Rio Buena Vista Homeowners' Association

Financial Statement
Period Ending: August 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
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928-296-8181 ext 1608

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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
8/31/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$240,577.13		$240,577.13
1012 - Alliance Debit Card ($5000) - 3627	$4,963.56		$4,963.56
1050 - *Alliance Reserve Sweep 50 MM-0995		$229,446.35	$229,446.35
Total CASH	**$245,564.12**	**$229,446.35**	**$475,010.47**
FIXED ASSETS			
1400 - Land	$223,027.00		$223,027.00
Total FIXED ASSETS	**$223,027.00**		**$223,027.00**
Assets Total	**$468,591.12**	**$229,446.35**	**$698,037.47**

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	$10,349.03		$10,349.03
Total LIABILITIES	**$10,349.03**		**$10,349.03**
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	**$40,005.64**	**$27,855.34**	**$67,860.98**
Liabilities and Equity Total	**$468,591.12**	**$229,446.35**	**$698,037.47**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - Homeowner Assessments	$16,389.78	$16,875.00	($485.22)	$133,424.60	$135,000.00	($1,575.40)	$202,500.00	$69,075.40
4310 - Assessment Interest	($12.38)	$0.00	($12.38)	$17.81	$0.00	$17.81	$0.00	($17.81)
4330 - Late Fees	$118.90	$0.00	$118.90	$523.10	$0.00	$523.10	$0.00	($523.10)
4350 - Lien/Collection Fees	$0.00	$0.00	$0.00	$260.00	$0.00	$260.00	$0.00	($260.00)
4600 - Interest Income	$60.13	$3.33	$56.80	$425.09	$26.64	$398.45	$40.00	($385.09)
4800 - Violation Fines	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	($100.00)
4900 - Other Income	$0.00	$0.00	$0.00	$155.90	$0.00	$155.90	$0.00	($155.90)
Total INCOME	**$16,556.43**	**$16,878.33**	**($321.90)**	**$134,906.50**	**$135,026.64**	**($120.14)**	**$202,540.00**	**$67,633.50**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($27,390.00)	($27,390.00)	$0.00	($41,085.00)	($13,695.00)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($27,390.00)**	**($27,390.00)**	**$0.00**	**($41,085.00)**	**($13,695.00)**
Total Income	**$13,132.68**	**$13,454.58**	**($321.90)**	**$107,516.50**	**$107,636.64**	**($120.14)**	**$161,455.00**	**$53,938.50**
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	$0.00	$0.00	$0.00	$1,775.00	$750.00	($1,025.00)	$750.00	($1,025.00)
5400 - Insurance	$373.00	$1,250.00	$877.00	($3,264.00)	$10,000.00	$13,264.00	$15,000.00	$18,264.00
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$1,666.64	$1,517.78	$2,500.00	$2,351.14
5500 - Legal Fees	$0.00	$416.67	$416.67	($3,000.00)	$3,333.36	$6,333.36	$5,000.00	$8,000.00
5520 - Licenses/Permits	$1,102.00	$85.83	($1,016.17)	$1,102.00	$686.64	($415.36)	$1,030.00	($72.00)
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$200.00	$200.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$12,600.00	$12,600.00	$0.00	$18,900.00	$6,300.00
5650 - Meetings	$0.00	$0.00	$0.00	$105.07	$0.00	($105.07)	$0.00	($105.07)
5800 - Office Supplies	$9.45	$41.67	$32.22	$318.10	$333.36	$15.26	$500.00	$181.90
5810 - Postage	$15.75	$104.17	$88.42	$784.18	$833.36	$49.18	$1,250.00	$465.82
5820 - Printing	$53.40	$104.17	$50.77	$1,614.40	$833.36	($781.04)	$1,250.00	($364.40)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
5900 - Website	$0.00	$41.67	$41.67	$40.00	$333.36	$293.36	$500.00	$460.00
5950 - Miscellaneous Admin	$0.00	$20.83	$20.83	$36.44	$166.64	$130.20	$250.00	$213.56
Total ADMINISTRATIVE	**$3,128.60**	**$3,915.01**	**$786.41**	**$12,260.05**	**$32,070.08**	**$19,810.03**	**$47,730.00**	**$35,469.95**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$500.00	$550.00	$50.00	$4,000.00	$4,400.00	$400.00	$6,600.00	$2,600.00
6300 - Landscape Maintenance	$850.00	$800.00	($50.00)	$5,350.00	$6,400.00	$1,050.00	$9,600.00	$4,250.00
