

Rio Del Sol Homeowners Association

Financial Statement Period Ending: October 31, 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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RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
10/31/2023

	Operating	Reserve	Total
Assets			
CASH			
1005 - Building Improvement Fund - Chase OP - 9166	\$114.99		\$114.99
1007 - Chase Reserve - 0615		\$51,710.21	\$51,710.21
1010 - Alliance Operating Checking - 3409	\$47,021.76		\$47,021.76
1025 - Alliance Operating Debit Card-3625	\$2,222.58		\$2,222.58
1030 - Alliance General Exp Debit Card-2574	\$5,000.81		\$5,000.81
1055 - Chase CD-9701		\$121,948.70	\$121,948.70
Total CASH	<u>\$54,360.14</u>	<u>\$173,658.91</u>	<u>\$228,019.05</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	(\$72,942.44)	\$72,942.44	\$0.00
Total OTHER ASSETS	<u>(\$72,942.44)</u>	<u>\$72,942.44</u>	<u>\$0.00</u>
Assets Total	<u>(\$19,816.30)</u>	<u>\$246,601.35</u>	<u>\$226,785.05</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
10/31/2023

Liabilities & Equity

	Operating	Reserve	Total
LIABILITIES			
1900 - CIT Loan	\$23,016.75		\$23,016.75
Total LIABILITIES	<u>\$23,016.75</u>		<u>\$23,016.75</u>
EQUITY			
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>
Net Income	<u>(\$12,239.59)</u>	<u>\$29,339.60</u>	<u>\$17,100.01</u>
Liabilities and Equity Total	<u>(\$19,816.30)</u>	<u>\$246,601.35</u>	<u>\$226,785.05</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME & EXPENSE STATEMENT MTD % - Operating
10/1/2023 - 10/31/2023

Accounts	10/1/2023 - 10/31/2023				1/1/2023 - 10/31/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
Income										
<u>INCOME</u>										
4100 - Homeowner Assessments	\$21,369.00	\$21,120.00	\$249.00	1.18%	\$214,311.00	\$211,200.00	\$3,111.00	1.47%	\$253,440.00	\$39,129.00
4140 - Prepaid Owner Assessments	(\$704.00)	\$0.00	(\$704.00)	100.00%	(\$16,868.98)	\$0.00	(\$16,868.98)	100.00%	\$0.00	\$16,868.98
4500 - Capital Contribution	\$0.00	\$0.00	\$0.00	0.00%	\$880.00	\$0.00	\$880.00	100.00%	\$0.00	(\$880.00)
4600 - Interest Income	\$1.19	\$0.00	\$1.19	100.00%	\$9.54	\$0.00	\$9.54	100.00%	\$0.00	(\$9.54)
4900 - Other Income	\$0.00	\$0.00	\$0.00	0.00%	\$407.96	\$0.00	\$407.96	100.00%	\$0.00	(\$407.96)
Total INCOME	\$20,666.19	\$21,120.00	(\$453.81)	(2.15%)	\$198,739.52	\$211,200.00	(\$12,460.48)	(5.90%)	\$253,440.00	\$54,700.48
<u>TRANSFER BETWEEN FUNDS</u>										
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	\$0.00	0.00%	(\$81,961.80)	(\$81,961.80)	\$0.00	0.00%	(\$98,354.12)	(\$16,392.32)
Total TRANSFER BETWEEN FUNDS	(\$8,196.18)	(\$8,196.18)	\$0.00	0.00%	(\$81,961.80)	(\$81,961.80)	\$0.00	0.00%	(\$98,354.12)	(\$16,392.32)
Total Income	\$12,470.01	\$12,923.82	(\$453.81)	(3.51%)	\$116,777.72	\$129,238.20	(\$12,460.48)	(9.64%)	\$155,085.88	\$38,308.16
Expense										
<u>ADMINISTRATIVE</u>										
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	0.00%	\$1,100.00	\$1,000.00	(\$100.00)	(10.00%)	\$1,000.00	(\$100.00)
5250 - Bank Charges	\$0.00	\$0.00	\$0.00	0.00%	\$221.42	\$0.00	(\$221.42)	(100.00%)	\$0.00	(\$221.42)
5260 - Loan Interest	\$0.00	\$0.00	\$0.00	0.00%	\$924.10	\$0.00	(\$924.10)	(100.00%)	\$0.00	(\$924.10)
5400 - Insurance	\$1,566.24	\$0.00	(\$1,566.24)	(100.00%)	\$14,684.76	\$16,000.00	\$1,315.24	8.22%	\$16,000.00	\$1,315.24
5500 - Legal Fees	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$625.00	\$625.00	100.00%	\$750.00	\$750.00
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	0.00%	\$461.00	\$0.00	(\$461.00)	(100.00%)	\$0.00	(\$461.00)
5530 - Lien/Collection Costs	\$10.00	\$0.00	(\$10.00)	(100.00%)	\$75.00	\$0.00	(\$75.00)	(100.00%)	\$0.00	(\$75.00)
5600 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	0.00%	\$11,000.00	\$11,000.00	\$0.00	0.00%	\$13,200.00	\$2,200.00
5800 - Office Supplies	\$1.75	\$41.67	\$39.92	95.80%	\$66.85	\$416.70	\$349.85	83.96%	\$500.00	\$433.15
5810 - Postage	\$59.37	\$41.67	(\$17.70)	(42.48%)	\$601.18	\$416.70	(\$184.48)	(44.27%)	\$500.00	(\$101.18)
5820 - Printing	\$213.70	\$41.67	(\$172.03)	(412.84%)	\$2,248.31	\$416.70	(\$1,831.61)	(439.55%)	\$500.00	(\$1,748.31)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME & EXPENSE STATEMENT MTD % - Operating
10/1/2023 - 10/31/2023

