Accrual Fund Balance Sheet

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

As of: 05/31/2025

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	117,824.24		117,824.24
1151	FCB Bank RV Operating 2081	54,098.06		54,098.06
1152	GNCU Operating Cash	10,000.00		10,000.00
1160	Petty Cash	472.01		472.01
1170	Enterprise Bank Reserves 6848		42,273.28	42,273.28
1172	Edward Jones Reserves 2543		142,713.47	142,713.47
1175	FCB RV Reserve 2384		20,443.34	20,443.34
	Total Cash	**182,394.31**	**205,430.09**	**387,824.40**
	OTHER ASSETS			
1300	Accounts Receivable	70,261.37		70,261.37
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
	Total OTHER ASSETS	**72,271.31**	**0.00**	**72,271.31**
	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	20,634.68		20,634.68
1820	Prepaid Insurance	10,455.74		10,455.74
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
	Total OTHER ASSETS	**23,843.42**	**0.00**	**23,843.42**
	TOTAL ASSETS	**254,306.84**	**205,430.09**	**459,736.93**
	LIABILITIES & CAPITAL			
	Liabilities			
	OTHER LIABILITIES			
2101	CH Deposit Phillips - 73 - 6/3/2025	100.00		100.00
2102	CH Deposit Stilwell - 411 - 7/20/2025	100.00		100.00
2103	CH Deposit Conley - 156 - 6/13/2025	100.00		100.00
2104	CH Deposit Pemberton - 53 - 6/21/2025	50.00		50.00
2105	CH Deposit - Barboza - 404 - 7/26/2025	200.00		200.00
2106	CH Deposit Delgadillo - 294 - 5/24/2025	100.00		100.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2107	CH Deposit- Hawkins - 34 - 7/27/ 2025	50.00		50.00
2108	CH Deposit Vicary - 321 - 5.18.2025	100.00		100.00
2110	CH Deposit Richey - 168 - 11/15/ 2025	100.00		100.00
	Total OTHER LIABILITIES	**900.00**	**0.00**	**900.00**
	LIABILITIES			
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	1,798.68		1,798.68
2220	FICA Payable	2,374.00		2,374.00
2230	FICA Medicare Liability	555.20		555.20
2240	FUTA Liability	39.84		39.84
2250	State Unemployment Taxes	1,171.73		1,171.73
2300	Prepaid Fees	37,793.01		37,793.01
2500	Accounts Payable	46,315.00		46,315.00
	Total LIABILITIES	**93,240.46**	**0.00**	**93,240.46**
	Total Liabilities	**94,140.46**	**0.00**	**94,140.46**
	Capital			
	Calculated Retained Earnings	-124,673.16	-570,982.15	-695,655.31
	Calculated Prior Years Retained Earnings	310,331.54	750,920.24	1,061,251.78
	Total Capital	**185,658.38**	**179,938.09**	**365,596.47**
	TOTAL LIABILITIES & CAPITAL	**279,798.84**	**179,938.09**	**459,736.93**

Accrual Annual Budget Comparison

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

As of: May 2025

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	-9,583.33	-9,583.33	0.00	-47,916.65	-47,916.69	0.04	-115,000.00
4005	- Addl' Allotment to Reserves	-117,419.76	0.00	-117,419.76	-117,419.76	0.00	-117,419.76	0.00
4010	- Bad Debt/Write Off	0.00	-208.33	208.33	0.00	-1,041.69	1,041.69	-2,500.00
	Total INCOME	**-79,567.09**	**37,644.34**	**-117,211.43**	**71,843.59**	**188,221.62**	**-116,378.03**	**451,732.00**
4400	**OTHER INCOME**							
4408	RBHOA Lot A Income	500.00	500.00	0.00	2,600.00	2,500.00	100.00	6,000.00
4410	NSF Fees	0.00	16.67	-16.67	60.00	83.35	-23.35	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	150.00	8.33	141.67	-3,950.00	41.69	-3,991.69	100.00
4460	Late Fee	2,450.00	8.33	2,441.67	5,031.54	41.69	4,989.85	100.00
4480	Collection Costs Reimbursable	0.00	41.67	-41.67	0.00	208.35	-208.35	500.00
4485	Misc. Owner Reimbursement	0.00	0.83	-0.83	93.00	4.19	88.81	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	60.00	1.67	58.33	25.00	8.35	16.65	20.00
4605	Move In - Transfer Fee	200.00	416.67	-216.67	1,100.00	2,083.35	-983.35	5,000.00
4610	Clubhouse Rent	150.00	166.67	-16.67	1,575.00	833.35	741.65	2,000.00
4630	Misc. Expense Reimbursement Income	0.00	0.83	-0.83	0.00	4.19	-4.19	10.00
4651	RBHOA RV Parking Income	690.00	708.33	-18.33	3,160.00	3,541.69	-381.69	8,500.00
4653	- RBHOA RV Account	-680.00	-708.33	28.33	-2,680.00	-3,541.69	861.69	-8,500.00
	Total OTHER INCOME	**3,520.00**	**1,461.67**	**2,058.33**	**7,014.54**	**7,308.51**	**-293.97**	**17,540.00**
4900	**RV INCOME**							
4910	RV Income - Transfer from Operating	0.00	708.33	-708.33	6,400.00	3,541.69	2,858.31	8,500.00

