Rio Buena Vista Homeowners' Association

Financial Statement
Period Ending: April 30, 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
4/30/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$220,003.46		$220,003.46
1012 - Alliance Debit Card ($5000) - 3627	$4,947.67		$4,947.67
1050 - *Alliance Reserve Sweep 50 MM-0995		$215,508.30	$215,508.30
Total CASH	**$224,974.56**	**$215,508.30**	**$440,482.86**
FIXED ASSETS			
1400 - Land	$223,027.00		$223,027.00
Total FIXED ASSETS	**$223,027.00**		**$223,027.00**
Assets Total	**$448,001.56**	**$215,508.30**	**$663,509.86**

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	$9,699.03		$9,699.03
Total LIABILITIES	**$9,699.03**		**$9,699.03**
EQUITY			
3200 - Operating Equity	$418,236.45		$418,236.45
3500 - Reserve Equity		$201,591.01	$201,591.01
Total EQUITY	**$418,236.45**	**$201,591.01**	**$619,827.46**
Net Income	**$20,066.08**	**$13,917.29**	**$33,983.37**
Liabilities and Equity Total	**$448,001.56**	**$215,508.30**	**$663,509.86**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - Homeowner Assessments	$17,328.74	$16,875.00	$453.74	$68,634.13	$67,500.00	$1,134.13	$202,500.00	$133,865.87
4310 - Assessment Interest	$3.30	$0.00	$3.30	$21.87	$0.00	$21.87	$0.00	($21.87)
4330 - Late Fees	$40.00	$0.00	$40.00	$288.20	$0.00	$288.20	$0.00	($288.20)
4350 - Lien/Collection Fees	$65.00	$0.00	$65.00	$260.00	$0.00	$260.00	$0.00	($260.00)
4600 - Interest Income	$51.08	$3.33	$47.75	$198.28	$13.32	$184.96	$40.00	($158.28)
4800 - Violation Fines	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	($100.00)
4900 - Other Income	$75.00	$0.00	$75.00	$77.69	$0.00	$77.69	$0.00	($77.69)
Total INCOME	**$17,563.12**	**$16,878.33**	**$684.79**	**$69,580.17**	**$67,513.32**	**$2,066.85**	**$202,540.00**	**$132,959.83**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($13,695.00)	($13,695.00)	$0.00	($41,085.00)	($27,390.00)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($13,695.00)**	**($13,695.00)**	**$0.00**	**($41,085.00)**	**($27,390.00)**
Total Income	**$14,139.37**	**$13,454.58**	**$684.79**	**$55,885.17**	**$53,818.32**	**$2,066.85**	**$161,455.00**	**$105,569.83**
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	$1,200.00	$0.00	($1,200.00)	$1,675.00	$0.00	($1,675.00)	$750.00	($925.00)
5400 - Insurance	$0.00	$1,250.00	$1,250.00	($3,637.00)	$5,000.00	$8,637.00	$15,000.00	$18,637.00
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$833.32	$684.46	$2,500.00	$2,351.14
5500 - Legal Fees	$0.00	$416.67	$416.67	$0.00	$1,666.68	$1,666.68	$5,000.00	$5,000.00
5520 - Licenses/Permits	$0.00	$85.83	$85.83	$0.00	$343.32	$343.32	$1,030.00	$1,030.00
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$100.00	$100.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$6,300.00	$6,300.00	$0.00	$18,900.00	$12,600.00
5650 - Meetings	$52.33	$0.00	($52.33)	$105.07	$0.00	($105.07)	$0.00	($105.07)
5800 - Office Supplies	$105.00	$41.67	($63.33)	$285.90	$166.68	($119.22)	$500.00	$214.10
5810 - Postage	$183.90	$104.17	($79.73)	$710.56	$416.68	($293.88)	$1,250.00	$539.44
5820 - Printing	$228.00	$104.17	($123.83)	$1,452.00	$416.68	($1,035.32)	$1,250.00	($202.00)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$166.68	$166.68	$500.00	$500.00
5900 - Website	$0.00	$41.67	$41.67	$40.00	$166.68	$126.68	$500.00	$460.00
5950 - Miscellaneous Admin	$0.00	$20.83	$20.83	$0.00	$83.32	$83.32	$250.00	$250.00
Total ADMINISTRATIVE	**$3,344.23**	**$3,915.01**	**$570.78**	**$7,080.39**	**$15,660.04**	**$8,579.65**	**$47,730.00**	**$40,649.61**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$500.00	$550.00	$50.00	$2,000.00	$2,200.00	$200.00	$6,600.00	$4,600.00
6300 - Landscape Maintenance	$0.00	$800.00	$800.00	$1,400.00	$3,200.00	$1,800.00	$9,600.00	$8,200.00
