

Rio Buena Vista Homeowners' Association

Financial Statement Period Ending: October 31, 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
10/31/2025

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	\$23.43		\$23.43
1010 - *Alliance Operating Checking-2123	\$207,036.41		\$207,036.41
1012 - Alliance Debit Card (\$5000) - 3627	\$4,965.18		\$4,965.18
1050 - *Alliance Reserve MM-0995		\$171,485.95	\$171,485.95
Total CASH	<u>\$212,025.02</u>	<u>\$171,485.95</u>	<u>\$383,510.97</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>\$419,504.02</u>	<u>\$171,485.95</u>	<u>\$590,989.97</u>
 Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$7,913.68		\$7,913.68
Total LIABILITIES	<u>\$7,913.68</u>		<u>\$7,913.68</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>\$53,038.31</u>	<u>\$499.09</u>	<u>\$53,537.40</u>
Liabilities and Equity Total	<u>\$419,504.02</u>	<u>\$171,485.95</u>	<u>\$590,989.97</u>

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
10/1/2025 - 10/31/2025

Accounts	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$16,533.15	\$16,875.00	(\$341.85)	\$168,352.23	\$168,750.00	(\$397.77)	\$202,500.00	\$34,147.77
4310 - Assessment Interest	\$5.12	\$0.00	\$5.12	\$107.49	\$0.00	\$107.49	\$0.00	(\$107.49)
4330 - Late Fees	\$50.00	\$0.00	\$50.00	\$440.00	\$0.00	\$440.00	\$0.00	(\$440.00)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4600 - Interest Income	\$4.44	\$2.75	\$1.69	\$38.24	\$27.50	\$10.74	\$33.00	(\$5.24)
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
Total INCOME	\$16,592.71	\$16,877.75	(\$285.04)	\$169,127.96	\$168,777.50	\$350.46	\$202,533.00	\$33,405.04
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Total Income	\$16,592.71	\$16,877.75	(\$285.04)	\$169,127.96	\$168,777.50	\$350.46	\$202,533.00	\$33,405.04
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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	\$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	\$12,500.00	\$63.94	\$15,000.00	\$2,563.94
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$0.00	\$1,666.67	\$1,666.67	\$360.91	\$16,666.70	\$16,305.79	\$20,000.00	\$19,639.09
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$333.30	\$333.30	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$1,030.00	\$416.70	(\$613.30)	\$500.00	(\$530.00)
5530 - Lien/Collection Costs	\$0.00	\$41.67	\$41.67	\$35.00	\$416.70	\$381.70	\$500.00	\$465.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$15,000.00	\$15,750.00	\$750.00	\$18,900.00	\$3,900.00
5650 - Meetings	\$34.82	\$0.00	(\$34.82)	\$34.82	\$0.00	(\$34.82)	\$0.00	(\$34.82)
5800 - Office Supplies	\$8.05	\$41.67	\$33.62	\$267.85	\$416.70	\$148.85	\$500.00	\$232.15
5810 - Postage	\$44.49	\$104.17	\$59.68	\$700.31	\$1,041.70	\$341.39	\$1,250.00	\$549.69
5820 - Printing	\$7.00	\$104.17	\$97.17	\$1,013.80	\$1,041.70	\$27.90	\$1,250.00	\$236.20
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$620.82	\$416.70	(\$204.12)	\$500.00	(\$120.82)
5900 - Website	\$0.00	\$41.67	\$41.67	\$227.50	\$416.70	\$189.20	\$500.00	\$272.50
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00	\$500.00
Total ADMINISTRATIVE	\$1,594.36	\$5,483.36	\$3,889.00	\$33,603.66	\$56,033.60	\$22,429.94	\$67,000.00	\$33,396.34

