

Accrual Fund Balance Sheet

Properties: RAINBOW BEND HOA - 645 Sierra Rose Dr. #104 Reno, NV 89511

As of: 10/31/2024

Accounting Basis: Accrual

GL Account Map: RBHOA

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
1150	Enterprise Bank OP 8983	214,537.39		214,537.39
1151	FCB Bank RV Operating 2081	51,541.02		51,541.02
1156	Petty Cash Other	157.56		157.56
1160	Petty Cash Gasoline	300.00		300.00
1170	Enterprise Bank Reserves 6848		126,375.93	126,375.93
1172	Edward Jones Reserves 2543		608,186.22	608,186.22
1175	FCB RV Reserve 2384		21,194.78	21,194.78
Total Cash		266,535.97	755,756.93	1,022,292.90
OTHER ASSETS				
1300	Accounts Receivable	62,931.67		62,931.67
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
Total OTHER ASSETS		64,941.61	0.00	64,941.61
BUILDING & PROPERTY ASSETS				
1710	Buildings / Improvements	34,570.00		34,570.00
1712	Vehicle Assets	56,619.28		56,619.28
1713	Furniture & Fixtures Assests	10,157.90		10,157.90
1715	Equipment & Machinery	30,345.62		30,345.62
1720	Building/Improvements Depreciation	-127,077.00		-127,077.00
1740	Accumulated Depreciation	-28,818.00		-28,818.00
Total BUILDING & PROPERTY ASSETS		-24,202.20	0.00	-24,202.20
OTHER ASSETS				
1810	Prepaid Expenses	12,403.21		12,403.21
1820	Prepaid Insurance	59,095.78		59,095.78
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
Total OTHER ASSETS		64,251.99	0.00	64,251.99
TOTAL ASSETS		371,527.37	755,756.93	1,127,284.30
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Taylor - 375 - 3/5/25	75.00		75.00
2102	CH Deposit Carpio -388 - 1/12/25	100.00		100.00
2103	CH Deposit Delgadillo - 294 - 2/8/25	50.00		50.00
2104	CH Deposit Gutierrez- 1001 - 2/2/25	50.00		50.00
2105	CH Deposit - Moctezuma - 44 - 3/2/2025	100.00		100.00
2107	CH Deposit- Willamson - 276 - 2/7/2025	200.00		200.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2110	CH Deposit Matthies -320- 1/24/25	300.00		300.00
	Total OTHER LIABILITIES	875.00	0.00	875.00
	LIABILITIES			
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	1,056.27		1,056.27
2220	FICA Payable	1,383.84		1,383.84
2230	FICA Medicare Liability	323.64		323.64
2250	State Unemployment Taxes	840.30		840.30
2300	Prepaid Fees	34,797.51		34,797.51
2500	Accounts Payable	8,031.97		8,031.97
	Total LIABILITIES	49,626.53	0.00	49,626.53
	Total Liabilities	50,501.53	0.00	50,501.53
	Capital			
	Calculated Retained Earnings	5,653.89	-123,793.36	-118,139.47
	Calculated Prior Years Retained Earnings	316,819.36	878,102.88	1,194,922.24
	Total Capital	322,473.25	754,309.52	1,076,782.77
	TOTAL LIABILITIES & CAPITAL	372,974.78	754,309.52	1,127,284.30

Accrual Annual Budget Comparison

Properties: RAINBOW BEND HOA - 645 Sierra Rose Dr. #104 Reno, NV 89511
As of: Oct 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: RBHOA