6305 - River Bank Weed Control	$700.00	$125.00	($575.00)	$2,358.00	$500.00	($1,858.00)	$1,500.00	($858.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$333.32	$333.32	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$850.00	$950.00	$100.00	$4,250.00	$3,800.00	($450.00)	$11,400.00	$7,150.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$833.32	$833.32	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$500.00	$500.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$49.00	$291.67	$242.67	$473.00	$1,166.68	$693.68	$3,500.00	$3,027.00
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$66.68	$66.68	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$0.00	$166.67	$166.67	$0.00	$666.68	$666.68	$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	$166.68	$166.68	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$500.00	$500.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$0.00	$291.67	$291.67	$1,019.28	$1,166.68	$147.40	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$333.32	$333.32	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$2,000.00	$2,000.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$83.32	$83.32	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$333.32	$333.32	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$2,450.00	$500.00	($1,950.00)	$5,350.00	$2,000.00	($3,350.00)	$6,000.00	$650.00
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$250.00	$250.00	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$166.68	$166.68	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$1,666.68	$1,666.68	$5,000.00	$5,000.00
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$3,333.32	$3,333.32	$10,000.00	$10,000.00
6800 - Tree Removal & Maintenance	$0.00	$125.00	$125.00	$0.00	$500.00	$500.00	$1,500.00	$1,500.00
Total COMMON AREA	**$4,549.00**	**$6,441.67**	**$1,892.67**	**$16,864.27**	**$25,766.68**	**$8,902.41**	**$77,300.00**	**$60,435.73**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**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	$0.00	$0.00	$0.00	$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	**$0.00**	**$0.00**	**$0.00**	**$2,124.39**	**$275.00**	**($1,849.39)**	**$3,875.00**	**$1,750.61**
UTILITIES								
7050 - Internet for Pool Gate	$0.00	$62.50	$62.50	$159.80	$250.00	$90.20	$750.00	$590.20
7100 - Electricity	$375.37	$625.00	$249.63	$1,593.89	$2,500.00	$906.11	$7,500.00	$5,906.11
7300 - Gas	$245.49	$291.67	$46.18	$1,363.73	$1,166.68	($197.05)	$3,500.00	$2,136.27
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$100.00	$100.00	$300.00	$300.00
7900 - Water/Sewer	$613.29	$458.33	($154.96)	$2,132.62	$1,833.32	($299.30)	$5,500.00	$3,367.38
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$3,333.32	($1,166.68)	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$1,666.68	$1,666.68	$5,000.00	$5,000.00
Total UTILITIES	**$1,234.15**	**$2,712.50**	**$1,478.35**	**$9,750.04**	**$10,850.00**	**$1,099.96**	**$32,550.00**	**$22,799.96**
Total Expense	**$9,127.38**	**$13,069.18**	**$3,941.80**	**$35,819.09**	**$52,551.72**	**$16,732.63**	**$161,455.00**	**$125,635.91**
Operating Net Income	**$5,011.99**	**$385.40**	**$4,626.59**	**$20,066.08**	**$1,266.60**	**$18,799.48**	**$0.00**	**($20,066.08)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$57.14	$0.00	$57.14	$222.29	$0.00	$222.29	$0.00	($222.29)
Total INCOME	**$57.14**	**$0.00**	**$57.14**	**$222.29**	**$0.00**	**$222.29**	**$0.00**	**($222.29)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$13,695.00	$0.00	$13,695.00	$0.00	($13,695.00)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$13,695.00**	**$0.00**	**$13,695.00**	**$0.00**	**($13,695.00)**
Total Reserve Income	**$3,480.89**	**$0.00**	**$3,480.89**	**$13,917.29**	**$0.00**	**$13,917.29**	**$0.00**	**($13,917.29)**
Reserve Net Income	**$3,480.89**	**$0.00**	**$3,480.89**	**$13,917.29**	**$0.00**	**$13,917.29**	**$0.00**	**($13,917.29)**
Reserve Net Income	**$3,480.89**	**$0.00**	**$3,480.89**	**$13,917.29**	**$0.00**	**$13,917.29**	**$0.00**	**($13,917.29)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Operating
