

Rio Del Sol Homeowners Association

Financial Statement Period Ending: December 31, 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

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

12/31/2025

	Operating	Reserve	Total
Assets			
CASH			
1005 - Chase Op - Building Improvement Fund - 9166	\$88.24		\$88.24
1007 - Chase Reserve - 0615		\$231,672.31	\$231,672.31
1010 - *Alliance Operating Checking - 3409	\$6,480.33		\$6,480.33
1025 - Alliance Operating Debit Card (\$1000)-3625	\$169.59		\$169.59
1030 - Alliance General Exp Debit Card (\$3000)-2574	\$3,000.00		\$3,000.00
Total CASH	<u>\$9,738.16</u>	<u>\$231,672.31</u>	<u>\$241,410.47</u>
OTHER ASSETS			
1300 - Due Between Funds	(\$32,521.76)	\$32,521.76	\$0.00
Total OTHER ASSETS	<u>(\$32,521.76)</u>	<u>\$32,521.76</u>	<u>\$0.00</u>
Assets Total	<u>(\$22,783.60)</u>	<u>\$264,194.07</u>	<u>\$241,410.47</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>\$6,436.28</u>	<u>(\$28,107.74)</u>	<u>(\$21,671.46)</u>
Liabilities and Equity Total	<u>(\$22,783.60)</u>	<u>\$264,194.07</u>	<u>\$241,410.47</u>

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
12/1/2025 - 12/31/2025

Accounts	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$21,680.00	\$23,280.00	(\$1,600.00)	\$286,607.10	\$279,360.00	\$7,247.10	\$279,360.00	(\$7,247.10)
4140 - Prepaid Owner Assessments	\$1,806.90	\$0.00	\$1,806.90	(\$5,191.85)	\$0.00	(\$5,191.85)	\$0.00	\$5,191.85
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$2,091.12	\$0.00	\$2,091.12	\$0.00	(\$2,091.12)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$1,913.25	\$0.00	\$1,913.25	\$0.00	(\$1,913.25)
4600 - Interest Income	\$0.52	\$0.00	\$0.52	\$6.29	\$0.00	\$6.29	\$0.00	(\$6.29)
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)
Total INCOME	\$23,487.42	\$23,280.00	\$207.42	\$288,625.91	\$279,360.00	\$9,265.91	\$279,360.00	(\$9,265.91)
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	\$0.00	(\$6,216.89)	\$6,216.89	(\$43,518.16)	(\$74,602.57)	\$31,084.41	(\$74,602.57)	(\$31,084.41)
Total TRANSFER BETWEEN FUNDS	\$0.00	(\$6,216.89)	\$6,216.89	(\$43,518.16)	(\$74,602.57)	\$31,084.41	(\$74,602.57)	(\$31,084.41)
Total Income	\$23,487.42	\$17,063.11	\$6,424.31	\$245,107.75	\$204,757.43	\$40,350.32	\$204,757.43	(\$40,350.32)
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	\$25.50	\$0.00	(\$25.50)	\$187.15	\$0.00	(\$187.15)	\$0.00	(\$187.15)
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)	\$26,305.26	\$27,200.00	\$894.74	\$27,200.00	\$894.74
5500 - Legal Fees	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
5520 - Licenses/Permits	\$0.00	\$40.87	\$40.87	\$490.00	\$490.00	\$0.00	\$490.00	\$0.00
5530 - Lien/Collection Costs	\$70.00	\$0.00	(\$70.00)	\$2,225.00	\$0.00	(\$2,225.00)	\$0.00	(\$2,225.00)
5600 - Management Fees	\$1,223.64	\$1,223.64	\$0.00	\$14,683.68	\$14,683.68	\$0.00	\$14,683.68	\$0.00
5800 - Office Supplies	\$10.85	\$17.50	\$6.65	\$172.90	\$210.00	\$37.10	\$210.00	\$37.10
5810 - Postage	\$31.80	\$70.38	\$38.58	\$926.93	\$845.00	(\$81.93)	\$845.00	(\$81.93)
5820 - Printing	(\$114.85)	\$166.63	\$281.48	\$4,348.05	\$2,000.00	(\$2,348.05)	\$2,000.00	(\$2,348.05)
5900 - Website	\$0.00	\$0.00	\$0.00	\$245.01	\$191.07	(\$53.94)	\$191.07	(\$53.94)
Total ADMINISTRATIVE	\$3,568.85	\$1,727.39	(\$1,841.46)	\$49,896.50	\$49,219.75	(\$676.75)	\$49,219.75	(\$676.75)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
12/1/2025 - 12/31/2025

