

Rio Del Sol Homeowners Association

Financial Statement Period Ending: January 31, 2025



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

2580 Highway 95, Suite 108
Bullhead City, AZ 86442
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Fiscal Year End: December 31

Accounting Method: Cash

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RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
1/31/2025

	Operating	Reserve	Total
Assets			
CASH			
1005 - Building Improvement Fund - Chase OP - 9166	\$114.99		\$114.99
1007 - Chase Reserve - 0615		\$20,573.44	\$20,573.44
1010 - Alliance Operating Checking - 3409	\$9,300.52		\$9,300.52
1025 - Alliance Operating Debit Card-3625	\$4,661.01		\$4,661.01
1030 - Alliance General Exp Debit Card-2574	\$3,500.81		\$3,500.81
1050 - Alliance Reserve MM - 7490		\$39,891.24	\$39,891.24
1056 - Chase CD - 7225		\$41,579.18	\$41,579.18
1057 - Chase CD - 7226		\$40,793.88	\$40,793.88
1058 - Chase CD - 3440		\$110,000.00	\$110,000.00
Total CASH	<u>\$17,577.33</u>	<u>\$252,837.74</u>	<u>\$270,415.07</u>
ACCOUNTS RECEIVABLE			
1200 - Accounts Receivable - Prior	(\$1,234.00)		(\$1,234.00)
Total ACCOUNTS RECEIVABLE	<u>(\$1,234.00)</u>		<u>(\$1,234.00)</u>
OTHER ASSETS			
1300 - Due Between Funds	(\$47,259.38)	\$47,259.38	\$0.00
Total OTHER ASSETS	<u>(\$47,259.38)</u>	<u>\$47,259.38</u>	<u>\$0.00</u>
Assets Total	<u>(\$30,916.05)</u>	<u>\$300,097.12</u>	<u>\$269,181.07</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
1/31/2025

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
1900 - CIT Loan	\$6.35		\$6.35
Total LIABILITIES	<u>\$6.35</u>		<u>\$6.35</u>
EQUITY			
3200 - Operating Equity	(\$29,526.88)		(\$29,526.88)
3500 - Reserve Equity	\$307.00	\$292,301.81	\$292,608.81
Total EQUITY	<u>(\$29,219.88)</u>	<u>\$292,301.81</u>	<u>\$263,081.93</u>
Net Income	<u>(\$1,702.52)</u>	<u>\$7,795.31</u>	<u>\$6,092.79</u>
Liabilities and Equity Total	<u>(\$30,916.05)</u>	<u>\$300,097.12</u>	<u>\$269,181.07</u>

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

	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$23,370.45	\$23,280.00	\$90.45	\$23,370.45	\$23,280.00	\$90.45	\$279,360.00	\$255,989.55
4140 - Prepaid Owner Assessments	(\$1,091.50)	\$0.00	(\$1,091.50)	(\$1,091.50)	\$0.00	(\$1,091.50)	\$0.00	\$1,091.50
4330 - Late Fees	\$132.84	\$0.00	\$132.84	\$132.84	\$0.00	\$132.84	\$0.00	(\$132.84)
4350 - Lien/Collection Fees	\$140.00	\$0.00	\$140.00	\$140.00	\$0.00	\$140.00	\$0.00	(\$140.00)
4600 - Interest Income	\$0.50	\$0.00	\$0.50	\$0.50	\$0.00	\$0.50	\$0.00	(\$0.50)
Total INCOME	\$22,552.29	\$23,280.00	(\$727.71)	\$22,552.29	\$23,280.00	(\$727.71)	\$279,360.00	\$256,807.71
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	(\$6,516.88)	(\$6,216.88)	(\$300.00)	(\$6,516.88)	(\$6,216.88)	(\$300.00)	(\$74,602.57)	(\$68,085.69)
Total TRANSFER BETWEEN FUNDS	(\$6,516.88)	(\$6,216.88)	(\$300.00)	(\$6,516.88)	(\$6,216.88)	(\$300.00)	(\$74,602.57)	(\$68,085.69)
Total Income	\$16,035.41	\$17,063.12	(\$1,027.71)	\$16,035.41	\$17,063.12	(\$1,027.71)	\$204,757.43	\$188,722.02
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
5260 - Loan Interest	\$6.35	\$0.00	(\$6.35)	\$6.35	\$0.00	(\$6.35)	\$0.00	(\$6.35)
5400 - Insurance	\$1,802.69	\$0.00	(\$1,802.69)	\$1,802.69	\$0.00	(\$1,802.69)	\$27,200.00	\$25,397.31
5500 - Legal Fees	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00	\$2,500.00
5520 - Licenses/Permits	\$0.00	\$40.83	\$40.83	\$0.00	\$40.83	\$40.83	\$490.00	\$490.00
5600 - Management Fees	\$1,223.64	\$1,223.64	\$0.00	\$1,223.64	\$1,223.64	\$0.00	\$14,683.68	\$13,460.04
5800 - Office Supplies	\$8.40	\$17.50	\$9.10	\$8.40	\$17.50	\$9.10	\$210.00	\$201.60
5810 - Postage	\$54.31	\$70.42	\$16.11	\$54.31	\$70.42	\$16.11	\$845.00	\$790.69
5820 - Printing	\$295.70	\$166.67	(\$129.03)	\$295.70	\$166.67	(\$129.03)	\$2,000.00	\$1,704.30
5900 - Website	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$191.07	\$191.07
Total ADMINISTRATIVE	\$3,391.09	\$1,727.39	(\$1,663.70)	\$3,391.09	\$1,727.39	(\$1,663.70)	\$49,219.75	\$45,828.66

