Rio Del Sol Homeowners Association

Financial Statement Period Ending: June 30, 2023



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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DRAFT FINANCIALS, certain cash amounts presented are estimated pending receipt of a current bank statement

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC BALANCE SHEET

6/30/2023

	Operating	Reserve	Total
Assets			
CASH			
1005 - Buildling Improvement Fund - OP	\$1,408.20		\$1,408.20
1006 - Operating- Old Acct	\$156.67		\$156.67
1007 - Reserve - Old Acct		\$245,752.56	\$245,752.56
1010 - Alliance Operating Checking - 409	\$25,064.08		\$25,064.08
1025 - Alliance Operating Debit Card-625	\$2,289.84		\$2,289.84
1030 - Alliance General Exp Debit Card-574	\$5,000.50		\$5,000.50
Total CASH	\$33,919.29	\$245,752.56	\$279,671.85
ACCOUNTS RECEIVABLE			
1200 - Accounts Receivable - Prior	(\$1,234.00)		(\$1,234.00)
Total ACCOUNTS RECEIVABLE	(\$1,234.00)		(\$1,234.00)
OTHER ASSETS			
1300 - Due Between Funds	(\$40,157.72)	\$40,157.72	\$0.00
Total OTHER ASSETS	(\$40,157.72)	\$40,157.72	\$0.00
Assets Total	(\$7,472.43)	\$285,910.28	\$278,437.85

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC BALANCE SHEET 6/30/2023

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
1900 - CIT Loan	\$30,422.78		\$30,422.78
Total LIABILITIES	\$30,422.78		\$30,422.78
EQUITY			
3200 - Operating Equity	(\$30,593.46)		(\$30,593.46)
3500 - Reserve Equity		\$217,261.75	\$217,261.75
Total EQUITY	(\$30,593.46)	\$217,261.75	\$186,668.29
Net Income	(\$7,301.75)	\$68,648.53	\$61,346.78
Liabilities and Equity Total	(\$7,472.43)	\$285,910.28	\$278,437.85

INCOME STATEMENT - Operating

	6/1/	2023 - 6/30/20)23	1/1/2023 - 6/30/2023				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$19,703.00	\$21,120.00	(\$1,417.00)	\$129,335.00	\$126,720.00	\$2,615.00	\$253,440.00	\$124,105.00
4140 - Prepaid Owner Assessments	(\$626.98)	\$0.00	(\$626.98)	(\$7,354.98)	\$0.00	(\$7,354.98)	\$0.00	\$7,354.98
4500 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$880.00	\$0.00	\$880.00	\$0.00	(\$880.00)
4600 - Interest Income	\$0.72	\$0.00	\$0.72	\$5.48	\$0.00	\$5.48	\$0.00	(\$5.48)
4900 - Other Income	\$407.96	\$0.00	\$407.96	\$407.96	\$0.00	\$407.96	\$0.00	(\$407.96)
Total INCOME	\$19,484.70	\$21,120.00	(\$1,635.30)	\$123,273.46	\$126,720.00	(\$3,446.54)	\$253,440.00	\$130,166.54
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	\$0.00	(\$49,177.08)	(\$49,177.08)	\$0.00	(\$98,354.12)	(\$49,177.04)
Total TRANSFER BETWEEN FUNDS	(\$8,196.18)	(\$8,196.18)	\$0.00	(\$49,177.08)	(\$49,177.08)	\$0.00	(\$98,354.12)	(\$49,177.04)
Total Income	\$11,288.52	\$12,923.82	(\$1,635.30)	\$74,096.38	\$77,542.92	(\$3,446.54)	\$155,085.88	\$80,989.50
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,000.00	(\$100.00)	\$1,000.00	(\$100.00)
5250 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$89.75	\$0.00	(\$89.75)	\$0.00	(\$89.75)
5260 - Loan Interest	\$0.00	\$0.00	\$0.00	\$472.56	\$0.00	(\$472.56)	\$0.00	(\$472.56)
5400 - Insurance	\$1,566.24	\$0.00	(\$1,566.24)	\$8,419.80	\$16,000.00	\$7,580.20	\$16,000.00	\$7,580.20
5500 - Legal Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$375.00	\$375.00	\$750.00	\$750.00
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$461.00	\$0.00	(\$461.00)	\$0.00	(\$461.00)
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00	(\$10.00)
5600 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$6,600.00	\$6,600.00	\$0.00	\$13,200.00	\$6,600.00
5800 - Office Supplies	\$0.00	\$41.67	\$41.67	\$58.10	\$250.02	\$191.92	\$500.00	\$441.90
5810 - Postage	\$48.51	\$41.67	(\$6.84)	\$358.68	\$250.02	(\$108.66)	\$500.00	\$141.32
5820 - Printing	\$224.25	\$41.67	(\$182.58)	\$1,172.81	\$250.02	(\$922.79)	\$500.00	(\$672.81)
5900 - Website	\$0.00	\$16.67	\$16.67	\$176.06	\$100.02	(\$76.04)	\$200.00	\$23.94
5950 - Miscellaneous Admin	\$0.00	\$0.00	\$0.00	\$376.88	\$0.00	(\$376.88)	\$0.00	(\$376.88)
Total ADMINISTRATIVE	\$2,949.00	\$1,304.18	(\$1,644.82)	\$19,295.64	\$24,825.08	\$5,529.44	\$32,650.00	\$13,354.36

