	\$115.26	\$0.00	\$115.26	\$0.00	(\$115.26)
4330 - Late Fees	\$100.00	\$0.00	\$100.00	\$540.00	\$0.00	\$540.00	\$0.00	(\$540.00)
4350 - Lien/Collection Fees	\$90.00	\$0.00	\$90.00	\$180.00	\$0.00	\$180.00	\$0.00	(\$180.00)
4600 - Interest Income	\$21.66	\$2.75	\$18.91	\$59.90	\$30.25	\$29.65	\$33.00	(\$26.90)
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
<b>Total INCOME</b>	<b>\$17,446.08</b>	<b>\$16,877.75</b>	<b>\$568.33</b>	<b>\$186,574.04</b>	<b>\$185,655.25</b>	<b>\$918.79</b>	<b>\$202,533.00</b>	<b>\$15,958.96</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$30,000.00)	\$0.00	(\$30,000.00)	(\$30,000.00)	\$0.00	(\$30,000.00)	\$0.00	\$30,000.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$30,000.00)</b>	<b>\$0.00</b>	<b>(\$30,000.00)</b>	<b>(\$30,000.00)</b>	<b>\$0.00</b>	<b>(\$30,000.00)</b>	<b>\$0.00</b>	<b>\$30,000.00</b>
<b>Total Income</b>	<b>(\$12,553.92)</b>	<b>\$16,877.75</b>	<b>(\$29,431.67)</b>	<b>\$156,574.04</b>	<b>\$185,655.25</b>	<b>(\$29,081.21)</b>	<b>\$202,533.00</b>	<b>\$45,958.96</b>
<b>Expense</b>								
<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	\$0.00	\$0.00	\$0.00	\$1,301.59	\$0.00	(\$1,301.59)	\$0.00	(\$1,301.59)
5400 - Insurance	\$0.00	\$1,250.00	\$1,250.00	\$12,436.06	\$13,750.00	\$1,313.94	\$15,000.00	\$2,563.94
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$0.00	\$1,666.67	\$1,666.67	\$360.91	\$18,333.37	\$17,972.46	\$20,000.00	\$19,639.09
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$366.63	\$366.63	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$1,030.00	\$458.37	(\$571.63)	\$500.00	(\$530.00)
5530 - Lien/Collection Costs	\$45.00	\$41.67	(\$3.33)	\$80.00	\$458.37	\$378.37	\$500.00	\$420.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$16,500.00	\$17,325.00	\$825.00	\$18,900.00	\$2,400.00
5650 - Meetings	\$0.00	\$0.00	\$0.00	\$34.82	\$0.00	(\$34.82)	\$0.00	(\$34.82)
5800 - Office Supplies	\$2.10	\$41.67	\$39.57	\$269.95	\$458.37	\$188.42	\$500.00	\$230.05
5810 - Postage	\$0.00	\$104.17	\$104.17	\$700.31	\$1,145.87	\$445.56	\$1,250.00	\$549.69
5820 - Printing	\$170.80	\$104.17	(\$66.63)	\$1,184.60	\$1,145.87	(\$38.73)	\$1,250.00	\$65.40

