

Accrual Fund Balance Sheet

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

As of: 05/31/2024

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	282,797.82		282,797.82
1151	CIT Bank RV Operating 2081	52,707.78		52,707.78
1156	Petty Cash Other	226.79		226.79
1160	Petty Cash Gasoline	330.00		330.00
1170	Enterprise Bank Reserves 6848		251,519.12	251,519.12
1171	Heritage Bank Reserves 0591		28,104.44	28,104.44
1172	Edward Jones Reserves 2543		400,439.38	400,439.38
1173	CIT Reserves 9932		175,911.88	175,911.88
1175	CIT RV Reserve 2384		21,169.62	21,169.62
Total Cash		336,062.39	877,144.44	1,213,206.83
OTHER ASSETS				
1300	Accounts Receivable	48,592.29		48,592.29
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
Total OTHER ASSETS		50,602.23	0.00	50,602.23
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	8,241.60		8,241.60
1820	Prepaid Insurance	12,265.03		12,265.03
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
Total OTHER ASSETS		13,259.63	0.00	13,259.63
TOTAL ASSETS		375,722.05	877,144.44	1,252,866.49
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Valdivia - 95 - 5/26/24	175.00		175.00
2102	CH Deposit Carpio Samayoa - 388 - 7/7/24	50.00		50.00
2105	CH Deposit - Palacios - 318 - 8/30&31/2024	100.00		100.00
2106	CH Deposit Mir - 78 - 9/28/2024	200.00		200.00
2107	CH Deposit- Milton - 394 - 6/14/2024	100.00		100.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2110	CH Deposit Mir - 78 - 4/13/24	400.00		400.00
Total OTHER LIABILITIES		1,025.00	0.00	1,025.00
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	6,595.06		6,595.06
2220	FICA Payable	8,952.44		8,952.44
2230	FICA Medicare Liability	2,093.74		2,093.74
2240	FUTA Liability	148.22		148.22
2250	State Unemployment Taxes	576.40		576.40
2300	Prepaid Fees	37,707.31		37,707.31
2500	Accounts Payable	10,608.13		10,608.13
Total LIABILITIES		69,874.30	0.00	69,874.30
Total Liabilities		70,899.30	0.00	70,899.30
Capital				
	Calculated Retained Earnings	-12,161.61	-958.44	-13,120.05
	Calculated Prior Years Retained Earnings	316,984.36	878,102.88	1,195,087.24
Total Capital		304,822.75	877,144.44	1,181,967.19
TOTAL LIABILITIES & CAPITAL		375,722.05	877,144.44	1,252,866.49

