

Rio Del Sol Homeowners Association

Financial Statement Period Ending: October 31, 2025



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

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RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**Balance Sheet****10/31/2025**

	Operating	Reserve	Total
Assets			
CASH			
1005 - Chase Op - Building Improvement Fund - 9166	\$138.74	\$300.00	\$438.74
1007 - Chase Reserve - 0615		\$55,295.86	\$55,295.86
1010 - *Alliance Operating Checking - 3409	\$42,864.52		\$42,864.52
1025 - Alliance Operating Debit Card (\$1000)-3625	\$930.36		\$930.36
1030 - Alliance General Exp Debit Card (\$3000)-2574	\$908.59		\$908.59
1057 - Chase CD - 7226		\$111,258.44	\$111,258.44
1058 - Chase CD - 3440		\$112,533.10	\$112,533.10
1059 - Chase CD -3209		\$101,318.80	\$101,318.80
Total CASH	<u>\$44,842.21</u>	<u>\$380,706.20</u>	<u>\$425,548.41</u>
OTHER ASSETS			
1300 - Due Between Funds	(\$60,655.12)	\$60,655.12	\$0.00
Total OTHER ASSETS	<u>(\$60,655.12)</u>	<u>\$60,655.12</u>	<u>\$0.00</u>
Assets Total	<u>(\$15,812.91)</u>	<u>\$441,361.32</u>	<u>\$425,548.41</u>
Liabilities & Equity			
EQUITY			
3200 - Operating Equity	(\$29,219.88)		(\$29,219.88)
3500 - Reserve Equity		\$292,301.81	\$292,301.81
Total EQUITY	<u>(\$29,219.88)</u>	<u>\$292,301.81</u>	<u>\$263,081.93</u>
Net Income	<u>\$13,406.97</u>	<u>\$149,059.51</u>	<u>\$162,466.48</u>
Liabilities and Equity Total	<u>(\$15,812.91)</u>	<u>\$441,361.32</u>	<u>\$425,548.41</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$27,746.15	\$23,280.00	\$4,466.15	\$240,722.10	\$232,800.00	\$7,922.10	\$279,360.00	\$38,637.90
4140 - Prepaid Owner Assessments	(\$401.80)	\$0.00	(\$401.80)	(\$4,997.90)	\$0.00	(\$4,997.90)	\$0.00	\$4,997.90
4330 - Late Fees	\$610.55	\$0.00	\$610.55	\$2,091.12	\$0.00	\$2,091.12	\$0.00	(\$2,091.12)
4350 - Lien/Collection Fees	\$253.25	\$0.00	\$253.25	\$1,913.25	\$0.00	\$1,913.25	\$0.00	(\$1,913.25)
4600 - Interest Income	\$0.73	\$0.00	\$0.73	\$4.80	\$0.00	\$4.80	\$0.00	(\$4.80)
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$3,150.00	\$0.00	\$3,150.00	\$0.00	(\$3,150.00)
<u>Total INCOME</u>	\$28,208.88	\$23,280.00	\$4,928.88	\$242,933.37	\$232,800.00	\$10,133.37	\$279,360.00	\$36,426.63
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	\$0.00	(\$6,216.88)	\$6,216.88	(\$43,518.16)	(\$62,168.80)	\$18,650.64	(\$74,602.57)	(\$31,084.41)
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	(\$6,216.88)	\$6,216.88	(\$43,518.16)	(\$62,168.80)	\$18,650.64	(\$74,602.57)	(\$31,084.41)
Total Income	\$28,208.88	\$17,063.12	\$11,145.76	\$199,415.21	\$170,631.20	\$28,784.01	\$204,757.43	\$5,342.22
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00
5250 - Bank Charges	\$25.00	\$0.00	(\$25.00)	\$136.65	\$0.00	(\$136.65)	\$0.00	(\$136.65)
5260 - Loan Interest	\$0.00	\$0.00	\$0.00	\$312.52	\$0.00	(\$312.52)	\$0.00	(\$312.52)
5400 - Insurance	\$2,321.91	\$27,200.00	\$24,878.09	\$21,661.44	\$27,200.00	\$5,538.56	\$27,200.00	\$5,538.56
5500 - Legal Fees	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.30	\$2,083.30	\$2,500.00	\$2,500.00
5520 - Licenses/Permits	\$0.00	\$40.83	\$40.83	\$490.00	\$408.30	(\$81.70)	\$490.00	\$0.00
5530 - Lien/Collection Costs	\$145.00	\$0.00	(\$145.00)	\$1,700.00	\$0.00	(\$1,700.00)	\$0.00	(\$1,700.00)
5600 - Management Fees	\$1,223.64	\$1,223.64	\$0.00	\$12,236.40	\$12,236.40	\$0.00	\$14,683.68	\$2,447.28
5800 - Office Supplies	\$3.15	\$17.50	\$14.35	\$159.95	\$175.00	\$15.05	\$210.00	\$50.05
5810 - Postage	\$95.63	\$70.42	(\$25.21)	\$821.68	\$704.20	(\$117.48)	\$845.00	\$23.32
5820 - Printing	\$466.15	\$166.67	(\$299.48)	\$4,063.25	\$1,666.70	(\$2,396.55)	\$2,000.00	(\$2,063.25)
5900 - Website	\$0.00	\$0.00	\$0.00	\$245.01	\$191.07	(\$53.94)	\$191.07	(\$53.94)
Total ADMINISTRATIVE	\$4,280.48	\$28,927.39	\$24,646.91	\$41,826.90	\$45,764.97	\$3,938.07	\$49,219.75	\$7,392.85