6305 - River Bank Weed Control	$0.00	$125.00	$125.00	$3,041.00	$1,000.00	($2,041.00)	$1,500.00	($1,541.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$666.64	$666.64	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$0.00	$950.00	$950.00	$6,800.00	$7,600.00	$800.00	$11,400.00	$4,600.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$1,666.64	$1,666.64	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$0.00	$291.67	$291.67	$1,549.00	$2,333.36	$784.36	$3,500.00	$1,951.00
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$133.36	$133.36	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$0.00	$166.67	$166.67	$0.00	$1,333.36	$1,333.36	$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)
6511 - Repairs & Maintenance: Electrical	$0.00	$0.00	$0.00	$3,625.00	$0.00	($3,625.00)	$0.00	($3,625.00)
6512 - Repairs & Maintenance: Decks	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$0.00	$291.67	$291.67	$1,019.28	$2,333.36	$1,314.08	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$666.64	$666.64	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$4,000.00	$4,000.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$166.64	$166.64	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$666.64	$666.64	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$0.00	$500.00	$500.00	$7,150.00	$4,000.00	($3,150.00)	$6,000.00	($1,150.00)
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$500.00	$500.00	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$3,333.36	$3,333.36	$5,000.00	$5,000.00
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$6,666.64	$6,666.64	$10,000.00	$10,000.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6800 - Tree Removal & Maintenance	$0.00	$125.00	$125.00	$1,040.00	$1,000.00	($40.00)	$1,500.00	$460.00
Total COMMON AREA	**$1,350.00**	**$6,441.67**	**$5,091.67**	**$33,588.27**	**$51,533.36**	**$17,945.09**	**$77,300.00**	**$43,711.73**
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	$2,550.00	$0.00	($2,550.00)	$1,500.00	($1,050.00)
8800 - Taxes - Federal	$0.00	$0.00	$0.00	$0.00	$50.00	$50.00	$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**	**$4,674.39**	**$325.00**	**($4,349.39)**	**$3,875.00**	**($799.39)**
UTILITIES								
7050 - Internet for Pool Gate	$0.00	$62.50	$62.50	$319.60	$500.00	$180.40	$750.00	$430.40
7100 - Electricity	$851.13	$625.00	($226.13)	$4,268.46	$5,000.00	$731.54	$7,500.00	$3,231.54
7300 - Gas	$73.73	$291.67	$217.94	$1,935.84	$2,333.36	$397.52	$3,500.00	$1,564.16
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$200.00	$200.00	$300.00	$300.00
7900 - Water/Sewer	$1,264.63	$458.33	($806.30)	$5,964.25	$3,666.64	($2,297.61)	$5,500.00	($464.25)
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$6,666.64	$2,166.64	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$3,333.36	$3,333.36	$5,000.00	$5,000.00
Total UTILITIES	**$2,189.49**	**$2,712.50**	**$523.01**	**$16,988.15**	**$21,700.00**	**$4,711.85**	**$32,550.00**	**$15,561.85**
Total Expense	**$6,668.09**	**$13,069.18**	**$6,401.09**	**$67,510.86**	**$105,628.44**	**$38,117.58**	**$161,455.00**	**$93,944.14**
Operating Net Income	**$6,464.59**	**$385.40**	**$6,079.19**	**$40,005.64**	**$2,008.20**	**$37,997.44**	**$0.00**	**($40,005.64)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$62.11	$0.00	$62.11	$465.34	$0.00	$465.34	$0.00	($465.34)
Total INCOME	**$62.11**	**$0.00**	**$62.11**	**$465.34**	**$0.00**	**$465.34**	**$0.00**	**($465.34)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$27,390.00	$0.00	$27,390.00	$0.00	($27,390.00)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$27,390.00**	**$0.00**	**$27,390.00**	**$0.00**	**($27,390.00)**
Total Reserve Income	**$3,485.86**	**$0.00**	**$3,485.86**	**$27,855.34**	**$0.00**	**$27,855.34**	**$0.00**	**($27,855.34)**
Reserve Net Income	**$3,485.86**	**$0.00**	**$3,485.86**	**$27,855.34**	**$0.00**	**$27,855.34**	**$0.00**	**($27,855.34)**
Reserve Net Income	**$3,485.86**	**$0.00**	**$3,485.86**	**$27,855.34**	**$0.00**	**$27,855.34**	**$0.00**	**($27,855.34)**