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4000	INCOME							
4001	Assessment Fees	47,436.00	47,436.00	0.00	474,360.00	474,360.00	0.00	569,232.00
4002	- Allotment to Reserves	-9,166.67	-9,166.66	-0.01	-91,666.70	-91,666.68	-0.02	-110,000.00
4010	- Bad Debt/Write Off	0.00	-208.33	208.33	-118.00	-2,083.34	1,965.34	-2,500.00
	Total INCOME	38,269.33	38,061.01	208.32	382,575.30	380,609.98	1,965.32	456,732.00
4400	OTHER INCOME							
4408	RBHOA Lot A Income	500.00	0.00	500.00	3,000.00	0.00	3,000.00	0.00
4410	NSF Fees	0.00	16.66	-16.66	80.00	166.68	-86.68	200.00
4412	RBHOA Patrol RV Reimbursement	0.00	300.00	-300.00	3,600.00	3,000.00	600.00	3,600.00
4440	Violations & Fines	0.00	8.33	-8.33	1,800.00	83.34	1,716.66	100.00
4460	Late Fee	2,600.00	8.33	2,591.67	10,675.00	83.34	10,591.66	100.00
4480	Collection Costs Reimbursable	0.00	41.66	-41.66	800.00	416.68	383.32	500.00
4485	Misc. Owner Reimbursement	0.00	0.83	-0.83	7.74	8.34	-0.60	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	30.00	1.66	28.34	214.60	16.68	197.92	20.00
4605	Move In - Transfer Fee	200.00	83.33	116.67	2,600.00	833.34	1,766.66	1,000.00
4610	Clubhouse Rent	350.00	83.33	266.67	1,425.00	833.34	591.66	1,000.00
4630	Misc. Expense Reimbursement Income	-300.00	0.83	-300.83	100.00	8.34	91.66	10.00
4651	RBHOA RV Parking Income	690.00	750.00	-60.00	7,210.00	7,500.00	-290.00	9,000.00
4653	- RBHOA RV Account	0.00	-750.00	750.00	-5,560.00	-7,500.00	1,940.00	-9,000.00
	Total OTHER INCOME	4,070.00	544.96	3,525.04	25,952.34	5,450.08	20,502.26	6,540.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	0.00	750.00	-750.00	5,560.00	7,500.00	-1,940.00	9,000.00
4911	RV Interest Income	2.20	2.08	0.12	21.59	20.84	0.75	25.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
4912	-RV transfer to RV Reserves	0.00	-250.00	250.00	0.00	-2,500.00	2,500.00	-3,000.00
Total RV INCOME		2.20	502.08	-499.88	5,581.59	5,020.84	560.75	6,025.00
Total Operating Income		42,341.53	39,108.05	3,233.48	414,109.23	391,080.90	23,028.33	469,297.00
Expense								
6000 ADMINISTRATIVE								
6001	Management fees	4,161.60	4,161.60	0.00	41,616.00	41,616.00	0.00	49,939.20
6004	Ombudsman/Sec of State Fees	0.00	146.54	146.54	0.00	1,465.42	1,465.42	1,758.50
6005	Office Supplies/Postage/Copies	95.00	1,166.66	1,071.66	6,214.30	11,666.68	5,452.38	14,000.00
6007	Website Expense	0.00	25.00	25.00	275.88	250.00	-25.88	300.00
6009	Collection Costs Expense	0.00	41.66	41.66	500.00	416.68	-83.32	500.00
6014	Bank Charges	0.00	1.66	1.66	0.00	16.68	16.68	20.00
6020	Committee Expenses	0.00	41.66	41.66	812.63	416.68	-395.95	500.00
6021	Meeting Costs	0.00	1.66	1.66	0.00	16.68	16.68	20.00
6022	Board Education/Membership Fees	0.00	41.66	41.66	330.00	416.68	86.68	500.00
Total ADMINISTRATIVE		4,256.60	5,628.10	1,371.50	49,748.81	56,281.50	6,532.69	67,537.70
6070 MAINTENANCE								
6076	Cleaning Service	875.00	890.00	15.00	9,750.00	8,900.00	-850.00	10,680.00
6084	Plumbing Repairs/Maintenance	0.00	83.33	83.33	1,082.00	833.34	-248.66	1,000.00
6085	Maintenance Supplies	0.00	125.00	125.00	871.54	1,250.00	378.46	1,500.00
6086	Cleaning/Janitorial Supplies	459.96	291.66	-168.30	3,716.60	2,916.68	-799.92	3,500.00
6087	Fob/Key/Key Card Refund/Expense	0.00	16.66	16.66	0.00	166.68	166.68	200.00
6095	Misc. Clubhouse Maintenance	43.31	41.66	-1.65	373.31	416.68	43.37	500.00