INCOME STATEMENT - Operating

	6/1/2	2023 - 6/30/20	23	1/1/2023 - 6/30/2023					
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budge	
COMMON AREA									
6050 - Backflow Testing	\$0.00	\$5.83	\$5.83	\$0.00	\$34.98	\$34.98	\$70.00	\$70.00	
6080 - Fire Prevention	\$45.00	\$108.33	\$63.33	\$1,121.22	\$649.98	(\$471.24)	\$1,300.00	\$178.78	
6200 - Janitorial/Cleaning Services	\$375.00	\$0.00	(\$375.00)	\$2,574.23	\$0.00	(\$2,574.23)	\$0.00	(\$2,574.23	
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	\$6,559.84	\$7,200.00	\$640.16	\$14,400.00	\$7,840.16	
6330 - Landscape - Other	\$0.00	\$850.00	\$850.00	\$1,124.02	\$5,100.00	\$3,975.98	\$10,200.00	\$9,075.98	
6400 - Pest Control	\$462.00	\$500.00	\$38.00	\$2,772.00	\$3,000.00	\$228.00	\$6,000.00	\$3,228.00	
6450 - Pool Maintenance	\$740.00	\$1,125.00	\$385.00	\$4,417.75	\$6,750.00	\$2,332.25	\$13,500.00	\$9,082.25	
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$947.04	\$0.00	(\$947.04)	\$0.00	(\$947.04	
6510 - Repairs & Maintenance: Buildings	\$0.00	\$0.00	\$0.00	\$1,675.31	\$0.00	(\$1,675.31)	\$0.00	(\$1,675.31	
6511 - Repairs & Maintenance: Electrical	\$2,039.73	\$0.00	(\$2,039.73)	\$2,287.78	\$0.00	(\$2,287.78)	\$0.00	(\$2,287.78)	
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	(\$600.00)	\$0.00	(\$600.00)	
6680 - Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00	\$1,000.00	
Total COMMON AREA	\$4,861.73	\$3,872.49	(\$989.24)	\$24,079.19	\$23,234.94	(\$844.25)	\$46,470.00	\$22,390.81	
TAXES/OTHER EXPENSES									
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00	
8280 - Corporation Commission	\$10.00	\$4.17	(\$5.83)	\$50.00	\$25.02	(\$24.98)	\$50.00	\$0.00	
Total TAXES/OTHER EXPENSES	\$10.00	\$45.84	\$35.84	\$50.00	\$275.04	\$225.04	\$550.00	\$500.00	
UTILITIES									
7050 - Cable TV/Internet	\$180.59	\$155.99	(\$24.60)	\$983.54	\$935.94	(\$47.60)	\$1,871.88	\$888.34	
7100 - Electricity	\$1,480.37	\$1,212.00	(\$268.37)	\$8,067.87	\$7,272.00	(\$795.87)	\$14,544.00	\$6,476.13	
7300 - Gas	\$267.77	\$833.33	\$565.56	\$8,824.96	\$4,999.98	(\$3,824.98)	\$10,000.00	\$1,175.04	
7550 - Trash/Sanitation	\$582.86	\$450.00	(\$132.86)	\$3,606.96	\$2,700.00	(\$906.96)	\$5,400.00	\$1,793.04	
7900 - Water	\$4,300.16	\$3,333.33	(\$966.83)	\$16,489.97	\$19,999.98	\$3,510.01	\$40,000.00	\$23,510.03	
7920 - Irrigation Water	\$0.00	\$300.00	\$300.00	\$0.00	\$1,800.00	\$1,800.00	\$3,600.00	\$3,600.00	
Total UTILITIES	\$6,811.75	\$6,284.65	(\$527.10)	\$37,973.30	\$37,707.90	(\$265.40)	\$75,415.88	\$37,442.58	
Total Expense	\$14,632.48	\$11,507.16	(\$3,125.32)	\$81,398.13	\$86,042.96	\$4,644.83	\$155,085.88	\$73,687.7	
Operating Net Income	(\$3,343.96)	\$1,416.66	(\$4,760.62)	(\$7,301.75)	(\$8,500.04)	\$1,198.29	\$0.00	\$7,301.75	