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
4911	RV Interest Income	2.27	2.08	0.19	10.64	10.44	0.20	25.00
	Total RV INCOME	**2.27**	**710.41**	**-708.14**	**6,410.64**	**3,552.13**	**2,858.51**	**8,525.00**
	Total Operating Income	**-76,044.82**	**39,816.42**	**-115,861.24**	**85,268.77**	**199,082.26**	**-113,813.49**	**477,797.00**
	Expense							
6000	**ADMINISTRATIVE**							
6001	Management fees	4,253.33	4,253.33	0.00	21,266.65	21,266.69	0.04	51,040.00
6004	Ombudsman/Sec of State Fees	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
6005	Office Supplies/Postage/ Copies	184.80	833.33	648.53	4,342.00	4,166.69	-175.31	10,000.00
6007	Website Expense	0.00	25.83	25.83	0.00	129.19	129.19	310.00
6009	Collection Costs Expense	0.00	41.67	41.67	872.08	208.35	-663.73	500.00
6014	Bank Charges	0.00	0.83	0.83	0.00	4.19	4.19	10.00
6020	Committee Expenses	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6021	Meeting Costs	0.00	0.83	0.83	250.00	4.19	-245.81	10.00
6022	Board Education/ Membership Fees	0.00	41.67	41.67	0.00	208.35	208.35	500.00
	Total ADMINISTRATIVE	**4,438.13**	**5,405.83**	**967.70**	**26,730.73**	**27,029.35**	**298.62**	**64,870.00**
6070	**MAINTENANCE**							
6076	Cleaning Service	875.00	916.67	41.67	4,375.00	4,583.35	208.35	11,000.00
6084	Plumbing Repairs/ Maintenance	2,350.00	166.67	-2,183.33	2,350.00	833.35	-1,516.65	2,000.00
6085	Maintenance Supplies	0.00	83.33	83.33	497.48	416.69	-80.79	1,000.00
6086	Cleaning/Janitorial Supplies	0.00	333.33	333.33	1,971.23	1,666.69	-304.54	4,000.00
6087	Fob/Key/Key Card Refund/ Expense	0.00	16.67	16.67	0.00	83.35	83.35	200.00
6088	Roof Repairs	1,200.00	0.00	-1,200.00	1,200.00	0.00	-1,200.00	0.00
6095	Misc. Clubhouse Maintenance	1,792.01	41.67	-1,750.34	2,091.51	208.35	-1,883.16	500.00
6100	Ventilation/Heat/AC System Maintenance	0.00	666.67	666.67	2,032.50	3,333.35	1,300.85	8,000.00
6112	Clubhouse Equipment	0.00	16.67	16.67	0.00	83.35	83.35	200.00
6113	Electrician/Lighting Repairs	1,809.59	83.33	-1,726.26	3,662.51	416.69	-3,245.82	1,000.00
	Total MAINTENANCE	**8,026.60**	**2,325.01**	**-5,701.59**	**18,180.23**	**11,625.17**	**-6,555.06**	**27,900.00**

