

Rio Del Sol Homeowners Association

Financial Statement Period Ending: May 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

5/31/2025

Assets	Operating	Reserve	Total
CASH			
1000 - Fund Transfer	\$380.00		\$380.00
1005 - Building Improvement Fund - Chase OP - 9166	\$264.99		\$264.99
1007 - Chase Reserve - 0615		\$88,598.71	\$88,598.71
1010 - Alliance Operating Checking - 3409	(\$2,887.15)		(\$2,887.15)
1025 - Alliance Operating Debit Card (\$3000)-3625	\$3,000.00		\$3,000.00
1030 - Alliance General Exp Debit Card (\$1000)-2574	\$1,000.00		\$1,000.00
1050 - Alliance Reserve MM - 7490		\$17,240.18	\$17,240.18
1057 - Chase CD - 7226		\$109,787.20	\$109,787.20
1058 - Chase CD - 3440		\$110,000.00	\$110,000.00
1059 - Chase CD -3209		\$100,000.00	\$100,000.00
Total CASH	<u>\$1,757.84</u>	<u>\$425,626.09</u>	<u>\$427,383.93</u>
OTHER ASSETS			
1300 - Due Between Funds	(\$37,909.36)	\$37,909.36	\$0.00
Total OTHER ASSETS	<u>(\$37,909.36)</u>	<u>\$37,909.36</u>	<u>\$0.00</u>
Assets Total	<u>(\$36,151.52)</u>	<u>\$463,535.45</u>	<u>\$427,383.93</u>
Liabilities & Equity			
	Operating	Reserve	Total
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>(\$6,931.64)</u>	<u>\$171,233.64</u>	<u>\$164,302.00</u>
Liabilities and Equity Total	<u>(\$36,151.52)</u>	<u>\$463,535.45</u>	<u>\$427,383.93</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$23,221.25	\$23,280.00	(\$58.75)	\$119,722.95	\$116,400.00	\$3,322.95	\$279,360.00	\$159,637.05
4140 - Prepaid Owner Assessments	(\$881.38)	\$0.00	(\$881.38)	\$4,365.62	\$0.00	\$4,365.62	\$0.00	(\$4,365.62)
4330 - Late Fees	\$163.88	\$0.00	\$163.88	\$1,039.57	\$0.00	\$1,039.57	\$0.00	(\$1,039.57)
4350 - Lien/Collection Fees	\$266.25	\$0.00	\$266.25	\$991.25	\$0.00	\$991.25	\$0.00	(\$991.25)
4600 - Interest Income	\$0.52	\$0.00	\$0.52	\$2.47	\$0.00	\$2.47	\$0.00	(\$2.47)
4800 - Violation Fines	\$25.00	\$0.00	\$25.00	\$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>	\$22,795.52	\$23,280.00	(\$484.48)	\$129,321.86	\$116,400.00	\$12,921.86	\$279,360.00	\$150,038.14
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$6,216.88)	(\$6,216.88)	\$0.00	(\$31,084.40)	(\$31,084.40)	\$0.00	(\$74,602.57)	(\$43,518.17)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$6,216.88)	(\$6,216.88)	\$0.00	(\$31,084.40)	(\$31,084.40)	\$0.00	(\$74,602.57)	(\$43,518.17)
Total Income	\$16,578.64	\$17,063.12	(\$484.48)	\$98,237.46	\$85,315.60	\$12,921.86	\$204,757.43	\$106,519.97
Expense								
<u>ADMINISTRATIVE</u>								
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	\$0.00	\$0.00	\$0.00	\$10.40	\$0.00	(\$10.40)	\$0.00	(\$10.40)
5260 - Loan Interest	\$0.00	\$0.00	\$0.00	\$312.52	\$0.00	(\$312.52)	\$0.00	(\$312.52)
5400 - Insurance	\$2,321.91	\$0.00	(\$2,321.91)	\$10,051.89	\$0.00	(\$10,051.89)	\$27,200.00	\$17,148.11
5500 - Legal Fees	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00	\$2,500.00
5520 - Licenses/Permits	\$0.00	\$40.83	\$40.83	\$0.00	\$204.15	\$204.15	\$490.00	\$490.00
5530 - Lien/Collection Costs	\$360.00	\$0.00	(\$360.00)	\$555.00	\$0.00	(\$555.00)	\$0.00	(\$555.00)
5600 - Management Fees	\$1,223.64	\$1,223.64	\$0.00	\$6,118.20	\$6,118.20	\$0.00	\$14,683.68	\$8,565.48
5800 - Office Supplies	\$4.55	\$17.50	\$12.95	\$134.05	\$87.50	(\$46.55)	\$210.00	\$75.95
5810 - Postage	\$145.05	\$70.42	(\$74.63)	\$545.03	\$352.10	(\$192.93)	\$845.00	\$299.97
5820 - Printing	\$734.70	\$166.67	(\$568.03)	\$2,712.05	\$833.35	(\$1,878.70)	\$2,000.00	(\$712.05)
5900 - Website	\$0.00	\$0.00	\$0.00	\$245.01	\$191.07	(\$53.94)	\$191.07	(\$53.94)
<u>Total ADMINISTRATIVE</u>	\$4,789.85	\$1,727.39	(\$3,062.46)	\$20,684.15	\$9,928.02	(\$10,756.13)	\$49,219.75	\$28,535.60

