

# Rio Del Sol Homeowners Association

## Financial Statement Period Ending: January 31, 2023



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Bullhead City, AZ 86442  
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800-447-3838  
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**Fiscal Year End:** December 31  
**Accounting Method:** Cash

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**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**BALANCE SHEET**  
**1/31/2023**

	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
<b>CASH</b>			
1005 - Building Improvement Fund - OP	\$1,408.18		\$1,408.18
1006 - Operating- Old Acct	\$156.67		\$156.67
1007 - Reserve - Old Acct		\$199,449.75	\$199,449.75
1010 - Alliance Operating Checking - 409	\$43,236.60		\$43,236.60
Total CASH	<u>\$44,801.45</u>	<u>\$199,449.75</u>	<u>\$244,251.20</u>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - Accounts Receivable - Prior	(\$1,234.00)		(\$1,234.00)
Total ACCOUNTS RECEIVABLE	<u>(\$1,234.00)</u>		<u>(\$1,234.00)</u>
<b>OTHER ASSETS</b>			
1300 - Due Between Funds	(\$38,033.18)	\$38,033.18	\$0.00
Total OTHER ASSETS	<u>(\$38,033.18)</u>	<u>\$38,033.18</u>	<u>\$0.00</u>
<b>Assets Total</b>	<u>\$5,534.27</u>	<u>\$237,482.93</u>	<u>\$243,017.20</u>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
1900 - Mutal of Omaha Loan	\$35,068.60		\$35,068.60
Total LIABILITIES	<u>\$35,068.60</u>		<u>\$35,068.60</u>
<b>EQUITY</b>			
3200 - Operating Equity	(\$30,593.46)		(\$30,593.46)
3500 - Reserve Equity		\$217,261.75	\$217,261.75
Total EQUITY	<u>(\$30,593.46)</u>	<u>\$217,261.75</u>	<u>\$186,668.29</u>
<b>Net Income</b>	<u>\$1,059.13</u>	<u>\$20,221.18</u>	<u>\$21,280.31</u>
<b>Liabilities and Equity Total</b>	<u>\$5,534.27</u>	<u>\$237,482.93</u>	<u>\$243,017.20</u>

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**INCOME STATEMENT - Operating**  
**1/1/2023 - 1/31/2023**

Accounts	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$24,076.00	\$21,120.00	\$2,956.00	\$24,076.00	\$21,120.00	\$2,956.00	\$253,440.00	\$229,364.00
4140 - Prepaid Owner Assessments	(\$248.00)	\$0.00	(\$248.00)	(\$248.00)	\$0.00	(\$248.00)	\$0.00	\$248.00
4600 - Interest Income	\$0.78	\$0.00	\$0.78	\$0.78	\$0.00	\$0.78	\$0.00	(\$0.78)
<b>Total INCOME</b>	<b>\$23,828.78</b>	<b>\$21,120.00</b>	<b>\$2,708.78</b>	<b>\$23,828.78</b>	<b>\$21,120.00</b>	<b>\$2,708.78</b>	<b>\$253,440.00</b>	<b>\$229,611.22</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	\$0.00	(\$8,196.18)	(\$8,196.18)	\$0.00	(\$98,354.12)	(\$90,157.94)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$8,196.18)</b>	<b>(\$8,196.18)</b>	<b>\$0.00</b>	<b>(\$8,196.18)</b>	<b>(\$8,196.18)</b>	<b>\$0.00</b>	<b>(\$98,354.12)</b>	<b>(\$90,157.94)</b>
<b>Total Income</b>	<b>\$15,632.60</b>	<b>\$12,923.82</b>	<b>\$2,708.78</b>	<b>\$15,632.60</b>	<b>\$12,923.82</b>	<b>\$2,708.78</b>	<b>\$155,085.88</b>	<b>\$139,453.28</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$1,100.00	\$0.00	(\$1,100.00)	\$1,100.00	\$0.00	(\$1,100.00)	\$1,000.00	(\$100.00)
5250 - Bank Charges	\$69.75	\$0.00	(\$69.75)	\$69.75	\$0.00	(\$69.75)	\$0.00	(\$69.75)
5260 - Loan Interest	\$213.86	\$0.00	(\$213.86)	\$213.86	\$0.00	(\$213.86)	\$0.00	(\$213.86)
5400 - Insurance	\$1,240.36	\$0.00	(\$1,240.36)	\$1,240.36	\$0.00	(\$1,240.36)	\$16,000.00	\$14,759.64
5500 - Legal Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00	\$750.00
5600 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	\$0.00	\$13,200.00	\$12,100.00
5800 - Office Supplies	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
5810 - Postage	\$69.75	\$41.67	(\$28.08)	\$69.75	\$41.67	(\$28.08)	\$500.00	\$430.25
5820 - Printing	\$279.65	\$41.67	(\$237.98)	\$279.65	\$41.67	(\$237.98)	\$500.00	\$220.35
5900 - Website	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00	\$200.00
<b>Total ADMINISTRATIVE</b>	<b>\$4,073.37</b>	<b>\$1,304.18</b>	<b>(\$2,769.19)</b>	<b>\$4,073.37</b>	<b>\$1,304.18</b>	<b>(\$2,769.19)</b>	<b>\$32,650.00</b>	<b>\$28,576.63</b>
<u>COMMON AREA</u>								
6050 - Backflow Testing	\$0.00	\$5.83	\$5.83	\$0.00	\$5.83	\$5.83	\$70.00	\$70.00
6080 - Fire Prevention	\$606.10	\$108.33	(\$497.77)	\$606.10	\$108.33	(\$497.77)	\$1,300.00	\$693.90
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$14,400.00	\$13,200.00
6330 - Landscape - Other	\$0.00	\$850.00	\$850.00	\$0.00	\$850.00	\$850.00	\$10,200.00	\$10,200.00
6400 - Pest Control	\$924.00	\$500.00	(\$424.00)	\$924.00	\$500.00	(\$424.00)	\$6,000.00	\$5,076.00

