

Accrual Fund Balance Sheet

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

As of: 10/31/2023

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	254,388.67		254,388.67
1151	CIT Bank RV Operating 2081	53,173.37		53,173.37
1156	Petty Cash Other	121.74		121.74
1160	Petty Cash Gasoline	270.00		270.00
1170	Enterprise Bank Reserves 6848		240,944.27	240,944.27
1171	Heritage Bank Reserves 0591		28,096.18	28,096.18
1172	Edward Jones Reserves 2543		397,616.48	397,616.48
1173	CIT Reserves 9932		175,552.96	175,552.96
1175	CIT RV Reserve 2384		21,132.59	21,132.59
Total Cash		307,953.78	863,342.48	1,171,296.26
OTHER ASSETS				
1300	Accounts Receivable	51,296.41		51,296.41
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
Total OTHER ASSETS		53,306.35	0.00	53,306.35
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				
1820	Prepaid Insurance	34,244.56		34,244.56
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
Total OTHER ASSETS		26,997.56	0.00	26,997.56
TOTAL ASSETS		364,055.49	863,342.48	1,227,397.97
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2102	CH Deposit Barnes - 224 - 2/18/24	175.00		175.00
2103	CH Deposit Umbach 211 - 5/19/24	100.00		100.00
2104	CH Deposit Valdivia - 95 - 3/23/2024	100.00		100.00
Total OTHER LIABILITIES		375.00	0.00	375.00
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	2,155.28		2,155.28

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2220	FICA Payable	2,857.02		2,857.02
2230	FICA Medicare Liability	668.18		668.18
2240	FUTA Liability	16.28		16.28
2250	State Unemployment Taxes	133.97		133.97
2300	Prepaid Fees	29,902.06		29,902.06
2500	Accounts Payable	13,402.67		13,402.67
Total LIABILITIES		52,328.46	0.00	52,328.46
Total Liabilities		52,703.46	0.00	52,703.46
Capital				
	Calculated Retained Earnings	12,328.49	77,164.40	89,492.89
	Calculated Prior Years Retained Earnings	299,023.54	786,178.08	1,085,201.62
Total Capital		311,352.03	863,342.48	1,174,694.51
TOTAL LIABILITIES & CAPITAL		364,055.49	863,342.48	1,227,397.97

Accrual Annual Budget Comparison

Properties: RAINBOW BEND HOA - 645 Sierra Rose Dr. #104 Reno, NV 89511
As of: Oct 2023