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<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	\$45.00	\$0.00	(\$45.00)	\$225.00	\$0.00	(\$225.00)	\$1,340.00	\$1,115.00
6200 - Janitorial/Cleaning Services	\$300.00	\$375.00	\$75.00	\$2,925.00	\$1,875.00	(\$1,050.00)	\$4,500.00	\$1,575.00
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	\$7,175.00	\$6,000.00	(\$1,175.00)	\$14,400.00	\$7,225.00
6330 - Landscape - Other	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00	\$2,500.00
6400 - Pest Control	\$540.00	\$465.00	(\$75.00)	\$2,800.00	\$2,325.00	(\$475.00)	\$5,580.00	\$2,780.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$0.00	\$3,700.00	\$3,700.00	\$0.00	\$8,880.00	\$5,180.00
6455 - Pool Repairs	\$703.68	\$166.67	(\$537.01)	\$1,812.05	\$833.35	(\$978.70)	\$2,000.00	\$187.95
6509 - Repairs & Maintenance: Carport	\$2,150.00	\$0.00	(\$2,150.00)	\$3,150.00	\$0.00	(\$3,150.00)	\$0.00	(\$3,150.00)
6510 - Repairs & Maintenance: Buildings	\$160.00	\$41.67	(\$118.33)	\$4,140.32	\$208.35	(\$3,931.97)	\$500.00	(\$3,640.32)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00	\$3,000.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$0.00	\$1,535.50	\$0.00	(\$1,535.50)	\$0.00	(\$1,535.50)
6573 - Repairs & Maintenance: Roofs	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	(\$600.00)	\$1,000.00	\$400.00
6680 - Supplies	\$0.00	\$0.00	\$0.00	\$68.52	\$0.00	(\$68.52)	\$0.00	(\$68.52)
6800 - Tree Removal & Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00	\$1,000.00
<u>Total COMMON AREA</u>	\$5,838.68	\$3,530.00	(\$2,308.68)	\$28,131.39	\$17,685.00	(\$10,446.39)	\$44,735.00	\$16,603.61
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$4.17	\$4.17	\$275.00	\$20.85	(\$254.15)	\$50.00	(\$225.00)
8600 - Reserve Study	\$3,500.00	\$291.67	(\$3,208.33)	\$3,500.00	\$1,458.35	(\$2,041.65)	\$3,500.00	\$0.00
8850 - Taxes - State	\$0.00	\$4.17	\$4.17	\$0.00	\$20.85	\$20.85	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$3,500.00	\$341.68	(\$3,158.32)	\$3,775.00	\$1,708.40	(\$2,066.60)	\$4,100.00	\$325.00
<u>UTILITIES</u>								
7050 - Cable TV/Internet	\$267.64	\$267.64	\$0.00	\$1,338.20	\$1,338.20	\$0.00	\$3,211.68	\$1,873.48
7100 - Electricity	\$1,398.12	\$1,475.00	\$76.88	\$7,681.39	\$7,375.00	(\$306.39)	\$17,700.00	\$10,018.61
7300 - Gas	\$751.97	\$666.67	(\$85.30)	\$5,355.13	\$3,333.35	(\$2,021.78)	\$8,000.00	\$2,644.87

