

Rio Del Sol Homeowners Association

Financial Statement Period Ending: February 28, 2026



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

Teresa O'Neal, Regional Director
Email: toneal@hoamco.com
928-296-8181

Jamie Nelson, Executive Director of Mgmt Services
Email: jnelson@hoamco.com
928-778-2293 ext 1149

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Balance Sheet

2/28/2026

	Operating	Reserve	Total
Assets			
CASH			
1005 - Chase Op - Building Improvement Fund - 9166	\$2,246.37		\$2,246.37
1007 - Chase Reserve - 0615		\$31,444.48	\$31,444.48
1010 - *Alliance Operating Checking - 3409	\$8,916.27		\$8,916.27
1025 - Alliance Operating Debit Card (\$1000)-3625	\$937.50		\$937.50
1030 - Alliance General Exp Debit Card (\$3000)-2574	\$3,000.00		\$3,000.00
1060 - Chase CD - 6172		\$100,000.00	\$100,000.00
Total CASH	<u>\$15,100.14</u>	<u>\$131,444.48</u>	<u>\$146,544.62</u>
OTHER ASSETS			
1300 - Due Between Funds	(\$29,871.66)	\$29,871.66	\$0.00
Total OTHER ASSETS	<u>(\$29,871.66)</u>	<u>\$29,871.66</u>	<u>\$0.00</u>
Assets Total	<u>(\$14,771.52)</u>	<u>\$161,316.14</u>	<u>\$146,544.62</u>
Liabilities & Equity			
EQUITY			
3200 - Operating Equity	(\$24,122.99)		(\$24,122.99)
3500 - Reserve Equity		\$264,644.07	\$264,644.07
Total EQUITY	<u>(\$24,122.99)</u>	<u>\$264,644.07</u>	<u>\$240,521.08</u>
Net Income	<u>\$9,351.47</u>	<u>(\$103,327.93)</u>	<u>(\$93,976.46)</u>
Liabilities and Equity Total	<u>(\$14,771.52)</u>	<u>\$161,316.14</u>	<u>\$146,544.62</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
2/1/2026 - 2/28/2026

Accounts	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$23,562.40	\$24,441.60	(\$879.20)	\$47,316.70	\$48,883.20	(\$1,566.50)	\$293,299.20	\$245,982.50
4140 - Prepaid Owner Assessments	\$1,098.90	\$0.00	\$1,098.90	\$1,660.65	\$0.00	\$1,660.65	\$0.00	(\$1,660.65)
4310 - Assessment Interest	\$5.31	\$0.00	\$5.31	\$5.31	\$0.00	\$5.31	\$0.00	(\$5.31)
4330 - Late Fees	(\$745.90)	\$0.00	(\$745.90)	(\$648.90)	\$0.00	(\$648.90)	\$0.00	\$648.90
4350 - Lien/Collection Fees	\$420.00	\$0.00	\$420.00	\$560.00	\$0.00	\$560.00	\$0.00	(\$560.00)
4600 - Interest Income	\$0.67	\$0.00	\$0.67	\$1.24	\$0.00	\$1.24	\$0.00	(\$1.24)
4800 - Violation Fines	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00	(\$25.00)
Total INCOME	\$24,366.38	\$24,441.60	(\$75.22)	\$48,920.00	\$48,883.20	\$36.80	\$293,299.20	\$244,379.20
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	\$0.00	(\$4,459.30)	\$4,459.30	\$0.00	(\$8,918.60)	\$8,918.60	(\$53,511.65)	(\$53,511.65)
Total TRANSFER BETWEEN FUNDS	\$0.00	(\$4,459.30)	\$4,459.30	\$0.00	(\$8,918.60)	\$8,918.60	(\$53,511.65)	(\$53,511.65)
Total Income	\$24,366.38	\$19,982.30	\$4,384.08	\$48,920.00	\$39,964.60	\$8,955.40	\$239,787.55	\$190,867.55
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
5250 - Bank Charges	\$25.00	\$8.33	(\$16.67)	\$50.00	\$16.66	(\$33.34)	\$100.00	\$50.00
5400 - Insurance	\$2,321.91	\$2,916.67	\$594.76	\$4,643.82	\$5,833.34	\$1,189.52	\$35,000.00	\$30,356.18
5500 - Legal Fees	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00	\$2,500.00
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00	\$490.00
5530 - Lien/Collection Costs	\$0.00	\$83.33	\$83.33	\$35.00	\$166.66	\$131.66	\$1,000.00	\$965.00
5600 - Management Fees	\$1,284.82	\$1,284.83	\$0.01	\$2,569.64	\$2,569.66	\$0.02	\$15,418.00	\$12,848.36
5800 - Office Supplies	\$141.73	\$18.33	(\$123.40)	\$147.33	\$36.66	(\$110.67)	\$220.00	\$72.67
5810 - Postage	\$329.14	\$83.33	(\$245.81)	\$445.87	\$166.66	(\$279.21)	\$1,000.00	\$554.13
5820 - Printing	\$815.70	\$250.00	(\$565.70)	\$1,493.05	\$500.00	(\$993.05)	\$3,000.00	\$1,506.95
5900 - Website	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$245.01	\$245.01
Total ADMINISTRATIVE	\$4,918.30	\$4,853.15	(\$65.15)	\$9,384.71	\$9,706.30	\$321.59	\$60,073.01	\$50,688.30