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	44,220.00	44,220.00	0.00	442,200.00	442,200.00	0.00	530,640.00
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	0.00	-2,083.34	2,083.34	-2,500.00
	Total INCOME	35,053.33	34,845.01	208.32	350,533.30	348,449.98	2,083.32	418,140.00
4400	OTHER INCOME							
4410	NSF Fees	60.00	16.66	43.34	260.00	166.68	93.32	200.00
4412	RBHOA Patrol RV Reimbursement	0.00	300.00	-300.00	2,700.00	3,000.00	-300.00	3,600.00
4440	Violations & Fines	800.00	8.33	791.67	5,650.00	83.34	5,566.66	100.00
4460	Late Fee	950.00	8.33	941.67	8,590.00	83.34	8,506.66	100.00
4480	Collection Costs Reimbursable	409.53	41.66	367.87	2,281.61	416.68	1,864.93	500.00
4485	Misc. Owner Reimbursement	0.00	0.83	-0.83	41.14	8.34	32.80	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	70.00	1.66	68.34	430.00	16.68	413.32	20.00
4605	Move In - Transfer Fee	-350.00	83.33	-433.33	2,200.00	833.34	1,366.66	1,000.00
4610	Clubhouse Rent	250.00	83.33	166.67	1,205.00	833.34	371.66	1,000.00
4630	Misc. Expense Reimbursement Income	0.00	-250.00	250.00	0.00	-2,500.00	2,500.00	-3,000.00
4651	RBHOA RV Parking Income	710.00	750.00	-40.00	7,176.37	7,500.00	-323.63	9,000.00
4653	- RBHOA RV Account	-2,530.00	-750.00	-1,780.00	-7,236.37	-7,500.00	263.63	-9,000.00
	Total OTHER INCOME	369.53	294.13	75.40	23,297.75	2,941.74	20,356.01	3,530.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	0.00	750.00	-750.00	6,156.37	7,500.00	-1,343.63	9,000.00
4911	RV Interest Income	2.28	2.08	0.20	22.82	20.84	1.98	25.00
	Total RV INCOME	2.28	752.08	-749.80	6,179.19	7,520.84	-1,341.65	9,025.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income		35,425.14	35,891.22	-466.08	380,010.24	358,912.56	21,097.68	430,695.00
Expense								
6000 ADMINISTRATIVE								
6001	Management fees	4,080.00	4,080.00	0.00	44,880.00	40,800.00	-4,080.00	48,960.00
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	1,310.68	1,083.33	-227.35	8,186.66	10,833.34	2,646.68	13,000.00
6007	Website Expense	0.00	25.00	25.00	308.22	250.00	-58.22	300.00
6009	Collection Costs Expense	0.00	41.66	41.66	1,200.00	416.68	-783.32	500.00
6014	Bank Charges	0.00	1.66	1.66	0.00	16.68	16.68	20.00
6020	Committee Expenses	45.01	41.66	-3.35	67.13	416.68	349.55	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	320.00	416.68	96.68	500.00
Total ADMINISTRATIVE		5,435.69	5,463.17	27.48	54,962.01	54,632.16	-329.85	65,558.50
6070 MAINTENANCE								
6076	Cleaning Service	750.00	855.83	105.83	8,100.00	8,558.34	458.34	10,270.00
6084	Plumbing Repairs/Maintenance	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
6085	Maintenance Supplies	127.73	125.00	-2.73	179.22	1,250.00	1,070.78	1,500.00
6086	Cleaning/Janitorial Supplies	133.98	291.66	157.68	2,032.94	2,916.68	883.74	3,500.00
6087	Fob/Key/Card Refund/Expense	0.00	16.66	16.66	14.05	166.68	152.63	200.00
6095	Misc. Clubhouse Maintenance	263.31	41.66	-221.65	263.31	416.68	153.37	500.00
6100	Ventilation/Heat/AC System Maintenance	0.00	191.66	191.66	2,027.74	1,916.68	-111.06	2,300.00
6112	Clubhouse Equipment	0.00	16.66	16.66	0.00	166.68	166.68	200.00
6113	Electrician/Lighting Repairs	2,156.70	83.33	-2,073.37	2,156.70	833.34	-1,323.36	1,000.00
6130	Boiler/Elevator/OSHA Permits	0.00	6.25	6.25	0.00	62.50	62.50	75.00
Total MAINTENANCE		3,431.72	1,712.04	-1,719.68	14,773.96	17,120.92	2,346.96	20,545.00
6140 OTHER MAINTENANCE/SERVICES								
6151	Fire Protection Inspec/	338.54	54.16	-284.38	648.00	541.68	-106.32	650.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Repair/Extinguishers								
6154	Equipment Repairs/Rentals/Purchase	331.36	16.66	-314.70	331.36	166.68	-164.68	200.00
6163	Exercise Equipment Service/Maint.	0.00	66.66	66.66	3,030.95	666.68	-2,364.27	800.00
6181	Water Softener Maintenance/Supplies	0.00	33.33	33.33	203.61	333.34	129.73	400.00
6185	Locksmith/Keys	1,803.12	0.00	-1,803.12	1,803.12	0.00	-1,803.12	0.00
6191	Lot A&B Water/Sewer	0.00	54.16	54.16	367.50	541.68	174.18	650.00
6192	Lot A&B NVEnergy	0.00	70.83	70.83	540.17	708.34	168.17	850.00
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	0.00	416.68	416.68	500.00
6195	Pool Table Maintenance	0.00	0.00	0.00	-100.00	0.00	100.00	0.00
Total OTHER MAINTENANCE/SERVICES				-2,106.40	6,824.71	3,666.76	-3,157.95	4,400.00
UTILITIES								
6201	NVEnergy - Gas & Electric	2,375.02	2,300.00	-75.02	28,411.63	23,000.00	-5,411.63	27,600.00
6252	Cable,Internet, Phone	216.95	187.50	-29.45	1,869.05	1,875.00	5.95	2,250.00
6260	Water, Sewer & Trash	1,396.56	666.66	-729.90	8,633.33	6,666.68	-1,966.65	8,000.00
Total UTILITIES				-834.37	38,914.01	31,541.68	-7,372.33	37,850.00
LANDSCAPING/COMMON AREA								
6910	Landscape/Grounds Service Contract	12,916.00	7,916.66	-4,999.34	92,764.36	79,166.68	-13,597.68	95,000.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	41.66	41.66	0.00	416.68	416.68	500.00
6960	Irrigation Repairs	146.26	41.66	-104.60	1,123.07	416.68	-706.39	500.00
Total LANDSCAPING/COMMON AREA				-5,062.28	93,887.43	80,000.04	-13,887.39	96,000.00
LEGAL AND OTHER PROFESSIONAL FEES								
7101	Legal	1,466.82	1,833.33	366.51	12,652.67	18,333.34	5,680.67	22,000.00
7102	Accounting/CPA	0.00	0.00	0.00	4,950.00	5,285.00	335.00	5,285.00
Total LEGAL AND OTHER PROFESSIONAL FEES				366.51	17,602.67	23,618.34	6,015.67	27,285.00
TAXES								
7203	Federal Income Taxes	0.00	0.00	0.00	-282.85	3,200.00	3,482.85	3,200.00

