

# Rio Del Sol Homeowners Association

## Financial Statement Period Ending: April 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](http://www.hoamco.com)

**Fiscal Year End:** December 31

**Accounting Method:** Cash

Teresa O'Neal, Regional Director  
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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**

**4/30/2023**

	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
<b>CASH</b>			
1005 - Building 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	\$12,115.16		\$12,115.16
1025 - Alliance Operating Debit Card-625	\$2,522.34		\$2,522.34
1030 - Alliance General Exp Debit Card-574	\$5,000.18		\$5,000.18
Total CASH	<u>\$21,202.55</u>	<u>\$245,752.56</u>	<u>\$266,955.11</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	(\$22,835.36)	\$22,835.36	\$0.00
Total OTHER ASSETS	<u>(\$22,835.36)</u>	<u>\$22,835.36</u>	<u>\$0.00</u>
<b>Assets Total</b>	<u>(\$2,866.81)</u>	<u>\$268,587.92</u>	<u>\$265,721.11</u>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
1900 - CIT Loan	\$31,954.36		\$31,954.36
Total LIABILITIES	<u>\$31,954.36</u>		<u>\$31,954.36</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>(\$4,227.71)</u>	<u>\$51,326.17</u>	<u>\$47,098.46</u>
<b>Liabilities and Equity Total</b>	<u>(\$2,866.81)</u>	<u>\$268,587.92</u>	<u>\$265,721.11</u>

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**INCOME STATEMENT - Operating**  
**4/1/2023 - 4/30/2023**

Accounts	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$22,430.00	\$21,120.00	\$1,310.00	\$88,511.00	\$84,480.00	\$4,031.00	\$253,440.00	\$164,929.00
4140 - Prepaid Owner Assessments	(\$209.00)	\$0.00	(\$209.00)	(\$5,018.00)	\$0.00	(\$5,018.00)	\$0.00	\$5,018.00
4500 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$440.00	\$0.00	\$440.00	\$0.00	(\$440.00)
4600 - Interest Income	\$1.01	\$0.00	\$1.01	\$3.91	\$0.00	\$3.91	\$0.00	(\$3.91)
<b>Total INCOME</b>	<b>\$22,222.01</b>	<b>\$21,120.00</b>	<b>\$1,102.01</b>	<b>\$83,936.91</b>	<b>\$84,480.00</b>	<b>(\$543.09)</b>	<b>\$253,440.00</b>	<b>\$169,503.09</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	\$0.00	(\$32,784.72)	(\$32,784.72)	\$0.00	(\$98,354.12)	(\$65,569.40)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$8,196.18)</b>	<b>(\$8,196.18)</b>	<b>\$0.00</b>	<b>(\$32,784.72)</b>	<b>(\$32,784.72)</b>	<b>\$0.00</b>	<b>(\$98,354.12)</b>	<b>(\$65,569.40)</b>
<b>Total Income</b>	<b>\$14,025.83</b>	<b>\$12,923.82</b>	<b>\$1,102.01</b>	<b>\$51,152.19</b>	<b>\$51,695.28</b>	<b>(\$543.09)</b>	<b>\$155,085.88</b>	<b>\$103,933.69</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$1,000.00	\$1,000.00	\$1,100.00	\$1,000.00	(\$100.00)	\$1,000.00	(\$100.00)
5250 - Bank Charges	\$0.00	\$0.00	\$0.00	\$69.75	\$0.00	(\$69.75)	\$0.00	(\$69.75)
5260 - Loan Interest	\$155.44	\$0.00	(\$155.44)	\$369.30	\$0.00	(\$369.30)	\$0.00	(\$369.30)
5400 - Insurance	\$1,566.24	\$16,000.00	\$14,433.76	\$6,853.56	\$16,000.00	\$9,146.44	\$16,000.00	\$9,146.44
5500 - Legal Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$250.00	\$250.00	\$750.00	\$750.00
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	\$4,400.00	\$4,400.00	\$0.00	\$13,200.00	\$8,800.00
5800 - Office Supplies	\$2.50	\$41.67	\$39.17	\$55.85	\$166.68	\$110.83	\$500.00	\$444.15
5810 - Postage	\$110.16	\$41.67	(\$68.49)	\$308.94	\$166.68	(\$142.26)	\$500.00	\$191.06
5820 - Printing	\$201.06	\$41.67	(\$159.39)	\$945.56	\$166.68	(\$778.88)	\$500.00	(\$445.56)
5900 - Website	\$155.89	\$16.67	(\$139.22)	\$176.06	\$66.68	(\$109.38)	\$200.00	\$23.94
5950 - Miscellaneous Admin	\$0.00	\$0.00	\$0.00	\$376.88	\$0.00	(\$376.88)	\$0.00	(\$376.88)
<b>Total ADMINISTRATIVE</b>	<b>\$3,291.29</b>	<b>\$18,304.18</b>	<b>\$15,012.89</b>	<b>\$14,665.90</b>	<b>\$22,216.72</b>	<b>\$7,550.82</b>	<b>\$32,650.00</b>	<b>\$17,984.10</b>
<u>COMMON AREA</u>								
6050 - Backflow Testing	\$0.00	\$5.83	\$5.83	\$0.00	\$23.32	\$23.32	\$70.00	\$70.00
6080 - Fire Prevention	\$45.00	\$108.33	\$63.33	\$1,031.22	\$433.32	(\$597.90)	\$1,300.00	\$268.78
6200 - Janitorial/Cleaning Services	\$750.00	\$0.00	(\$750.00)	\$1,704.23	\$0.00	(\$1,704.23)	\$0.00	(\$1,704.23)
6300 - Landscape Maintenance	\$2,400.00	\$1,200.00	(\$1,200.00)	\$4,159.84	\$4,800.00	\$640.16	\$14,400.00	\$10,240.16