1/1/2026 - 4/30/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	YTD
Income					
INCOME					
4100 - Homeowner Assessments	$17,072.05	$17,398.34	$16,835.00	$17,328.74	$68,634.13
4140 - Prepaid Owner Assessments	$0.00	$0.00	$0.00	$0.00	$0.00
4150 - Developer Assessments	$0.00	$0.00	$0.00	$0.00	$0.00
4310 - Assessment Interest	$7.96	$6.32	$4.29	$3.30	$21.87
4330 - Late Fees	$90.00	$89.19	$69.01	$40.00	$288.20
4350 - Lien/Collection Fees	$130.00	$65.00	$0.00	$65.00	$260.00
4600 - Interest Income	$48.27	$46.11	$52.82	$51.08	$198.28
4800 - Violation Fines	$0.00	$100.00	$0.00	$0.00	$100.00
4900 - Other Income	$0.00	$0.00	$2.69	$75.00	$77.69
Total INCOME	$17,348.28	$17,704.96	$16,963.81	$17,563.12	$69,580.17
TRANSFER BETWEEN FUNDS					
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($13,695.00)
Total TRANSFER BETWEEN FUNDS	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($13,695.00)
Total Income	$13,924.53	$14,281.21	$13,540.06	$14,139.37	$55,885.17
Expense					
ADMINISTRATIVE					
5100 - Accounting/Tax Prep Fees	$0.00	$0.00	$475.00	$1,200.00	$1,675.00
5400 - Insurance	($3,637.00)	$0.00	$0.00	$0.00	($3,637.00)
5420 - Land Lease Expenses	$0.00	$148.86	$0.00	$0.00	$148.86
5600 - Management Fees	$1,575.00	$1,575.00	$1,575.00	$1,575.00	$6,300.00
5650 - Meetings	$52.74	$0.00	$0.00	$52.33	$105.07
5800 - Office Supplies	$93.80	$10.50	$76.60	$105.00	$285.90
5810 - Postage	$321.37	$105.87	$99.42	$183.90	$710.56
5820 - Printing	$1,104.20	$67.00	$52.80	$228.00	$1,452.00
5900 - Website	$0.00	$40.00	$0.00	$0.00	$40.00
Total ADMINISTRATIVE	($489.89)	$1,947.23	$2,278.82	$3,344.23	$7,080.39
COMMON AREA					
6200 - Janitorial/Cleaning	$500.00	$500.00	$500.00	$500.00	$2,000.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Operating
1/1/2026 - 4/30/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	YTD
Services					
6300 - Landscape Maintenance	$700.00	$700.00	$0.00	$0.00	$1,400.00
6305 - River Bank Weed Control	$683.00	$275.00	$700.00	$700.00	$2,358.00
6450 - Pool/Spa Maintenance	$1,700.00	$850.00	$850.00	$850.00	$4,250.00
6460 - Pool/Spa Supplies	$35.00	$40.00	$349.00	$49.00	$473.00
6510 - Repairs & Maintenance: Buildings	$13.99	$0.00	$0.00	$0.00	$13.99
6550 - Repairs & Maintenance: Lighting	$0.00	$0.00	$1,019.28	$0.00	$1,019.28
6598 - Repairs & Maintenance - Lift Station	$2,000.00	$0.00	$900.00	$2,450.00	$5,350.00
Total COMMON AREA	$5,631.99	$2,365.00	$4,318.28	$4,549.00	$16,864.27
TAXES/OTHER EXPENSES					
8280 - Annual Corporate & BOI Reporting	$5.00	$0.00	$0.00	$0.00	$5.00
8840 - Taxes - Property	$0.00	$0.00	$2,119.39	$0.00	$2,119.39
Total TAXES/OTHER EXPENSES	$5.00	$0.00	$2,119.39	$0.00	$2,124.39
UTILITIES					
7050 - Internet for Pool Gate	$79.90	$0.00	$79.90	$0.00	$159.80
7100 - Electricity	$818.13	$400.39	$0.00	$375.37	$1,593.89
7300 - Gas	$375.91	$399.29	$343.04	$245.49	$1,363.73
7900 - Water/Sewer	$1,010.60	$508.73	$0.00	$613.29	$2,132.62
7910 - Sewer System - Maint. Contract	$4,500.00	$0.00	$0.00	$0.00	$4,500.00
Total UTILITIES	$6,784.54	$1,308.41	$422.94	$1,234.15	$9,750.04
Total Expense	$11,931.64	$5,620.64	$9,139.43	$9,127.38	$35,819.09
Operating Net Income	$1,992.89	$8,660.57	$4,400.63	$5,011.99	$20,066.08
Net Income	$1,992.89	$8,660.57	$4,400.63	$5,011.99	$20,066.08

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Reserve
1/1/2026 - 4/30/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	YTD
Reserve Income					
INCOME					
4610 - Interest Income - Reserve	$55.87	$51.32	$57.96	$57.14	$222.29
Total INCOME	$55.87	$51.32	$57.96	$57.14	$222.29
TRANSFER BETWEEN FUNDS					
9000 - Transfer From Operating	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$13,695.00
Total TRANSFER BETWEEN FUNDS	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$13,695.00
Total Reserve Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$13,917.29
Reserve Expense					
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$13,917.29
Net Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$13,917.29