

Rainbow Bend 2025 Operating Budget

Account Number	Account Name	Annual Budget
4000	INCOME	
4001	Assessment Fees 402 X \$118.00 x 12 months	\$569,232.00
4002	- Allotment to Reserves	\$(115,000.00)
4010	- Bad Debt/Write Off	\$(2,500.00)
	Total INCOME	\$451,732.00
4400	OTHER INCOME	
4410	NSF Fees	\$200.00
4412	RBHOA Patrol RV Reimbursement	\$3,600.00
4440	Violations & Fines	\$100.00
4460	Late Fee	\$100.00
4480	Collection Costs Reimbursable	\$500.00
4485	Misc. Owner Reimbursement	\$10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	\$20.00
4605	Move In - Transfer Fee	\$5,000.00
4610	Clubhouse Rent	\$2,000.00
4630	Misc. Expense Reimbursement Income	\$10.00
4651	RBHOA RV Parking Income	\$8,500.00
4653	- RBHOA RV Account	\$(8,500.00)
4408	Lot A Rent	\$6,000.00
	Total OTHER INCOME	\$17,540.00
	Total Operating Income	\$469,272.00
	Expense	
6000	ADMINISTRATIVE	
6001	Management fees	\$51,040.00
6004	Ombudsman/Sec of State Fees	\$2,000.00
6005	Office Supplies/Postage/Copies	\$10,000.00
6007	Website Expense	\$310.00
6009	Collection Costs Expense	\$500.00
6014	Bank Charges	\$10.00
6020	Committee Expenses	\$500.00
6021	Meeting Costs	\$10.00
6022	Board Education/Membership Fees	\$500.00
	Total ADMINISTRATIVE	\$64,870.00

6070	MAINTENANCE	
6076	Cleaning Service	\$11,000.00
6084	Plumbing Repairs/Maintenance	\$2,000.00
6085	Maintenance Supplies	\$1,000.00
6086	Cleaning/Janitorial Supplies	\$4,000.00
6087	Fob/Key/Key Card Refund/Expense	\$200.00
6095	Misc. Clubhouse Maintenance	\$500.00
6100	Ventilation/Heat/AC System Maintenance	\$8,000.00
6112	Clubhouse office equipment maintenance	\$200.00
6113	Electrician/Lighting Repairs	\$1,000.00
	Total MAINTENANCE	\$27,900.00
6140	OTHER MAINTENANCE/SERVICES	
6151	Fire Protection Inspec/Repair/Extinguishers	\$1,200.00
6154	Equipment Repairs/Rentals/Purchase	\$300.00
6163	Exercise Equipment Service/Maint.	\$5,000.00
6181	Water Softener Maintenance	\$400.00
	Total OTHER MAINTENANCE/SERVICES	\$6,900.00
	LOT A MAINTENANCE/SERVICES	
need a line item number	Lot A Water Softener Maintenance	\$400.00
6191	Lot A Water & Sewer	\$720.00
6192	Lot A NVEnergy	\$960.00
6193	Lot A Fire Ext Inspection/Service (paid by HOA)	\$350.00
6194	Lot A Maintenance	\$500.00
	Total OTHER MAINTENANCE/SERVICES	\$2,930.00
6200	UTILITIES	
6201	NVEnergy - Gas & Electric	\$35,000.00
6252	Cable,Internet, Phone	\$3,000.00
6260	Water, Sewer & Trash	\$8,600.00
	Total UTILITIES	\$46,600.00
6900	LANDSCAPING/COMMON AREA	
6910	Landscape/Grounds Service Contract	\$150,000.00
6920	Landscape/Grounds Repairs/Maintenance	\$500.00
6960	Irrigation Repairs	\$2,000.00
	Total LANDSCAPING/COMMON AREA	\$152,500.00
7100	LEGAL AND OTHER PROFESSIONAL FEES	
7101	Legal	\$20,000.00
7102	Accounting/CPA	\$5,300.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	\$25,300.00
7200	TAXES	
7203	Federal Income Taxes	\$2,500.00
	Total TAXES	\$2,500.00

