

Rio Del Sol Homeowners Association

Financial Statement Period Ending: September 30, 2025



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

9/30/2025

	Operating	Reserve	Total
Assets			
CASH			
1000 - Fund Transfer	\$157.50		\$157.50
1005 - Chase Op - Building Improvement Fund - 9166	\$163.74		\$163.74
1007 - Chase Reserve - 0615		\$61,192.24	\$61,192.24
1010 - Alliance Operating Checking - 3409	\$12,594.38		\$12,594.38
1025 - Alliance Operating Debit Card (\$3000)-3625	\$3,000.00		\$3,000.00
1030 - Alliance General Exp Debit Card (\$1000)-2574	\$1,000.00		\$1,000.00
1057 - Chase CD - 7226		\$109,787.20	\$109,787.20
1058 - Chase CD - 3440		\$110,000.00	\$110,000.00
1059 - Chase CD -3209		\$100,000.00	\$100,000.00
Total CASH	<u>\$16,915.62</u>	<u>\$380,979.44</u>	<u>\$397,895.06</u>
OTHER ASSETS			
1300 - Due Between Funds	(\$62,160.00)	\$62,160.00	\$0.00
Total OTHER ASSETS	<u>(\$62,160.00)</u>	<u>\$62,160.00</u>	<u>\$0.00</u>
Assets Total	<u>(\$45,244.38)</u>	<u>\$443,139.44</u>	<u>\$397,895.06</u>
Liabilities & Equity			
EQUITY			
3200 - Operating Equity	(\$29,219.88)		(\$29,219.88)
3500 - Reserve Equity		\$292,301.81	\$292,301.81
Total EQUITY	<u>(\$29,219.88)</u>	<u>\$292,301.81</u>	<u>\$263,081.93</u>
Net Income	<u>(\$16,024.50)</u>	<u>\$150,837.63</u>	<u>\$134,813.13</u>
Liabilities and Equity Total	<u>(\$45,244.38)</u>	<u>\$443,139.44</u>	<u>\$397,895.06</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$23,257.00	\$23,280.00	(\$23.00)	\$212,975.95	\$209,520.00	\$3,455.95	\$279,360.00	\$66,384.05
4140 - Prepaid Owner Assessments	(\$466.75)	\$0.00	(\$466.75)	\$203.90	\$0.00	\$203.90	\$0.00	(\$203.90)
4330 - Late Fees	\$72.00	\$0.00	\$72.00	\$1,480.57	\$0.00	\$1,480.57	\$0.00	(\$1,480.57)
4350 - Lien/Collection Fees	\$105.00	\$0.00	\$105.00	\$1,660.00	\$0.00	\$1,660.00	\$0.00	(\$1,660.00)
4600 - Interest Income	\$0.46	\$0.00	\$0.46	\$4.07	\$0.00	\$4.07	\$0.00	(\$4.07)
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$3,150.00	\$0.00	\$3,150.00	\$0.00	(\$3,150.00)
<u>Total INCOME</u>	\$22,967.71	\$23,280.00	(\$312.29)	\$219,524.49	\$209,520.00	\$10,004.49	\$279,360.00	\$59,835.51
 <u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$6,216.88)	(\$6,216.88)	\$0.00	(\$55,951.92)	(\$55,951.92)	\$0.00	(\$74,602.57)	(\$18,650.65)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$6,216.88)	(\$6,216.88)	\$0.00	(\$55,951.92)	(\$55,951.92)	\$0.00	(\$74,602.57)	(\$18,650.65)
 Total Income	\$16,750.83	\$17,063.12	(\$312.29)	\$163,572.57	\$153,568.08	\$10,004.49	\$204,757.43	\$41,184.86
 Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00
5250 - Bank Charges	\$25.00	\$0.00	(\$25.00)	\$111.65	\$0.00	(\$111.65)	\$0.00	(\$111.65)
5260 - Loan Interest	\$0.00	\$0.00	\$0.00	\$312.52	\$0.00	(\$312.52)	\$0.00	(\$312.52)
5400 - Insurance	\$2,321.91	\$0.00	(\$2,321.91)	\$19,339.53	\$0.00	(\$19,339.53)	\$27,200.00	\$7,860.47
5500 - Legal Fees	\$0.00	\$208.33	\$208.33	\$0.00	\$1,874.97	\$1,874.97	\$2,500.00	\$2,500.00
5520 - Licenses/Permits	\$0.00	\$40.83	\$40.83	\$490.00	\$367.47	(\$122.53)	\$490.00	\$0.00
5530 - Lien/Collection Costs	\$105.00	\$0.00	(\$105.00)	\$1,555.00	\$0.00	(\$1,555.00)	\$0.00	(\$1,555.00)
5600 - Management Fees	\$1,223.64	\$1,223.64	\$0.00	\$13,012.76	\$11,012.76	(\$2,000.00)	\$14,683.68	\$1,670.92
5800 - Office Supplies	\$7.70	\$17.50	\$9.80	\$156.80	\$157.50	\$0.70	\$210.00	\$53.20