INCOME STATEMENT - Reserve

	6/1/2	2023 - 6/30/2	023	1/1/2023 - 6/30/2023				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
INCOME								
4130 - Special Reserve Assessment	\$0.00	\$0.00	\$0.00	\$17,444.00	\$0.00	\$17,444.00	\$0.00	(\$17,444.00)
4510 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$2,024.00	\$0.00	\$2,024.00	\$0.00	(\$2,024.00)
4610 - Interest Income - Reserve	\$0.00	\$0.00	\$0.00	\$3.45	\$0.00	\$3.45	\$0.00	(\$3.45)
Total INCOME	\$0.00	\$0.00	\$0.00	\$19,471.45	\$0.00	\$19,471.45	\$0.00	(\$19,471.45)
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$0.00	\$49,177.08	\$49,177.08	\$0.00	\$98,354.12	\$49,177.04
Total TRANSFER BETWEEN FUNDS	\$8,196.18	\$8,196.18	\$0.00	\$49,177.08	\$49,177.08	\$0.00	\$98,354.12	\$49,177.04
Total Reserve Income	\$8,196.18	\$8,196.18	\$0.00	\$68,648.53	\$49,177.08	\$19,471.45	\$98,354.12	\$29,705.59
Reserve Net Income	\$8,196.18	\$8,196.18	\$0.00	\$68,648.53	\$49,177.08	\$19,471.45	\$98,354.12	\$29,705.59

Income Statement - Operating

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
Income	04112020	1052020		102020	May 2020	00112020	Total
INCOME							
4100 - Homeowner Assessments	\$24,076.00	\$20,433.00	\$21,572.00	\$22,430.00	\$21,121.00	\$19,703.00	\$129,335.00
4140 - Prepaid Owner					. ,		
Assessments	(\$248.00)	(\$2,548.00)	(\$2,013.00)	(\$209.00)	(\$1,710.00)	(\$626.98)	(\$7,354.98)
4500 - Capital Contribution	\$0.00	\$0.00	\$440.00	\$0.00	\$440.00	\$0.00	\$880.00
4600 - Interest Income	\$0.78	\$0.83	\$1.29	\$1.01	\$0.85	\$0.72	\$5.48
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407.96	\$407.96
Total INCOME	\$23,828.78	\$17,885.83	\$20,000.29	\$22,222.01	\$19,851.85	\$19,484.70	\$123,273.46
TRANSFER BETWEEN FUNDS							
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$40,177,08)
Total TRANSFER BETWEEN	(\$0,190.10)	(\$0,190.10)	(\$0,190.10)	(\$0,190.10)	(\$0,190.10)	(\$0,190.10)	(\$49,177.08)
FUNDS	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$49,177.08)
Total Income	\$15,632.60	\$9,689.65	\$11,804.11	\$14,025.83	\$11,655.67	\$11,288.52	\$74,096.38
Expense							
ADMINISTRATIVE							
5100 - Accounting/Tax Prep Fees	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00
5250 - Bank Charges	\$69.75	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$89.75
5260 - Loan Interest	\$213.86	\$0.00	\$0.00	\$155.44	\$103.26	\$0.00	\$472.56
5400 - Insurance	\$1,240.36	\$1,240.36	\$2,806.60	\$1,566.24	\$0.00	\$1,566.24	\$8,419.80
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$461.00	\$0.00	\$461.00
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
5600 - Management Fees	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$6,600.00
5800 - Office Supplies	\$0.00	\$1.75	\$51.60	\$2.50	\$2.25	\$0.00	\$58.10
5810 - Postage	\$69.75	\$53.37	\$75.66	\$110.16	\$1.23	\$48.51	\$358.68
5820 - Printing	\$279.65	\$238.15	\$226.70	\$201.06	\$3.00	\$224.25	\$1,172.81
5900 - Website	\$0.00	\$0.00	\$20.17	\$155.89	\$0.00	\$0.00	\$176.06
5950 - Miscellaneous Admin	\$0.00	\$376.88	\$0.00	\$0.00	\$0.00	\$0.00	\$376.88
Total ADMINISTRATIVE	\$4,073.37	\$3,010.51	\$4,290.73	\$3,291.29	\$1,680.74	\$2,949.00	\$19,295.64

