Rio Buena Vista Homeowners' Association

Financial Statement
Period Ending: March 31, 2026

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

Nicole Overlander, Community Manager
Email: noverlander@hoamco.com
928-296-8181 ext 1608

Jamie Nelson, Executive Director of Mgmt Services
Email: jnelson@hoamco.com
928-778-2293 ext 1149

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
3/31/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$216,172.88		$216,172.88
1012 - Alliance Debit Card ($5000) - 3627	$5,000.00		$5,000.00
1050 - *Alliance Reserve Sweep 50 MM-0995		$212,027.41	$212,027.41
Total CASH	**$221,196.31**	**$212,027.41**	**$433,223.72**
FIXED ASSETS			
1400 - Land	$207,479.00		$207,479.00
Total FIXED ASSETS	**$207,479.00**		**$207,479.00**
Assets Total	**$428,675.31**	**$212,027.41**	**$640,702.72**

Liabilities & Equity

	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	$10,932.77		$10,932.77
Total LIABILITIES	**$10,932.77**		**$10,932.77**
EQUITY			
3200 - Operating Equity	$402,688.45		$402,688.45
3500 - Reserve Equity		$201,591.01	$201,591.01
Total EQUITY	**$402,688.45**	**$201,591.01**	**$604,279.46**
Net Income	**$15,054.09**	**$10,436.40**	**$25,490.49**
Liabilities and Equity Total	**$428,675.31**	**$212,027.41**	**$640,702.72**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
3/1/2026 - 3/31/2026

Accounts	3/1/2026 - 3/31/2026 Actual	Budget	Variance	1/1/2026 - 3/31/2026 Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	$16,835.00	$16,875.00	($40.00)	$51,305.39	$50,625.00	$680.39	$202,500.00	$151,194.61
4310 - Assessment Interest	$4.29	$0.00	$4.29	$18.57	$0.00	$18.57	$0.00	($18.57)
4330 - Late Fees	$69.01	$0.00	$69.01	$248.20	$0.00	$248.20	$0.00	($248.20)
4350 - Lien/Collection Fees	$0.00	$0.00	$0.00	$195.00	$0.00	$195.00	$0.00	($195.00)
4600 - Interest Income	$52.82	$3.33	$49.49	$147.20	$9.99	$137.21	$40.00	($107.20)
4800 - Violation Fines	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	($100.00)
4900 - Other Income	$2.69	$0.00	$2.69	$2.69	$0.00	$2.69	$0.00	($2.69)
Total INCOME	**$16,963.81**	**$16,878.33**	**$85.48**	**$52,017.05**	**$50,634.99**	**$1,382.06**	**$202,540.00**	**$150,522.95**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($10,271.25)	($10,271.25)	$0.00	($41,085.00)	($30,813.75)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($10,271.25)**	**($10,271.25)**	**$0.00**	**($41,085.00)**	**($30,813.75)**
Total Income	**$13,540.06**	**$13,454.58**	**$85.48**	**$41,745.80**	**$40,363.74**	**$1,382.06**	**$161,455.00**	**$119,709.20**
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	$475.00	$0.00	($475.00)	$475.00	$0.00	($475.00)	$750.00	$275.00
5400 - Insurance	$0.00	$1,250.00	$1,250.00	($3,637.00)	$3,750.00	$7,387.00	$15,000.00	$18,637.00
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$624.99	$476.13	$2,500.00	$2,351.14
5500 - Legal Fees	$0.00	$416.67	$416.67	$0.00	$1,250.01	$1,250.01	$5,000.00	$5,000.00
5520 - Licenses/Permits	$0.00	$85.83	$85.83	$0.00	$257.49	$257.49	$1,030.00	$1,030.00
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$75.00	$75.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$4,725.00	$4,725.00	$0.00	$18,900.00	$14,175.00
5650 - Meetings	$0.00	$0.00	$0.00	$52.74	$0.00	($52.74)	$0.00	($52.74)
5800 - Office Supplies	$76.60	$41.67	($34.93)	$180.90	$125.01	($55.89)	$500.00	$319.10
5810 - Postage	$99.42	$104.17	$4.75	$526.66	$312.51	($214.15)	$1,250.00	$723.34
5820 - Printing	$52.80	$104.17	$51.37	$1,224.00	$312.51	($911.49)	$1,250.00	$26.00
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$125.01	$125.01	$500.00	$500.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
3/1/2026 - 3/31/2026