Accounts	10/1/2023 - 10/31/2023				1/1/2023 - 10/31/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
5900 - Website	\$0.00	\$16.67	\$16.67	100.00%	\$176.06	\$166.70	(\$9.36)	(5.61%)	\$200.00	\$23.94
5950 - Miscellaneous Admin	\$0.00	\$0.00	\$0.00	0.00%	\$376.88	\$0.00	(\$376.88)	(100.00%)	\$0.00	(\$376.88)
<u>Total ADMINISTRATIVE</u>	\$2,951.06	\$1,304.18	(\$1,646.88)	(126.28%)	\$31,935.56	\$30,041.80	(\$1,893.76)	(6.30%)	\$32,650.00	\$714.44
COMMON AREA										
6050 - Backflow Testing	\$0.00	\$5.83	\$5.83	100.00%	\$0.00	\$58.30	\$58.30	100.00%	\$70.00	\$70.00
6080 - Fire Prevention	\$1,503.34	\$108.33	(\$1,395.01)	(1,287.74%)	\$2,759.56	\$1,083.30	(\$1,676.26)	(154.74%)	\$1,300.00	(\$1,459.56)
6200 - Janitorial/Cleaning Services	\$300.00	\$0.00	(\$300.00)	(100.00%)	\$3,849.23	\$0.00	(\$3,849.23)	(100.00%)	\$0.00	(\$3,849.23)
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	0.00%	\$11,359.84	\$12,000.00	\$640.16	5.33%	\$14,400.00	\$3,040.16
6330 - Landscape - Other	\$0.00	\$850.00	\$850.00	100.00%	\$1,124.02	\$8,500.00	\$7,375.98	86.78%	\$10,200.00	\$9,075.98
6400 - Pest Control	\$462.00	\$500.00	\$38.00	7.60%	\$4,620.00	\$5,000.00	\$380.00	7.60%	\$6,000.00	\$1,380.00
6450 - Pool Maintenance	\$766.55	\$1,125.00	\$358.45	31.86%	\$7,404.30	\$11,250.00	\$3,845.70	34.18%	\$13,500.00	\$6,095.70
6455 - Pool Repairs	\$246.42	\$0.00	(\$246.42)	(100.00%)	\$1,802.15	\$0.00	(\$1,802.15)	(100.00%)	\$0.00	(\$1,802.15)
6510 - Repairs & Maintenance: Buildings	\$54.21	\$0.00	(\$54.21)	(100.00%)	\$1,884.52	\$0.00	(\$1,884.52)	(100.00%)	\$0.00	(\$1,884.52)
6511 - Repairs & Maintenance: Electrical	\$0.00	\$0.00	\$0.00	0.00%	\$2,287.78	\$0.00	(\$2,287.78)	(100.00%)	\$0.00	(\$2,287.78)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	0.00%	\$600.00	\$0.00	(\$600.00)	(100.00%)	\$0.00	(\$600.00)
6680 - Supplies	\$0.00	\$83.33	\$83.33	100.00%	\$0.00	\$833.30	\$833.30	100.00%	\$1,000.00	\$1,000.00
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	0.00%	\$820.00	\$0.00	(\$820.00)	(100.00%)	\$0.00	(\$820.00)
<u>Total COMMON AREA</u>	\$4,532.52	\$3,872.49	(\$660.03)	(17.04%)	\$38,511.40	\$38,724.90	\$213.50	0.55%	\$46,470.00	\$7,958.60
TAXES/OTHER EXPENSES										
8250 - Contingency	\$0.00	\$41.67	\$41.67	100.00%	\$0.00	\$416.70	\$416.70	100.00%	\$500.00	\$500.00
8280 - Corporation Commission	\$0.00	\$4.17	\$4.17	100.00%	\$50.00	\$41.70	(\$8.30)	(19.90%)	\$50.00	\$0.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$45.84	\$45.84	(100.00%)	\$50.00	\$458.40	\$408.40	89.09%	\$550.00	\$500.00