Accrual Annual Budget Comparison

Properties: RAINBOW BEND HOA - 645 Sierra Rose Dr. #104 Reno, NV 89511
As of: May 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	237,180.00	237,180.00	0.00	569,232.00
4002	- Allotment to Reserves	-9,166.67	-9,166.67	0.00	-45,833.35	-45,833.35	0.00	-110,000.00
4010	- Bad Debt/Write Off	0.00	-208.33	208.33	-118.00	-1,041.69	923.69	-2,500.00
	Total INCOME	38,269.33	38,061.00	208.33	191,228.65	190,304.96	923.69	456,732.00
4400	OTHER INCOME							
4410	NSF Fees	40.00	16.67	23.33	40.00	83.35	-43.35	200.00
4412	RBHOA Patrol RV Reimbursement	0.00	300.00	-300.00	0.00	1,500.00	-1,500.00	3,600.00
4440	Violations & Fines	0.00	8.33	-8.33	1,800.00	41.69	1,758.31	100.00
4460	Late Fee	2,125.00	8.33	2,116.67	5,075.00	41.69	5,033.31	100.00
4480	Collection Costs Reimbursable	0.00	41.67	-41.67	600.00	208.35	391.65	500.00
4485	Misc. Owner Reimbursement	0.00	0.83	-0.83	0.00	4.19	-4.19	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	10.00	1.67	8.33	200.00	8.35	191.65	20.00
4605	Move In - Transfer Fee	0.00	83.33	-83.33	1,000.00	416.69	583.31	1,000.00
4610	Clubhouse Rent	25.00	83.33	-58.33	625.00	416.69	208.31	1,000.00
4630	Misc. Expense Reimbursement Income	0.00	0.83	-0.83	0.00	4.19	-4.19	10.00
4651	RBHOA RV Parking Income	720.00	750.00	-30.00	3,510.00	3,750.00	-240.00	9,000.00
4653	- RBHOA RV Account	0.00	-750.00	750.00	-2,780.00	-3,750.00	970.00	-9,000.00
	Total OTHER INCOME	2,920.00	544.99	2,375.01	10,070.00	2,725.19	7,344.81	6,540.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	690.00	750.00	-60.00	2,090.00	3,750.00	-1,660.00	9,000.00
4911	RV Interest Income	2.22	2.08	0.14	10.81	10.44	0.37	25.00
4912	-RV transfer to RV Reserves	0.00	-250.00	250.00	0.00	-1,250.00	1,250.00	-3,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total RV INCOME		692.22	502.08	190.14	2,100.81	2,510.44	-409.63	6,025.00
Total Operating Income		41,881.55	39,108.07	2,773.48	203,399.46	195,540.59	7,858.87	469,297.00
Expense								
6000 ADMINISTRATIVE								
6001	Management fees	4,161.60	4,161.60	0.00	20,808.00	20,808.00	0.00	49,939.20
6004	Ombudsman/Sec of State Fees	0.00	146.54	146.54	0.00	732.72	732.72	1,758.50
6005	Office Supplies/Postage/Copies	210.90	1,166.67	955.77	4,346.54	5,833.35	1,486.81	14,000.00
6007	Website Expense	0.00	25.00	25.00	0.00	125.00	125.00	300.00
6009	Collection Costs Expense	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6014	Bank Charges	0.00	1.67	1.67	0.00	8.35	8.35	20.00
6020	Committee Expenses	0.00	41.67	41.67	25.88	208.35	182.47	500.00
6021	Meeting Costs	0.00	1.67	1.67	0.00	8.35	8.35	20.00
6022	Board Education/Membership Fees	0.00	41.67	41.67	25.00	208.35	183.35	500.00
Total ADMINISTRATIVE		4,372.50	5,628.16	1,255.66	25,205.42	28,140.82	2,935.40	67,537.70
6070 MAINTENANCE								
6076	Cleaning Service	750.00	890.00	140.00	5,250.00	4,450.00	-800.00	10,680.00
6084	Plumbing Repairs/Maintenance	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
6085	Maintenance Supplies	0.00	125.00	125.00	356.32	625.00	268.68	1,500.00
6086	Cleaning/Janitorial Supplies	915.36	291.67	-623.69	2,030.08	1,458.35	-571.73	3,500.00
6087	Fob/Key/Key Card Refund/Expense	0.00	16.67	16.67	0.00	83.35	83.35	200.00
6095	Misc. Clubhouse Maintenance	0.00	41.67	41.67	330.00	208.35	-121.65	500.00
6100	Ventilation/Heat/AC System Maintenance	967.75	233.33	-734.42	1,935.50	1,166.69	-768.81	2,800.00
6112	Clubhouse Equipment	0.00	16.67	16.67	97.43	83.35	-14.08	200.00
6113	Electrician/Lighting Repairs	0.00	83.33	83.33	1,988.84	416.69	-1,572.15	1,000.00
Total MAINTENANCE		2,633.11	1,781.67	-851.44	11,988.17	8,908.47	-3,079.70	21,380.00
6140 OTHER MAINTENANCE/SERVICES								
6151	Fire Protection Inspect/Repair/Extinguishers	0.00	54.17	54.17	1,216.28	270.85	-945.43	650.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6154	Equipment Repairs/ Rentals/Purchase	0.00	16.67	16.67	0.00	83.35	83.35	200.00
6163	Exercise Equipment Service/Maint.	0.00	300.00	300.00	1,986.87	1,500.00	-486.87	3,600.00
6181	Water Softener Maintenance/Supplies	0.00	33.33	33.33	313.42	166.69	-146.73	400.00
6191	Lot A&B Water/Sewer	0.00	54.17	54.17	210.00	270.85	60.85	650.00
6192	Lot A&B NVEnergy	0.00	66.67	66.67	352.12	333.35	-18.77	800.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.17	29.17	0.00	145.85	145.85	350.00
6194	Lot A&B Maintenance	9,845.76	41.67	-9,804.09	9,845.76	208.35	-9,637.41	500.00
	Total OTHER MAINTENANCE/SERVICES	9,845.76	595.85	-9,249.91	13,924.45	2,979.29	-10,945.16	7,150.00
6200	UTILITIES							
6201	NVEnergy - Gas & Electric	4,405.30	2,916.67	-1,488.63	13,196.85	14,583.35	1,386.50	35,000.00
6252	Cable,Internet, Phone	204.96	229.17	24.21	1,313.71	1,145.85	-167.86	2,750.00
6260	Water, Sewer & Trash	0.00	816.67	816.67	785.40	4,083.35	3,297.95	9,800.00
	Total UTILITIES	4,610.26	3,962.51	-647.75	15,295.96	19,812.55	4,516.59	47,550.00
6900	LANDSCAPING/COMMON AREA							
6910	Landscape/Grounds Service Contract	13,692.00	13,750.00	58.00	65,356.00	68,750.00	3,394.00	165,000.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6960	Irrigation Repairs	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