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
2/1/2026 - 2/28/2026

Accounts	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.00	\$160.00
6080 - Fire Prevention	\$45.00	\$45.00	\$0.00	\$90.00	\$90.00	\$0.00	\$540.00	\$450.00
6200 - Janitorial/Cleaning Services	\$675.00	\$511.88	(\$163.12)	\$1,350.00	\$1,023.76	(\$326.24)	\$6,142.50	\$4,792.50
6300 - Landscape Maintenance	\$3,200.00	\$1,200.00	(\$2,000.00)	\$4,400.00	\$2,400.00	(\$2,000.00)	\$14,400.00	\$10,000.00
6310 - Landscape Supplies/Labor	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$0.00	(\$200.00)
6330 - Landscape - Other	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00	\$2,500.00
6400 - Pest Control	\$934.00	\$465.00	(\$469.00)	\$934.00	\$930.00	(\$4.00)	\$5,580.00	\$4,646.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$0.00	\$1,480.00	\$1,480.00	\$0.00	\$8,880.00	\$7,400.00
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
6510 - Repairs & Maintenance: Buildings	\$862.50	\$166.67	(\$695.83)	\$2,028.01	\$333.34	(\$1,694.67)	\$2,000.00	(\$28.01)
6511 - Repairs & Maintenance: Electrical	\$146.12	\$0.00	(\$146.12)	\$146.12	\$0.00	(\$146.12)	\$0.00	(\$146.12)
6525 - Repairs & Maintenance: Walls	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$166.67	\$166.67	\$80.00	\$333.34	\$253.34	\$2,000.00	\$1,920.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
6573 - Repairs & Maintenance: Roofs	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
6680 - Supplies	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
Total COMMON AREA	\$6,602.62	\$4,045.23	(\$2,557.39)	\$10,708.13	\$8,090.46	(\$2,617.67)	\$51,202.50	\$40,494.37
TAXES/OTHER EXPENSES								
8250 - Contingency	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,060.00	\$2,060.00
UTILITIES								
7100 - Electricity	\$1,977.45	\$1,750.00	(\$227.45)	\$2,546.73	\$3,500.00	\$953.27	\$21,000.00	\$18,453.27
7300 - Gas	\$0.00	\$916.67	\$916.67	\$0.00	\$1,833.34	\$1,833.34	\$11,000.00	\$11,000.00

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
2/1/2026 - 2/28/2026

Accounts	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7550 - Trash/Sanitation	\$824.66	\$833.33	\$8.67	\$1,482.57	\$1,666.66	\$184.09	\$10,000.00	\$8,517.43
7900 - Water	\$2,433.98	\$2,000.00	(\$433.98)	\$5,333.68	\$4,000.00	(\$1,333.68)	\$24,000.00	\$18,666.32
7910 - Sewer	\$5,056.32	\$5,037.67	(\$18.65)	\$10,112.71	\$10,075.34	(\$37.37)	\$60,452.04	\$50,339.33
<u>Total UTILITIES</u>	\$10,292.41	\$10,537.67	\$245.26	\$19,475.69	\$21,075.34	\$1,599.65	\$126,452.04	\$106,976.35
Total Expense	\$21,813.33	\$19,602.72	(\$2,210.61)	\$39,568.53	\$39,205.44	(\$363.09)	\$239,787.55	\$200,219.02
Operating Net Income	\$2,553.05	\$379.58	\$2,173.47	\$9,351.47	\$759.16	\$8,592.31	\$0.00	(\$9,351.47)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
2/1/2026 - 2/28/2026

Accounts	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$3,900.00	\$0.00	\$3,900.00	\$14,504.55	\$0.00	\$14,504.55	\$0.00	(\$14,504.55)
4510 - Reserve Contribution	\$509.20	\$0.00	\$509.20	\$509.20	\$0.00	\$509.20	\$0.00	(\$509.20)
4610 - Interest Income - Reserve	\$1.21	\$0.00	\$1.21	\$2.65	\$0.00	\$2.65	\$0.00	(\$2.65)
Total INCOME	\$4,410.41	\$0.00	\$4,410.41	\$15,016.40	\$0.00	\$15,016.40	\$0.00	(\$15,016.40)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$0.00	\$4,459.30	(\$4,459.30)	\$0.00	\$8,918.60	(\$8,918.60)	\$53,511.65	\$53,511.65
Total TRANSFER BETWEEN FUNDS	\$0.00	\$4,459.30	(\$4,459.30)	\$0.00	\$8,918.60	(\$8,918.60)	\$53,511.65	\$53,511.65
Total Reserve Income	\$4,410.41	\$4,459.30	(\$48.89)	\$15,016.40	\$8,918.60	\$6,097.80	\$53,511.65	\$38,495.25
Reserve Expense								
<u>COMMON AREA</u>								
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$91,019.33	\$0.00	(\$91,019.33)	\$0.00	(\$91,019.33)
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$27,325.00	\$0.00	(\$27,325.00)	\$0.00	(\$27,325.00)
Total COMMON AREA	\$0.00	\$0.00	\$0.00	\$118,344.33	\$0.00	(\$118,344.33)	\$0.00	(\$118,344.33)
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$118,344.33	\$0.00	(\$118,344.33)	\$0.00	(\$118,344.33)
Reserve Net Income	\$4,410.41	\$4,459.30	(\$48.89)	(\$103,327.93)	\$8,918.60	(\$112,246.53)	\$53,511.65	\$156,839.58