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
10/1/2025 - 10/31/2025

Accounts	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6200 - Janitorial/Cleaning Services	\$500.00	\$541.67	\$41.67	\$6,092.48	\$5,416.70	(\$675.78)	\$6,500.00	\$407.52
6300 - Landscape Maintenance	\$1,450.00	\$700.00	(\$750.00)	\$7,050.00	\$7,000.00	(\$50.00)	\$8,400.00	\$1,350.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$1,557.49	\$1,250.00	(\$307.49)	\$1,500.00	(\$57.49)
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$1,875.00	\$1,875.00	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$850.00	\$850.00	\$0.00	\$8,700.00	\$8,500.00	(\$200.00)	\$10,200.00	\$1,500.00
6455 - Pool/Spa Repairs	\$0.00	\$416.67	\$416.67	\$785.00	\$4,166.70	\$3,381.70	\$5,000.00	\$4,215.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$285.00	\$650.00	\$365.00	\$2,659.00	\$6,500.00	\$3,841.00	\$7,800.00	\$5,141.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$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	\$4,166.70	\$4,166.70	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$166.67	\$166.67	\$37.50	\$1,666.70	\$1,629.20	\$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	\$900.00	\$416.67	(\$483.33)	\$6,750.00	\$4,166.70	(\$2,583.30)	\$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	\$4,166.70	\$3,376.32	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$1,050.00	\$0.00	(\$1,050.00)	\$12,930.42	\$0.00	(\$12,930.42)	\$0.00	(\$12,930.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.30	\$2,083.30	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$0.00	\$250.00	\$250.00	\$80.73	\$2,500.00	\$2,419.27	\$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)
Total COMMON AREA	\$5,035.00	\$6,012.52	\$977.52	\$66,963.14	\$60,125.20	(\$6,837.94)	\$72,150.00	\$5,186.86
TAXES/OTHER EXPENSES								
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00	(\$275.00)
8600 - Reserve Study	\$425.00	\$0.00	(\$425.00)	\$425.00	\$0.00	(\$425.00)	\$0.00	(\$425.00)
8800 - Taxes - Federal	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
8850 - Taxes - State	(\$30.18)	\$0.00	\$30.18	(\$30.18)	\$4,500.00	\$4,530.18	\$4,500.00	\$4,530.18
Total TAXES/OTHER EXPENSES	\$394.82	\$0.00	(\$394.82)	\$669.82	\$4,550.00	\$3,880.18	\$4,550.00	\$3,880.18
UTILITIES								
7050 - Internet for Pool Gate	\$0.00	\$208.33	\$208.33	\$415.48	\$2,083.30	\$1,667.82	\$2,500.00	\$2,084.52

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
10/1/2025 - 10/31/2025

Accounts	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7100 - Electricity	\$0.00	\$625.00	\$625.00	\$4,109.53	\$6,250.00	\$2,140.47	\$7,500.00	\$3,390.47
7300 - Gas	\$106.32	\$0.00	(\$106.32)	\$2,446.67	\$0.00	(\$2,446.67)	\$0.00	(\$2,446.67)
7550 - Trash/Sanitation	\$0.00	\$33.33	\$33.33	\$83.64	\$333.30	\$249.66	\$400.00	\$316.36
7900 - Water/Sewer	\$0.00	\$500.00	\$500.00	\$4,072.71	\$5,000.00	\$927.29	\$6,000.00	\$1,927.29
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$625.00	\$625.00	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$4,166.70	\$441.70	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00	\$5,000.00
<u>Total UTILITIES</u>	\$106.32	\$2,262.50	\$2,156.18	\$14,853.03	\$22,625.00	\$7,771.97	\$27,150.00	\$12,296.97
Total Expense	\$7,130.50	\$13,758.38	\$6,627.88	\$116,089.65	\$143,333.80	\$27,244.15	\$170,850.00	\$54,760.35
Operating Net Income	\$9,462.21	\$3,119.37	\$6,342.84	\$53,038.31	\$25,443.70	\$27,594.61	\$31,683.00	(\$21,355.31)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Reserve
10/1/2025 - 10/31/2025

