

Rio Buena Vista Homeowners' Association

Financial Statement Period Ending: January 31, 2026



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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

Accounting Method: Cash

Michelle Vandenberg, Community Manager
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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
1/31/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	\$23.43		\$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	\$207,812.58		\$207,812.58
1012 - Alliance Debit Card (\$5000) - 3627	\$398.45		\$398.45
1050 - *Alliance Reserve Sweep 50 MM-0995		\$205,070.63	\$205,070.63
Total CASH	<u>\$208,234.46</u>	<u>\$205,070.63</u>	<u>\$413,305.09</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>\$415,713.46</u>	<u>\$205,070.63</u>	<u>\$620,784.09</u>
Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$11,032.12		\$11,032.12
Total LIABILITIES	<u>\$11,032.12</u>		<u>\$11,032.12</u>
EQUITY			
3200 - Operating Equity	\$402,688.45		\$402,688.45
3500 - Reserve Equity		\$201,591.01	\$201,591.01
Total EQUITY	<u>\$402,688.45</u>	<u>\$201,591.01</u>	<u>\$604,279.46</u>
Net Income	<u>\$1,992.89</u>	<u>\$3,479.62</u>	<u>\$5,472.51</u>
Liabilities and Equity Total	<u>\$415,713.46</u>	<u>\$205,070.63</u>	<u>\$620,784.09</u>

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

1/1/2026 - 1/31/2026

Accounts	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$17,072.05	\$16,875.00	\$197.05	\$17,072.05	\$16,875.00	\$197.05	\$202,500.00	\$185,427.95
4310 - Assessment Interest	\$7.96	\$0.00	\$7.96	\$7.96	\$0.00	\$7.96	\$0.00	(\$7.96)
4330 - Late Fees	\$90.00	\$0.00	\$90.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4350 - Lien/Collection Fees	\$130.00	\$0.00	\$130.00	\$130.00	\$0.00	\$130.00	\$0.00	(\$130.00)
4600 - Interest Income	\$48.27	\$3.33	\$44.94	\$48.27	\$3.33	\$44.94	\$40.00	(\$8.27)
<u>Total INCOME</u>	\$17,348.28	\$16,878.33	\$469.95	\$17,348.28	\$16,878.33	\$469.95	\$202,540.00	\$185,191.72
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$3,423.75)	(\$3,423.75)	\$0.00	(\$3,423.75)	(\$3,423.75)	\$0.00	(\$41,085.00)	(\$37,661.25)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$3,423.75)	(\$3,423.75)	\$0.00	(\$3,423.75)	(\$3,423.75)	\$0.00	(\$41,085.00)	(\$37,661.25)
Total Income	\$13,924.53	\$13,454.58	\$469.95	\$13,924.53	\$13,454.58	\$469.95	\$161,455.00	\$147,530.47
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00
5400 - Insurance	(\$3,637.00)	\$1,250.00	\$4,887.00	(\$3,637.00)	\$1,250.00	\$4,887.00	\$15,000.00	\$18,637.00
5420 - Land Lease Expenses	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00	\$2,500.00
5500 - Legal Fees	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	\$5,000.00
5520 - Licenses/Permits	\$0.00	\$85.83	\$85.83	\$0.00	\$85.83	\$85.83	\$1,030.00	\$1,030.00
5530 - Lien/Collection Costs	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00	\$300.00
5600 - Management Fees	\$1,575.00	\$1,575.00	\$0.00	\$1,575.00	\$1,575.00	\$0.00	\$18,900.00	\$17,325.00
5650 - Meetings	\$52.74	\$0.00	(\$52.74)	\$52.74	\$0.00	(\$52.74)	\$0.00	(\$52.74)
5800 - Office Supplies	\$93.80	\$41.67	(\$52.13)	\$93.80	\$41.67	(\$52.13)	\$500.00	\$406.20
5810 - Postage	\$321.37	\$104.17	(\$217.20)	\$321.37	\$104.17	(\$217.20)	\$1,250.00	\$928.63
5820 - Printing	\$1,104.20	\$104.17	(\$1,000.03)	\$1,104.20	\$104.17	(\$1,000.03)	\$1,250.00	\$145.80
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
5900 - Website	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