Accounts	3/1/2026 - 3/31/2026 Actual	Budget	Variance	1/1/2026 - 3/31/2026 Actual	Budget	Variance	Annual Budget	Remaining Budget
5900 - Website	$0.00	$41.67	$41.67	$40.00	$125.01	$85.01	$500.00	$460.00
5950 - Miscellaneous Admin	$0.00	$20.83	$20.83	$0.00	$62.49	$62.49	$250.00	$250.00
Total ADMINISTRATIVE	**$2,278.82**	**$3,915.01**	**$1,636.19**	**$3,736.16**	**$11,745.03**	**$8,008.87**	**$47,730.00**	**$43,993.84**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$500.00	$550.00	$50.00	$1,500.00	$1,650.00	$150.00	$6,600.00	$5,100.00
6300 - Landscape Maintenance	$0.00	$800.00	$800.00	$1,400.00	$2,400.00	$1,000.00	$9,600.00	$8,200.00
6305 - River Bank Weed Control	$700.00	$125.00	($575.00)	$1,658.00	$375.00	($1,283.00)	$1,500.00	($158.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$249.99	$249.99	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$850.00	$950.00	$100.00	$3,400.00	$2,850.00	($550.00)	$11,400.00	$8,000.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$624.99	$624.99	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$375.00	$375.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$349.00	$291.67	($57.33)	$424.00	$875.01	$451.01	$3,500.00	$3,076.00
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$50.01	$50.01	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$0.00	$166.67	$166.67	$0.00	$500.01	$500.01	$2,000.00	$2,000.00
6510 - Repairs & Maintenance: Buildings	$0.00	$0.00	$0.00	$13.99	$0.00	($13.99)	$0.00	($13.99)
6512 - Repairs & Maintenance: Decks	$0.00	$41.67	$41.67	$0.00	$125.01	$125.01	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$375.00	$375.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$1,019.28	$291.67	($727.61)	$1,019.28	$875.01	($144.27)	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$249.99	$249.99	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$1,500.00	$1,500.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$62.49	$62.49	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$249.99	$249.99	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$900.00	$500.00	($400.00)	$2,900.00	$1,500.00	($1,400.00)	$6,000.00	$3,100.00
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$187.50	$187.50	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$125.01	$125.01	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$1,250.01	$1,250.01	$5,000.00	$5,000.00
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$2,499.99	$2,499.99	$10,000.00	$10,000.00
6800 - Tree Removal & Maintenance	$0.00	$125.00	$125.00	$0.00	$375.00	$375.00	$1,500.00	$1,500.00
Total COMMON AREA	**$4,318.28**	**$6,441.67**	**$2,123.39**	**$12,315.27**	**$19,325.01**	**$7,009.74**	**$77,300.00**	**$64,984.73**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
3/1/2026 - 3/31/2026