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
10/1/2025 - 10/31/2025

Accounts	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00	\$35.00	\$35.00
6080 - Fire Prevention	\$0.00	\$0.00	\$0.00	\$1,484.96	\$1,340.00	(\$144.96)	\$1,340.00	(\$144.96)
6200 - Janitorial/Cleaning Services	\$300.00	\$375.00	\$75.00	\$4,575.00	\$3,750.00	(\$825.00)	\$4,500.00	(\$75.00)
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	\$11,975.00	\$12,000.00	\$25.00	\$14,400.00	\$2,425.00
6330 - Landscape - Other	\$125.00	\$208.33	\$83.33	\$125.00	\$2,083.30	\$1,958.30	\$2,500.00	\$2,375.00
6400 - Pest Control	\$1,395.00	\$465.00	(\$930.00)	\$5,590.00	\$4,650.00	(\$940.00)	\$5,580.00	(\$10.00)
6450 - Pool Maintenance	\$740.00	\$740.00	\$0.00	\$7,370.06	\$7,400.00	\$29.94	\$8,880.00	\$1,509.94
6455 - Pool Repairs	\$657.88	\$166.67	(\$491.21)	\$2,216.35	\$1,666.70	(\$549.65)	\$2,000.00	(\$216.35)
6460 - Pool Supplies	\$91.68	\$0.00	(\$91.68)	\$91.68	\$0.00	(\$91.68)	\$0.00	(\$91.68)
6509 - Repairs & Maintenance: Carport	\$0.00	\$0.00	\$0.00	\$3,150.00	\$0.00	(\$3,150.00)	\$0.00	(\$3,150.00)
6510 - Repairs & Maintenance: Buildings	\$327.24	\$41.67	(\$285.57)	\$4,467.56	\$416.70	(\$4,050.86)	\$500.00	(\$3,967.56)
6525 - Repairs & Maintenance: Walls	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$0.00	(\$200.00)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$250.00	\$250.00	\$125.00	\$2,500.00	\$2,375.00	\$3,000.00	\$2,875.00
6550 - Repairs & Maintenance: Lighting	\$420.00	\$0.00	(\$420.00)	\$420.00	\$0.00	(\$420.00)	\$0.00	(\$420.00)
6570 - Repairs & Maintenance: Plumbing	\$1,818.00	\$0.00	(\$1,818.00)	\$3,603.50	\$0.00	(\$3,603.50)	\$0.00	(\$3,603.50)
6573 - Repairs & Maintenance: Roofs	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	(\$600.00)	\$1,000.00	\$400.00
6680 - Supplies	\$15.81	\$0.00	(\$15.81)	\$84.33	\$0.00	(\$84.33)	\$0.00	(\$84.33)
6800 - Tree Removal & Maintenance	\$0.00	\$83.33	\$83.33	\$540.00	\$833.30	\$293.30	\$1,000.00	\$460.00
<u>Total COMMON AREA</u>	\$7,090.61	\$3,530.00	(\$3,560.61)	\$46,618.44	\$36,675.00	(\$9,943.44)	\$44,735.00	(\$1,883.44)
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00	\$500.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$4.17	\$4.17	\$325.00	\$41.70	(\$283.30)	\$50.00	(\$275.00)
8600 - Reserve Study	\$0.00	\$291.67	\$291.67	\$3,500.00	\$2,916.70	(\$583.30)	\$3,500.00	\$0.00
8850 - Taxes - State	\$0.00	\$4.17	\$4.17	\$0.00	\$41.70	\$41.70	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$341.68	\$341.68	\$3,825.00	\$3,416.80	(\$408.20)	\$4,100.00	\$275.00
<u>UTILITIES</u>								
7050 - Cable TV/Internet	\$0.00	\$267.64	\$267.64	\$2,408.76	\$2,676.40	\$267.64	\$3,211.68	\$802.92
7100 - Electricity	\$1,569.30	\$1,475.00	(\$94.30)	\$15,785.61	\$14,750.00	(\$1,035.61)	\$17,700.00	\$1,914.39