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	YTD
Income			
<u>INCOME</u>			
4100 - Homeowner Assessments	\$23,754.30	\$23,562.40	\$47,316.70
4140 - Prepaid Owner Assessments	\$561.75	\$1,098.90	\$1,660.65
4310 - Assessment Interest	\$0.00	\$5.31	\$5.31
4330 - Late Fees	\$97.00	(\$745.90)	(\$648.90)
4350 - Lien/Collection Fees	\$140.00	\$420.00	\$560.00
4600 - Interest Income	\$0.57	\$0.67	\$1.24
4800 - Violation Fines	\$0.00	\$25.00	\$25.00
Total INCOME	\$24,553.62	\$24,366.38	\$48,920.00
<i>Total Income</i>	<i>\$24,553.62</i>	<i>\$24,366.38</i>	<i>\$48,920.00</i>
Expense			
<u>ADMINISTRATIVE</u>			
5250 - Bank Charges	\$25.00	\$25.00	\$50.00
5400 - Insurance	\$2,321.91	\$2,321.91	\$4,643.82
5530 - Lien/Collection Costs	\$35.00	\$0.00	\$35.00
5600 - Management Fees	\$1,284.82	\$1,284.82	\$2,569.64
5800 - Office Supplies	\$5.60	\$141.73	\$147.33
5810 - Postage	\$116.73	\$329.14	\$445.87
5820 - Printing	\$677.35	\$815.70	\$1,493.05
Total ADMINISTRATIVE	\$4,466.41	\$4,918.30	\$9,384.71
<u>COMMON AREA</u>			
6080 - Fire Prevention	\$45.00	\$45.00	\$90.00
6200 - Janitorial/Cleaning Services	\$675.00	\$675.00	\$1,350.00
6300 - Landscape Maintenance	\$1,200.00	\$3,200.00	\$4,400.00
6310 - Landscape Supplies/Labor	\$200.00	\$0.00	\$200.00
6400 - Pest Control	\$0.00	\$934.00	\$934.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$1,480.00
6510 - Repairs & Maintenance: Buildings	\$1,165.51	\$862.50	\$2,028.01

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	YTD
6511 - Repairs & Maintenance: Electrical	\$0.00	\$146.12	\$146.12
6530 - Repairs & Maintenance: Irrigation	\$80.00	\$0.00	\$80.00
<u>Total COMMON AREA</u>	<u>\$4,105.51</u>	<u>\$6,602.62</u>	<u>\$10,708.13</u>
 <u>UTILITIES</u>			
7100 - Electricity	\$569.28	\$1,977.45	\$2,546.73
7550 - Trash/Sanitation	\$657.91	\$824.66	\$1,482.57
7900 - Water	\$2,899.70	\$2,433.98	\$5,333.68
7910 - Sewer	\$5,056.39	\$5,056.32	\$10,112.71
<u>Total UTILITIES</u>	<u>\$9,183.28</u>	<u>\$10,292.41</u>	<u>\$19,475.69</u>
 <i>Total Expense</i>	 \$17,755.20	 \$21,813.33	 \$39,568.53
 Operating Net Income	 \$6,798.42	 \$2,553.05	 \$9,351.47
 Net Income	 \$6,798.42	 \$2,553.05	 \$9,351.47

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	YTD
Reserve Income			
<u>INCOME</u>			
4130 - Special Reserve Assessment	\$10,604.55	\$3,900.00	\$14,504.55
4510 - Reserve Contribution	\$0.00	\$509.20	\$509.20
4610 - Interest Income - Reserve	\$1.44	\$1.21	\$2.65
<u>Total INCOME</u>	<u>\$10,605.99</u>	<u>\$4,410.41</u>	<u>\$15,016.40</u>
<i>Total Reserve Income</i>	<i>\$10,605.99</i>	<i>\$4,410.41</i>	<i>\$15,016.40</i>
Reserve Expense			
<u>COMMON AREA</u>			
9450 - Pool Repair - Reserves	\$91,019.33	\$0.00	\$91,019.33
9500 - Roof Repair - Reserves	\$27,325.00	\$0.00	\$27,325.00
<u>Total COMMON AREA</u>	<u>\$118,344.33</u>	<u>\$0.00</u>	<u>\$118,344.33</u>
<i>Total Reserve Expense</i>	<i>\$118,344.33</i>	<i>\$0.00</i>	<i>\$118,344.33</i>
Reserve Net Income	(\$107,738.34)	\$4,410.41	(\$103,327.93)