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME & EXPENSE STATEMENT MTD % - Operating
10/1/2023 - 10/31/2023

Accounts	10/1/2023 - 10/31/2023				1/1/2023 - 10/31/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
UTILITIES										
7050 - Cable TV/Internet	\$182.69	\$155.99	(\$26.70)	(17.12%)	\$1,714.30	\$1,559.90	(\$154.40)	(9.90%)	\$1,871.88	\$157.58
7100 - Electricity	\$1,579.78	\$1,212.00	(\$367.78)	(30.34%)	\$14,563.01	\$12,120.00	(\$2,443.01)	(20.16%)	\$14,544.00	(\$19.01)
7300 - Gas	\$277.88	\$833.33	\$555.45	66.65%	\$9,529.70	\$8,333.30	(\$1,196.40)	(14.36%)	\$10,000.00	\$470.30
7550 - Trash/Sanitation	\$582.86	\$450.00	(\$132.86)	(29.52%)	\$5,938.40	\$4,500.00	(\$1,438.40)	(31.96%)	\$5,400.00	(\$538.40)
7900 - Water	\$2,355.40	\$3,333.33	\$977.93	29.34%	\$27,029.94	\$33,333.30	\$6,303.36	18.91%	\$40,000.00	\$12,970.06
7920 - Irrigation Water	\$0.00	\$300.00	\$300.00	100.00%	\$0.00	\$3,000.00	\$3,000.00	100.00%	\$3,600.00	\$3,600.00
Total UTILITIES	\$4,978.61	\$6,284.65	\$1,306.04	20.78%	\$58,775.35	\$62,846.50	\$4,071.15	6.48%	\$75,415.88	\$16,640.53
Total Expense	\$12,462.19	\$11,507.16	(\$955.03)	(8.30%)	\$129,272.31	\$132,071.60	\$2,799.29	2.12%	\$155,085.88	\$25,813.57
Operating Net Income	\$7.82	\$1,416.66	(\$1,408.84)	(99.45%)	(\$12,239.59)	(\$2,833.40)	(\$9,406.19)	331.98%	\$0.00	\$12,239.59

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME & EXPENSE STATEMENT MTD % - Reserve
10/1/2023 - 10/31/2023