[illegible]

Rainbow Bend 2025 Budget Reserves

Account Number	Account Name	Annual Budget	
	Other Income		
4800	RESERVE INCOME		
4810	Reserve Deposit	\$115,000.00	
4820	Reserve Interest	\$236.00	
4825	Reserve Change in Value	\$6,000.00	
	Total RESERVE INCOME	\$121,236.00	
8000	RESERVE EXPENSES		
8001	Reserve - Reserve Studies (full)	\$1,640.59	
8009	Reserve - Clubhouse Entry System	\$15,000.00	
8020	Reserve - Asphalt	\$20,640.13	
8030	Reserve - Concrete	\$8,145.62	
8087	Reserve - Rainbow Room Remodel	\$28,837.57	includes furniture minus 54 Four to date \$32,600
8088	Reserve - Pool Area Renovations (incl locker rooms)	\$117,798.53	includes furniture
8089	Reserve - Sport Courts	\$13,002.44	
8098	Reserve - Clubhouse Water Softener (2023)	\$820.00	
8140	Reserve - Landscaping	\$11,038.13	
8141	Reserve - Trees	\$11,038.13	
8180	Reserve - Pool Tables (2023)	\$4,307.56	
8220	Reserve - Fitness Center (2023)	\$5,253.13	
8225	Reserve - Office Equipment/Furnishings	\$3,311.44	
8230	Reserve - Camera System (2023)	\$7,687.50	
8264	Reserve - Park Area Apparatus Repair/Replace	\$7,827.93	
8285	Reserve - Vehicle Major Purchase (Civic)	\$24,283.88	
8286	Reserve - Vehicle Maint (Silverado)	\$4,415.25	
	Total RESERVE EXPENSES	\$285,047.83	
	Total Reserve Income	\$121,236.00	
	Total Reserve Expense	\$285,047.83	
	NOI - Net Reserve Income/(Loss)	\$(163,811.83)	

Rainbow Bend 2025 Budget RV

Account Number	Account Name	Annual Budget
RV OPERATING BUDGET		
4900	RV INCOME	
4910	RV Income - Transfer from Operating	\$8,500.00
4911	RV Interest	\$25.00
4653	-transfer to RV Reserves	\$(3,000.00)
	Total RV INCOME	\$5,525.00
7700	RV EXPENSES	
7701	RV Water/Sewer	\$350.00
7702	RV Patrol/Maintenance Labor	\$3,600.00
7703	RV NVEnergy	\$565.00
7704	RV Maintenance Expense	\$1,500.00
7707	RV Lot Expansion/Improvements	\$10,000.00
	Total RV EXPENSES	\$16,015.00
	Total RV Operating Income	\$5,525.00
	Total RV Operating Expense	\$16,015.00
	Subtotal Net RV Operating Income	\$(10,490.00)
	*Surplus Funds to Offset Budget Deficit	\$50,673.75
	NOI - Net RV Operating Income	\$40,183.75
RV RESERVE BUDGET		
	RV RESERVE INCOME	
4891	Reserve Deposit	\$3,000.00
4892	Reserve Interest	
	Total RESERVE INCOME	\$3,000.00
	RV Reserve Expense	
8800	RV RESERVE EXPENSES	
8801	RV Reserve Electrical Repairs (2023)	\$1,103.81
8802	RV Reserve Fencing (2023)	\$1,655.72
8803	RV Reserve Entry System (2023)	\$5,519.06
8804	RV Reserve Rock, Gravel, Grading (2023)	\$5,519.06
8805	RV Reserve - Gate (motor)	\$2,828.52
	Total RV RESERVE EXPENSES	\$16,626.17
	Total RV Reserve Income	\$3,000.00
	Total RV Reserve Expense	\$16,626.17
	NOI - Net Reserve Income/(Loss)	\$(13,626.17)