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**

**INCOME STATEMENT - Operating**

**11/1/2025 - 11/30/2025**

Accounts	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$620.82	\$458.37	(\$162.45)	\$500.00	(\$120.82)
5900 - Website	\$245.00	\$41.67	(\$203.33)	\$472.50	\$458.37	(\$14.13)	\$500.00	\$27.50
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00	\$500.00
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$1,962.90</b>	<b>\$5,483.36</b>	<b>\$3,520.46</b>	<b>\$35,566.56</b>	<b>\$61,516.96</b>	<b>\$25,950.40</b>	<b>\$67,000.00</b>	<b>\$31,433.44</b>
<b><u>COMMON AREA</u></b>								
6200 - Janitorial/Cleaning Services	\$0.00	\$541.67	\$541.67	\$6,092.48	\$5,958.37	(\$134.11)	\$6,500.00	\$407.52
6300 - Landscape Maintenance	\$700.00	\$700.00	\$0.00	\$7,750.00	\$7,700.00	(\$50.00)	\$8,400.00	\$650.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$1,557.49	\$1,375.00	(\$182.49)	\$1,500.00	(\$57.49)
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$2,062.50	\$2,062.50	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$850.00	\$850.00	\$0.00	\$9,550.00	\$9,350.00	(\$200.00)	\$10,200.00	\$650.00
6455 - Pool/Spa Repairs	\$0.00	\$416.67	\$416.67	\$785.00	\$4,583.37	\$3,798.37	\$5,000.00	\$4,215.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$960.00	\$650.00	(\$310.00)	\$3,619.00	\$7,150.00	\$3,531.00	\$7,800.00	\$4,181.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$2,750.00	\$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	\$4,583.37	\$4,583.37	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$166.67	\$166.67	\$37.50	\$1,833.37	\$1,795.87	\$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	\$6,750.00	\$4,583.37	(\$2,166.63)	\$5,000.00	(\$1,750.00)
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	\$4,583.37	\$3,792.99	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$0.00	\$0.00	\$0.00	\$12,930.42	\$0.00	(\$12,930.42)	\$0.00	(\$12,930.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$0.00	\$250.00	\$250.00	\$80.73	\$2,750.00	\$2,669.27	\$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)
<b><u>Total COMMON AREA</u></b>	<b>\$2,510.00</b>	<b>\$6,012.52</b>	<b>\$3,502.52</b>	<b>\$69,473.14</b>	<b>\$66,137.72</b>	<b>(\$3,335.42)</b>	<b>\$72,150.00</b>	<b>\$2,676.86</b>
<b><u>TAXES/OTHER EXPENSES</u></b>								
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00	(\$275.00)
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	(\$425.00)	\$0.00	(\$425.00)

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**11/1/2025 - 11/30/2025**

Accounts	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
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	(\$30.18)	\$4,500.00	\$4,530.18	\$4,500.00	\$4,530.18
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$669.82</b>	<b>\$4,550.00</b>	<b>\$3,880.18</b>	<b>\$4,550.00</b>	<b>\$3,880.18</b>
<b>UTILITIES</b>								
7050 - Internet for Pool Gate	\$39.95	\$208.33	\$168.38	\$455.43	\$2,291.63	\$1,836.20	\$2,500.00	\$2,044.57
7100 - Electricity	\$399.15	\$625.00	\$225.85	\$4,508.68	\$6,875.00	\$2,366.32	\$7,500.00	\$2,991.32
7300 - Gas	\$205.40	\$0.00	(\$205.40)	\$2,652.07	\$0.00	(\$2,652.07)	\$0.00	(\$2,652.07)
7550 - Trash/Sanitation	\$0.00	\$33.33	\$33.33	\$83.64	\$366.63	\$282.99	\$400.00	\$316.36
7900 - Water/Sewer	\$491.16	\$500.00	\$8.84	\$4,563.87	\$5,500.00	\$936.13	\$6,000.00	\$1,436.13
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$687.50	\$687.50	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$4,583.37	\$858.37	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00	\$5,000.00
<b><u>Total UTILITIES</u></b>	<b>\$1,135.66</b>	<b>\$2,262.50</b>	<b>\$1,126.84</b>	<b>\$15,988.69</b>	<b>\$24,887.50</b>	<b>\$8,898.81</b>	<b>\$27,150.00</b>	<b>\$11,161.31</b>
<b>Total Expense</b>	<b>\$5,608.56</b>	<b>\$13,758.38</b>	<b>\$8,149.82</b>	<b>\$121,698.21</b>	<b>\$157,092.18</b>	<b>\$35,393.97</b>	<b>\$170,850.00</b>	<b>\$49,151.79</b>
<b>Operating Net Income</b>	<b>(\$18,162.48)</b>	<b>\$3,119.37</b>	<b>(\$21,281.85)</b>	<b>\$34,875.83</b>	<b>\$28,563.07</b>	<b>\$6,312.76</b>	<b>\$31,683.00</b>	<b>(\$3,192.83)</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**11/1/2025 - 11/30/2025**