5810 - Postage	\$24.40	\$70.42	\$46.02	\$726.05	\$633.78	(\$92.27)	\$845.00	\$118.95
5820 - Printing	\$11.40	\$166.67	\$155.27	\$3,597.10	\$1,500.03	(\$2,097.07)	\$2,000.00	(\$1,597.10)
5900 - Website	\$0.00	\$0.00	\$0.00	\$245.01	\$191.07	(\$53.94)	\$191.07	(\$53.94)
<u>Total ADMINISTRATIVE</u>	\$3,719.05	\$1,727.39	(\$1,991.66)	\$39,546.42	\$16,837.58	(\$22,708.84)	\$49,219.75	\$9,673.33

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>COMMON AREA</u>								
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00	\$35.00	\$35.00
6080 - Fire Prevention	\$1,124.96	\$0.00	(\$1,124.96)	\$1,484.96	\$1,340.00	(\$144.96)	\$1,340.00	(\$144.96)
6200 - Janitorial/Cleaning Services	\$375.00	\$375.00	\$0.00	\$4,275.00	\$3,375.00	(\$900.00)	\$4,500.00	\$225.00
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	\$10,775.00	\$10,800.00	\$25.00	\$14,400.00	\$3,625.00
6330 - Landscape - Other	(\$1,800.00)	\$208.33	\$2,008.33	\$0.00	\$1,874.97	\$1,874.97	\$2,500.00	\$2,500.00
6400 - Pest Control	\$465.00	\$465.00	\$0.00	\$4,195.00	\$4,185.00	(\$10.00)	\$5,580.00	\$1,385.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$0.00	\$6,630.06	\$6,660.00	\$29.94	\$8,880.00	\$2,249.94
6455 - Pool Repairs	\$0.00	\$166.67	\$166.67	\$1,558.47	\$1,500.03	(\$58.44)	\$2,000.00	\$441.53
6509 - Repairs & Maintenance: Carport	\$0.00	\$0.00	\$0.00	\$3,150.00	\$0.00	(\$3,150.00)	\$0.00	(\$3,150.00)
6510 - Repairs & Maintenance: Buildings	\$0.00	\$41.67	\$41.67	\$4,140.32	\$375.03	(\$3,765.29)	\$500.00	(\$3,640.32)
6525 - Repairs & Maintenance: Walls	\$0.00	\$0.00	\$0.00	\$5,450.00	\$0.00	(\$5,450.00)	\$0.00	(\$5,450.00)
6530 - Repairs & Maintenance: Irrigation	(\$125.00)	\$250.00	\$375.00	\$125.00	\$2,250.00	\$2,125.00	\$3,000.00	\$2,875.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$0.00	\$1,785.50	\$0.00	(\$1,785.50)	\$0.00	(\$1,785.50)
6573 - Repairs & Maintenance: Roofs	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	(\$600.00)	\$1,000.00	\$400.00
6680 - Supplies	\$0.00	\$0.00	\$0.00	\$68.52	\$0.00	(\$68.52)	\$0.00	(\$68.52)
6800 - Tree Removal & Maintenance	\$0.00	\$83.33	\$83.33	\$540.00	\$749.97	\$209.97	\$1,000.00	\$460.00
<u>Total COMMON AREA</u>	\$1,979.96	\$3,530.00	\$1,550.04	\$44,777.83	\$33,145.00	(\$11,632.83)	\$44,735.00	(\$42.83)
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00	\$500.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$4.17	\$4.17	\$325.00	\$37.53	(\$287.47)	\$50.00	(\$275.00)
8600 - Reserve Study	\$0.00	\$291.67	\$291.67	\$3,500.00	\$2,625.03	(\$874.97)	\$3,500.00	\$0.00
8850 - Taxes - State	\$0.00	\$4.17	\$4.17	\$0.00	\$37.53	\$37.53	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$341.68	\$341.68	\$3,825.00	\$3,075.12	(\$749.88)	\$4,100.00	\$275.00
<u>UTILITIES</u>								
7050 - Cable TV/Internet	\$267.64	\$267.64	\$0.00	\$2,408.76	\$2,408.76	\$0.00	\$3,211.68	\$802.92
7100 - Electricity	\$0.00	\$1,475.00	\$1,475.00	\$10,908.90	\$13,275.00	\$2,366.10	\$17,700.00	\$6,791.10
7300 - Gas	\$1,752.75	\$666.67	(\$1,086.08)	\$9,211.83	\$6,000.03	(\$3,211.80)	\$8,000.00	(\$1,211.83)
7550 - Trash/Sanitation	\$720.78	\$649.25	(\$71.53)	\$7,037.57	\$5,843.25	(\$1,194.32)	\$7,791.00	\$753.43

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
7900 - Water	\$1,926.05	\$5,833.33	\$3,907.28	\$51,869.88	\$52,499.97	\$630.09	\$70,000.00	\$18,130.12