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
7550 - Trash/Sanitation	\$850.24	\$649.25	(\$200.99)	\$4,084.72	\$3,246.25	(\$838.47)	\$7,791.00	\$3,706.28
7900 - Water	\$6,758.97	\$5,833.33	(\$925.64)	\$34,119.12	\$29,166.65	(\$4,952.47)	\$70,000.00	\$35,880.88
<u>Total UTILITIES</u>	\$10,026.94	\$8,891.89	(\$1,135.05)	\$52,578.56	\$44,459.45	(\$8,119.11)	\$106,702.68	\$54,124.12
Total Expense	\$24,155.47	\$14,490.96	(\$9,664.51)	\$105,169.10	\$73,780.87	(\$31,388.23)	\$204,757.43	\$99,588.33
Operating Net Income	(\$7,576.83)	\$2,572.16	(\$10,148.99)	(\$6,931.64)	\$11,534.73	(\$18,466.37)	\$0.00	\$6,931.64

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$7,885.00	\$0.00	\$7,885.00	\$142,797.21	\$0.00	\$142,797.21	\$0.00	(\$142,797.21)
4510 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$947.00	\$0.00	\$947.00	\$0.00	(\$947.00)
4610 - Interest Income - Reserve	\$774.17	\$0.00	\$774.17	\$2,433.41	\$0.00	\$2,433.41	\$0.00	(\$2,433.41)
<u>Total INCOME</u>	\$8,659.17	\$0.00	\$8,659.17	\$146,177.62	\$0.00	\$146,177.62	\$0.00	(\$146,177.62)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$6,216.88	\$6,216.88	\$0.00	\$31,084.40	\$31,084.40	\$0.00	\$74,602.57	\$43,518.17
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,216.88	\$6,216.88	\$0.00	\$31,084.40	\$31,084.40	\$0.00	\$74,602.57	\$43,518.17
 Total Reserve Income	\$14,876.05	\$6,216.88	\$8,659.17	\$177,262.02	\$31,084.40	\$146,177.62	\$74,602.57	(\$102,659.45)
 Reserve Expense								
<u>COMMON AREA</u>								
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$6,428.38	\$0.00	(\$6,428.38)	\$0.00	(\$6,428.38)
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$6,428.38	\$0.00	(\$6,428.38)	\$0.00	(\$6,428.38)
 Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$6,428.38	\$0.00	(\$6,428.38)	\$0.00	(\$6,428.38)
 Reserve Net Income	\$14,876.05	\$6,216.88	\$8,659.17	\$170,833.64	\$31,084.40	\$139,749.24	\$74,602.57	(\$96,231.07)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
Income						
<u>INCOME</u>						
4100 - Homeowner Assessments	\$23,370.45	\$25,136.00	\$25,274.00	\$22,721.25	\$23,221.25	\$119,722.95
4140 - Prepaid Owner Assessments	(\$1,091.50)	\$5,451.15	\$104,210.00	(\$103,322.65)	(\$881.38)	\$4,365.62
4330 - Late Fees	\$132.84	\$94.70	\$188.50	\$459.65	\$163.88	\$1,039.57
4350 - Lien/Collection Fees	\$140.00	\$175.00	\$150.75	\$259.25	\$266.25	\$991.25
4600 - Interest Income	\$0.50	\$0.42	\$0.57	\$0.46	\$0.52	\$2.47
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$50.00
4900 - Other Income	\$0.00	\$0.00	\$3,150.00	\$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>\$22,795.52</u>	<u>\$129,321.86</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)	(\$31,084.40)
<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>(\$31,084.40)</u>
<i>Total Income</i>	\$16,035.41	\$24,640.39	\$127,056.94	(\$86,073.92)	\$16,578.64	\$98,237.46
Expense						
<u>ADMINISTRATIVE</u>						
5250 - Bank Charges	\$0.00	\$10.00	\$0.40	\$0.00	\$0.00	\$10.40
5260 - Loan Interest	\$6.35	\$306.17	\$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	\$10,051.89
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$195.00	\$360.00	\$555.00
5600 - Management Fees	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$6,118.20
5800 - Office Supplies	\$8.40	\$101.50	\$10.15	\$9.45	\$4.55	\$134.05
5810 - Postage	\$54.31	\$163.35	\$58.82	\$123.50	\$145.05	\$545.03
5820 - Printing	\$295.70	\$456.60	\$356.80	\$868.25	\$734.70	\$2,712.05
5900 - Website	\$0.00	\$0.00	\$22.17	\$222.84	\$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>\$20,684.15</u>
<u>COMMON AREA</u>						
6080 - Fire Prevention	\$0.00	\$90.00	\$45.00	\$45.00	\$45.00	\$225.00
6200 - Janitorial/Cleaning Services	\$675.00	\$675.00	\$600.00	\$675.00	\$300.00	\$2,925.00