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
10/1/2025 - 10/31/2025

Accounts	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7300 - Gas	\$0.00	\$666.67	\$666.67	\$5,904.42	\$6,666.70	\$762.28	\$8,000.00	\$2,095.58
7550 - Trash/Sanitation	\$720.78	\$649.25	(\$71.53)	\$7,758.35	\$6,492.50	(\$1,265.85)	\$7,791.00	\$32.65
7900 - Water	\$0.00	\$5,833.33	\$5,833.33	\$61,880.76	\$58,333.30	(\$3,547.46)	\$70,000.00	\$8,119.24
<u>Total UTILITIES</u>	\$2,290.08	\$8,891.89	\$6,601.81	\$93,737.90	\$88,918.90	(\$4,819.00)	\$106,702.68	\$12,964.78
Total Expense	\$13,661.17	\$41,690.96	\$28,029.79	\$186,008.24	\$174,775.67	(\$11,232.57)	\$204,757.43	\$18,749.19
Operating Net Income	\$14,547.71	(\$24,627.84)	\$39,175.55	\$13,406.97	(\$4,144.47)	\$17,551.44	\$0.00	(\$13,406.97)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$12,470.00	\$0.00	\$12,470.00	\$179,925.21	\$0.00	\$179,925.21	\$0.00	(\$179,925.21)
4510 - Reserve Contribution	\$462.00	\$0.00	\$462.00	\$1,409.00	\$0.00	\$1,409.00	\$0.00	(\$1,409.00)
4610 - Interest Income - Reserve	\$0.50	\$0.00	\$0.50	\$7,759.52	\$0.00	\$7,759.52	\$0.00	(\$7,759.52)
<u>Total INCOME</u>	\$12,932.50	\$0.00	\$12,932.50	\$189,093.73	\$0.00	\$189,093.73	\$0.00	(\$189,093.73)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$0.00	\$6,216.88	(\$6,216.88)	\$43,518.16	\$62,168.80	(\$18,650.64)	\$74,602.57	\$31,084.41
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	\$6,216.88	(\$6,216.88)	\$43,518.16	\$62,168.80	(\$18,650.64)	\$74,602.57	\$31,084.41
 Total Reserve Income	\$12,932.50	\$6,216.88	\$6,715.62	\$232,611.89	\$62,168.80	\$170,443.09	\$74,602.57	(\$158,009.32)
 Reserve Expense								
<u>COMMON AREA</u>								
9200 - Landscaping - Reserves	\$0.00	\$0.00	\$0.00	\$3,250.00	\$0.00	(\$3,250.00)	\$0.00	(\$3,250.00)
9450 - Pool Repair - Reserves	\$7,000.00	\$0.00	(\$7,000.00)	\$13,428.38	\$0.00	(\$13,428.38)	\$0.00	(\$13,428.38)
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$61,624.00	\$0.00	(\$61,624.00)	\$0.00	(\$61,624.00)
9750 - Wall Repair - Reserves	\$0.00	\$0.00	\$0.00	\$5,250.00	\$0.00	(\$5,250.00)	\$0.00	(\$5,250.00)
<u>Total COMMON AREA</u>	\$7,000.00	\$0.00	(\$7,000.00)	\$83,552.38	\$0.00	(\$83,552.38)	\$0.00	(\$83,552.38)
 Total Reserve Expense	\$7,000.00	\$0.00	(\$7,000.00)	\$83,552.38	\$0.00	(\$83,552.38)	\$0.00	(\$83,552.38)
 Reserve Net Income	\$5,932.50	\$6,216.88	(\$284.38)	\$149,059.51	\$62,168.80	\$86,890.71	\$74,602.57	(\$74,456.94)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 10/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	YTD
Income											
<u>INCOME</u>											
4100 - Homeowner Assessments	\$23,370.45	\$25,136.00	\$25,274.00	\$22,638.75	\$23,221.25	\$23,286.00	\$24,497.50	\$22,295.00	\$23,257.00	\$27,746.15	\$240,722.10
4140 - Prepaid Owner Assessments	(\$1,091.50)	\$5,451.15	\$104,210.00	(\$103,240.15)	(\$963.88)	(\$2,783.75)	\$659.78	(\$6,371.00)	(\$466.75)	(\$401.80)	(\$4,997.90)
4330 - Late Fees	\$132.84	\$94.70	\$188.50	\$459.65	\$163.88	\$77.25	\$243.25	\$48.50	\$72.00	\$610.55	\$2,091.12