7910 - Sewer	\$5,005.44	\$0.00	(\$5,005.44)	\$10,010.88	\$0.00	(\$10,010.88)	\$0.00	(\$10,010.88)
<u>Total UTILITIES</u>	\$9,672.66	\$8,891.89	(\$780.77)	\$91,447.82	\$80,027.01	(\$11,420.81)	\$106,702.68	\$15,254.86
Total Expense	\$15,371.67	\$14,490.96	(\$880.71)	\$179,597.07	\$133,084.71	(\$46,512.36)	\$204,757.43	\$25,160.36
Operating Net Income	\$1,379.16	\$2,572.16	(\$1,193.00)	(\$16,024.50)	\$20,483.37	(\$36,507.87)	\$0.00	\$16,024.50

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$3,050.00	\$0.00	\$3,050.00	\$162,655.21	\$0.00	\$162,655.21	\$0.00	(\$162,655.21)
4510 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$947.00	\$0.00	\$947.00	\$0.00	(\$947.00)
4610 - Interest Income - Reserve	\$0.90	\$0.00	\$0.90	\$2,435.88	\$0.00	\$2,435.88	\$0.00	(\$2,435.88)
<u>Total INCOME</u>	\$3,050.90	\$0.00	\$3,050.90	\$166,038.09	\$0.00	\$166,038.09	\$0.00	(\$166,038.09)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$6,216.88	\$6,216.88	\$0.00	\$55,951.92	\$55,951.92	\$0.00	\$74,602.57	\$18,650.65
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,216.88	\$6,216.88	\$0.00	\$55,951.92	\$55,951.92	\$0.00	\$74,602.57	\$18,650.65
 Total Reserve Income	\$9,267.78	\$6,216.88	\$3,050.90	\$221,990.01	\$55,951.92	\$166,038.09	\$74,602.57	(\$147,387.44)
 Reserve Expense								
<u>COMMON AREA</u>								
9200 - Landscaping - Reserves	\$0.00	\$0.00	\$0.00	\$3,250.00	\$0.00	(\$3,250.00)	\$0.00	(\$3,250.00)
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$6,428.38	\$0.00	(\$6,428.38)	\$0.00	(\$6,428.38)
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$61,624.00	\$0.00	(\$61,624.00)	\$0.00	(\$61,624.00)
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$71,302.38	\$0.00	(\$71,302.38)	\$0.00	(\$71,302.38)
 Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$71,302.38	\$0.00	(\$71,302.38)	\$0.00	(\$71,302.38)
 Reserve Net Income	\$9,267.78	\$6,216.88	\$3,050.90	\$150,687.63	\$55,951.92	\$94,735.71	\$74,602.57	(\$76,085.06)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 9/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	YTD
Income										
<u>INCOME</u>										
4100 - Homeowner Assessments	\$23,370.45	\$25,136.00	\$25,274.00	\$22,638.75	\$23,221.25	\$23,286.00	\$24,497.50	\$22,295.00	\$23,257.00	\$212,975.95
4140 - Prepaid Owner Assessments	(\$1,091.50)	\$5,451.15	\$104,210.00	(\$103,240.15)	(\$963.88)	(\$2,783.75)	\$659.78	(\$1,571.00)	(\$466.75)	\$203.90
4330 - Late Fees	\$132.84	\$94.70	\$188.50	\$459.65	\$163.88	\$77.25	\$243.25	\$48.50	\$72.00	\$1,480.57
4350 - Lien/Collection Fees	\$140.00	\$175.00	\$150.75	\$259.25	\$266.25	\$83.75	\$410.00	\$70.00	\$105.00	\$1,660.00
4600 - Interest Income	\$0.50	\$0.42	\$0.57	\$0.46	\$0.52	\$0.39	\$0.44	\$0.31	\$0.46	\$4.07
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
4900 - Other Income	\$0.00	\$0.00	\$3,150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00
<u>Total INCOME</u>	<u>\$22,552.29</u>	<u>\$30,857.27</u>	<u>\$132,973.82</u>	<u>(\$79,857.04)</u>	<u>\$22,713.02</u>	<u>\$20,663.64</u>	<u>\$25,810.97</u>	<u>\$20,842.81</u>	<u>\$22,967.71</u>	<u>\$219,524.49</u>
<u>TRANSFER BETWEEN FUNDS</u>										