6100	Ventilation/Heat/AC System Maintenance	0.00	233.33	233.33	3,478.25	2,333.34	-1,144.91	2,800.00
6112	Clubhouse Equipment	0.00	16.66	16.66	97.43	166.68	69.25	200.00
6113	Electrician/Lighting Repairs	0.00	83.33	83.33	1,988.84	833.34	-1,155.50	1,000.00
Total MAINTENANCE		1,378.27	1,781.63	403.36	21,357.97	17,816.74	-3,541.23	21,380.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6140	OTHER MAINTENANCE/ SERVICES							
6151	Fire Protection Inspec/ Repair/Extinguishers	346.50	54.16	-292.34	1,562.78	541.68	-1,021.10	650.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	16.66	16.66	0.00	166.68	166.68	200.00
6163	Exercise Equipment Service/Maint.	0.00	300.00	300.00	2,312.93	3,000.00	687.07	3,600.00
6181	Water Softener Maintenance/Supplies	1,828.15	33.33	-1,794.82	2,141.57	333.34	-1,808.23	400.00
6191	Lot A&B Water/Sewer	67.00	54.16	-12.84	565.90	541.68	-24.22	650.00
6192	Lot A&B NVEnergy	0.00	66.66	66.66	352.12	666.68	314.56	800.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.16	29.16	0.00	291.68	291.68	350.00
6194	Lot A&B Maintenance	0.00	41.66	41.66	10,466.76	416.68	-10,050.08	500.00
	Total OTHER MAINTENANCE/SERVICES	2,241.65	595.79	-1,645.86	17,402.06	5,958.42	-11,443.64	7,150.00
6200	UTILITIES							
6201	NV/Energy - Gas & Electric	1,781.36	2,916.66	1,135.30	20,350.80	29,166.68	8,815.88	35,000.00
6252	Cable,Internet, Phone	19.99	229.16	209.17	2,293.47	2,291.68	-1.79	2,750.00
6260	Water, Sewer & Trash	825.34	816.66	-8.68	5,945.35	8,166.68	2,221.33	9,800.00
	Total UTILITIES	2,626.69	3,962.48	1,335.79	28,589.62	39,625.04	11,035.42	47,550.00
6900	LANDSCAPING/COMMON AREA							
6910	Landscape/Grounds Service Contract	13,304.00	13,750.00	446.00	131,876.00	137,500.00	5,624.00	165,000.00
6920	Landscape\Grounds Repairs/Maintenance	1,935.71	41.66	-1,894.05	2,585.71	416.68	-2,169.03	500.00
6960	Irrigation Repairs	273.84	83.33	-190.51	2,837.77	833.34	-2,004.43	1,000.00
	Total LANDSCAPING/ COMMON AREA	15,513.55	13,874.99	-1,638.56	137,299.48	138,750.02	1,450.54	166,500.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	1,833.33	1,833.33	8,863.52	18,333.34	9,469.82	22,000.00
7102	Accounting/CPA	0.00	440.41	440.41	0.00	4,404.18	4,404.18	5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	2,273.74	2,273.74	8,863.52	22,737.52	13,874.00	27,285.00
7200	TAXES							
7203	Federal Income Taxes	0.00	164.58	164.58	0.00	1,645.84	1,645.84	1,975.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total TAXES		0.00	164.58	164.58	0.00	1,645.84	1,645.84	1,975.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract	1,950.00	2,000.00	50.00	19,500.00	20,000.00	500.00	24,000.00
7307	Pool/Spa Supplies/Repairs	701.46	683.33	-18.13	5,750.78	6,833.34	1,082.56	8,200.00
7308	Pool/Spa Permits	0.00	61.16	61.16	734.00	611.68	-122.32	734.00
Total POOL/SPA EXPENSE		2,651.46	2,744.49	93.03	25,984.78	27,445.02	1,460.24	32,934.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	0.00	250.00	250.00	1,056.00	2,500.00	1,444.00	3,000.00
7420	Vehicle Maintenance	0.00	166.66	166.66	1,949.52	1,666.68	-282.84	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	203.00	250.00	47.00	300.00
7450	Contingency	0.00	213.02	213.02	0.00	2,130.27	2,130.27	2,556.31
Total OTHER EXPENSES		0.00	654.68	654.68	3,208.52	6,546.95	3,338.43	7,856.31
7500	PAYROLL							
7512	Patrol Payroll	6,120.00	8,333.33	2,213.33	62,963.82	83,333.34	20,369.52	100,000.00
7515	Payroll Processing Fee	0.00	130.00	130.00	1,300.00	1,300.00	0.00	1,560.00
