Rio Buena Vista Homeowners' Association

Financial Statement
Period Ending: May 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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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
5/31/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$228,411.49		$228,411.49
1012 - Alliance Debit Card ($5000) - 3627	$2,887.30		$2,887.30
1050 - *Alliance Reserve Sweep 50 MM-0995		$218,992.03	$218,992.03
Total CASH	**$231,322.22**	**$218,992.03**	**$450,314.25**
FIXED ASSETS			
1400 - Land	$223,027.00		$223,027.00
Total FIXED ASSETS	**$223,027.00**		**$223,027.00**
Assets Total	**$454,349.22**	**$218,992.03**	**$673,341.25**

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	$9,956.03		$9,956.03
Total LIABILITIES	**$9,956.03**		**$9,956.03**
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	**$26,156.74**	**$17,401.02**	**$43,557.76**
Liabilities and Equity Total	**$454,349.22**	**$218,992.03**	**$673,341.25**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - Homeowner Assessments	$16,525.00	$16,875.00	($350.00)	$85,159.13	$84,375.00	$784.13	$202,500.00	$117,340.87
4310 - Assessment Interest	$2.88	$0.00	$2.88	$24.75	$0.00	$24.75	$0.00	($24.75)
4330 - Late Fees	$30.00	$0.00	$30.00	$318.20	$0.00	$318.20	$0.00	($318.20)
4350 - Lien/Collection Fees	$0.00	$0.00	$0.00	$260.00	$0.00	$260.00	$0.00	($260.00)
4600 - Interest Income	$54.49	$3.33	$51.16	$252.77	$16.65	$236.12	$40.00	($212.77)
4800 - Violation Fines	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	($100.00)
4900 - Other Income	($1.10)	$0.00	($1.10)	$76.59	$0.00	$76.59	$0.00	($76.59)
Total INCOME	**$16,611.27**	**$16,878.33**	**($267.06)**	**$86,191.44**	**$84,391.65**	**$1,799.79**	**$202,540.00**	**$116,348.56**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($17,118.75)	($17,118.75)	$0.00	($41,085.00)	($23,966.25)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($17,118.75)**	**($17,118.75)**	**$0.00**	**($41,085.00)**	**($23,966.25)**
Total Income	**$13,187.52**	**$13,454.58**	**($267.06)**	**$69,072.69**	**$67,272.90**	**$1,799.79**	**$161,455.00**	**$92,382.31**
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	$100.00	$0.00	($100.00)	$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)	$6,250.00	$9,887.00	$15,000.00	$18,637.00
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$1,041.65	$892.79	$2,500.00	$2,351.14
5500 - Legal Fees	($3,000.00)	$416.67	$3,416.67	($3,000.00)	$2,083.35	$5,083.35	$5,000.00	$8,000.00
5520 - Licenses/Permits	$0.00	$85.83	$85.83	$0.00	$429.15	$429.15	$1,030.00	$1,030.00
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$125.00	$125.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$7,875.00	$7,875.00	$0.00	$18,900.00	$11,025.00
5650 - Meetings	$0.00	$0.00	$0.00	$105.07	$0.00	($105.07)	$0.00	($105.07)
5800 - Office Supplies	$5.95	$41.67	$35.72	$291.85	$208.35	($83.50)	$500.00	$208.15
5810 - Postage	$17.14	$104.17	$87.03	$727.70	$520.85	($206.85)	$1,250.00	$522.30
5820 - Printing	$53.40	$104.17	$50.77	$1,505.40	$520.85	($984.55)	$1,250.00	($255.40)
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$208.35	$208.35	$500.00	$500.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5900 - Website	$0.00	$41.67	$41.67	$40.00	$208.35	$168.35	$500.00	$460.00
5950 - Miscellaneous Admin	$0.00	$20.83	$20.83	$0.00	$104.15	$104.15	$250.00	$250.00
Total ADMINISTRATIVE	**($1,248.51)**	**$3,915.01**	**$5,163.52**	**$5,831.88**	**$19,575.05**	**$13,743.17**	**$47,730.00**	**$41,898.12**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$500.00	$550.00	$50.00	$2,500.00	$2,750.00	$250.00	$6,600.00	$4,100.00
6300 - Landscape Maintenance	$700.00	$800.00	$100.00	$2,100.00	$4,000.00	$1,900.00	$9,600.00	$7,500.00
6305 - River Bank Weed Control	$0.00	$125.00	$125.00	$2,358.00	$625.00	($1,733.00)	$1,500.00	($858.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$416.65	$416.65	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$850.00	$950.00	$100.00	$5,100.00	$4,750.00	($350.00)	$11,400.00	$6,300.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$1,041.65	$1,041.65	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$625.00	$625.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$299.00	$291.67	($7.33)	$772.00	$1,458.35	$686.35	$3,500.00	$2,728.00