Accounts	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.96	\$0.00	\$50.96	\$499.09	\$0.00	\$499.09	\$0.00	(\$499.09)
<u>Total INCOME</u>	\$50.96	\$0.00	\$50.96	\$499.09	\$0.00	\$499.09	\$0.00	(\$499.09)
Total Reserve Income	\$50.96	\$0.00	\$50.96	\$499.09	\$0.00	\$499.09	\$0.00	(\$499.09)
Reserve Net Income	\$50.96	\$0.00	\$50.96	\$499.09	\$0.00	\$499.09	\$0.00	(\$499.09)
Reserve Net Income	\$50.96	\$0.00	\$50.96	\$499.09	\$0.00	\$499.09	\$0.00	(\$499.09)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 10/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	YTD
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$0.00	\$1,450.00	\$7,050.00
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	\$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	\$8,700.00
6455 - Pool/Spa Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$785.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$2,659.00
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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$5,035.00	\$66,963.14
<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	\$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	\$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)	(\$30.18)
Total TAXES/OTHER EXPENSES	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$394.82	\$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	\$415.48
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$483.94	\$203.43	\$706.38	\$0.00	\$779.59	\$0.00	\$4,109.53
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$261.61	\$150.69	\$123.32	\$92.94	\$82.81	\$106.32	\$2,446.67
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$40.02	\$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	\$4,072.71

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 10/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	YTD
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	\$3,725.00
<u>Total UTILITIES</u>	<u>\$1,303.05</u>	<u>\$5,085.39</u>	<u>\$2,043.98</u>	<u>\$1,046.53</u>	<u>\$1,261.13</u>	<u>\$392.37</u>	<u>\$1,690.29</u>	<u>\$92.94</u>	<u>\$1,831.03</u>	<u>\$106.32</u>	<u>\$14,853.03</u>
<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	\$116,089.65
Operating Net Income	<u>\$7,273.98</u>	<u>(\$3,209.20)</u>	<u>(\$1,371.22)</u>	<u>(\$979.73)</u>	<u>\$2,659.97</u>	<u>\$22,311.70</u>	<u>\$3,376.86</u>	<u>\$9,655.84</u>	<u>\$3,857.90</u>	<u>\$9,462.21</u>	<u>\$53,038.31</u>
Net Income	<u>\$7,273.98</u>	<u>(\$3,209.20)</u>	<u>(\$1,371.22)</u>	<u>(\$979.73)</u>	<u>\$2,659.97</u>	<u>\$22,311.70</u>	<u>\$3,376.86</u>	<u>\$9,655.84</u>	<u>\$3,857.90</u>	<u>\$9,462.21</u>	<u>\$53,038.31</u>

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Reserve

1/1/2025 - 10/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 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	\$499.09
<u>Total INCOME</u>	<u>\$50.83</u>	<u>\$45.92</u>	<u>\$50.85</u>	<u>\$49.23</u>	<u>\$50.89</u>	<u>\$49.26</u>	<u>\$50.91</u>	<u>\$50.94</u>	<u>\$49.30</u>	<u>\$50.96</u>	<u>\$499.09</u>
<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	\$499.09

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
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Reserve Net Income	<u>\$50.83</u>	<u>\$45.92</u>	<u>\$50.85</u>	<u>\$49.23</u>	<u>\$50.89</u>	<u>\$49.26</u>	<u>\$50.91</u>	<u>\$50.94</u>	<u>\$49.30</u>	<u>\$50.96</u>	<u>\$499.09</u>
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Net Income	<u>\$50.83</u>	<u>\$45.92</u>	<u>\$50.85</u>	<u>\$49.23</u>	<u>\$50.89</u>	<u>\$49.26</u>	<u>\$50.91</u>	<u>\$50.94</u>	<u>\$49.30</u>	<u>\$50.96</u>	<u>\$499.09</u>
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