8900 - Transfer To Reserves	(\$6,516.88)	(\$6,216.88)	(\$5,916.88)	(\$6,216.88)	(\$6,216.88)	\$0.00	\$31,084.40	(\$49,735.04)	(\$6,216.88)	(\$55,951.92)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$6,516.88)</u>	<u>(\$6,216.88)</u>	<u>(\$5,916.88)</u>	<u>(\$6,216.88)</u>	<u>(\$6,216.88)</u>	<u>\$0.00</u>	<u>\$31,084.40</u>	<u>(\$49,735.04)</u>	<u>(\$6,216.88)</u>	<u>(\$55,951.92)</u>
 <i>Total Income</i>	 \$16,035.41	 \$24,640.39	 \$127,056.94	 (\$86,073.92)	 \$16,496.14	 \$20,663.64	 \$56,895.37	 (\$28,892.23)	 \$16,750.83	 \$163,572.57
 Expense										
<u>ADMINISTRATIVE</u>										
5250 - Bank Charges	\$0.00	\$10.00	\$0.40	\$0.00	\$0.00	\$26.25	\$25.00	\$25.00	\$25.00	\$111.65
5260 - Loan Interest	\$6.35	\$306.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312.52
5400 - Insurance	\$1,802.69	\$1,802.69	\$1,802.69	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$2,321.91	\$19,339.53
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00	\$0.00	\$0.00	\$0.00	\$490.00
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$195.00	\$360.00	\$485.00	\$280.00	\$130.00	\$105.00	\$1,555.00
5600 - Management Fees	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$3,223.64	\$1,223.64	\$13,012.76
5800 - Office Supplies	\$8.40	\$101.50	\$10.15	\$9.45	\$4.55	\$7.35	\$4.20	\$3.50	\$7.70	\$156.80
5810 - Postage	\$54.31	\$163.35	\$58.82	\$123.50	\$145.05	\$52.43	\$8.00	\$96.19	\$24.40	\$726.05
5820 - Printing	\$295.70	\$456.60	\$356.80	\$868.25	\$734.70	\$357.45	\$28.60	\$487.60	\$11.40	\$3,597.10
5900 - Website	\$0.00	\$0.00	\$22.17	\$222.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$245.01
<u>Total ADMINISTRATIVE</u>	<u>\$3,391.09</u>	<u>\$4,063.95</u>	<u>\$3,474.67</u>	<u>\$4,964.59</u>	<u>\$4,789.85</u>	<u>\$4,964.03</u>	<u>\$3,891.35</u>	<u>\$6,287.84</u>	<u>\$3,719.05</u>	<u>\$39,546.42</u>
 <u>COMMON AREA</u>										
6080 - Fire Prevention	\$0.00	\$90.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$1,124.96	\$1,484.96
6200 - Janitorial/Cleaning Services	\$675.00	\$675.00	\$600.00	\$675.00	\$300.00	\$375.00	\$300.00	\$300.00	\$375.00	\$4,275.00
6300 - Landscape Maintenance	\$1,400.00	\$2,175.00	\$1,200.00	\$1,200.00	\$1,200.00	\$2,400.00	\$0.00	\$0.00	\$1,200.00	\$10,775.00
6330 - Landscape - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 9/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	YTD
6400 - Pest Control	\$465.00	\$0.00	\$1,795.00	\$0.00	\$540.00	\$465.00	\$465.00	\$0.00	\$465.00	\$4,195.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$710.06	\$740.00	\$740.00	\$6,630.06
6455 - Pool Repairs	\$744.74	\$14.19	\$132.30	\$217.14	\$703.68	\$0.00	(\$253.58)	\$0.00	\$0.00	\$1,558.47
6509 - Repairs & Maintenance: Carport	\$0.00	\$0.00	\$0.00	\$1,000.00	\$2,150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00
6510 - Repairs & Maintenance: Buildings	\$385.71	\$3,028.98	\$0.00	\$565.63	\$160.00	\$2,000.00	\$0.00	(\$2,000.00)	\$0.00	\$4,140.32
6525 - Repairs & Maintenance: Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$5,250.00	\$0.00	\$5,450.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	(\$125.00)	\$125.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$269.00	\$1,266.50	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$1,785.50
6573 - Repairs & Maintenance: Roofs	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
6680 - Supplies	\$68.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.52
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00	\$0.00	\$0.00	\$0.00	\$540.00