Accounts	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$49.41	\$0.00	\$49.41	\$548.50	\$0.00	\$548.50	\$0.00	(\$548.50)
<b><u>Total INCOME</u></b>	<b>\$49.41</b>	<b>\$0.00</b>	<b>\$49.41</b>	<b>\$548.50</b>	<b>\$0.00</b>	<b>\$548.50</b>	<b>\$0.00</b>	<b>(\$548.50)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00	(\$30,000.00)
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>(\$30,000.00)</b>
<b>Total Reserve Income</b>	<b>\$30,049.41</b>	<b>\$0.00</b>	<b>\$30,049.41</b>	<b>\$30,548.50</b>	<b>\$0.00</b>	<b>\$30,548.50</b>	<b>\$0.00</b>	<b>(\$30,548.50)</b>
<b>Reserve Net Income</b>	<b>\$30,049.41</b>	<b>\$0.00</b>	<b>\$30,049.41</b>	<b>\$30,548.50</b>	<b>\$0.00</b>	<b>\$30,548.50</b>	<b>\$0.00</b>	<b>(\$30,548.50)</b>
<b>Reserve Net Income</b>	<b>\$30,049.41</b>	<b>\$0.00</b>	<b>\$30,049.41</b>	<b>\$30,548.50</b>	<b>\$0.00</b>	<b>\$30,548.50</b>	<b>\$0.00</b>	<b>(\$30,548.50)</b>

## RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

### Income Statement - Operating

1/1/2025 - 11/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	YTD
<b>Income</b>												
<u><b>INCOME</b></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	\$16,533.15	\$17,226.65	\$185,578.88
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	\$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	\$5.12	\$7.77	\$115.26
4330 - Late Fees	(\$110.91)	\$20.00	(\$50.00)	\$119.11	\$70.00	\$150.00	\$40.89	\$60.91	\$90.00	\$50.00	\$100.00	\$540.00
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.00	\$180.00
4600 - Interest Income	\$3.50	\$3.31	\$3.61	\$3.49	\$3.68	\$3.75	\$4.10	\$4.21	\$4.15	\$4.44	\$21.66	\$59.90
4900 - Other Income	\$75.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
<b>Total INCOME</b>	<b>\$18,164.50</b>	<b>\$15,861.92</b>	<b>\$13,467.73</b>	<b>\$15,548.88</b>	<b>\$12,418.68</b>	<b>\$27,560.50</b>	<b>\$13,014.41</b>	<b>\$18,636.43</b>	<b>\$17,862.20</b>	<b>\$16,592.71</b>	<b>\$17,446.08</b>	<b>\$186,574.04</b>
 <u><b>TRANSFER BETWEEN FUNDS</b></u>												
8900 - Transfer To Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$30,000.00)	(\$30,000.00)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$30,000.00)</b>	<b>(\$30,000.00)</b>
 <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>\$16,592.71</i>	 <i>(\$12,553.92)</i>	 <i>\$156,574.04</i>
 <b>Expense</b>												
<u><b>ADMINISTRATIVE</b></u>												
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$575.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$12,436.06
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$297.50	\$63.41	\$0.00	\$0.00	\$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	\$0.00	\$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	\$0.00	\$45.00	\$80.00
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	\$1,500.00	\$1,500.00	\$16,500.00
5650 - Meetings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.82	\$0.00	\$34.82
5800 - Office Supplies	\$7.50	\$0.00	\$5.60	\$60.50	\$13.65	\$5.25	\$151.20	\$3.85	\$12.25	\$8.05	\$2.10	\$269.95
5810 - Postage	\$170.02	\$9.38	\$10.82	\$30.83	\$60.53	\$72.17	\$269.80	\$3.90	\$28.37	\$44.49	\$0.00	\$700.31
5820 - Printing	\$394.90	\$2.40	\$0.00	\$5.80	\$35.90	\$5.60	\$541.70	\$15.40	\$5.10	\$7.00	\$170.80	\$1,184.60