4350 - Lien/Collection Fees	\$140.00	\$175.00	\$150.75	\$259.25	\$266.25	\$83.75	\$410.00	\$70.00	\$105.00	\$253.25	\$1,913.25
4600 - Interest Income	\$0.50	\$0.42	\$0.57	\$0.46	\$0.52	\$0.39	\$0.44	\$0.31	\$0.46	\$0.73	\$4.80
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
4900 - Other Income	\$0.00	\$0.00	\$3,150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00
<u>Total INCOME</u>	<u>\$22,552.29</u>	<u>\$30,857.27</u>	<u>\$132,973.82</u>	<u>(\$79,857.04)</u>	<u>\$22,713.02</u>	<u>\$20,663.64</u>	<u>\$25,810.97</u>	<u>\$16,042.81</u>	<u>\$22,967.71</u>	<u>\$28,208.88</u>	<u>\$242,933.37</u>
<u>TRANSFER BETWEEN FUNDS</u>											
8900 - Transfer To Reserves	(\$6,516.88)	(\$6,216.88)	(\$5,916.88)	(\$6,216.88)	(\$6,216.88)	\$0.00	\$0.00	(\$12,433.76)	\$0.00	\$0.00	(\$43,518.16)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$6,516.88)</u>	<u>(\$6,216.88)</u>	<u>(\$5,916.88)</u>	<u>(\$6,216.88)</u>	<u>(\$6,216.88)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$12,433.76)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$43,518.16)</u>
 <i>Total Income</i>	 \$16,035.41	 \$24,640.39	 \$127,056.94	 (\$86,073.92)	 \$16,496.14	 \$20,663.64	 \$25,810.97	 \$3,609.05	 \$22,967.71	 \$28,208.88	 \$199,415.21
 Expense											
<u>ADMINISTRATIVE</u>											
5250 - Bank Charges	\$0.00	\$10.00	\$0.40	\$0.00	\$0.00	\$26.25	\$25.00	\$25.00	\$25.00	\$25.00	\$136.65
5260 - Loan Interest	\$6.35	\$306.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312.52
5400 - Insurance	\$1,802.69	\$1,802.69	\$1,802.69	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$21,661.44
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$195.00	\$360.00	\$485.00	\$280.00	\$130.00	\$105.00	\$145.00	\$1,700.00
5600 - Management Fees	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$12,236.40
5800 - Office Supplies	\$8.40	\$101.50	\$10.15	\$9.45	\$4.55	\$7.35	\$4.20	\$3.50	\$7.70	\$3.15	\$159.95
5810 - Postage	\$54.31	\$163.35	\$58.82	\$123.50	\$145.05	\$52.43	\$8.00	\$96.19	\$24.40	\$95.63	\$821.68
5820 - Printing	\$295.70	\$456.60	\$356.80	\$868.25	\$734.70	\$357.45	\$28.60	\$487.60	\$11.40	\$466.15	\$4,063.25
5900 - Website	\$0.00	\$0.00	\$22.17	\$222.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$245.01
<u>Total ADMINISTRATIVE</u>	<u>\$3,391.09</u>	<u>\$4,063.95</u>	<u>\$3,474.67</u>	<u>\$4,964.59</u>	<u>\$4,789.85</u>	<u>\$4,964.03</u>	<u>\$3,891.35</u>	<u>\$4,287.84</u>	<u>\$3,719.05</u>	<u>\$4,280.48</u>	<u>\$41,826.90</u>
 <u>COMMON AREA</u>											
6080 - Fire Prevention	\$0.00	\$90.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$1,124.96	\$0.00	\$1,484.96
6200 - Janitorial/Cleaning Services	\$675.00	\$675.00	\$600.00	\$675.00	\$300.00	\$375.00	\$300.00	\$300.00	\$375.00	\$300.00	\$4,575.00
6300 - Landscape Maintenance	\$1,400.00	\$2,175.00	\$1,200.00	\$1,200.00	\$1,200.00	\$2,400.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$11,975.00
6330 - Landscape - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$0.00	(\$1,800.00)	\$125.00	\$125.00
6400 - Pest Control	\$465.00	\$0.00	\$1,795.00	\$0.00	\$540.00	\$465.00	\$465.00	\$0.00	\$465.00	\$1,395.00	\$5,590.00

