Rio Buena Vista Homeowners' Association

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

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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
6/30/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$232,060.41		$232,060.41
1012 - Alliance Debit Card ($5000) - 3627	$4,981.78		$4,981.78
1050 - *Alliance Reserve Sweep 50 MM-0995		$222,474.88	$222,474.88
Total CASH	**$237,065.62**	**$222,474.88**	**$459,540.50**
FIXED ASSETS			
1400 - Land	$223,027.00		$223,027.00
Total FIXED ASSETS	**$223,027.00**		**$223,027.00**
Assets Total	**$460,092.62**	**$222,474.88**	**$682,567.50**

Liabilities & Equity			
	Operating	**Reserve**	**Total**
LIABILITIES			
2100 - Prepaid Owner Assessments	$9,179.93		$9,179.93
Total LIABILITIES	**$9,179.93**		**$9,179.93**
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	**$32,676.24**	**$20,883.87**	**$53,560.11**
Liabilities and Equity Total	**$460,092.62**	**$222,474.88**	**$682,567.50**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - Homeowner Assessments	$16,548.00	$16,875.00	($327.00)	$101,707.13	$101,250.00	$457.13	$202,500.00	$100,792.87
4310 - Assessment Interest	$1.10	$0.00	$1.10	$25.85	$0.00	$25.85	$0.00	($25.85)
4330 - Late Fees	$40.00	$0.00	$40.00	$358.20	$0.00	$358.20	$0.00	($358.20)
4350 - Lien/Collection Fees	$0.00	$0.00	$0.00	$260.00	$0.00	$260.00	$0.00	($260.00)
4600 - Interest Income	$54.55	$3.33	$51.22	$307.32	$19.98	$287.34	$40.00	($267.32)
4800 - Violation Fines	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	($100.00)
4900 - Other Income	$25.00	$0.00	$25.00	$101.59	$0.00	$101.59	$0.00	($101.59)
Total INCOME	**$16,668.65**	**$16,878.33**	**($209.68)**	**$102,860.09**	**$101,269.98**	**$1,590.11**	**$202,540.00**	**$99,679.91**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($20,542.50)	($20,542.50)	$0.00	($41,085.00)	($20,542.50)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($20,542.50)**	**($20,542.50)**	**$0.00**	**($41,085.00)**	**($20,542.50)**
Total Income	**$13,244.90**	**$13,454.58**	**($209.68)**	**$82,317.59**	**$80,727.48**	**$1,590.11**	**$161,455.00**	**$79,137.41**
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	$0.00	$0.00	$0.00	$1,775.00	$0.00	($1,775.00)	$750.00	($1,025.00)
5400 - Insurance	$0.00	$1,250.00	$1,250.00	($3,637.00)	$7,500.00	$11,137.00	$15,000.00	$18,637.00
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$1,249.98	$1,101.12	$2,500.00	$2,351.14
5500 - Legal Fees	$0.00	$416.67	$416.67	($3,000.00)	$2,500.02	$5,500.02	$5,000.00	$8,000.00
5520 - Licenses/Permits	$0.00	$85.83	$85.83	$0.00	$514.98	$514.98	$1,030.00	$1,030.00
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$150.00	$150.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$9,450.00	$9,450.00	$0.00	$18,900.00	$9,450.00
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	$301.30	$250.02	($51.28)	$500.00	$198.70
5810 - Postage	$17.90	$104.17	$86.27	$745.60	$625.02	($120.58)	$1,250.00	$504.40
5820 - Printing	$16.40	$104.17	$87.77	$1,521.80	$625.02	($896.78)	$1,250.00	($271.80)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$250.02	$250.02	$500.00	$500.00
5900 - Website	$0.00	$41.67	$41.67	$40.00	$250.02	$210.02	$500.00	$460.00
5950 - Miscellaneous Admin	$18.22	$20.83	$2.61	$18.22	$124.98	$106.76	$250.00	$231.78
Total ADMINISTRATIVE	**$1,636.97**	**$3,915.01**	**$2,278.04**	**$7,468.85**	**$23,490.06**	**$16,021.21**	**$47,730.00**	**$40,261.15**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$500.00	$550.00	$50.00	$3,000.00	$3,300.00	$300.00	$6,600.00	$3,600.00
6300 - Landscape Maintenance	$700.00	$800.00	$100.00	$2,800.00	$4,800.00	$2,000.00	$9,600.00	$6,800.00
6305 - River Bank Weed Control	$0.00	$125.00	$125.00	$2,358.00	$750.00	($1,608.00)	$1,500.00	($858.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$499.98	$499.98	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$850.00	$950.00	$100.00	$5,950.00	$5,700.00	($250.00)	$11,400.00	$5,450.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$1,249.98	$1,249.98	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$750.00	$750.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$478.00	$291.67	($186.33)	$1,250.00	$1,750.02	$500.02	$3,500.00	$2,250.00
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$100.02	$100.02	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$0.00	$166.67	$166.67	$0.00	$1,000.02	$1,000.02	$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	$850.00	$0.00	($850.00)	$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	$250.02	$250.02	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$750.00	$750.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$0.00	$291.67	$291.67	$1,019.28	$1,750.02	$730.74	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$499.98	$499.98	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$3,000.00	$3,000.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$124.98	$124.98	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$499.98	$499.98	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$450.00	$500.00	$50.00	$6,700.00	$3,000.00	($3,700.00)	$6,000.00	($700.00)