1/1/2026 - 1/31/2026

Accounts	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5950 - Miscellaneous Admin	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00	\$250.00
<u>Total ADMINISTRATIVE</u>	(\$489.89)	\$3,915.01	\$4,404.90	(\$489.89)	\$3,915.01	\$4,404.90	\$47,730.00	\$48,219.89
<u>COMMON AREA</u>								
6200 - Janitorial/Cleaning Services	\$500.00	\$550.00	\$50.00	\$500.00	\$550.00	\$50.00	\$6,600.00	\$6,100.00
6300 - Landscape Maintenance	\$700.00	\$800.00	\$100.00	\$700.00	\$800.00	\$100.00	\$9,600.00	\$8,900.00
6305 - River Bank Weed Control	\$683.00	\$125.00	(\$558.00)	\$683.00	\$125.00	(\$558.00)	\$1,500.00	\$817.00
6330 - Landscape - Other	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$1,000.00
6450 - Pool/Spa Maintenance	\$1,700.00	\$950.00	(\$750.00)	\$1,700.00	\$950.00	(\$750.00)	\$11,400.00	\$9,700.00
6455 - Pool/Spa Repairs	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00	\$2,500.00
6456 - Pool Gate Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
6460 - Pool/Spa Supplies	\$35.00	\$291.67	\$256.67	\$35.00	\$291.67	\$256.67	\$3,500.00	\$3,465.00
6465 - Pool Gate Cards	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00	\$200.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00	\$2,000.00
6510 - Repairs & Maintenance: Buildings	\$13.99	\$0.00	(\$13.99)	\$13.99	\$0.00	(\$13.99)	\$0.00	(\$13.99)
6512 - Repairs & Maintenance: Decks	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00	\$3,500.00
6565 - Repairs & Maintenance: Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$1,000.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00	\$6,000.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00	\$250.00
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$1,000.00
6598 - Repairs & Maintenance - Lift Station	\$2,000.00	\$500.00	(\$1,500.00)	\$2,000.00	\$500.00	(\$1,500.00)	\$6,000.00	\$4,000.00
6605 - Security Services	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00	\$750.00
6680 - Supplies - Common Area Furniture	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
6685 - Engineering Planning	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	\$5,000.00
6700 - Water Meter Upgrades	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00	\$10,000.00
6800 - Tree Removal & Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
<u>Total COMMON AREA</u>	\$5,631.99	\$6,441.67	\$809.68	\$5,631.99	\$6,441.67	\$809.68	\$77,300.00	\$71,668.01

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

1/1/2026 - 1/31/2026

Accounts	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate & BOI Reporting	\$5.00	\$275.00	\$270.00	\$5.00	\$275.00	\$270.00	\$275.00	\$270.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
8800 - Taxes - Federal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$5.00	\$275.00	\$270.00	\$5.00	\$275.00	\$270.00	\$3,875.00	\$3,870.00
<u>UTILITIES</u>								
7050 - Internet for Pool Gate	\$79.90	\$62.50	(\$17.40)	\$79.90	\$62.50	(\$17.40)	\$750.00	\$670.10
7100 - Electricity	\$818.13	\$625.00	(\$193.13)	\$818.13	\$625.00	(\$193.13)	\$7,500.00	\$6,681.87
7300 - Gas	\$375.91	\$291.67	(\$84.24)	\$375.91	\$291.67	(\$84.24)	\$3,500.00	\$3,124.09
7510 - Telephone - Gates	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00	\$300.00
7900 - Water/Sewer	\$1,010.60	\$458.33	(\$552.27)	\$1,010.60	\$458.33	(\$552.27)	\$5,500.00	\$4,489.40
7910 - Sewer System - Miant. Contract	\$4,500.00	\$833.33	(\$3,666.67)	\$4,500.00	\$833.33	(\$3,666.67)	\$10,000.00	\$5,500.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	\$5,000.00
<u>Total UTILITIES</u>	\$6,784.54	\$2,712.50	(\$4,072.04)	\$6,784.54	\$2,712.50	(\$4,072.04)	\$32,550.00	\$25,765.46
Total Expense	\$11,931.64	\$13,344.18	\$1,412.54	\$11,931.64	\$13,344.18	\$1,412.54	\$161,455.00	\$149,523.36
Operating Net Income	\$1,992.89	\$110.40	\$1,882.49	\$1,992.89	\$110.40	\$1,882.49	\$0.00	(\$1,992.89)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Reserve
1/1/2026 - 1/31/2026

Accounts	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$55.87	\$0.00	\$55.87	\$55.87	\$0.00	\$55.87	\$0.00	(\$55.87)
<u>Total INCOME</u>	\$55.87	\$0.00	\$55.87	\$55.87	\$0.00	\$55.87	\$0.00	(\$55.87)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$3,423.75	\$0.00	\$3,423.75	\$3,423.75	\$0.00	\$3,423.75	\$0.00	(\$3,423.75)
<u>Total TRANSFER BETWEEN FUNDS</u>	\$3,423.75	\$0.00	\$3,423.75	\$3,423.75	\$0.00	\$3,423.75	\$0.00	(\$3,423.75)
 Total Reserve Income	\$3,479.62	\$0.00	\$3,479.62	\$3,479.62	\$0.00	\$3,479.62	\$0.00	(\$3,479.62)
 Reserve Net Income	\$3,479.62	\$0.00	\$3,479.62	\$3,479.62	\$0.00	\$3,479.62	\$0.00	(\$3,479.62)
 Reserve Net Income	\$3,479.62	\$0.00	\$3,479.62	\$3,479.62	\$0.00	\$3,479.62	\$0.00	(\$3,479.62)