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 10/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	YTD
6450 - Pool Maintenance	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$710.06	\$740.00	\$740.00	\$740.00	\$7,370.06
6455 - Pool Repairs	\$744.74	\$14.19	\$132.30	\$217.14	\$703.68	\$0.00	(\$253.58)	\$0.00	\$0.00	\$657.88	\$2,216.35
6460 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91.68	\$91.68
6509 - Repairs & Maintenance: Carport	\$0.00	\$0.00	\$0.00	\$1,000.00	\$2,150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00
6510 - Repairs & Maintenance: Buildings	\$385.71	\$3,028.98	\$0.00	\$565.63	\$160.00	\$2,000.00	\$0.00	(\$2,000.00)	\$0.00	\$327.24	\$4,467.56
6525 - Repairs & Maintenance: Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	(\$125.00)	\$0.00	\$125.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$420.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$269.00	\$1,266.50	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$1,818.00	\$3,603.50
6573 - Repairs & Maintenance: Roofs	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
6680 - Supplies	\$68.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.81	\$84.33
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00
<u>Total COMMON AREA</u>	<u>\$5,078.97</u>	<u>\$6,723.17</u>	<u>\$4,781.30</u>	<u>\$5,709.27</u>	<u>\$5,838.68</u>	<u>\$8,615.00</u>	<u>\$1,466.48</u>	<u>(\$665.00)</u>	<u>\$1,979.96</u>	<u>\$7,090.61</u>	<u>\$46,618.44</u>
<u>TAXES/OTHER EXPENSES</u>											
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$0.00	\$0.00	\$0.00	\$325.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$275.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,500.00</u>	<u>\$40.00</u>	<u>\$10.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,825.00</u>
<u>UTILITIES</u>											
7050 - Cable TV/Internet	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$0.00	\$2,408.76
7100 - Electricity	\$0.00	\$3,246.75	\$1,516.82	\$1,519.70	\$1,398.12	\$1,536.20	\$1,691.31	\$1,648.51	\$1,658.90	\$1,569.30	\$15,785.61
7300 - Gas	\$1,371.68	\$1,308.05	\$933.27	\$990.16	\$751.97	\$334.31	\$24.93	\$96.20	\$93.85	\$0.00	\$5,904.42
7550 - Trash/Sanitation	\$720.57	\$785.51	\$785.51	\$942.89	\$850.24	\$720.78	\$0.00	\$1,511.29	\$720.78	\$720.78	\$7,758.35
7900 - Water	\$6,632.98	\$6,818.72	\$6,975.98	\$6,932.47	\$6,758.97	\$6,576.92	\$6,848.49	\$7,404.74	\$6,931.49	\$0.00	\$61,880.76
7910 - Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total UTILITIES</u>	<u>\$8,992.87</u>	<u>\$12,426.67</u>	<u>\$10,479.22</u>	<u>\$10,652.86</u>	<u>\$10,026.94</u>	<u>\$9,435.85</u>	<u>\$8,832.37</u>	<u>\$10,928.38</u>	<u>\$9,672.66</u>	<u>\$2,290.08</u>	<u>\$93,737.90</u>
 <i>Total Expense</i>	 \$17,737.93	 \$23,213.79	 \$18,735.19	 \$21,326.72	 \$24,155.47	 \$23,054.88	 \$14,200.20	 \$14,551.22	 \$15,371.67	 \$13,661.17	 \$186,008.24
 Operating Net Income	 (\$1,702.52)	 \$1,426.60	 \$108,321.75	 (\$107,400.64)	 (\$7,659.33)	 (\$2,391.24)	 \$11,610.77	 (\$10,942.17)	 \$7,596.04	 \$14,547.71	 \$13,406.97