12/1/2025 - 12/31/2025 1/1/2025 - 12/31/2025

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	\$810.00	\$0.00	(\$810.00)	\$2,339.96	\$1,340.00	(\$999.96)	\$1,340.00	(\$999.96)
6200 - Janitorial/Cleaning Services	\$525.00	\$375.00	(\$150.00)	\$5,775.00	\$4,500.00	(\$1,275.00)	\$4,500.00	(\$1,275.00)
6300 - Landscape Maintenance	\$1,200.00	\$1,200.00	\$0.00	\$14,375.00	\$14,400.00	\$25.00	\$14,400.00	\$25.00
6330 - Landscape - Other	\$0.00	\$208.37	\$208.37	\$125.00	\$2,500.00	\$2,375.00	\$2,500.00	\$2,375.00
6400 - Pest Control	\$465.00	\$465.00	\$0.00	\$6,055.00	\$5,580.00	(\$475.00)	\$5,580.00	(\$475.00)
6450 - Pool Maintenance	\$0.00	\$740.00	\$740.00	\$7,370.06	\$8,880.00	\$1,509.94	\$8,880.00	\$1,509.94
6455 - Pool Repairs	\$0.00	\$166.63	\$166.63	\$2,216.35	\$2,000.00	(\$216.35)	\$2,000.00	(\$216.35)
6460 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$91.68	\$0.00	(\$91.68)	\$0.00	(\$91.68)
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	\$710.73	\$41.63	(\$669.10)	\$5,297.97	\$500.00	(\$4,797.97)	\$500.00	(\$4,797.97)
6525 - Repairs & Maintenance: Walls	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$0.00	(\$200.00)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$250.00	\$250.00	\$125.00	\$3,000.00	\$2,875.00	\$3,000.00	\$2,875.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	(\$420.00)	\$0.00	(\$420.00)
6570 - Repairs & Maintenance: Plumbing	(\$109.00)	\$0.00	\$109.00	\$4,132.50	\$0.00	(\$4,132.50)	\$0.00	(\$4,132.50)
6573 - Repairs & Maintenance: Roofs	\$840.00	\$1,000.00	\$160.00	\$1,440.00	\$1,000.00	(\$440.00)	\$1,000.00	(\$440.00)
6680 - Supplies	\$0.00	\$0.00	\$0.00	\$84.33	\$0.00	(\$84.33)	\$0.00	(\$84.33)
6800 - Tree Removal & Maintenance	\$0.00	\$83.37	\$83.37	\$540.00	\$1,000.00	\$460.00	\$1,000.00	\$460.00
Total COMMON AREA	\$4,441.73	\$4,530.00	\$88.27	\$53,737.85	\$44,735.00	(\$9,002.85)	\$44,735.00	(\$9,002.85)
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$4.13	\$4.13	\$325.00	\$50.00	(\$275.00)	\$50.00	(\$275.00)
8600 - Reserve Study	\$0.00	\$291.63	\$291.63	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
8850 - Taxes - State	\$0.00	\$4.13	\$4.13	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$341.52	\$341.52	\$3,825.00	\$4,100.00	\$275.00	\$4,100.00	\$275.00
<u>UTILITIES</u>								
7050 - Cable TV/Internet	\$0.00	\$267.64	\$267.64	\$2,408.76	\$3,211.68	\$802.92	\$3,211.68	\$802.92
7100 - Electricity	\$2,285.86	\$1,475.00	(\$810.86)	\$18,071.47	\$17,700.00	(\$371.47)	\$17,700.00	(\$371.47)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
12/1/2025 - 12/31/2025

Accounts	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7300 - Gas	\$24.53	\$666.63	\$642.10	\$6,287.02	\$8,000.00	\$1,712.98	\$8,000.00	\$1,712.98
7550 - Trash/Sanitation	\$0.00	\$649.25	\$649.25	\$9,199.91	\$7,791.00	(\$1,408.91)	\$7,791.00	(\$1,408.91)
7900 - Water	\$10,081.43	\$5,833.37	(\$4,248.06)	\$80,094.65	\$70,000.00	(\$10,094.65)	\$70,000.00	(\$10,094.65)
7910 - Sewer	\$15,150.31	\$0.00	(\$15,150.31)	\$15,150.31	\$0.00	(\$15,150.31)	\$0.00	(\$15,150.31)
<u>Total UTILITIES</u>	\$27,542.13	\$8,891.89	(\$18,650.24)	\$131,212.12	\$106,702.68	(\$24,509.44)	\$106,702.68	(\$24,509.44)
Total Expense	\$35,552.71	\$15,490.80	(\$20,061.91)	\$238,671.47	\$204,757.43	(\$33,914.04)	\$204,757.43	(\$33,914.04)
Operating Net Income	(\$12,065.29)	\$1,572.31	(\$13,637.60)	\$6,436.28	\$0.00	\$6,436.28	\$0.00	(\$6,436.28)