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	0.00	0.00	-282.85	3,200.00	3,482.85	3,200.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract	1,950.00	2,000.00	50.00	21,785.48	20,000.00	-1,785.48	24,000.00
7307	Pool/Spa Supplies/Repairs	662.76	250.00	-412.76	7,987.73	2,500.00	-5,487.73	3,000.00
7308	Pool/Spa Permits	0.00	61.16	61.16	734.00	611.68	-122.32	734.00
Total POOL/SPA EXPENSE		2,612.76	2,311.16	-301.60	30,507.21	23,111.68	-7,395.53	27,734.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	80.00	250.00	170.00	1,246.20	2,500.00	1,253.80	3,000.00
7420	Vehicle Maintenance	0.00	166.66	166.66	957.82	1,666.68	708.86	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	244.00	250.00	6.00	300.00
7450	Contingency	0.00	264.46	264.46	0.00	2,644.60	2,644.60	3,173.50
Total OTHER EXPENSES		80.00	706.12	626.12	2,448.02	7,061.28	4,613.26	8,473.50
7500	PAYROLL							
7512	Patrol Payroll	7,911.54	8,333.33	421.79	59,693.68	83,333.34	23,639.66	100,000.00
7515	Payroll Processing Fee	0.00	130.00	130.00	910.00	1,300.00	390.00	1,560.00
7520	Employer's FICA 941 Taxes	1,442.56	750.00	-692.56	4,557.05	7,500.00	2,942.95	9,000.00
7521	Employer's Fed Unemp 940 Taxes	0.00	18.66	18.66	125.98	186.68	60.70	224.00
7522	ESD Employer's State Unemp Tax	71.21	62.50	-8.71	496.81	625.00	128.19	750.00
7523	Employer's Medicare 941 Taxes	114.72	175.00	60.28	858.32	1,750.00	891.68	2,100.00
7526	RBHOA Payroll Taxes & Fee (CAMCO)	0.00	0.00	0.00	1,705.94	0.00	-1,705.94	0.00
7531	Uniform Expense	0.00	41.66	41.66	261.01	416.68	155.67	500.00
7560	Misc. Personnel Expense	0.00	16.66	16.66	0.00	166.68	166.68	200.00
Total PAYROLL		9,540.03	9,527.81	-12.22	68,608.79	95,278.38	26,669.59	114,334.00
7600	INSURANCE							
7606	Workman's Comp Insurance	306.74	400.00	93.26	3,493.38	4,000.00	506.62	4,800.00
7607	Insurance Deductible	0.00	208.33	208.33	0.00	2,083.34	2,083.34	2,500.00
7610	Insurance Expense	3,026.13	2,666.66	-359.47	27,430.56	26,666.68	-763.88	32,000.00
Total INSURANCE		3,332.87	3,274.99	-57.88	30,923.94	32,750.02	1,826.08	39,300.00
7700	RV EXPENSES							
7701	RV Water/Sewer	40.60	11.66	-28.94	226.20	116.68	-109.52	140.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7702	RV Patrol/Maintenance Labor	3,600.00	300.00	-3,300.00	6,600.00	3,000.00	-3,600.00	3,600.00
7703	RV NVEnergy	32.72	47.08	14.36	338.06	470.84	132.78	565.00
7704	RV Maintenance Expense	28.04	41.66	13.62	218.58	416.68	198.10	500.00
7707	RV Lot Expansion/Improvements	0.00	833.33	833.33	1,129.01	8,333.34	7,204.33	10,000.00
Total RV EXPENSES		3,701.36	1,233.73	-2,467.63	8,511.85	12,337.54	3,825.69	14,805.00
Total Operating Expense		49,125.06	37,583.11	-11,541.95	367,681.75	384,318.80	16,637.05	459,485.00
Total Operating Income		35,425.14	35,891.22	-466.08	380,010.24	358,912.56	21,097.68	430,695.00
Total Operating Expense		49,125.06	37,583.11	-11,541.95	367,681.75	384,318.80	16,637.05	459,485.00
NOI - Net Operating Income		-13,699.92	-1,691.89	-12,008.03	12,328.49	-25,406.24	37,734.73	-28,790.00