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**INCOME STATEMENT - Operating**  
**4/1/2023 - 4/30/2023**

Accounts	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6330 - Landscape - Other	\$507.77	\$850.00	\$342.23	\$1,124.02	\$3,400.00	\$2,275.98	\$10,200.00	\$9,075.98
6400 - Pest Control	\$462.00	\$500.00	\$38.00	\$1,848.00	\$2,000.00	\$152.00	\$6,000.00	\$4,152.00
6450 - Pool Maintenance	\$740.00	\$1,125.00	\$385.00	\$2,937.75	\$4,500.00	\$1,562.25	\$13,500.00	\$10,562.25
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$372.00	\$0.00	(\$372.00)	\$0.00	(\$372.00)
6510 - Repairs & Maintenance: Buildings	\$71.80	\$0.00	(\$71.80)	\$537.66	\$0.00	(\$537.66)	\$0.00	(\$537.66)
6511 - Repairs & Maintenance: Electrical	\$0.00	\$0.00	\$0.00	\$248.05	\$0.00	(\$248.05)	\$0.00	(\$248.05)
6530 - Repairs & Maintenance: Irrigation	\$600.00	\$0.00	(\$600.00)	\$600.00	\$0.00	(\$600.00)	\$0.00	(\$600.00)
6680 - Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00	\$1,000.00
<b><u>Total COMMON AREA</u></b>	<b>\$5,576.57</b>	<b>\$3,872.49</b>	<b>(\$1,704.08)</b>	<b>\$14,562.77</b>	<b>\$15,489.96</b>	<b>\$927.19</b>	<b>\$46,470.00</b>	<b>\$31,907.23</b>
<b><u>TAXES/OTHER EXPENSES</u></b>								
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
8280 - Corporation Commission	\$0.00	\$4.17	\$4.17	\$0.00	\$16.68	\$16.68	\$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>\$183.36</b>	<b>\$183.36</b>	<b>\$550.00</b>	<b>\$550.00</b>
<b><u>UTILITIES</u></b>								
7050 - Cable TV/Internet	\$155.59	\$155.99	\$0.40	\$622.36	\$623.96	\$1.60	\$1,871.88	\$1,249.52
7100 - Electricity	\$1,221.41	\$1,212.00	(\$9.41)	\$5,284.30	\$4,848.00	(\$436.30)	\$14,544.00	\$9,259.70
7300 - Gas	\$1,217.40	\$833.33	(\$384.07)	\$7,916.96	\$3,333.32	(\$4,583.64)	\$10,000.00	\$2,083.04
7550 - Trash/Sanitation	\$637.86	\$450.00	(\$187.86)	\$2,441.24	\$1,800.00	(\$641.24)	\$5,400.00	\$2,958.76
7900 - Water	\$2,081.12	\$3,333.33	\$1,252.21	\$9,886.37	\$13,333.32	\$3,446.95	\$40,000.00	\$30,113.63
7920 - Irrigation Water	\$0.00	\$300.00	\$300.00	\$0.00	\$1,200.00	\$1,200.00	\$3,600.00	\$3,600.00
<b><u>Total UTILITIES</u></b>	<b>\$5,313.38</b>	<b>\$6,284.65</b>	<b>\$971.27</b>	<b>\$26,151.23</b>	<b>\$25,138.60</b>	<b>(\$1,012.63)</b>	<b>\$75,415.88</b>	<b>\$49,264.65</b>
<b>Total Expense</b>	<b>\$14,181.24</b>	<b>\$28,507.16</b>	<b>\$14,325.92</b>	<b>\$55,379.90</b>	<b>\$63,028.64</b>	<b>\$7,648.74</b>	<b>\$155,085.88</b>	<b>\$99,705.98</b>
<b>Operating Net Income</b>	<b>(\$155.41)</b>	<b>(\$15,583.34)</b>	<b>\$15,427.93</b>	<b>(\$4,227.71)</b>	<b>(\$11,333.36)</b>	<b>\$7,105.65</b>	<b>\$0.00</b>	<b>\$4,227.71</b>