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
12/1/2025 - 12/31/2025

Accounts	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4140 - Prepaid Owner Assessments	(\$450.00)	\$0.00	(\$450.00)	(\$450.00)	\$0.00	(\$450.00)	\$0.00	\$450.00
Total INCOME	(\$450.00)	\$0.00	(\$450.00)	(\$450.00)	\$0.00	(\$450.00)	\$0.00	\$450.00
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Total Income	(\$450.00)	\$0.00	(\$450.00)	(\$450.00)	\$0.00	(\$450.00)	\$0.00	\$450.00
Reserve Income								
<u>INCOME</u>								
4130 - Special Reserve Assessment	\$6,020.00	\$0.00	\$6,020.00	\$191,347.21	\$0.00	\$191,347.21	\$0.00	(\$191,347.21)
4510 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$1,409.00	\$0.00	\$1,409.00	\$0.00	(\$1,409.00)
4610 - Interest Income - Reserve	\$348.69	\$0.00	\$348.69	\$8,778.67	\$0.00	\$8,778.67	\$0.00	(\$8,778.67)
Total INCOME	\$6,368.69	\$0.00	\$6,368.69	\$201,534.88	\$0.00	\$201,534.88	\$0.00	(\$201,534.88)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$0.00	\$6,216.89	(\$6,216.89)	\$43,518.16	\$74,602.57	(\$31,084.41)	\$74,602.57	\$31,084.41
Total TRANSFER BETWEEN FUNDS	\$0.00	\$6,216.89	(\$6,216.89)	\$43,518.16	\$74,602.57	(\$31,084.41)	\$74,602.57	\$31,084.41
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Total Reserve Income	\$6,368.69	\$6,216.89	\$151.80	\$245,053.04	\$74,602.57	\$170,450.47	\$74,602.57	(\$170,450.47)
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	\$76,373.20	\$0.00	(\$76,373.20)	\$202,586.78	\$0.00	(\$202,586.78)	\$0.00	(\$202,586.78)
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$61,624.00	\$0.00	(\$61,624.00)	\$0.00	(\$61,624.00)
9750 - Wall Repair - Reserves	\$0.00	\$0.00	\$0.00	\$5,250.00	\$0.00	(\$5,250.00)	\$0.00	(\$5,250.00)
Total COMMON AREA	\$76,373.20	\$0.00	(\$76,373.20)	\$272,710.78	\$0.00	(\$272,710.78)	\$0.00	(\$272,710.78)
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Total Reserve Expense	\$76,373.20	\$0.00	(\$76,373.20)	\$272,710.78	\$0.00	(\$272,710.78)	\$0.00	(\$272,710.78)
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Reserve Net Income	(\$70,004.51)	\$6,216.89	(\$76,221.40)	(\$27,657.74)	\$74,602.57	(\$102,260.31)	\$74,602.57	\$102,260.31