	Total LANDSCAPING/ COMMON AREA	13,692.00	13,875.00	183.00	65,356.00	69,375.04	4,019.04	166,500.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	1,833.33	1,833.33	8,678.00	9,166.69	488.69	22,000.00
7102	Accounting/CPA	0.00	440.42	440.42	0.00	2,202.10	2,202.10	5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	2,273.75	2,273.75	8,678.00	11,368.79	2,690.79	27,285.00
7200	TAXES							
7203	Federal Income Taxes	0.00	164.58	164.58	0.00	822.94	822.94	1,975.00
	Total TAXES	0.00	164.58	164.58	0.00	822.94	822.94	1,975.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract	1,950.00	2,000.00	50.00	9,750.00	10,000.00	250.00	24,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7307	Pool/Spa Supplies/Repairs	132.54	683.33	550.79	3,704.79	3,416.69	-288.10	8,200.00
7308	Pool/Spa Permits	0.00	61.17	61.17	734.00	305.85	-428.15	734.00
Total POOL/SPA EXPENSE		2,082.54	2,744.50	661.96	14,188.79	13,722.54	-466.25	32,934.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	0.00	250.00	250.00	296.00	1,250.00	954.00	3,000.00
7420	Vehicle Maintenance	0.00	166.67	166.67	832.74	833.35	0.61	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	102.00	125.00	23.00	300.00
7450	Contingency	0.00	213.03	213.03	0.00	1,065.15	1,065.15	2,556.31
Total OTHER EXPENSES		0.00	654.70	654.70	1,230.74	3,273.50	2,042.76	7,856.31
7500	PAYROLL							
7512	Patrol Payroll	5,040.00	8,333.33	3,293.33	33,641.82	41,666.69	8,024.87	100,000.00
7515	Payroll Processing Fee	0.00	130.00	130.00	650.00	650.00	0.00	1,560.00
7520	Employer's FICA 941 Taxes	312.48	750.00	437.52	2,085.78	3,750.00	1,664.22	9,000.00
7521	Employer's Fed Unemp 940 Taxes	0.00	18.67	18.67	131.94	93.35	-38.59	224.00
7522	ESD Employer's State Unemp Tax	45.36	62.50	17.14	302.78	312.50	9.72	750.00
7523	Employer's Medicare 941 Taxes	73.08	175.00	101.92	487.82	875.00	387.18	2,100.00
7531	Uniform Expense	0.00	25.00	25.00	0.00	125.00	125.00	300.00
Total PAYROLL		5,470.92	9,494.50	4,023.58	37,300.14	47,472.54	10,172.40	113,934.00
7600	INSURANCE							
7606	Workman's Comp Insurance	796.66	357.50	-439.16	6,453.30	1,787.50	-4,665.80	4,290.00
7607	Insurance Deductible	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
7610	Insurance Expense	3,026.13	2,541.67	-484.46	15,130.65	12,708.35	-2,422.30	30,500.00
Total INSURANCE		3,822.79	3,107.50	-715.29	21,583.95	15,537.54	-6,046.41	37,290.00
7700	RV EXPENSES							
7701	RV Water/Sewer	0.00	20.83	20.83	34.80	104.19	69.39	250.00
7702	RV Patrol/Maintenance Labor	0.00	300.00	300.00	0.00	1,500.00	1,500.00	3,600.00
7703	RV NVEnergy	34.28	47.08	12.80	165.52	235.44	69.92	565.00
7704	RV Maintenance Expense	0.00	125.00	125.00	609.13	625.00	15.87	1,500.00
7707	RV Lot Expansion/Improvements	0.00	833.33	833.33	0.00	4,166.69	4,166.69	10,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total RV EXPENSES		34.28	1,326.24	1,291.96	809.45	6,631.32	5,821.87	15,915.00
Total Operating Expense		46,564.16	45,608.96	-955.20	215,561.07	228,045.34	12,484.27	547,307.01
Total Operating Income		41,881.55	39,108.07	2,773.48	203,399.46	195,540.59	7,858.87	469,297.00
Total Operating Expense		46,564.16	45,608.96	-955.20	215,561.07	228,045.34	12,484.27	547,307.01
NOI - Net Operating Income		-4,682.61	-6,500.89	1,818.28	-12,161.61	-32,504.75	20,343.14	-78,010.01
Other Income								
4800	RESERVE INCOME							
4810	Reserve Deposit	9,166.67	9,166.67	0.00	45,833.35	45,833.35	0.00	110,000.00
4820	Reserve Interest	398.20	50.00	348.20	1,835.69	250.00	1,585.69	600.00
4825	Reserve Change in Value	0.00	50.00	-50.00	1,116.71	250.00	866.71	600.00
Total RESERVE INCOME		9,564.87	9,266.67	298.20	48,785.75	46,333.35	2,452.40	111,200.00
4890	RV RESERVES							
4891	RV Reserve Income	0.00	250.00	-250.00	0.00	1,250.00	-1,250.00	3,000.00
4892	RV Reserve Interest	5.39	0.00	5.39	26.43	0.00	26.43	0.00
Total RV RESERVES		5.39	250.00	-244.61	26.43	1,250.00	-1,223.57	3,000.00
Total Other Income		9,570.26	9,516.67	53.59	48,812.18	47,583.35	1,228.83	114,200.00
Other Expense								
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	564.08	564.08	0.00	2,820.44	2,820.44	6,769.00
8002	Reserve - Bank Charge	0.00	16.67	16.67	0.00	83.35	83.35	200.00
8009	Reserve - Entry System	0.00	1,250.00	1,250.00	4,892.00	6,250.00	1,358.00	15,000.00
8020	Reserve - Asphalt	0.00	1,720.01	1,720.01	0.00	8,600.06	8,600.06	20,640.13
8030	Reserve - Concrete	0.00	678.80	678.80	0.00	3,394.02	3,394.02	8,145.62
8050	Reserve - Pool	0.00	0.00	0.00	7,556.14	0.00	-7,556.14	0.00
8056	Reserve - Sauna	0.00	1,281.25	1,281.25	5,759.00	6,406.25	647.25	15,375.00
8060	Reserve - HVAC	0.00	0.00	0.00	31,563.48	0.00	-31,563.48	0.00
8074	Reserve - Doors & Windows	0.00	771.10	771.10	0.00	3,855.50	3,855.50	9,253.13
8085	Reserve - Gazebo	0.00	137.98	137.98	0.00	689.90	689.90	1,655.72
8087	Reserve - Rainbow Room Remodel	0.00	5,119.80	5,119.80	0.00	25,599.00	25,599.00	61,437.57
8088	Reserve - Pool Area	0.00	11,752.13	11,752.13	0.00	58,760.66	58,760.66	141,025.57

