Rio Buena Vista Homeowners' Association

Financial Statement
Period Ending: September 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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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
9/30/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$233,628.47		$233,628.47
1012 - Alliance Debit Card ($5000) - 3627	$4,623.82		$4,623.82
1050 - *Alliance Reserve Sweep 50 MM-0995		$232,931.27	$232,931.27
Total CASH	**$238,275.72**	**$232,931.27**	**$471,206.99**
FIXED ASSETS			
1400 - Land	$223,027.00		$223,027.00
Total FIXED ASSETS	**$223,027.00**		**$223,027.00**
Assets Total	**$461,302.72**	**$232,931.27**	**$694,233.99**

Liabilities & Equity			
	Operating	**Reserve**	**Total**
LIABILITIES			
2100 - Prepaid Owner Assessments	$10,337.33		$10,337.33
Total LIABILITIES	**$10,337.33**		**$10,337.33**
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	**$32,728.94**	**$31,340.26**	**$64,069.20**
Liabilities and Equity Total	**$461,302.72**	**$232,931.27**	**$694,233.99**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			1/1/2026 - 9/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - Homeowner Assessments	$17,610.00	$16,875.00	$735.00	$150,764.60	$151,875.00	($1,110.40)	$202,500.00	$51,735.40
4115 - Insurance Pass-Thru	$373.00	$0.00	$373.00	$373.00	$0.00	$373.00	$0.00	($373.00)
4310 - Assessment Interest	$11.64	$0.00	$11.64	$26.15	$0.00	$26.15	$0.00	($26.15)
4330 - Late Fees	$155.00	$0.00	$155.00	$658.10	$0.00	$658.10	$0.00	($658.10)
4350 - Lien/Collection Fees	$65.00	$0.00	$65.00	$325.00	$0.00	$325.00	$0.00	($325.00)
4600 - Interest Income	$56.05	$3.33	$52.72	$481.14	$29.97	$451.17	$40.00	($441.14)
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	**$18,270.69**	**$16,878.33**	**$1,392.36**	**$152,883.89**	**$151,904.97**	**$978.92**	**$202,540.00**	**$49,656.11**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($30,813.75)	($30,813.75)	$0.00	($41,085.00)	($10,271.25)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($30,813.75)**	**($30,813.75)**	**$0.00**	**($41,085.00)**	**($10,271.25)**
Total Income	**$14,846.94**	**$13,454.58**	**$1,392.36**	**$122,070.14**	**$121,091.22**	**$978.92**	**$161,455.00**	**$39,384.86**
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	$12,992.48	$1,250.00	($11,742.48)	$9,728.48	$11,250.00	$1,521.52	$15,000.00	$5,271.52
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$1,874.97	$1,726.11	$2,500.00	$2,351.14
5500 - Legal Fees	$0.00	$416.67	$416.67	($3,000.00)	$3,750.03	$6,750.03	$5,000.00	$8,000.00
5520 - Licenses/Permits	$0.00	$85.83	$85.83	$1,102.00	$772.47	($329.53)	$1,030.00	($72.00)
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$225.00	$225.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$14,175.00	$14,175.00	$0.00	$18,900.00	$4,725.00
5650 - Meetings	$0.00	$0.00	$0.00	$105.07	$0.00	($105.07)	$0.00	($105.07)
5800 - Office Supplies	$13.30	$41.67	$28.37	$331.40	$375.03	$43.63	$500.00	$168.60
5810 - Postage	$60.93	$104.17	$43.24	$845.11	$937.53	$92.42	$1,250.00	$404.89