Accounts	10/1/2023 - 10/31/2023				1/1/2023 - 10/31/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
INCOME										
4130 - Special Reserve Assessment	\$1,500.00	\$0.00	\$1,500.00	100.00%	\$24,164.00	\$0.00	\$24,164.00	100.00%	\$0.00	(\$24,164.00)
4510 - Reserve Contribution	\$0.00	\$0.00	\$0.00	0.00%	\$2,024.00	\$0.00	\$2,024.00	100.00%	\$0.00	(\$2,024.00)
4610 - Interest Income - Reserve	\$0.78	\$0.00	\$0.78	100.00%	\$1,966.77	\$0.00	\$1,966.77	100.00%	\$0.00	(\$1,966.77)
Total INCOME	\$1,500.78	\$0.00	\$1,500.78	100.00%	\$28,154.77	\$0.00	\$28,154.77	100.00%	\$0.00	(\$28,154.77)
TRANSFER BETWEEN FUNDS										
9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$0.00	0.00%	\$81,961.80	\$81,961.80	\$0.00	0.00%	\$98,354.12	\$16,392.32
Total TRANSFER BETWEEN FUNDS	\$8,196.18	\$8,196.18	\$0.00	0.00%	\$81,961.80	\$81,961.80	\$0.00	0.00%	\$98,354.12	\$16,392.32
Total Reserve Income	\$9,696.96	\$8,196.18	\$1,500.78	18.31%	\$110,116.57	\$81,961.80	\$28,154.77	34.35%	\$98,354.12	(\$11,762.45)
Reserve Expense										
COMMON AREA										
9500 - Roof Repair - Reserves	\$3,000.00	\$0.00	(\$3,000.00)	(100.00%)	\$62,261.97	\$0.00	(\$62,261.97)	(100.00%)	\$0.00	(\$62,261.97)
9600 - Street Repair - Reserves	\$0.00	\$0.00	\$0.00	0.00%	\$18,515.00	\$0.00	(\$18,515.00)	(100.00%)	\$0.00	(\$18,515.00)
Total COMMON AREA	\$3,000.00	\$0.00	(\$3,000.00)	100.00%	\$80,776.97	\$0.00	(\$80,776.97)	100.00%	\$0.00	(\$80,776.97)
Total Reserve Expense	\$3,000.00	\$0.00	(\$3,000.00)	100.00%	\$80,776.97	\$0.00	(\$80,776.97)	100.00%	\$0.00	(\$80,776.97)
Reserve Net Income	\$6,696.96	\$8,196.18	(\$1,499.22)	(18.29%)	\$29,339.60	\$81,961.80	(\$52,622.20)	(64.20%)	\$98,354.12	\$69,014.52