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**INCOME STATEMENT - Operating**  
**1/1/2023 - 1/31/2023**

Accounts	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6450 - Pool Maintenance	\$740.00	\$1,125.00	\$385.00	\$740.00	\$1,125.00	\$385.00	\$13,500.00	\$12,760.00
6455 - Pool Repairs	\$372.00	\$0.00	(\$372.00)	\$372.00	\$0.00	(\$372.00)	\$0.00	(\$372.00)
6680 - Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$1,000.00
<b><u>Total COMMON AREA</u></b>	<b>\$3,842.10</b>	<b>\$3,872.49</b>	<b>\$30.39</b>	<b>\$3,842.10</b>	<b>\$3,872.49</b>	<b>\$30.39</b>	<b>\$46,470.00</b>	<b>\$42,627.90</b>
<b><u>TAXES/OTHER EXPENSES</u></b>								
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
8280 - Corporation Commission	\$0.00	\$4.17	\$4.17	\$0.00	\$4.17	\$4.17	\$50.00	\$50.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$45.84</b>	<b>\$45.84</b>	<b>\$0.00</b>	<b>\$45.84</b>	<b>\$45.84</b>	<b>\$550.00</b>	<b>\$550.00</b>
<b><u>UTILITIES</u></b>								
7050 - Cable TV/Internet	\$155.59	\$155.99	\$0.40	\$155.59	\$155.99	\$0.40	\$1,871.88	\$1,716.29
7100 - Electricity	\$0.00	\$1,212.00	\$1,212.00	\$0.00	\$1,212.00	\$1,212.00	\$14,544.00	\$14,544.00
7300 - Gas	\$3,251.66	\$833.33	(\$2,418.33)	\$3,251.66	\$833.33	(\$2,418.33)	\$10,000.00	\$6,748.34
7550 - Trash/Sanitation	\$582.86	\$450.00	(\$132.86)	\$582.86	\$450.00	(\$132.86)	\$5,400.00	\$4,817.14
7900 - Water	\$2,667.89	\$3,333.33	\$665.44	\$2,667.89	\$3,333.33	\$665.44	\$40,000.00	\$37,332.11
7920 - Irrigation Water	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$3,600.00	\$3,600.00
<b><u>Total UTILITIES</u></b>	<b>\$6,658.00</b>	<b>\$6,284.65</b>	<b>(\$373.35)</b>	<b>\$6,658.00</b>	<b>\$6,284.65</b>	<b>(\$373.35)</b>	<b>\$75,415.88</b>	<b>\$68,757.88</b>
<b>Total Expense</b>	<b>\$14,573.47</b>	<b>\$11,507.16</b>	<b>(\$3,066.31)</b>	<b>\$14,573.47</b>	<b>\$11,507.16</b>	<b>(\$3,066.31)</b>	<b>\$155,085.88</b>	<b>\$140,512.41</b>
<b>Operating Net Income</b>	<b>\$1,059.13</b>	<b>\$1,416.66</b>	<b>(\$357.53)</b>	<b>\$1,059.13</b>	<b>\$1,416.66</b>	<b>(\$357.53)</b>	<b>\$0.00</b>	<b>(\$1,059.13)</b>

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**INCOME STATEMENT - Reserve**  
**1/1/2023 - 1/31/2023**

Accounts	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$11,321.00	\$0.00	\$11,321.00	\$11,321.00	\$0.00	\$11,321.00	\$0.00	(\$11,321.00)
4510 - Reserve Contribution	\$704.00	\$0.00	\$704.00	\$704.00	\$0.00	\$704.00	\$0.00	(\$704.00)
<b><u>Total INCOME</u></b>	<b>\$12,025.00</b>	<b>\$0.00</b>	<b>\$12,025.00</b>	<b>\$12,025.00</b>	<b>\$0.00</b>	<b>\$12,025.00</b>	<b>\$0.00</b>	<b>(\$12,025.00)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$0.00	\$8,196.18	\$8,196.18	\$0.00	\$98,354.12	\$90,157.94
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$8,196.18</b>	<b>\$8,196.18</b>	<b>\$0.00</b>	<b>\$8,196.18</b>	<b>\$8,196.18</b>	<b>\$0.00</b>	<b>\$98,354.12</b>	<b>\$90,157.94</b>
<b>Total Reserve Income</b>	<b>\$20,221.18</b>	<b>\$8,196.18</b>	<b>\$12,025.00</b>	<b>\$20,221.18</b>	<b>\$8,196.18</b>	<b>\$12,025.00</b>	<b>\$98,354.12</b>	<b>\$78,132.94</b>
<b>Reserve Net Income</b>	<b>\$20,221.18</b>	<b>\$8,196.18</b>	<b>\$12,025.00</b>	<b>\$20,221.18</b>	<b>\$8,196.18</b>	<b>\$12,025.00</b>	<b>\$98,354.12</b>	<b>\$78,132.94</b>