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$83.35	$83.35	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$0.00	$166.67	$166.67	$0.00	$833.35	$833.35	$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	$2,775.00	$0.00	($2,775.00)	$2,775.00	$0.00	($2,775.00)	$0.00	($2,775.00)
6512 - Repairs & Maintenance: Decks	$0.00	$41.67	$41.67	$0.00	$208.35	$208.35	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$625.00	$625.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$0.00	$291.67	$291.67	$1,019.28	$1,458.35	$439.07	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$416.65	$416.65	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$2,500.00	$2,500.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$104.15	$104.15	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$416.65	$416.65	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$900.00	$500.00	($400.00)	$6,250.00	$2,500.00	($3,750.00)	$6,000.00	($250.00)
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$312.50	$312.50	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$208.35	$208.35	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$2,083.35	$2,083.35	$5,000.00	$5,000.00
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$4,166.65	$4,166.65	$10,000.00	$10,000.00
6800 - Tree Removal & Maintenance	$0.00	$125.00	$125.00	$0.00	$625.00	$625.00	$1,500.00	$1,500.00
Total COMMON AREA	**$6,024.00**	**$6,441.67**	**$417.67**	**$22,888.27**	**$32,208.35**	**$9,320.08**	**$77,300.00**	**$54,411.73**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026				
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	$39.95	$62.50	$22.55	$199.75	$312.50	$112.75	$750.00	$550.25
7100 - Electricity	$865.37	$625.00	($240.37)	$2,459.26	$3,125.00	$665.74	$7,500.00	$5,040.74
7300 - Gas	$221.05	$291.67	$70.62	$1,584.78	$1,458.35	($126.43)	$3,500.00	$1,915.22
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$125.00	$125.00	$300.00	$300.00
7900 - Water/Sewer	$1,195.00	$458.33	($736.67)	$3,327.62	$2,291.65	($1,035.97)	$5,500.00	$2,172.38
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$4,166.65	($333.35)	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$2,083.35	$2,083.35	$5,000.00	$5,000.00
Total UTILITIES	**$2,321.37**	**$2,712.50**	**$391.13**	**$12,071.41**	**$13,562.50**	**$1,491.09**	**$32,550.00**	**$20,478.59**
Total Expense	**$7,096.86**	**$13,069.18**	**$5,972.32**	**$42,915.95**	**$65,620.90**	**$22,704.95**	**$161,455.00**	**$118,539.05**
Operating Net Income	**$6,090.66**	**$385.40**	**$5,705.26**	**$26,156.74**	**$1,652.00**	**$24,504.74**	**$0.00**	**($26,156.74)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$59.98	$0.00	$59.98	$282.27	$0.00	$282.27	$0.00	($282.27)
Total INCOME	**$59.98**	**$0.00**	**$59.98**	**$282.27**	**$0.00**	**$282.27**	**$0.00**	**($282.27)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$17,118.75	$0.00	$17,118.75	$0.00	($17,118.75)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$17,118.75**	**$0.00**	**$17,118.75**	**$0.00**	**($17,118.75)**
Total Reserve Income	**$3,483.73**	**$0.00**	**$3,483.73**	**$17,401.02**	**$0.00**	**$17,401.02**	**$0.00**	**($17,401.02)**
Reserve Net Income	**$3,483.73**	**$0.00**	**$3,483.73**	**$17,401.02**	**$0.00**	**$17,401.02**	**$0.00**	**($17,401.02)**
Reserve Net Income	**$3,483.73**	**$0.00**	**$3,483.73**	**$17,401.02**	**$0.00**	**$17,401.02**	**$0.00**	**($17,401.02)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Operating
1/1/2026 - 5/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	YTD
Income						
INCOME						
4100 - Homeowner Assessments	$17,072.05	$17,398.34	$16,835.00	$17,328.74	$16,525.00	$85,159.13
4140 - Prepaid Owner Assessments	$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