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
Income											
<u>INCOME</u>											
4100 - Homeowner Assessments	\$24,076.00	\$20,433.00	\$21,572.00	\$22,430.00	\$21,121.00	\$19,703.00	\$21,967.00	\$19,830.00	\$21,810.00	\$21,369.00	\$214,311.00
4140 - Prepaid Owner Assessments	(\$248.00)	(\$2,548.00)	(\$2,013.00)	(\$1,109.00)	(\$2,110.00)	(\$1,066.98)	(\$1,885.00)	\$825.00	(\$6,010.00)	(\$704.00)	(\$16,868.98)
4500 - Capital Contribution	\$0.00	\$0.00	\$440.00	\$0.00	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$880.00
4600 - Interest Income	\$0.78	\$0.83	\$1.29	\$1.01	\$0.85	\$0.72	\$0.79	\$0.97	\$1.11	\$1.19	\$9.54
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407.96	\$0.00	\$0.00	\$0.00	\$0.00	\$407.96
<u>Total INCOME</u>	<u>\$23,828.78</u>	<u>\$17,885.83</u>	<u>\$20,000.29</u>	<u>\$21,322.01</u>	<u>\$19,451.85</u>	<u>\$19,044.70</u>	<u>\$20,082.79</u>	<u>\$20,655.97</u>	<u>\$15,801.11</u>	<u>\$20,666.19</u>	<u>\$198,739.52</u>
<u>TRANSFER BETWEEN FUNDS</u>											
8900 - Transfer To Reserves	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$8,196.18)	(\$81,961.80)
<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>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$8,196.18)</u>	<u>(\$81,961.80)</u>
 <i>Total Income</i>	 \$15,632.60	 \$9,689.65	 \$11,804.11	 \$13,125.83	 \$11,255.67	 \$10,848.52	 \$11,886.61	 \$12,459.79	 \$7,604.93	 \$12,470.01	 \$116,777.72
 Expense											
<u>ADMINISTRATIVE</u>											
5100 - Accounting/Tax Prep Fees	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$156.67	(\$25.00)	\$0.00	\$221.42
5260 - Loan Interest	\$213.86	\$0.00	\$0.00	\$155.44	\$103.26	\$0.00	\$451.54	\$0.00	\$0.00	\$0.00	\$924.10
5400 - Insurance	\$1,240.36	\$1,240.36	\$2,806.60	\$1,566.24	\$0.00	\$1,566.24	\$1,566.24	\$1,566.24	\$1,566.24	\$1,566.24	\$14,684.76
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$461.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$461.00
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00	\$10.00	\$10.00	\$75.00
5600 - Management Fees	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$11,000.00
5800 - Office Supplies	\$0.00	\$1.75	\$51.60	\$2.50	\$2.25	\$0.00	\$3.50	\$1.25	\$2.25	\$1.75	\$66.85
5810 - Postage	\$69.75	\$53.37	\$75.66	\$110.16	\$1.23	\$48.51	\$93.37	\$44.22	\$45.54	\$59.37	\$601.18
5820 - Printing	\$279.65	\$238.15	\$226.70	\$201.06	\$3.00	\$224.25	\$435.95	\$211.75	\$214.10	\$213.70	\$2,248.31
5900 - Website	\$0.00	\$0.00	\$20.17	\$155.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$176.06
5950 - Miscellaneous Admin	\$0.00	\$376.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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>\$1,680.74</u>	<u>\$2,949.00</u>	<u>\$3,650.60</u>	<u>\$3,125.13</u>	<u>\$2,913.13</u>	<u>\$2,951.06</u>	<u>\$31,935.56</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
<u>COMMON AREA</u>											
6080 - Fire Prevention	\$606.10	\$335.12	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$1,503.34	\$2,759.56
6200 - Janitorial/Cleaning Services	\$0.00	\$654.23	\$300.00	\$750.00	\$495.00	\$375.00	\$300.00	\$375.00	\$300.00	\$300.00	\$3,849.23
6300 - Landscape Maintenance	\$1,200.00	\$559.84	\$0.00	\$2,400.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$11,359.84
6330 - Landscape - Other	\$0.00	\$0.00	\$616.25	\$507.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,124.02
6400 - Pest Control	\$924.00	\$0.00	\$462.00	\$462.00	\$462.00	\$462.00	\$0.00	\$924.00	\$462.00	\$462.00	\$4,620.00
6450 - Pool Maintenance	\$740.00	\$97.44	\$1,360.31	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$766.55	\$7,404.30