Income Statement - Operating

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
COMMON AREA		//			,		,
6080 - Fire Prevention	\$606.10	\$335.12	\$45.00	\$45.00	\$45.00	\$45.00	\$1,121.22
6200 - Janitorial/Cleaning Services	\$0.00	\$654.23	\$300.00	\$750.00	\$495.00	\$375.00	\$2,574.23
6300 - Landscape Maintenance	\$1,200.00	\$559.84	\$0.00	\$2,400.00	\$1,200.00	\$1,200.00	\$6,559.84
6330 - Landscape - Other	\$0.00	\$0.00	\$616.25	\$507.77	\$0.00	\$0.00	\$1,124.02
6400 - Pest Control	\$924.00	\$0.00	\$462.00	\$462.00	\$462.00	\$462.00	\$2,772.00
6450 - Pool Maintenance	\$740.00	\$97.44	\$1,360.31	\$740.00	\$740.00	\$740.00	\$4,417.75
6455 - Pool Repairs	\$372.00	\$0.00	\$0.00	\$0.00	\$575.04	\$0.00	\$947.04
6510 - Repairs & Maintenance: Buildings	\$0.00	\$0.00	\$465.86	\$71.80	\$1,137.65	\$0.00	\$1,675.31
6511 - Repairs & Maintenance: Electrical	\$0.00	\$0.00	\$248.05	\$0.00	\$0.00	\$2,039.73	\$2,287.78
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$600.00
Total COMMON AREA	\$3,842.10	\$1,646.63	\$3,497.47	\$5,576.57	\$4,654.69	\$4,861.73	\$24,079.19
TAXES/OTHER EXPENSES							
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$50.00
UTILITIES							
7050 - Cable TV/Internet	\$155.59	\$155.59	\$155.59	\$155.59	\$180.59	\$180.59	\$983.54
7100 - Electricity	\$0.00	\$1,473.22	\$2,589.67	\$1,221.41	\$1,303.20	\$1,480.37	\$8,067.87
7300 - Gas	\$3,251.66	\$1,698.33	\$1,749.57	\$1,217.40	\$640.23	\$267.77	\$8,824.96
7550 - Trash/Sanitation	\$582.86	\$582.66	\$637.86	\$637.86	\$582.86	\$582.86	\$3,606.96
7900 - Water	\$2,667.89	\$2,494.90	\$2,642.46	\$2,081.12	\$2,303.44	\$4,300.16	\$16,489.97
Total UTILITIES	\$6,658.00	\$6,404.70	\$7,775.15	\$5,313.38	\$5,010.32	\$6,811.75	\$37,973.30
Total Expense	\$14,573.47	\$11,061.84	\$15,563.35	\$14,181.24	\$11,385.75	\$14,632.48	\$81,398.13
Operating Net Income	\$1,059.13	(\$1,372.19)	(\$3,759.24)	(\$155.41)	\$269.92	(\$3,343.96)	(\$7,301.75)

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1/1/2023 - 6/30/2023											
	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total				
Reserve Income											
INCOME											
4110 - Assessment Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
4130 - Special Reserve Assessment	\$11,321.00	\$1,324.00	\$1,104.00	\$3,645.00	\$50.00	\$0.00	\$17,444.00				
4510 - Reserve Contribution	\$704.00	\$0.00	\$0.00	\$440.00	\$880.00	\$0.00	\$2,024.00				
4610 - Interest Income - Reserve	\$0.00	\$3.45	\$0.00	\$0.00	\$0.00	\$0.00	\$3.45				
Total INCOME	\$12,025.00	\$1,327.45	\$1,104.00	\$4,085.00	\$930.00	\$0.00	\$19,471.45				
TRANSFER BETWEEN FUNDS 9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$49,177.08				
Total TRANSFER BETWEEN FUNDS	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$49,177.08				
Total Reserve Income	\$20,221.18	\$9,523.63	\$9,300.18	\$12,281.18	\$9,126.18	\$8,196.18	\$68,648.53				
Reserve Expense											
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Reserve Net Income	\$20,221.18	\$9,523.63	\$9,300.18	\$12,281.18	\$9,126.18	\$8,196.18	\$68,648.53				

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC Income Statement - Reserve