<u>Total COMMON AREA</u>	\$5,078.97	\$6,723.17	\$4,781.30	\$5,709.27	\$5,838.68	\$8,615.00	\$1,466.48	\$4,585.00	\$1,979.96	\$44,777.83
<u>TAXES/OTHER EXPENSES</u>										
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$0.00	\$0.00	\$325.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
<u>Total TAXES/OTHER EXPENSES</u>	\$275.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$40.00	\$10.00	\$0.00	\$0.00	\$3,825.00
<u>UTILITIES</u>										
7050 - Cable TV/Internet	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$267.64	\$2,408.76
7100 - Electricity	\$0.00	\$3,246.75	\$1,516.82	\$1,519.70	\$1,398.12	\$1,536.20	\$1,691.31	\$0.00	\$0.00	\$10,908.90
7300 - Gas	\$1,371.68	\$1,308.05	\$933.27	\$990.16	\$751.97	\$334.31	\$24.93	\$1,744.71	\$1,752.75	\$9,211.83
7550 - Trash/Sanitation	\$720.57	\$785.51	\$785.51	\$942.89	\$850.24	\$720.78	\$0.00	\$1,511.29	\$720.78	\$7,037.57
7900 - Water	\$6,632.98	\$6,818.72	\$6,975.98	\$6,932.47	\$6,758.97	\$6,576.92	\$6,848.49	\$2,399.30	\$1,926.05	\$51,869.88
7910 - Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,005.44	\$5,005.44	\$10,010.88
<u>Total UTILITIES</u>	\$8,992.87	\$12,426.67	\$10,479.22	\$10,652.86	\$10,026.94	\$9,435.85	\$8,832.37	\$10,928.38	\$9,672.66	\$91,447.82
<i>Total Expense</i>	\$17,737.93	\$23,213.79	\$18,735.19	\$21,326.72	\$24,155.47	\$23,054.88	\$14,200.20	\$21,801.22	\$15,371.67	\$179,597.07
 Operating Net Income	 (\$1,702.52)	 \$1,426.60	 \$108,321.75	 (\$107,400.64)	 (\$7,659.33)	 (\$2,391.24)	 \$42,695.17	 (\$50,693.45)	 \$1,379.16	 (\$16,024.50)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2025 - 9/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	YTD
Reserve Income										
<u>INCOME</u>										
4130 - Special Reserve Assessment	\$789.21	\$1,500.00	\$3,178.00	\$129,445.00	\$7,885.00	\$4,488.00	\$5,995.00	\$6,325.00	\$3,050.00	\$162,655.21
4510 - Reserve Contribution	\$485.00	\$462.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$947.00
4610 - Interest Income - Reserve	\$4.22	\$4.58	\$1,647.61	\$2.83	\$774.17	\$0.50	\$0.64	\$0.43	\$0.90	\$2,435.88
<u>Total INCOME</u>	\$1,278.43	\$1,966.58	\$4,825.61	\$129,447.83	\$8,659.17	\$4,488.50	\$5,995.64	\$6,325.43	\$3,050.90	\$166,038.09
<u>TRANSFER BETWEEN FUNDS</u>										
9000 - Transfer From Operating	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$0.00	(\$31,084.40)	\$49,735.04	\$6,216.88	\$55,951.92
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$0.00	(\$31,084.40)	\$49,735.04	\$6,216.88	\$55,951.92
<i>Total Reserve Income</i>	\$7,795.31	\$8,183.46	\$10,742.49	\$135,664.71	\$14,876.05	\$4,488.50	(\$25,088.76)	\$56,060.47	\$9,267.78	\$221,990.01
Reserve Expense										
<u>COMMON AREA</u>										
9200 - Landscaping - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,250.00	\$0.00	\$0.00	\$0.00	\$3,250.00
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,428.38
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,624.00	\$0.00	\$0.00	\$0.00	\$61,624.00
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$64,874.00	\$0.00	\$0.00	\$0.00	\$71,302.38
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$64,874.00	\$0.00	\$0.00	\$0.00	\$71,302.38
 Reserve Net Income	 \$7,795.31	 \$8,183.46	 \$4,314.11	 \$135,664.71	 \$14,876.05	 (\$60,385.50)	 (\$25,088.76)	 \$56,060.47	 \$9,267.78	 \$150,687.63