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	0.00	100.00	100.00	806.71	500.00	-306.71	1,200.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	25.00	25.00	0.00	125.00	125.00	300.00
6163	Exercise Equipment Service/Maint.	274.55	416.67	142.12	466.68	2,083.35	1,616.67	5,000.00
6181	Water Softener Maintenance/Supplies	168.01	33.33	-134.68	313.01	166.69	-146.32	400.00
6191	Lot A&B Water/Sewer	0.00	60.00	60.00	106.00	300.00	194.00	720.00
6192	Lot A&B NVEnergy	0.00	80.00	80.00	0.00	400.00	400.00	960.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.17	29.17	367.07	145.85	-221.22	350.00
6194	Lot A&B Maintenance	0.00	41.67	41.67	1,027.48	208.35	-819.13	500.00
6196	Lot A Water Softener	0.00	33.33	33.33	0.00	166.69	166.69	400.00
6197	Sound System	0.00	0.00	0.00	34,872.92	0.00	-34,872.92	0.00
	Total OTHER MAINTENANCE/SERVICES	**442.56**	**819.17**	**376.61**	**37,959.87**	**4,095.93**	**-33,863.94**	**9,830.00**
6200	**UTILITIES**							
6201	NVEnergy - Gas & Electric	0.00	2,916.67	2,916.67	4,421.52	14,583.35	10,161.83	35,000.00
6252	Cable,Internet, Phone	235.00	250.00	15.00	1,114.93	1,250.00	135.07	3,000.00
6260	Water, Sewer & Trash	0.00	716.67	716.67	1,966.85	3,583.35	1,616.50	8,600.00
	Total UTILITIES	**235.00**	**3,883.34**	**3,648.34**	**7,503.30**	**19,416.70**	**11,913.40**	**46,600.00**
6900	**LANDSCAPING/COMMON AREA**							
6910	Landscape/Grounds Service Contract	10,585.00	12,500.00	1,915.00	61,082.00	62,500.00	1,418.00	150,000.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6960	Irrigation Repairs	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
	Total LANDSCAPING/ COMMON AREA	**10,585.00**	**12,708.34**	**2,123.34**	**61,082.00**	**63,541.70**	**2,459.70**	**152,500.00**
7100	**LEGAL AND OTHER PROFESSIONAL FEES**							
7101	Legal	777.00	1,666.67	889.67	4,697.00	8,333.35	3,636.35	20,000.00
7102	Accounting/CPA	0.00	441.67	441.67	0.00	2,208.35	2,208.35	5,300.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	**777.00**	**2,108.34**	**1,331.34**	**4,697.00**	**10,541.70**	**5,844.70**	**25,300.00**

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
7200	**TAXES**							
7203	Federal Income Taxes	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
	Total TAXES	**0.00**	**208.33**	**208.33**	**0.00**	**1,041.69**	**1,041.69**	**2,500.00**
7300	**POOL/SPA EXPENSE**							
7305	Pool/Spa Service Contract	0.00	833.33	833.33	2,737.50	4,166.69	1,429.19	10,000.00
7307	Pool/Spa Supplies/Repairs	1,086.84	183.33	-903.51	1,513.56	916.69	-596.87	2,200.00
7308	Pool/Spa Permits	0.00	291.67	291.67	734.00	1,458.35	724.35	3,500.00
	Total POOL/SPA EXPENSE	**1,086.84**	**1,308.33**	**221.49**	**4,985.06**	**6,541.73**	**1,556.67**	**15,700.00**
7400	**OTHER EXPENSES**							
7410	Gasoline - vehicles & equipment	45.00	250.00	205.00	537.00	1,250.00	713.00	3,000.00
7420	Vehicle Maintenance	0.00	166.67	166.67	50.99	833.35	782.36	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	72.00	125.00	53.00	300.00
	Total OTHER EXPENSES	**45.00**	**441.67**	**396.67**	**659.99**	**2,208.35**	**1,548.36**	**5,300.00**
7500	**PAYROLL**							
7512	Patrol Payroll	5,040.00	5,000.00	-40.00	28,145.25	25,000.00	-3,145.25	60,000.00
7515	Payroll Processing Fee	130.00	130.00	0.00	650.00	650.00	0.00	1,560.00
7520	Employer's FICA 941 Taxes	312.48	541.67	229.19	1,745.00	2,708.35	963.35	6,500.00
7521	Employer's Fed Unemp 940 Taxes	0.00	29.17	29.17	93.84	145.85	52.01	350.00
7522	ESD Employer's State Unemp Tax	45.36	62.50	17.14	253.31	312.50	59.19	750.00
7523	Employer's Medicare 941 Taxes	73.08	125.00	51.92	408.10	625.00	216.90	1,500.00
7531	Uniform Expense	0.00	25.00	25.00	0.00	125.00	125.00	300.00
	Total PAYROLL	**5,600.92**	**5,913.34**	**312.42**	**31,295.50**	**29,566.70**	**-1,728.80**	**70,960.00**
7600	**INSURANCE**							
7606	Workman's Comp Insurance	331.58	833.33	501.75	1,657.90	4,166.69	2,508.79	10,000.00
7607	Insurance Deductible	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
7610	Insurance Expense	3,043.14	3,333.33	290.19	15,215.70	16,666.69	1,450.99	40,000.00
	Total INSURANCE	**3,374.72**	**4,374.99**	**1,000.27**	**16,873.60**	**21,875.07**	**5,001.47**	**52,500.00**
7700	**RV EXPENSES**							
7701	RV Water/Sewer	0.00	29.17	29.17	20.30	145.85	125.55	350.00
7702	RV Patrol/Maintenance Labor	0.00	300.00	300.00	0.00	1,500.00	1,500.00	3,600.00