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Renovations								
8089	Reserve - Sport Court	0.00	1,083.54	1,083.54	0.00	5,417.70	5,417.70	13,002.44
8098	Reserve- Clubhouse Water Softener	0.00	68.33	68.33	0.00	341.69	341.69	820.00
8140	Reserve - Landscaping	0.00	919.85	919.85	0.00	4,599.25	4,599.25	11,038.13
8141	Reserve - Trees	0.00	919.85	919.85	0.00	4,599.25	4,599.25	11,038.13
8180	Reserve - Pool Tables	0.00	358.97	358.97	0.00	1,794.85	1,794.85	4,307.57
8220	Reserve - Fitness Center	0.00	437.76	437.76	0.00	2,188.81	2,188.81	5,253.13
8225	Reserve - Office Equipment	0.00	275.95	275.95	0.00	1,379.79	1,379.79	3,311.44
8230	Reserve - Camera System	0.00	640.63	640.63	0.00	3,203.15	3,203.15	7,687.50
8264	Reserve - Park Area Apparatus Repair/Replace	0.00	652.33	652.33	0.00	3,261.65	3,261.65	7,827.93
8285	Reserve - Vehicle Purchase	0.00	2,023.66	2,023.66	0.00	10,118.30	10,118.30	24,283.88
8286	Reserve - Vehicle Major Maintenance	0.00	367.94	367.94	0.00	1,839.70	1,839.70	4,415.25
8801	RV Reserve - Electrical Repairs	0.00	91.99	91.99	0.00	459.95	459.95	1,103.81
8802	RV Reserve - Fencings	0.00	137.98	137.98	0.00	689.90	689.90	1,655.72
8803	RV Reserve - Entry System	0.00	459.92	459.92	0.00	2,299.62	2,299.62	5,519.06
8804	RV Reserve - Rock.Gravel,Grading	0.00	459.92	459.92	0.00	2,299.62	2,299.62	5,519.06
8805	RBV Reserve - Gate	0.00	235.71	235.71	0.00	1,178.55	1,178.55	2,828.52
Total RESERVE EXPENSES		0.00	32,426.15	32,426.15	49,770.62	162,130.96	112,360.34	389,113.31
Total Other Expense		0.00	32,426.15	32,426.15	49,770.62	162,130.96	112,360.34	389,113.31
Net Other Income		9,570.26	-22,909.48	32,479.74	-958.44	-114,547.61	113,589.17	-274,913.31
Total Income		51,451.81	48,624.74	2,827.07	252,211.64	243,123.94	9,087.70	583,497.00
Total Expense		46,564.16	78,035.11	31,470.95	265,331.69	390,176.30	124,844.61	936,420.32
Net Income		4,887.65	-29,410.37	34,298.02	-13,120.05	-147,052.36	133,932.31	-352,923.32