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
6300 - Landscape Maintenance	\$1,400.00	\$2,175.00	\$1,200.00	\$1,200.00	\$1,200.00	\$7,175.00
6400 - Pest Control	\$465.00	\$0.00	\$1,795.00	\$0.00	\$540.00	\$2,800.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$3,700.00
6455 - Pool Repairs	\$744.74	\$14.19	\$132.30	\$217.14	\$703.68	\$1,812.05
6509 - Repairs & Maintenance: Carport	\$0.00	\$0.00	\$0.00	\$1,000.00	\$2,150.00	\$3,150.00
6510 - Repairs & Maintenance: Buildings	\$385.71	\$3,028.98	\$0.00	\$565.63	\$160.00	\$4,140.32
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$269.00	\$1,266.50	\$0.00	\$1,535.50
6573 - Repairs & Maintenance: Roofs	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
6680 - Supplies	\$68.52	\$0.00	\$0.00	\$0.00	\$0.00	\$68.52
Total COMMON AREA	\$5,078.97	\$6,723.17	\$4,781.30	\$5,709.27	\$5,838.68	\$28,131.39
<u>TAXES/OTHER EXPENSES</u>						
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00
Total TAXES/OTHER EXPENSES	\$275.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,775.00
<u>UTILITIES</u>						
7050 - Cable TV/Internet	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$1,338.20
7100 - Electricity	\$0.00	\$3,246.75	\$1,516.82	\$1,519.70	\$1,398.12	\$7,681.39
7300 - Gas	\$1,371.68	\$1,308.05	\$933.27	\$990.16	\$751.97	\$5,355.13
7550 - Trash/Sanitation	\$720.57	\$785.51	\$785.51	\$942.89	\$850.24	\$4,084.72
7900 - Water	\$6,632.98	\$6,818.72	\$6,975.98	\$6,932.47	\$6,758.97	\$34,119.12
Total UTILITIES	\$8,992.87	\$12,426.67	\$10,479.22	\$10,652.86	\$10,026.94	\$52,578.56
Total Expense	\$17,737.93	\$23,213.79	\$18,735.19	\$21,326.72	\$24,155.47	\$105,169.10
Operating Net Income	(\$1,702.52)	\$1,426.60	\$108,321.75	(\$107,400.64)	(\$7,576.83)	(\$6,931.64)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
Reserve Income						
<u>INCOME</u>						
4130 - Special Reserve Assessment	\$789.21	\$1,500.00	\$3,178.00	\$129,445.00	\$7,885.00	\$142,797.21
4510 - Reserve Contribution	\$485.00	\$462.00	\$0.00	\$0.00	\$0.00	\$947.00
4610 - Interest Income - Reserve	\$4.22	\$4.58	\$1,647.61	\$2.83	\$774.17	\$2,433.41
<u>Total INCOME</u>	\$1,278.43	\$1,966.58	\$4,825.61	\$129,447.83	\$8,659.17	\$146,177.62
<u>TRANSFER BETWEEN FUNDS</u>						
9000 - Transfer From Operating	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$31,084.40
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$31,084.40
<i>Total Reserve Income</i>	\$7,795.31	\$8,183.46	\$10,742.49	\$135,664.71	\$14,876.05	\$177,262.02
Reserve Expense						
<u>COMMON AREA</u>						
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$6,428.38
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$6,428.38
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$6,428.38
 Reserve Net Income	 \$7,795.31	 \$8,183.46	 \$4,314.11	 \$135,664.71	 \$14,876.05	 \$170,833.64