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

1/1/2025 - 1/31/2025

Accounts	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6050 - Backflow Testing	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00	\$35.00	\$35.00	\$35.00
6080 - Fire Prevention	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,340.00	\$1,340.00
6200 - Janitorial/Cleaning Services	\$675.00	\$375.00	(\$300.00)	\$675.00	\$375.00	(\$300.00)	\$4,500.00	\$3,825.00
6300 - Landscape Maintenance	\$1,400.00	\$1,200.00	(\$200.00)	\$1,400.00	\$1,200.00	(\$200.00)	\$14,400.00	\$13,000.00
6330 - Landscape - Other	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00	\$2,500.00
6400 - Pest Control	\$465.00	\$465.00	\$0.00	\$465.00	\$465.00	\$0.00	\$5,580.00	\$5,115.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$0.00	\$740.00	\$740.00	\$0.00	\$8,880.00	\$8,140.00
6455 - Pool Repairs	\$744.74	\$166.67	(\$578.07)	\$744.74	\$166.67	(\$578.07)	\$2,000.00	\$1,255.26
6510 - Repairs & Maintenance: Buildings	\$385.71	\$41.67	(\$344.04)	\$385.71	\$41.67	(\$344.04)	\$500.00	\$114.29
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
6573 - Repairs & Maintenance: Roofs	\$600.00	\$0.00	(\$600.00)	\$600.00	\$0.00	(\$600.00)	\$1,000.00	\$400.00
6680 - Supplies	\$68.52	\$0.00	(\$68.52)	\$68.52	\$0.00	(\$68.52)	\$0.00	(\$68.52)
6800 - Tree Removal & Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$1,000.00
<u>Total COMMON AREA</u>	\$5,078.97	\$3,565.00	(\$1,513.97)	\$5,078.97	\$3,565.00	(\$1,513.97)	\$44,735.00	\$39,656.03
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
8280 - Annual Corporate & BOI Reporting	\$275.00	\$4.17	(\$270.83)	\$275.00	\$4.17	(\$270.83)	\$50.00	(\$225.00)
8600 - Reserve Study	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00	\$3,500.00
8850 - Taxes - State	\$0.00	\$4.17	\$4.17	\$0.00	\$4.17	\$4.17	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$275.00	\$341.68	\$66.68	\$275.00	\$341.68	\$66.68	\$4,100.00	\$3,825.00
<u>UTILITIES</u>								
7050 - Cable TV/Internet	\$267.64	\$267.64	\$0.00	\$267.64	\$267.64	\$0.00	\$3,211.68	\$2,944.04
7100 - Electricity	\$0.00	\$1,475.00	\$1,475.00	\$0.00	\$1,475.00	\$1,475.00	\$17,700.00	\$17,700.00
7300 - Gas	\$1,371.68	\$666.67	(\$705.01)	\$1,371.68	\$666.67	(\$705.01)	\$8,000.00	\$6,628.32
7550 - Trash/Sanitation	\$720.57	\$649.25	(\$71.32)	\$720.57	\$649.25	(\$71.32)	\$7,791.00	\$7,070.43
7900 - Water	\$6,632.98	\$5,833.33	(\$799.65)	\$6,632.98	\$5,833.33	(\$799.65)	\$70,000.00	\$63,367.02
<u>Total UTILITIES</u>	\$8,992.87	\$8,891.89	(\$100.98)	\$8,992.87	\$8,891.89	(\$100.98)	\$106,702.68	\$97,709.81
Total Expense	\$17,737.93	\$14,525.96	(\$3,211.97)	\$17,737.93	\$14,525.96	(\$3,211.97)	\$204,757.43	\$187,019.50
Operating Net Income	(\$1,702.52)	\$2,537.16	(\$4,239.68)	(\$1,702.52)	\$2,537.16	(\$4,239.68)	\$0.00	\$1,702.52

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Reserve

1/1/2025 - 1/31/2025

Accounts	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$789.21	\$0.00	\$789.21	\$789.21	\$0.00	\$789.21	\$0.00	(\$789.21)
4510 - Reserve Contribution	\$485.00	\$0.00	\$485.00	\$485.00	\$0.00	\$485.00	\$0.00	(\$485.00)
4610 - Interest Income - Reserve	\$4.22	\$0.00	\$4.22	\$4.22	\$0.00	\$4.22	\$0.00	(\$4.22)
<u>Total INCOME</u>	\$1,278.43	\$0.00	\$1,278.43	\$1,278.43	\$0.00	\$1,278.43	\$0.00	(\$1,278.43)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$6,516.88	\$6,216.88	\$300.00	\$6,516.88	\$6,216.88	\$300.00	\$74,602.57	\$68,085.69
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,516.88	\$6,216.88	\$300.00	\$6,516.88	\$6,216.88	\$300.00	\$74,602.57	\$68,085.69
 Total Reserve Income	\$7,795.31	\$6,216.88	\$1,578.43	\$7,795.31	\$6,216.88	\$1,578.43	\$74,602.57	\$66,807.26
 Reserve Net Income	\$7,795.31	\$6,216.88	\$1,578.43	\$7,795.31	\$6,216.88	\$1,578.43	\$74,602.57	\$66,807.26