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**INCOME STATEMENT - Reserve**  
**4/1/2023 - 4/30/2023**

<b>Accounts</b>	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			<b>Annual Budget</b>	<b>Remaining Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
<b>Reserve Income</b>								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$3,645.00	\$0.00	\$3,645.00	\$17,394.00	\$0.00	\$17,394.00	\$0.00	(\$17,394.00)
4510 - Reserve Contribution	\$440.00	\$0.00	\$440.00	\$1,144.00	\$0.00	\$1,144.00	\$0.00	(\$1,144.00)
4610 - Interest Income - Reserve	\$0.00	\$0.00	\$0.00	\$3.45	\$0.00	\$3.45	\$0.00	(\$3.45)
<b>Total INCOME</b>	<b>\$4,085.00</b>	<b>\$0.00</b>	<b>\$4,085.00</b>	<b>\$18,541.45</b>	<b>\$0.00</b>	<b>\$18,541.45</b>	<b>\$0.00</b>	<b>(\$18,541.45)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$0.00	\$32,784.72	\$32,784.72	\$0.00	\$98,354.12	\$65,569.40
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$8,196.18</b>	<b>\$8,196.18</b>	<b>\$0.00</b>	<b>\$32,784.72</b>	<b>\$32,784.72</b>	<b>\$0.00</b>	<b>\$98,354.12</b>	<b>\$65,569.40</b>
<b>Total Reserve Income</b>	<b>\$12,281.18</b>	<b>\$8,196.18</b>	<b>\$4,085.00</b>	<b>\$51,326.17</b>	<b>\$32,784.72</b>	<b>\$18,541.45</b>	<b>\$98,354.12</b>	<b>\$47,027.95</b>
<b>Reserve Net Income</b>	<b>\$12,281.18</b>	<b>\$8,196.18</b>	<b>\$4,085.00</b>	<b>\$51,326.17</b>	<b>\$32,784.72</b>	<b>\$18,541.45</b>	<b>\$98,354.12</b>	<b>\$47,027.95</b>