4310 - Assessment Interest	$7.96	$6.32	$4.29	$3.30	$2.88	$24.75
4330 - Late Fees	$90.00	$89.19	$69.01	$40.00	$30.00	$318.20
4350 - Lien/Collection Fees	$130.00	$65.00	$0.00	$65.00	$0.00	$260.00
4600 - Interest Income	$48.27	$46.11	$52.82	$51.08	$54.49	$252.77
4800 - Violation Fines	$0.00	$100.00	$0.00	$0.00	$0.00	$100.00
4900 - Other Income	$0.00	$0.00	$2.69	$75.00	($1.10)	$76.59
Total INCOME	$17,348.28	$17,704.96	$16,963.81	$17,563.12	$16,611.27	$86,191.44
TRANSFER BETWEEN FUNDS						
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($17,118.75)
Total TRANSFER BETWEEN FUNDS	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($3,423.75)	($17,118.75)
Total Income	$13,924.53	$14,281.21	$13,540.06	$14,139.37	$13,187.52	$69,072.69
Expense						
ADMINISTRATIVE						
5100 - Accounting/Tax Prep Fees	$0.00	$0.00	$475.00	$1,200.00	$100.00	$1,775.00
5400 - Insurance	($3,637.00)	$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	$148.86
5500 - Legal Fees	$0.00	$0.00	$0.00	$0.00	($3,000.00)	($3,000.00)
5600 - Management Fees	$1,575.00	$1,575.00	$1,575.00	$1,575.00	$1,575.00	$7,875.00
5650 - Meetings	$52.74	$0.00	$0.00	$52.33	$0.00	$105.07
5800 - Office Supplies	$93.80	$10.50	$76.60	$105.00	$5.95	$291.85
5810 - Postage	$321.37	$105.87	$99.42	$183.90	$17.14	$727.70
5820 - Printing	$1,104.20	$67.00	$52.80	$228.00	$53.40	$1,505.40
5900 - Website	$0.00	$40.00	$0.00	$0.00	$0.00	$40.00
Total ADMINISTRATIVE	($489.89)	$1,947.23	$2,278.82	$3,344.23	($1,248.51)	$5,831.88
COMMON AREA						
6200 - Janitorial/Cleaning Services	$500.00	$500.00	$500.00	$500.00	$500.00	$2,500.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2026 - 5/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	YTD
6300 - Landscape Maintenance	$700.00	$700.00	$0.00	$0.00	$700.00	$2,100.00
6305 - River Bank Weed Control	$683.00	$275.00	$700.00	$700.00	$0.00	$2,358.00
6450 - Pool/Spa Maintenance	$1,700.00	$850.00	$850.00	$850.00	$850.00	$5,100.00
6460 - Pool/Spa Supplies	$35.00	$40.00	$349.00	$49.00	$299.00	$772.00
6510 - Repairs & Maintenance: Buildings	$13.99	$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	$2,775.00
6550 - Repairs & Maintenance: Lighting	$0.00	$0.00	$1,019.28	$0.00	$0.00	$1,019.28
6598 - Repairs & Maintenance - Lift Station	$2,000.00	$0.00	$900.00	$2,450.00	$900.00	$6,250.00
Total COMMON AREA	$5,631.99	$2,365.00	$4,318.28	$4,549.00	$6,024.00	$22,888.27
TAXES/OTHER EXPENSES						
8280 - Annual Corporate & BOI Reporting	$5.00	$0.00	$0.00	$0.00	$0.00	$5.00
8840 - Taxes - Property	$0.00	$0.00	$2,119.39	$0.00	$0.00	$2,119.39
Total TAXES/OTHER EXPENSES	$5.00	$0.00	$2,119.39	$0.00	$0.00	$2,124.39
UTILITIES						
7050 - Internet for Pool Gate	$79.90	$0.00	$79.90	$0.00	$39.95	$199.75
7100 - Electricity	$818.13	$400.39	$0.00	$375.37	$865.37	$2,459.26
7300 - Gas	$375.91	$399.29	$343.04	$245.49	$221.05	$1,584.78
7900 - Water/Sewer	$1,010.60	$508.73	$0.00	$613.29	$1,195.00	$3,327.62
7910 - Sewer System - Maint. Contract	$4,500.00	$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	$12,071.41
Total Expense	$11,931.64	$5,620.64	$9,139.43	$9,127.38	$7,096.86	$42,915.95
Operating Net Income	$1,992.89	$8,660.57	$4,400.63	$5,011.99	$6,090.66	$26,156.74
Net Income	$1,992.89	$8,660.57	$4,400.63	$5,011.99	$6,090.66	$26,156.74

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
Income Statement - Reserve
1/1/2026 - 5/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	YTD
Reserve Income						
INCOME						
4610 - Interest Income - Reserve	$55.87	$51.32	$57.96	$57.14	$59.98	$282.27
Total INCOME	$55.87	$51.32	$57.96	$57.14	$59.98	$282.27
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$17,118.75
Total TRANSFER BETWEEN FUNDS	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$3,423.75	$17,118.75
Total Reserve Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$3,483.73	$17,401.02
Reserve Expense						
Total Reserve Expense	$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	$17,401.02
Net Income	$3,479.62	$3,475.07	$3,481.71	$3,480.89	$3,483.73	$17,401.02