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2025 - 10/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	YTD
Reserve Income											
<u>INCOME</u>											
4130 - Special Reserve Assessment	\$789.21	\$1,500.00	\$3,178.00	\$129,445.00	\$8,285.00	\$4,088.00	\$5,995.00	\$11,125.00	\$3,050.00	\$12,470.00	\$179,925.21
4510 - Reserve Contribution	\$485.00	\$462.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462.00	\$1,409.00
4610 - Interest Income - Reserve	\$4.22	\$4.58	\$1,647.61	\$2.83	\$774.17	\$0.50	\$0.64	\$0.43	\$5,324.04	\$0.50	\$7,759.52
<u>Total INCOME</u>	\$1,278.43	\$1,966.58	\$4,825.61	\$129,447.83	\$9,059.17	\$4,088.50	\$5,995.64	\$11,125.43	\$8,374.04	\$12,932.50	\$189,093.73
 <u>TRANSFER BETWEEN FUNDS</u>											
9000 - Transfer From Operating	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$0.00	\$0.00	\$12,433.76	\$0.00	\$0.00	\$43,518.16
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$0.00	\$0.00	\$12,433.76	\$0.00	\$0.00	\$43,518.16
 <i>Total Reserve Income</i>	\$7,795.31	\$8,183.46	\$10,742.49	\$135,664.71	\$15,276.05	\$4,088.50	\$5,995.64	\$23,559.19	\$8,374.04	\$12,932.50	\$232,611.89
 Reserve Expense											
<u>COMMON AREA</u>											
9200 - Landscaping - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,250.00
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00	\$13,428.38
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,624.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,624.00
9750 - Wall Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00	\$0.00	\$0.00	\$5,250.00
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$64,874.00	\$0.00	\$5,250.00	\$0.00	\$7,000.00	\$83,552.38
 <i>Total Reserve Expense</i>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$64,874.00	\$0.00	\$5,250.00	\$0.00	\$7,000.00	\$83,552.38
 Reserve Net Income	\$7,795.31	\$8,183.46	\$4,314.11	\$135,664.71	\$15,276.05	(\$60,785.50)	\$5,995.64	\$18,309.19	\$8,374.04	\$5,932.50	\$149,059.51