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 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	\$27,746.15	\$24,205.00	\$21,680.00	\$286,607.10
4140 - Prepaid Owner Assessments	(\$1,091.50)	\$5,451.15	\$104,210.00	(\$103,240.15)	(\$963.88)	(\$2,783.75)	\$659.78	(\$6,371.00)	(\$466.75)	(\$401.80)	(\$2,000.85)	\$1,806.90	(\$5,191.85)
4330 - Late Fees	\$132.84	\$94.70	\$188.50	\$459.65	\$163.88	\$77.25	\$243.25	\$48.50	\$72.00	\$610.55	\$0.00	\$0.00	\$2,091.12
4350 - Lien/Collection Fees	\$140.00	\$175.00	\$150.75	\$259.25	\$266.25	\$83.75	\$410.00	\$70.00	\$105.00	\$253.25	\$0.00	\$0.00	\$1,913.25
4600 - Interest Income	\$0.50	\$0.42	\$0.57	\$0.46	\$0.52	\$0.39	\$0.44	\$0.31	\$0.46	\$0.73	\$0.97	\$0.52	\$6.29
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$3,150.00
Total INCOME	\$22,552.29	\$30,857.27	\$132,973.82	(\$79,857.04)	\$22,713.02	\$20,663.64	\$25,810.97	\$16,042.81	\$22,967.71	\$28,208.88	\$22,205.12	\$23,487.42	\$288,625.91
<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	\$0.00	(\$12,433.76)	\$0.00	\$0.00	\$0.00	\$0.00	(\$43,518.16)
Total TRANSFER BETWEEN FUNDS	(\$6,516.88)	(\$6,216.88)	(\$5,916.88)	(\$6,216.88)	(\$6,216.88)	\$0.00	\$0.00	(\$12,433.76)	\$0.00	\$0.00	\$0.00	\$0.00	(\$43,518.16)
Total Income	\$16,035.41	\$24,640.39	\$127,056.94	(\$86,073.92)	\$16,496.14	\$20,663.64	\$25,810.97	\$3,609.05	\$22,967.71	\$28,208.88	\$22,205.12	\$23,487.42	\$245,107.75
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	\$25.00	\$25.00	\$25.50	\$187.15
5260 - Loan Interest	\$6.35	\$306.17	\$0.00	\$0.00	\$0.00	\$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	\$2,321.91	\$2,321.91	\$2,321.91	\$26,305.26
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00	\$0.00	\$0.00	\$0.00	\$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	\$145.00	\$455.00	\$70.00	\$2,225.00
5600 - Management Fees	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$1,223.64	\$14,683.68
5800 - Office Supplies	\$8.40	\$101.50	\$10.15	\$9.45	\$4.55	\$7.35	\$4.20	\$3.50	\$7.70	\$3.15	\$2.10	\$10.85	\$172.90
5810 - Postage	\$54.31	\$163.35	\$58.82	\$123.50	\$145.05	\$52.43	\$8.00	\$96.19	\$24.40	\$95.63	\$73.45	\$31.80	\$926.93
5820 - Printing	\$295.70	\$456.60	\$356.80	\$868.25	\$734.70	\$357.45	\$28.60	\$487.60	\$11.40	\$466.15	\$399.65	(\$114.85)	\$4,348.05
5900 - Website	\$0.00	\$0.00	\$22.17	\$222.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$245.01
Total ADMINISTRATIVE	\$3,391.09	\$4,063.95	\$3,474.67	\$4,964.59	\$4,789.85	\$4,964.03	\$3,891.35	\$4,287.84	\$3,719.05	\$4,280.48	\$4,500.75	\$3,568.85	\$49,896.50

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	YTD
<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	\$0.00	\$45.00	\$810.00	\$2,339.96
6200 - Janitorial/Cleaning Services	\$675.00	\$675.00	\$600.00	\$675.00	\$300.00	\$375.00	\$300.00	\$300.00	\$375.00	\$300.00	\$675.00	\$525.00	\$5,775.00
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	\$1,200.00	\$1,200.00	\$1,200.00	\$14,375.00
6330 - Landscape - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$0.00	(\$1,800.00)	\$125.00	\$0.00	\$0.00	\$125.00
6400 - Pest Control	\$465.00	\$0.00	\$1,795.00	\$0.00	\$540.00	\$465.00	\$465.00	\$0.00	\$465.00	\$1,395.00	\$0.00	\$465.00	\$6,055.00
6450 - Pool Maintenance	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$710.06	\$740.00	\$740.00	\$740.00	\$0.00	\$0.00	\$7,370.06
6455 - Pool Repairs	\$744.74	\$14.19	\$132.30	\$217.14	\$703.68	\$0.00	(\$253.58)	\$0.00	\$0.00	\$657.88	\$0.00	\$0.00	\$2,216.35
6460 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91.68	\$0.00	\$0.00	\$91.68
6509 - Repairs & Maintenance: Carport	\$0.00	\$0.00	\$0.00	\$1,000.00	\$2,150.00	\$0.00	\$0.00	\$0.00	\$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	\$327.24	\$119.68	\$710.73	\$5,297.97
6525 - Repairs & Maintenance: Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	(\$125.00)	\$0.00	\$0.00	\$0.00	\$125.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$420.00
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$269.00	\$1,266.50	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$1,818.00	\$638.00	(\$109.00)	\$4,132.50
6573 - Repairs & Maintenance: Roofs	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$840.00	\$1,440.00
6680 - Supplies	\$68.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.81	\$0.00	\$0.00	\$84.33
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00	\$0.00	\$0.00	\$0.00	\$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	(\$665.00)	\$1,979.96	\$7,090.61	\$2,677.68	\$4,441.73	\$53,737.85