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**

**Income Statement - Operating**

**1/1/2023 - 4/30/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<b>Income</b>					
<u>INCOME</u>					
4100 - Homeowner Assessments	\$24,076.00	\$20,433.00	\$21,572.00	\$22,430.00	\$88,511.00
4140 - Prepaid Owner Assessments	(\$248.00)	(\$2,548.00)	(\$2,013.00)	(\$209.00)	(\$5,018.00)
4500 - Capital Contribution	\$0.00	\$0.00	\$440.00	\$0.00	\$440.00
4600 - Interest Income	\$0.78	\$0.83	\$1.29	\$1.01	\$3.91
<u>Total INCOME</u>	<u>\$23,828.78</u>	<u>\$17,885.83</u>	<u>\$20,000.29</u>	<u>\$22,222.01</u>	<u>\$83,936.91</u>
<u>TRANSFER BETWEEN FUNDS</u>					
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$32,784.72)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$32,784.72)</u>
 <i>Total Income</i>	 \$15,632.60	 \$9,689.65	 \$11,804.11	 \$14,025.83	 \$51,152.19
 <b>Expense</b>					
<u>ADMINISTRATIVE</u>					
5100 - Accounting/Tax Prep Fees	\$1,100.00	\$0.00	\$0.00	\$0.00	\$1,100.00
5250 - Bank Charges	\$69.75	\$0.00	\$0.00	\$0.00	\$69.75
5260 - Loan Interest	\$213.86	\$0.00	\$0.00	\$155.44	\$369.30
5400 - Insurance	\$1,240.36	\$1,240.36	\$2,806.60	\$1,566.24	\$6,853.56
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
5600 - Management Fees	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$4,400.00
5800 - Office Supplies	\$0.00	\$1.75	\$51.60	\$2.50	\$55.85
5810 - Postage	\$69.75	\$53.37	\$75.66	\$110.16	\$308.94
5820 - Printing	\$279.65	\$238.15	\$226.70	\$201.06	\$945.56
5900 - Website	\$0.00	\$0.00	\$20.17	\$155.89	\$176.06
5950 - Miscellaneous Admin	\$0.00	\$376.88	\$0.00	\$0.00	\$376.88
<u>Total ADMINISTRATIVE</u>	<u>\$4,073.37</u>	<u>\$3,010.51</u>	<u>\$4,290.73</u>	<u>\$3,291.29</u>	<u>\$14,665.90</u>
<u>COMMON AREA</u>					
6080 - Fire Prevention	\$606.10	\$335.12	\$45.00	\$45.00	\$1,031.22
6200 - Janitorial/Cleaning Services	\$0.00	\$654.23	\$300.00	\$750.00	\$1,704.23
6300 - Landscape Maintenance	\$1,200.00	\$559.84	\$0.00	\$2,400.00	\$4,159.84
6330 - Landscape - Other	\$0.00	\$0.00	\$616.25	\$507.77	\$1,124.02
6400 - Pest Control	\$924.00	\$0.00	\$462.00	\$462.00	\$1,848.00
6450 - Pool Maintenance	\$740.00	\$97.44	\$1,360.31	\$740.00	\$2,937.75
6455 - Pool Repairs	\$372.00	\$0.00	\$0.00	\$0.00	\$372.00
6510 - Repairs & Maintenance: Buildings	\$0.00	\$0.00	\$465.86	\$71.80	\$537.66
6511 - Repairs & Maintenance: Electrical	\$0.00	\$0.00	\$248.05	\$0.00	\$248.05
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
<u>Total COMMON AREA</u>	<u>\$3,842.10</u>	<u>\$1,646.63</u>	<u>\$3,497.47</u>	<u>\$5,576.57</u>	<u>\$14,562.77</u>

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**

**Income Statement - Operating**

**1/1/2023 - 4/30/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<b><u>UTILITIES</u></b>					
7050 - Cable TV/Internet	\$155.59	\$155.59	\$155.59	\$155.59	\$622.36
7100 - Electricity	\$0.00	\$1,473.22	\$2,589.67	\$1,221.41	\$5,284.30
7300 - Gas	\$3,251.66	\$1,698.33	\$1,749.57	\$1,217.40	\$7,916.96
7550 - Trash/Sanitation	\$582.86	\$582.66	\$637.86	\$637.86	\$2,441.24
7900 - Water	\$2,667.89	\$2,494.90	\$2,642.46	\$2,081.12	\$9,886.37
<b><u>Total UTILITIES</u></b>	<b>\$6,658.00</b>	<b>\$6,404.70</b>	<b>\$7,775.15</b>	<b>\$5,313.38</b>	<b>\$26,151.23</b>
<i>Total Expense</i>	<i>\$14,573.47</i>	<i>\$11,061.84</i>	<i>\$15,563.35</i>	<i>\$14,181.24</i>	<i>\$55,379.90</i>
Operating Net Income	\$1,059.13	(\$1,372.19)	(\$3,759.24)	(\$155.41)	(\$4,227.71)

**RIO DEL SOL HOMEOWNERS ASSOCIATION, INC**  
**Income Statement - Reserve**  
**1/1/2023 - 4/30/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<b>Reserve Income</b>					
<u>INCOME</u>					
4110 - Assessment Income	\$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	\$17,394.00
4510 - Reserve Contribution	\$704.00	\$0.00	\$0.00	\$440.00	\$1,144.00
4610 - Interest Income - Reserve	\$0.00	\$3.45	\$0.00	\$0.00	\$3.45
<u>Total INCOME</u>	<u>\$12,025.00</u>	<u>\$1,327.45</u>	<u>\$1,104.00</u>	<u>\$4,085.00</u>	<u>\$18,541.45</u>
<u>TRANSFER BETWEEN FUNDS</u>					
9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$32,784.72
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$32,784.72</u>
<i>Total Reserve Income</i>	\$20,221.18	\$9,523.63	\$9,300.18	\$12,281.18	\$51,326.17
<b>Reserve Expense</b>					
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Reserve Net Income</u>	<u>\$20,221.18</u>	<u>\$9,523.63</u>	<u>\$9,300.18</u>	<u>\$12,281.18</u>	<u>\$51,326.17</u>