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
4812	Prior Year Deposit	0.00	0.00	0.00	9,000.00	0.00	9,000.00	0.00
4820	Reserve Interest	325.26	41.66	283.60	2,677.90	416.68	2,261.22	500.00
4825	Reserve Change in Value	0.00	41.66	-41.66	3,750.14	416.68	3,333.46	500.00
Total RESERVE INCOME		9,491.93	9,249.98	241.95	107,094.74	92,500.04	14,594.70	111,000.00
4890 RV RESERVES								
4891	RV Reserve Income	0.00	250.00	-250.00	3,000.00	2,500.00	500.00	3,000.00
4892	RV Reserve Interest	5.38	0.00	5.38	50.04	0.00	50.04	0.00
Total RV RESERVES		5.38	250.00	-244.62	3,050.04	2,500.00	550.04	3,000.00
Total Other Income		9,497.31	9,499.98	-2.67	110,144.78	95,000.04	15,144.74	114,000.00
Other Expense								
8000 RESERVE EXPENSES								
8001	Reserve - Reserve Study	0.00	430.75	430.75	0.00	4,307.57	4,307.57	5,169.07
8002	Reserve - Bank Charge	0.00	16.66	16.66	0.00	166.68	166.68	200.00
8009	Reserve - Entry System	0.00	448.70	448.70	0.00	4,487.05	4,487.05	5,384.45
8020	Reserve - Asphalt	0.00	976.34	976.34	0.00	9,763.40	9,763.40	11,716.07
8030	Reserve - Concrete	0.00	218.88	218.88	0.00	2,188.80	2,188.80	2,626.56
8056	Reserve - Sauna	0.00	1,281.25	1,281.25	0.00	12,812.50	12,812.50	15,375.00
8057	Reserve - Pool/Spa	0.00	0.00	0.00	3,503.57	0.00	-3,503.57	0.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Mechanical								
8060	Reserve - HVAC	0.00	0.00	0.00	2,167.67	0.00	-2,167.67	0.00
8074	Reserve - Doors & Windows	0.00	771.09	771.09	0.00	7,710.95	7,710.95	9,253.13
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	9,300.00	11,752.13	2,452.13	18,600.00	117,521.31	98,921.31	141,025.57
8089	Reserve - Sport Court	0.00	807.50	807.50	0.00	8,075.00	8,075.00	9,690.00
8098	Reserve- Clubhouse Water Softener	0.00	68.33	68.33	0.00	683.34	683.34	820.00
8140	Reserve - Landscaping	0.00	437.76	437.76	0.00	4,377.61	4,377.61	5,253.13
8141	Reserve - Trees	0.00	1,772.93	1,772.93	0.00	17,729.30	17,729.30	21,275.16
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	0.00	437.76	437.76	1,221.12	4,377.61	3,156.49	5,253.13
8225	Reserve - Office Equipment	0.00	0.00	0.00	224.03	0.00	-224.03	0.00
8230	Reserve - Camera System	0.00	640.62	640.62	0.00	6,406.26	6,406.26	7,687.50
8235	Reserve - PA System	0.00	448.70	448.70	7,263.99	4,487.05	-2,776.94	5,384.45
8286	Reserve - Vehicle Major Maintenance	0.00	131.33	131.33	0.00	1,313.30	1,313.30	1,575.94
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
Total RESERVE EXPENSES		9,300.00	27,269.27	17,969.27	32,980.38	272,693.44	239,713.06	327,231.95
Total Other Expense		9,300.00	27,269.27	17,969.27	32,980.38	272,693.44	239,713.06	327,231.95
Net Other Income		197.31	-17,769.29	17,966.60	77,164.40	-177,693.40	254,857.80	-213,231.95
Total Income		44,922.45	45,391.20	-468.75	490,155.02	453,912.60	36,242.42	544,695.00
Total Expense		58,425.06	64,852.38	6,427.32	400,662.13	657,012.24	256,350.11	786,716.95
Net Income		-13,502.61	-19,461.18	5,958.57	89,492.89	-203,099.64	292,592.53	-242,021.95