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$375.00	$375.00	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$250.02	$250.02	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$2,500.02	$2,500.02	$5,000.00	$5,000.00
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$4,999.98	$4,999.98	$10,000.00	$10,000.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6800 - Tree Removal & Maintenance	$0.00	$125.00	$125.00	$0.00	$750.00	$750.00	$1,500.00	$1,500.00
Total COMMON AREA	**$3,828.00**	**$6,441.67**	**$2,613.67**	**$26,716.27**	**$38,650.02**	**$11,933.75**	**$77,300.00**	**$50,583.73**
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	$0.00	$0.00	$0.00	$1,500.00	$1,500.00
8800 - Taxes - Federal	$0.00	$50.00	$50.00	$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**	**$50.00**	**$50.00**	**$2,124.39**	**$325.00**	**($1,799.39)**	**$3,875.00**	**$1,750.61**
UTILITIES								
7050 - Internet for Pool Gate	$79.90	$62.50	($17.40)	$279.65	$375.00	$95.35	$750.00	$470.35
7100 - Electricity	$438.81	$625.00	$186.19	$2,898.07	$3,750.00	$851.93	$7,500.00	$4,601.93
7300 - Gas	$181.73	$291.67	$109.94	$1,766.51	$1,750.02	($16.49)	$3,500.00	$1,733.49
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$150.00	$150.00	$300.00	$300.00
7900 - Water/Sewer	$559.99	$458.33	($101.66)	$3,887.61	$2,749.98	($1,137.63)	$5,500.00	$1,612.39
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$4,999.98	$499.98	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$2,500.02	$2,500.02	$5,000.00	$5,000.00
Total UTILITIES	**$1,260.43**	**$2,712.50**	**$1,452.07**	**$13,331.84**	**$16,275.00**	**$2,943.16**	**$32,550.00**	**$19,218.16**
Total Expense	**$6,725.40**	**$13,119.18**	**$6,393.78**	**$49,641.35**	**$78,740.08**	**$29,098.73**	**$161,455.00**	**$111,813.65**
Operating Net Income	**$6,519.50**	**$335.40**	**$6,184.10**	**$32,676.24**	**$1,987.40**	**$30,688.84**	**$0.00**	**($32,676.24)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$59.10	$0.00	$59.10	$341.37	$0.00	$341.37	$0.00	($341.37)
Total INCOME	**$59.10**	**$0.00**	**$59.10**	**$341.37**	**$0.00**	**$341.37**	**$0.00**	**($341.37)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$20,542.50	$0.00	$20,542.50	$0.00	($20,542.50)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$20,542.50**	**$0.00**	**$20,542.50**	**$0.00**	**($20,542.50)**
Total Reserve Income	**$3,482.85**	**$0.00**	**$3,482.85**	**$20,883.87**	**$0.00**	**$20,883.87**	**$0.00**	**($20,883.87)**
Reserve Net Income	**$3,482.85**	**$0.00**	**$3,482.85**	**$20,883.87**	**$0.00**	**$20,883.87**	**$0.00**	**($20,883.87)**
Reserve Net Income	**$3,482.85**	**$0.00**	**$3,482.85**	**$20,883.87**	**$0.00**	**$20,883.87**	**$0.00**	**($20,883.87)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Operating
1/1/2026 - 6/30/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	YTD
Income							
INCOME							
4100 - Homeowner Assessments	$17,072.05	$17,398.34	$16,835.00	$17,328.74	$16,525.00	$16,548.00	$101,707.13
4140 - Prepaid Owner Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4150 - Developer Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4310 - Assessment Interest	$7.96	$6.32	$4.29	$3.30	$2.88	$1.10	$25.85
4330 - Late Fees	$90.00	$89.19	$69.01	$40.00	$30.00	$40.00	$358.20
4350 - Lien/Collection Fees	$130.00	$65.00	$0.00	$65.00	$0.00	$0.00	$260.00
4600 - Interest Income	$48.27	$46.11	$52.82	$51.08	$54.49	$54.55	$307.32
4800 - Violation Fines	$0.00	$100.00	$0.00	$0.00	$0.00	$0.00	$100.00
4900 - Other Income	$0.00	$0.00	$2.69	$75.00	($1.10)	$25.00	$101.59
Total INCOME	$17,348.28	$17,704.96	$16,963.81	$17,563.12	$16,611.27	$16,668.65	$102,860.09
TRANSFER BETWEEN FUNDS							
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($20,542.50)
Total TRANSFER BETWEEN FUNDS	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($20,542.50)
Total Income	$13,924.53	$14,281.21	$13,540.06	$14,139.37	$13,187.52	$13,244.90	$82,317.59
Expense							
ADMINISTRATIVE							
5100 - Accounting/Tax Prep Fees	$0.00	$0.00	$475.00	$1,200.00	$100.00	$0.00	$1,775.00
5400 - Insurance	($3,637.00)	$0.00	$0.00	$0.00	$0.00	$0.00	($3,637.00)
5420 - Land Lease Expenses	$0.00	$148.86	$0.00	$0.00	$0.00	$0.00	$148.86
5500 - Legal Fees	$0.00	$0.00	$0.00	$0.00	($3,000.00)	$0.00	($3,000.00)
5600 - Management Fees	$1,575.00	$1,575.00	$1,575.00	$1,575.00	$1,575.00	$1,575.00	$9,450.00
5650 - Meetings	$52.74	$0.00	$0.00	$52.33	$0.00	$0.00	$105.07
5800 - Office Supplies	$93.80	$10.50	$76.60	$105.00	$5.95	$9.45	$301.30
5810 - Postage	$321.37	$105.87	$99.42	$183.90	$17.14	$17.90	$745.60
5820 - Printing	$1,104.20	$67.00	$52.80	$228.00	$53.40	$16.40	$1,521.80
5900 - Website	$0.00	$40.00	$0.00	$0.00	$0.00	$0.00	$40.00
5950 - Miscellaneous Admin	$0.00	$0.00	$0.00	$0.00	$0.00	$18.22	$18.22
Total ADMINISTRATIVE	($489.89)	$1,947.23	$2,278.82	$3,344.23	($1,248.51)	$1,636.97	$7,468.85