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	YTD
<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	\$0.00	\$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	\$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	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$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	\$1,648.51	\$1,658.90	\$1,569.30	\$0.00	\$2,285.86	\$18,071.47
7300 - Gas	\$1,371.68	\$1,308.05	\$933.27	\$990.16	\$751.97	\$334.31	\$24.93	\$96.20	\$93.85	\$0.00	\$358.07	\$24.53	\$6,287.02
7550 - Trash/Sanitation	\$720.57	\$785.51	\$785.51	\$942.89	\$850.24	\$720.78	\$0.00	\$1,511.29	\$720.78	\$720.78	\$1,441.56	\$0.00	\$9,199.91
7900 - Water	\$6,632.98	\$6,818.72	\$6,975.98	\$6,932.47	\$6,758.97	\$6,576.92	\$6,848.49	\$7,404.74	\$6,931.49	\$0.00	\$8,132.46	\$10,081.43	\$80,094.65
7910 - Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,150.31	\$15,150.31
<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	\$2,290.08	\$9,932.09	\$27,542.13	\$131,212.12
<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	\$14,551.22	\$15,371.67	\$13,661.17	\$17,110.52	\$35,552.71	\$238,671.47
Operating Net Income	(\$1,702.52)	\$1,426.60	\$108,321.75	(\$107,400.64)	(\$7,659.33)	(\$2,391.24)	\$11,610.77	(\$10,942.17)	\$7,596.04	\$14,547.71	\$5,094.60	(\$12,065.29)	\$6,436.28

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	YTD
Income													
<u>INCOME</u>													
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$450.00)	(\$450.00)
<u>Total INCOME</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$450.00)	(\$450.00)
<i>Total Income</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$450.00)	(\$450.00)
Expense													
<i>Total Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$450.00)	(\$450.00)
Reserve Income													
<u>INCOME</u>													
4130 - Special Reserve Assessment	\$789.21	\$1,500.00	\$3,178.00	\$129,445.00	\$8,285.00	\$4,088.00	\$5,995.00	\$11,125.00	\$3,050.00	\$12,470.00	\$5,402.00	\$6,020.00	\$191,347.21
4510 - Reserve Contribution	\$485.00	\$462.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462.00	\$0.00	\$0.00	\$1,409.00
4610 - Interest Income - Reserve	\$4.22	\$4.58	\$1,647.61	\$2.83	\$774.17	\$0.50	\$0.64	\$0.43	\$5,324.04	\$0.50	\$670.46	\$348.69	\$8,778.67
<u>Total INCOME</u>	\$1,278.43	\$1,966.58	\$4,825.61	\$129,447.83	\$9,059.17	\$4,088.50	\$5,995.64	\$11,125.43	\$8,374.04	\$12,932.50	\$6,072.46	\$6,368.69	\$201,534.88
<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	\$0.00	\$12,433.76	\$0.00	\$0.00	\$0.00	\$0.00	\$43,518.16
<u>Total TRANSFER BETWEEN FUNDS</u>	\$6,516.88	\$6,216.88	\$5,916.88	\$6,216.88	\$6,216.88	\$0.00	\$0.00	\$12,433.76	\$0.00	\$0.00	\$0.00	\$0.00	\$43,518.16
<i>Total Reserve Income</i>	\$7,795.31	\$8,183.46	\$10,742.49	\$135,664.71	\$15,276.05	\$4,088.50	\$5,995.64	\$23,559.19	\$8,374.04	\$12,932.50	\$6,072.46	\$6,368.69	\$245,053.04
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	\$0.00	\$0.00	\$0.00	\$3,250.00
9450 - Pool Repair -	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00	\$112,785.20	\$76,373.20	\$202,586.78

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	YTD
Reserves													
9500 - Roof Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,624.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,624.00
9750 - Wall Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$64,874.00	\$0.00	\$5,250.00	\$0.00	\$7,000.00	\$112,785.20	\$76,373.20	\$272,710.78
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$6,428.38	\$0.00	\$0.00	\$64,874.00	\$0.00	\$5,250.00	\$0.00	\$7,000.00	\$112,785.20	\$76,373.20	\$272,710.78
Reserve Net Income	\$7,795.31	\$8,183.46	\$4,314.11	\$135,664.71	\$15,276.05	(\$60,785.50)	\$5,995.64	\$18,309.19	\$8,374.04	\$5,932.50	(\$106,712.74)	(\$70,004.51)	(\$27,657.74)