Accounts	3/1/2026 - 3/31/2026 Actual	Budget	Variance	1/1/2026 - 3/31/2026 Actual	Budget	Variance	Annual Budget	Remaining Budget
TAXES/OTHER EXPENSES								
8280 - Annual Corporate & BOI Reporting	$0.00	$0.00	$0.00	$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	$2,119.39	$0.00	($2,119.39)	$2,119.39	$0.00	($2,119.39)	$2,000.00	($119.39)
8850 - Taxes - State	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00	$50.00
Total TAXES/OTHER EXPENSES	**$2,119.39**	**$0.00**	**($2,119.39)**	**$2,124.39**	**$275.00**	**($1,849.39)**	**$3,875.00**	**$1,750.61**
UTILITIES								
7050 - Internet for Pool Gate	$79.90	$62.50	($17.40)	$159.80	$187.50	$27.70	$750.00	$590.20
7100 - Electricity	$0.00	$625.00	$625.00	$1,218.52	$1,875.00	$656.48	$7,500.00	$6,281.48
7300 - Gas	$343.04	$291.67	($51.37)	$1,118.24	$875.01	($243.23)	$3,500.00	$2,381.76
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$75.00	$75.00	$300.00	$300.00
7900 - Water/Sewer	$0.00	$458.33	$458.33	$1,519.33	$1,374.99	($144.34)	$5,500.00	$3,980.67
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$2,499.99	($2,000.01)	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$1,250.01	$1,250.01	$5,000.00	$5,000.00
Total UTILITIES	**$422.94**	**$2,712.50**	**$2,289.56**	**$8,515.89**	**$8,137.50**	**($378.39)**	**$32,550.00**	**$24,034.11**
Total Expense	**$9,139.43**	**$13,069.18**	**$3,929.75**	**$26,691.71**	**$39,482.54**	**$12,790.83**	**$161,455.00**	**$134,763.29**
Operating Net Income	**$4,400.63**	**$385.40**	**$4,015.23**	**$15,054.09**	**$881.20**	**$14,172.89**	**$0.00**	**($15,054.09)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$57.96	$0.00	$57.96	$165.15	$0.00	$165.15	$0.00	($165.15)
Total INCOME	**$57.96**	**$0.00**	**$57.96**	**$165.15**	**$0.00**	**$165.15**	**$0.00**	**($165.15)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$10,271.25	$0.00	$10,271.25	$0.00	($10,271.25)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$10,271.25**	**$0.00**	**$10,271.25**	**$0.00**	**($10,271.25)**
Total Reserve Income	**$3,481.71**	**$0.00**	**$3,481.71**	**$10,436.40**	**$0.00**	**$10,436.40**	**$0.00**	**($10,436.40)**
Reserve Net Income	**$3,481.71**	**$0.00**	**$3,481.71**	**$10,436.40**	**$0.00**	**$10,436.40**	**$0.00**	**($10,436.40)**
Reserve Net Income	**$3,481.71**	**$0.00**	**$3,481.71**	**$10,436.40**	**$0.00**	**$10,436.40**	**$0.00**	**($10,436.40)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2026 - 3/31/2026

	Jan 2026	Feb 2026	Mar 2026	YTD
Income				
INCOME				
4100 - Homeowner Assessments	$17,072.05	$17,398.34	$16,835.00	$51,305.39
4140 - Prepaid Owner Assessments	$0.00	$0.00	$0.00	$0.00
4150 - Developer Assessments	$0.00	$0.00	$0.00	$0.00
4310 - Assessment Interest	$7.96	$6.32	$4.29	$18.57
4330 - Late Fees	$90.00	$89.19	$69.01	$248.20
4350 - Lien/Collection Fees	$130.00	$65.00	$0.00	$195.00
4600 - Interest Income	$48.27	$46.11	$52.82	$147.20
4800 - Violation Fines	$0.00	$100.00	$0.00	$100.00
4900 - Other Income	$0.00	$0.00	$2.69	$2.69
Total INCOME	$17,348.28	$17,704.96	$16,963.81	$52,017.05
TRANSFER BETWEEN FUNDS				
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	($3,423.75)	($10,271.25)
Total TRANSFER BETWEEN FUNDS	($3,423.75)	($3,423.75)	($3,423.75)	($10,271.25)
Total Income	$13,924.53	$14,281.21	$13,540.06	$41,745.80
Expense				
ADMINISTRATIVE				
5100 - Accounting/Tax Prep Fees	$0.00	$0.00	$475.00	$475.00
5400 - Insurance	($3,637.00)	$0.00	$0.00	($3,637.00)
5420 - Land Lease Expenses	$0.00	$148.86	$0.00	$148.86
5600 - Management Fees	$1,575.00	$1,575.00	$1,575.00	$4,725.00
5650 - Meetings	$52.74	$0.00	$0.00	$52.74
5800 - Office Supplies	$93.80	$10.50	$76.60	$180.90
5810 - Postage	$321.37	$105.87	$99.42	$526.66
5820 - Printing	$1,104.20	$67.00	$52.80	$1,224.00
5900 - Website	$0.00	$40.00	$0.00	$40.00
Total ADMINISTRATIVE	($489.89)	$1,947.23	$2,278.82	$3,736.16
COMMON AREA				
6200 - Janitorial/Cleaning Services	$500.00	$500.00	$500.00	$1,500.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Operating
1/1/2026 - 3/31/2026