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**

**Income Statement - Operating**

**1/1/2025 - 11/30/2025**

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	YTD
5860 - Social Committee	\$280.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$340.00	\$0.00	\$0.00	\$620.82
5900 - Website	\$0.00	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$0.00	\$97.50	\$0.00	\$0.00	\$245.00	\$472.50
<b>Total ADMINISTRATIVE</b>	<b>\$2,362.24</b>	<b>\$1,576.78</b>	<b>\$1,525.12</b>	<b>\$2,861.02</b>	<b>\$1,982.58</b>	<b>\$1,646.43</b>	<b>\$3,072.70</b>	<b>\$7,004.65</b>	<b>\$9,977.78</b>	<b>\$1,594.36</b>	<b>\$1,962.90</b>	<b>\$35,566.56</b>
<b>COMMON AREA</b>												
6200 - Janitorial/Cleaning Services	\$1,560.23	\$500.00	\$500.00	\$532.25	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$0.00	\$6,092.48
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$0.00	\$1,450.00	\$700.00	\$7,750.00
6305 - River Bank Weed Control	\$0.00	\$683.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$683.00	\$191.49	\$0.00	\$0.00	\$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	\$850.00	\$850.00	\$9,550.00
6455 - Pool/Spa Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$785.00	\$0.00	\$0.00	\$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	\$285.00	\$960.00	\$3,619.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$37.50	\$0.00	\$0.00	\$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	\$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	\$900.00	\$0.00	\$6,750.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	\$0.00	\$99.56	\$0.00	\$0.00	\$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	\$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	\$1,050.00	\$0.00	\$12,930.42
6680 - Supplies - Common Area Furniture	\$0.00	\$0.00	\$0.00	\$80.73	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$1,040.00
<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>\$3,210.00</b>	<b>\$4,874.56</b>	<b>\$1,883.00</b>	<b>\$2,195.49</b>	<b>\$5,035.00</b>	<b>\$2,510.00</b>	<b>\$69,473.14</b>

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**

**Income Statement - Operating**

**1/1/2025 - 11/30/2025**

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	YTD
<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	\$0.00	\$0.00	\$275.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$425.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$30.18)	\$0.00	(\$30.18)
<u>Total TAXES/OTHER EXPENSES</u>	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$394.82	\$0.00	\$669.82
<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	\$0.00	\$39.95	\$455.43
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$483.94	\$203.43	\$706.38	\$0.00	\$779.59	\$0.00	\$399.15	\$4,508.68
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$261.61	\$150.69	\$123.32	\$92.94	\$82.81	\$106.32	\$205.40	\$2,652.07
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$40.02	\$0.00	\$0.00	\$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	\$0.00	\$491.16	\$4,563.87
7910 - Sewer System - Miant. Contract	\$0.00	\$3,725.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$1,690.29	\$92.94	\$1,831.03	\$106.32	\$1,135.66	\$15,988.69
<i>Total Expense</i>	\$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	\$7,130.50	\$5,608.56	\$121,698.21
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	\$9,462.21	(\$18,162.48)	\$34,875.83

**RIO BUENA VISTA HOMEOWNERS' ASSOCIATION**

**Income Statement - Reserve**

**1/1/2025 - 11/30/2025**

Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	YTD
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**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	\$50.96	\$49.41	\$548.50
<u>Total INCOME</u>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$50.94	\$49.30	\$50.96	\$49.41	\$548.50

TRANSFER BETWEEN FUNDS

9000 - Transfer From Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00

<i>Total Reserve Income</i>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$50.94	\$49.30	\$50.96	\$30,049.41	\$30,548.50
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**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	\$0.00	\$0.00
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Reserve Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$50.94	\$49.30	\$50.96	\$30,049.41	\$30,548.50
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Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$50.94	\$49.30	\$50.96	\$30,049.41	\$30,548.50
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