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
7703	RV NVEnergy	0.00	47.08	47.08	144.89	235.44	90.55	565.00
7704	RV Maintenance Expense	0.00	125.00	125.00	-190.54	625.00	815.54	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
	Total RV EXPENSES	**0.00**	**1,334.58**	**1,334.58**	**-25.35**	**6,672.98**	**6,698.33**	**16,015.00**
	Total Operating Expense	**34,611.77**	**40,831.27**	**6,219.50**	**209,941.93**	**204,157.07**	**-5,784.86**	**489,975.00**
	Total Operating Income	-76,044.82	39,816.42	-115,861.24	85,268.77	199,082.26	-113,813.49	477,797.00
	Total Operating Expense	34,611.77	40,831.27	6,219.50	209,941.93	204,157.07	-5,784.86	489,975.00
	NOI - Net Operating Income	**-110,656.59**	**-1,014.85**	**-109,641.74**	**-124,673.16**	**-5,074.81**	**-119,598.35**	**-12,178.00**
	Other Income							
4800	**RESERVE INCOME**							
4810	Reserve Deposit	9,583.33	9,583.33	0.00	47,916.65	47,916.69	-0.04	115,000.00
4815	Addl' Deposit to Reserves	117,419.76	0.00	117,419.76	117,419.76	0.00	117,419.76	0.00
4820	Reserve Interest	70.48	19.67	50.81	292.21	98.35	193.86	236.00
4825	Reserve Change in Value	-96.83	500.00	-596.83	5,906.77	2,500.00	3,406.77	6,000.00
	Total RESERVE INCOME	**126,976.74**	**10,103.00**	**116,873.74**	**171,535.39**	**50,515.04**	**121,020.35**	**121,236.00**
4890	**RV RESERVES**							
4891	RV Reserve Income	0.00	250.00	-250.00	3,000.00	1,250.00	1,750.00	3,000.00
4892	RV Reserve Interest	2.94	0.00	2.94	15.87	0.00	15.87	0.00
	Total RV RESERVES	**2.94**	**250.00**	**-247.06**	**3,015.87**	**1,250.00**	**1,765.87**	**3,000.00**
	Total Other Income	**126,979.68**	**10,353.00**	**116,626.68**	**174,551.26**	**51,765.04**	**122,786.22**	**124,236.00**
	Other Expense							
8000	**RESERVE EXPENSES**							
8001	Reserve - Reserve Study	0.00	136.72	136.72	0.00	683.60	683.60	1,640.59
8009	Reserve - Entry System	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	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
8087	Reserve - Rainbow Room Remodel	0.00	2,403.13	2,403.13	0.00	12,015.66	12,015.66	28,837.57
8088	Reserve - Pool Area Renovations	25,492.00	9,816.55	-15,675.45	745,533.41	49,082.75	-696,450.66	117,798.53
8089	Reserve - Sport Court	0.00	1,083.54	1,083.54	0.00	5,417.70	5,417.70	13,002.44

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
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	**25,492.00**	**25,139.54**	**-352.46**	**745,533.41**	**125,697.87**	**-619,835.54**	**301,674.01**
	Total Other Expense	**25,492.00**	**25,139.54**	**-352.46**	**745,533.41**	**125,697.87**	**-619,835.54**	**301,674.01**
	Net Other Income	**101,487.68**	**-14,786.54**	**116,274.22**	**-570,982.15**	**-73,932.83**	**-497,049.32**	**-177,438.01**
	Total Income	50,934.86	50,169.42	765.44	259,820.03	250,847.30	8,972.73	602,033.00
	Total Expense	60,103.77	65,970.81	5,867.04	955,475.34	329,854.94	-625,620.40	791,649.01
	Net Income	**-9,168.91**	**-15,801.39**	**6,632.48**	**-695,655.31**	**-79,007.64**	**-616,647.67**	**-189,616.01**