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Operating
1/1/2026 - 6/30/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	YTD
COMMON AREA							
6200 - Janitorial/Cleaning Services	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$3,000.00
6300 - Landscape Maintenance	$700.00	$700.00	$0.00	$0.00	$700.00	$700.00	$2,800.00
6305 - River Bank Weed Control	$683.00	$275.00	$700.00	$700.00	$0.00	$0.00	$2,358.00
6450 - Pool/Spa Maintenance	$1,700.00	$850.00	$850.00	$850.00	$850.00	$850.00	$5,950.00
6460 - Pool/Spa Supplies	$35.00	$40.00	$349.00	$49.00	$299.00	$478.00	$1,250.00
6510 - Repairs & Maintenance: Buildings	$13.99	$0.00	$0.00	$0.00	$0.00	$0.00	$13.99
6511 - Repairs & Maintenance: Electrical	$0.00	$0.00	$0.00	$0.00	$2,775.00	$850.00	$3,625.00
6550 - Repairs & Maintenance: Lighting	$0.00	$0.00	$1,019.28	$0.00	$0.00	$0.00	$1,019.28
6598 - Repairs & Maintenance - Lift Station	$2,000.00	$0.00	$900.00	$2,450.00	$900.00	$450.00	$6,700.00
Total COMMON AREA	$5,631.99	$2,365.00	$4,318.28	$4,549.00	$6,024.00	$3,828.00	$26,716.27
TAXES/OTHER EXPENSES							
8280 - Annual Corporate & BOI Reporting	$5.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5.00
8840 - Taxes - Property	$0.00	$0.00	$2,119.39	$0.00	$0.00	$0.00	$2,119.39
Total TAXES/OTHER EXPENSES	$5.00	$0.00	$2,119.39	$0.00	$0.00	$0.00	$2,124.39
UTILITIES							
7050 - Internet for Pool Gate	$79.90	$0.00	$79.90	$0.00	$39.95	$79.90	$279.65
7100 - Electricity	$818.13	$400.39	$0.00	$375.37	$865.37	$438.81	$2,898.07
7300 - Gas	$375.91	$399.29	$343.04	$245.49	$221.05	$181.73	$1,766.51
7900 - Water/Sewer	$1,010.60	$508.73	$0.00	$613.29	$1,195.00	$559.99	$3,887.61
7910 - Sewer System - Maint. Contract	$4,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,500.00
Total UTILITIES	$6,784.54	$1,308.41	$422.94	$1,234.15	$2,321.37	$1,260.43	$13,331.84
Total Expense	$11,931.64	$5,620.64	$9,139.43	$9,127.38	$7,096.86	$6,725.40	$49,641.35
Operating Net Income	$1,992.89	$8,660.57	$4,400.63	$5,011.99	$6,090.66	$6,519.50	$32,676.24
Net Income	$1,992.89	$8,660.57	$4,400.63	$5,011.99	$6,090.66	$6,519.50	$32,676.24

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Reserve
1/1/2026 - 6/30/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	YTD
Reserve Income							
INCOME							
4610 - Interest Income - Reserve	$55.87	$51.32	$57.96	$57.14	$59.98	$59.10	$341.37
Total INCOME	$55.87	$51.32	$57.96	$57.14	$59.98	$59.10	$341.37
TRANSFER BETWEEN FUNDS							
9000 - Transfer From Operating	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$20,542.50
Total TRANSFER BETWEEN FUNDS	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$20,542.50
Total Reserve Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$3,483.73	$3,482.85	$20,883.87
Reserve Expense							
Total Reserve Expense	$0.00	$0.00	$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	$3,483.73	$3,482.85	$20,883.87
Net Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$3,483.73	$3,482.85	$20,883.87