	Jan 2026	Feb 2026	Mar 2026	YTD
6300 - Landscape Maintenance	$700.00	$700.00	$0.00	$1,400.00
6305 - River Bank Weed Control	$683.00	$275.00	$700.00	$1,658.00
6450 - Pool/Spa Maintenance	$1,700.00	$850.00	$850.00	$3,400.00
6460 - Pool/Spa Supplies	$35.00	$40.00	$349.00	$424.00
6510 - Repairs & Maintenance: Buildings	$13.99	$0.00	$0.00	$13.99
6550 - Repairs & Maintenance: Lighting	$0.00	$0.00	$1,019.28	$1,019.28
6598 - Repairs & Maintenance - Lift Station	$2,000.00	$0.00	$900.00	$2,900.00
Total COMMON AREA	$5,631.99	$2,365.00	$4,318.28	$12,315.27
TAXES/OTHER EXPENSES				
8280 - Annual Corporate & BOI Reporting	$5.00	$0.00	$0.00	$5.00
8840 - Taxes - Property	$0.00	$0.00	$2,119.39	$2,119.39
Total TAXES/OTHER EXPENSES	$5.00	$0.00	$2,119.39	$2,124.39
UTILITIES				
7050 - Internet for Pool Gate	$79.90	$0.00	$79.90	$159.80
7100 - Electricity	$818.13	$400.39	$0.00	$1,218.52
7300 - Gas	$375.91	$399.29	$343.04	$1,118.24
7900 - Water/Sewer	$1,010.60	$508.73	$0.00	$1,519.33
7910 - Sewer System - Maint. Contract	$4,500.00	$0.00	$0.00	$4,500.00
Total UTILITIES	$6,784.54	$1,308.41	$422.94	$8,515.89
Total Expense	$11,931.64	$5,620.64	$9,139.43	$26,691.71
Operating Net Income	$1,992.89	$8,660.57	$4,400.63	$15,054.09
Net Income	$1,992.89	$8,660.57	$4,400.63	$15,054.09

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Reserve
1/1/2026 - 3/31/2026

	Jan 2026	Feb 2026	Mar 2026	YTD
Reserve Income				
INCOME				
4610 - Interest Income - Reserve	$55.87	$51.32	$57.96	$165.15
Total INCOME	$55.87	$51.32	$57.96	$165.15
TRANSFER BETWEEN FUNDS				
9000 - Transfer From Operating	$3,423.75	$3,423.75	$3,423.75	$10,271.25
Total TRANSFER BETWEEN FUNDS	$3,423.75	$3,423.75	$3,423.75	$10,271.25
Total Reserve Income	$3,479.62	$3,475.07	$3,481.71	$10,436.40
Reserve Expense				
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$3,479.62	$3,475.07	$3,481.71	$10,436.40
Net Income	$3,479.62	$3,475.07	$3,481.71	$10,436.40