7520	Employer's FICA 941 Taxes	379.44	750.00	370.56	3,903.74	7,500.00	3,596.26	9,000.00
7521	Employer's Fed Unemp 940 Taxes	0.00	18.66	18.66	131.94	186.68	54.74	224.00
7522	ESD Employer's State Unemp Tax	55.08	62.50	7.42	566.68	625.00	58.32	750.00
7523	Employer's Medicare 941 Taxes	88.74	175.00	86.26	912.99	1,750.00	837.01	2,100.00
7531	Uniform Expense	0.00	25.00	25.00	0.00	250.00	250.00	300.00
7540	Patrol Supplies	0.00	0.00	0.00	24.85	0.00	-24.85	0.00
Total PAYROLL		6,643.26	9,494.49	2,851.23	69,804.02	94,945.02	25,141.00	113,934.00
7600	INSURANCE							
7606	Workman's Comp Insurance	331.62	357.50	25.88	9,971.56	3,575.00	-6,396.56	4,290.00
7607	Insurance Deductible	0.00	208.33	208.33	0.00	2,083.34	2,083.34	2,500.00
7610	Insurance Expense	3,043.14	2,541.66	-501.48	30,295.34	25,416.68	-4,878.66	30,500.00
Total INSURANCE		3,374.76	3,107.49	-267.27	40,266.90	31,075.02	-9,191.88	37,290.00
7700	RV EXPENSES							
7701	RV Water/Sewer	31.90	20.83	-11.07	255.20	208.34	-46.86	250.00
7702	RV Patrol/Maintenance Labor	0.00	300.00	300.00	3,600.00	3,000.00	-600.00	3,600.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7703	RV NVEnergy	35.47	47.08	11.61	342.87	470.84	127.97	565.00
7704	RV Maintenance Expense	0.00	125.00	125.00	1,731.59	1,250.00	-481.59	1,500.00
7707	RV Lot Expansion/ Improvements	0.00	833.33	833.33	0.00	8,333.34	8,333.34	10,000.00
Total RV EXPENSES		67.37	1,326.24	1,258.87	5,929.66	13,262.52	7,332.86	15,915.00
Total Operating Expense		38,753.61	45,608.70	6,855.09	408,455.34	456,089.61	47,634.27	547,307.01
Total Operating Income		42,341.53	39,108.05	3,233.48	414,109.23	391,080.90	23,028.33	469,297.00
Total Operating Expense		38,753.61	45,608.70	6,855.09	408,455.34	456,089.61	47,634.27	547,307.01
NOI - Net Operating Income		3,587.92	-6,500.65	10,088.57	5,653.89	-65,008.71	70,662.60	-78,010.01
Other Income								
4800 RESERVE INCOME								
4810	Reserve Deposit	9,166.67	9,166.66	0.01	91,666.70	91,666.68	0.02	110,000.00
4820	Reserve Interest	221.97	50.00	171.97	3,551.88	500.00	3,051.88	600.00
4825	Reserve Change in Value	0.00	50.00	-50.00	4,598.29	500.00	4,098.29	600.00
Total RESERVE INCOME		9,388.64	9,266.66	121.98	99,816.87	92,666.68	7,150.19	111,200.00
4890 RV RESERVES								
4891	RV Reserve Income	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000.00
4892	RV Reserve Interest	3.96	0.00	3.96	51.59	0.00	51.59	0.00
Total RV RESERVES		3.96	250.00	-246.04	51.59	2,500.00	-2,448.41	3,000.00
Total Other Income		9,392.60	9,516.66	-124.06	99,868.46	95,166.68	4,701.78	114,200.00
Other Expense								
8000 RESERVE EXPENSES								
8001	Reserve - Reserve Study	0.00	564.08	564.08	4,350.00	5,640.84	1,290.84	6,769.00
8002	Reserve - Bank Charge	0.00	16.66	16.66	0.00	166.68	166.68	200.00
8009	Reserve - Entry System	0.00	1,250.00	1,250.00	4,892.00	12,500.00	7,608.00	15,000.00
8020	Reserve - Asphalt	0.00	1,720.01	1,720.01	0.00	17,200.11	17,200.11	20,640.13
8030	Reserve - Concrete	0.00	678.80	678.80	0.00	6,788.02	6,788.02	8,145.62
8050	Reserve - Pool	0.00	0.00	0.00	8,438.24	0.00	-8,438.24	0.00
8055	Reserve - Spa	0.00	0.00	0.00	1,421.61	0.00	-1,421.61	0.00
8056	Reserve - Sauna	0.00	1,281.25	1,281.25	8,060.04	12,812.50	4,752.46	15,375.00
8060	Reserve - HVAC	0.00	0.00	0.00	169,006.08	0.00	-169,006.08	0.00
8074	Reserve - Doors &	0.00	771.09	771.09	8,000.00	7,710.95	-289.05	9,253.13