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			1/1/2026 - 9/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5820 - Printing	$29.60	$104.17	$74.57	$1,644.00	$937.53	($706.47)	$1,250.00	($394.00)
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$375.03	$375.03	$500.00	$500.00
5900 - Website	$0.00	$41.67	$41.67	$40.00	$375.03	$335.03	$500.00	$460.00
5950 - Miscellaneous Admin	$0.00	$20.83	$20.83	$36.44	$187.47	$151.03	$250.00	$213.56
Total ADMINISTRATIVE	**$14,671.31**	**$3,915.01**	**($10,756.30)**	**$26,931.36**	**$35,985.09**	**$9,053.73**	**$47,730.00**	**$20,798.64**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$319.10	$550.00	$230.90	$4,319.10	$4,950.00	$630.90	$6,600.00	$2,280.90
6300 - Landscape Maintenance	$700.00	$800.00	$100.00	$6,050.00	$7,200.00	$1,150.00	$9,600.00	$3,550.00
6305 - River Bank Weed Control	$0.00	$125.00	$125.00	$3,041.00	$1,125.00	($1,916.00)	$1,500.00	($1,541.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$749.97	$749.97	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$1,700.00	$950.00	($750.00)	$8,500.00	$8,550.00	$50.00	$11,400.00	$2,900.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$1,874.97	$1,874.97	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$1,125.00	$1,125.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$3,329.00	$291.67	($3,037.33)	$4,878.00	$2,625.03	($2,252.97)	$3,500.00	($1,378.00)
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$150.03	$150.03	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$20.64	$166.67	$146.03	$20.64	$1,500.03	$1,479.39	$2,000.00	$1,979.36
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	$375.03	$375.03	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$1,125.00	$1,125.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$0.00	$291.67	$291.67	$1,019.28	$2,625.03	$1,605.75	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$749.97	$749.97	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$4,500.00	$4,500.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$187.47	$187.47	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$749.97	$749.97	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$900.00	$500.00	($400.00)	$8,050.00	$4,500.00	($3,550.00)	$6,000.00	($2,050.00)
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$562.50	$562.50	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$375.03	$375.03	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$3,750.03	$3,750.03	$5,000.00	$5,000.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			1/1/2026 - 9/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$7,499.97	$7,499.97	$10,000.00	$10,000.00
6800 - Tree Removal & Maintenance	$0.00	$125.00	$125.00	$1,040.00	$1,125.00	$85.00	$1,500.00	$460.00
Total COMMON AREA	**$6,968.74**	**$6,441.67**	**($527.07)**	**$40,557.01**	**$57,975.03**	**$17,418.02**	**$77,300.00**	**$36,742.99**
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	$562.50	$242.90	$750.00	$430.40
7100 - Electricity	$38.57	$625.00	$586.43	$4,307.03	$5,625.00	$1,317.97	$7,500.00	$3,192.97
7300 - Gas	$55.81	$291.67	$235.86	$1,991.65	$2,625.03	$633.38	$3,500.00	$1,508.35
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$225.00	$225.00	$300.00	$300.00
7900 - Water/Sewer	$95.91	$458.33	$362.42	$6,060.16	$4,124.97	($1,935.19)	$5,500.00	($560.16)
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$7,499.97	$2,999.97	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$3,750.03	$3,750.03	$5,000.00	$5,000.00
Total UTILITIES	**$190.29**	**$2,712.50**	**$2,522.21**	**$17,178.44**	**$24,412.50**	**$7,234.06**	**$32,550.00**	**$15,371.56**
Total Expense	**$21,830.34**	**$13,069.18**	**($8,761.16)**	**$89,341.20**	**$118,697.62**	**$29,356.42**	**$161,455.00**	**$72,113.80**
Operating Net Income	**($6,983.40)**	**$385.40**	**($7,368.80)**	**$32,728.94**	**$2,393.60**	**$30,335.34**	**$0.00**	**($32,728.94)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			1/1/2026 - 9/30/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$61.17	$0.00	$61.17	$526.51	$0.00	$526.51	$0.00	($526.51)
Total INCOME	**$61.17**	**$0.00**	**$61.17**	**$526.51**	**$0.00**	**$526.51**	**$0.00**	**($526.51)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$30,813.75	$0.00	$30,813.75	$0.00	($30,813.75)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$30,813.75**	**$0.00**	**$30,813.75**	**$0.00**	**($30,813.75)**
Total Reserve Income	**$3,484.92**	**$0.00**	**$3,484.92**	**$31,340.26**	**$0.00**	**$31,340.26**	**$0.00**	**($31,340.26)**
Reserve Net Income	**$3,484.92**	**$0.00**	**$3,484.92**	**$31,340.26**	**$0.00**	**$31,340.26**	**$0.00**	**($31,340.26)**
Reserve Net Income	**$3,484.92**	**$0.00**	**$3,484.92**	**$31,340.26**	**$0.00**	**$31,340.26**	**$0.00**	**($31,340.26)**