6455 - Pool Repairs	\$372.00	\$0.00	\$0.00	\$0.00	\$575.04	\$0.00	\$0.00	\$608.69	\$0.00	\$246.42	\$1,802.15
6510 - Repairs & Maintenance: Buildings	\$0.00	\$0.00	\$465.86	\$71.80	\$1,137.65	\$0.00	\$0.00	\$155.00	\$0.00	\$54.21	\$1,884.52
6511 - Repairs & Maintenance: Electrical	\$0.00	\$0.00	\$248.05	\$0.00	\$0.00	\$2,039.73	\$0.00	\$0.00	\$0.00	\$0.00	\$2,287.78
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$820.00	\$0.00	\$0.00	\$0.00	\$820.00
<u>Total COMMON AREA</u>	\$3,842.10	\$1,646.63	\$3,497.47	\$5,576.57	\$4,654.69	\$4,861.73	\$3,105.00	\$4,047.69	\$2,747.00	\$4,532.52	\$38,511.40
<u>TAXES/OTHER EXPENSES</u>											
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<u>UTILITIES</u>											
7050 - Cable TV/Internet	\$155.59	\$155.59	\$155.59	\$155.59	\$180.59	\$180.59	\$182.69	\$182.69	\$182.69	\$182.69	\$1,714.30
7100 - Electricity	\$0.00	\$1,473.22	\$2,589.67	\$1,221.41	\$1,303.20	\$1,480.37	\$0.00	\$3,307.76	\$1,607.60	\$1,579.78	\$14,563.01
7300 - Gas	\$3,251.66	\$1,698.33	\$1,749.57	\$1,217.40	\$640.23	\$267.77	\$184.13	\$82.25	\$160.48	\$277.88	\$9,529.70
7550 - Trash/Sanitation	\$582.86	\$582.66	\$637.86	\$637.86	\$582.86	\$582.86	\$582.86	\$582.86	\$582.86	\$582.86	\$5,938.40
7900 - Water	\$2,667.89	\$2,494.90	\$2,642.46	\$2,081.12	\$2,303.44	\$4,300.16	\$2,301.13	\$3,347.52	\$2,535.92	\$2,355.40	\$27,029.94
<u>Total UTILITIES</u>	\$6,658.00	\$6,404.70	\$7,775.15	\$5,313.38	\$5,010.32	\$6,811.75	\$3,250.81	\$7,503.08	\$5,069.55	\$4,978.61	\$58,775.35
Total Expense	\$14,573.47	\$11,061.84	\$15,563.35	\$14,181.24	\$11,385.75	\$14,632.48	\$10,006.41	\$14,675.90	\$10,729.68	\$12,462.19	\$129,272.31
Operating Net Income	\$1,059.13	(\$1,372.19)	(\$3,759.24)	(\$1,055.41)	(\$130.08)	(\$3,783.96)	\$1,880.20	(\$2,216.11)	(\$3,124.75)	\$7.82	(\$12,494.59)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
Reserve Income											
<u>INCOME</u>											
4110 - Assessment Income	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$5,220.00	\$1,500.00	\$24,164.00
4510 - Reserve Contribution	\$704.00	\$0.00	\$0.00	\$440.00	\$880.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,024.00
4610 - Interest Income - Reserve	\$0.00	\$3.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.40	\$1,949.14	\$0.78	\$1,966.77
<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>\$930.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13.40</u>	<u>\$7,169.14</u>	<u>\$1,500.78</u>	<u>\$28,154.77</u>
<u>TRANSFER BETWEEN FUNDS</u>											
9000 - Transfer From Operating	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$8,196.18	\$81,961.80
<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>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$8,196.18</u>	<u>\$81,961.80</u>
<i>Total Reserve Income</i>	\$20,221.18	\$9,523.63	\$9,300.18	\$12,281.18	\$9,126.18	\$8,196.18	\$8,196.18	\$8,209.58	\$15,365.32	\$9,696.96	\$110,116.57
Reserve Expense											
<u>COMMON AREA</u>											
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57,673.11	\$0.00	\$1,588.86	\$3,000.00	\$62,261.97
9600 - Street Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,515.00	\$0.00	\$18,515.00
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$57,673.11</u>	<u>\$0.00</u>	<u>\$20,103.86</u>	<u>\$3,000.00</u>	<u>\$80,776.97</u>
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57,673.11	\$0.00	\$20,103.86	\$3,000.00	\$80,776.97
Reserve Net Income	<u>\$20,221.18</u>	<u>\$9,523.63</u>	<u>\$9,300.18</u>	<u>\$12,281.18</u>	<u>\$9,126.18</u>	<u>\$8,196.18</u>	<u>(\$49,476.93)</u>	<u>\$8,209.58</u>	<u>(\$4,738.54)</u>	<u>\$6,696.96</u>	<u>\$29,339.60</u>