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Windows								
8085	Reserve - Gazebo	0.00	137.97	137.97	1,800.00	1,379.78	-420.22	1,655.72
8087	Reserve - Rainbow Room Remodel	0.00	5,119.79	5,119.79	0.00	51,197.99	51,197.99	61,437.57
8088	Reserve - Pool Area Renovations	14,000.00	11,752.13	-2,247.87	14,000.00	117,521.31	103,521.31	141,025.57
8089	Reserve - Sport Court	0.00	1,083.53	1,083.53	0.00	10,835.38	10,835.38	13,002.44
8098	Reserve- Clubhouse Water Softener	0.00	68.33	68.33	0.00	683.34	683.34	820.00
8140	Reserve - Landscaping	0.00	919.84	919.84	0.00	9,198.45	9,198.45	11,038.13
8141	Reserve - Trees	0.00	919.84	919.84	0.00	9,198.45	9,198.45	11,038.13
8180	Reserve - Pool Tables	0.00	358.96	358.96	0.00	3,589.65	3,589.65	4,307.57
8220	Reserve - Fitness Center	1,447.41	437.76	-1,009.65	3,693.85	4,377.61	683.76	5,253.13
8225	Reserve - Office Equipment	0.00	275.95	275.95	0.00	2,759.54	2,759.54	3,311.44
8230	Reserve - Camera System	0.00	640.62	640.62	0.00	6,406.26	6,406.26	7,687.50
8264	Reserve - Park Area Apparatus Repair/Replace	0.00	652.32	652.32	0.00	6,523.29	6,523.29	7,827.93
8285	Reserve - Vehicle Purchase	0.00	2,023.65	2,023.65	0.00	20,236.58	20,236.58	24,283.88
8286	Reserve - Vehicle Major Maintenance	0.00	367.93	367.93	0.00	3,679.39	3,679.39	4,415.25
8801	RV Reserve - Electrical Repairs	0.00	91.98	91.98	0.00	919.85	919.85	1,103.81
8802	RV Reserve - Fencings	0.00	137.97	137.97	0.00	1,379.78	1,379.78	1,655.72
8803	RV Reserve - Entry System	0.00	459.92	459.92	0.00	4,599.22	4,599.22	5,519.06
8804	RV Reserve - Rock.Gravel.Grading	0.00	459.92	459.92	0.00	4,599.22	4,599.22	5,519.06
8805	RBV Reserve - Gate	0.00	235.71	235.71	0.00	2,357.10	2,357.10	2,828.52
Total RESERVE EXPENSES		15,447.41	32,426.01	16,978.60	223,661.82	324,261.29	100,599.47	389,113.31
Total Other Expense		15,447.41	32,426.01	16,978.60	223,661.82	324,261.29	100,599.47	389,113.31
Net Other Income		-6,054.81	-22,909.35	16,854.54	-123,793.36	-229,094.61	105,301.25	-274,913.31
Total Income		51,734.13	48,624.71	3,109.42	513,977.69	486,247.58	27,730.11	583,497.00
Total Expense		54,201.02	78,034.71	23,833.69	632,117.16	780,350.90	148,233.74	936,420.32

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Income	-2,466.89	-29,410.00	26,943.11	-118,139.47	-294,103.32	175,963.85	-352,923.32