

# RAINBOW BEND HOMEOWNERS' ASSOCIATION

c/o Kenyon & Associates, Inc.  
645 Sierra Rose Drive, Suite 104  
Reno, NV 89511

December 4, 2025

Dear Homeowner:

This letter serves as your notification that the 2026 budget was ratified and that the monthly assessment will increase to **\$125.00 per month** effective January 1<sup>st</sup>, 2026. Coupon books have been ordered and will be mailed out to you as soon as we receive them. They may not arrive until after January 1<sup>st</sup>, 2026, however, so you may remit your payment without the coupon, but please be sure to write your property address on your check, money order, or cashier's check.

There will also be an additional \$10.00 per month Reserve Assessment in 2026 bringing your total monthly payment to \$135.00. This does not include any RV storage fees for those that utilize that facility. There will be a separate coupon book issued for the reserve assessment.

Please also note that Kenyon & Associates, Inc. is moving our offices on December 17<sup>th</sup>, 2025. We will be closed from December 17<sup>th</sup> through December 19<sup>th</sup> and will reopen at our new location on December 22<sup>nd</sup>, 2025. ***Our new address is 6490 S. McCarran Blvd., Bldg. F, Suite 50, Reno, NV 89509.*** Please take a moment to update the address if you use your bank's bill pay service so that your payments arrive on time.

Respectfully,

*Terri Kenyon*  
Supervising Community Manager  
On behalf of the Board of Directors of Rainbow Bend HOA

 **COPY**

c/o Kenyon & Associates, Inc.  
645 Sierra Rose Drive, Suite 104  
Reno, NV 89511  
775-674-8000  
terri@kenyonandassociates.com

## Rainbow Bend 2026 Operating Budget

Account Number	Account Name	Annual Budget	2026 Proposed Budget
4000	<b>INCOME</b>		
4001	Assessment Fees 402 X \$125.00 x 12 months	\$569,232.00	\$603,000.00
4002	- Allotment to Reserves	\$(115,000.00)	\$(120,000.00)
4003	Reserve Special Assessment (\$10 per mo per lot)		\$48,240.00
4004	- Reserve Assessment Transfer		\$(48,240.00)
4010	- Bad Debt/Write Off	\$(2,500.00)	\$(2,500.00)
	<b>Total INCOME</b>	<b>\$451,732.00</b>	<b>\$480,500.00</b>
4400	<b>OTHER INCOME</b>		
4410	NSF Fees	\$200.00	\$200.00
4412	RBHQA Patrol RV Reimbursement	\$3,600.00	\$1,000.00
4440	Violations & Fines	\$100.00	\$100.00
4460	Late Fee	\$100.00	\$100.00
4480	Collection Costs Reimbursable	\$500.00	\$500.00
4485	Misc. Owner Reimbursement	\$10.00	\$10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	\$20.00	\$20.00
4605	Move In - Transfer Fee	\$5,000.00	\$3,200.00
4610	Clubhouse Rent	\$2,000.00	\$3,000.00
4630	Misc. Expense Reimbursement Income	\$10.00	\$10.00
4651	RBHQA RV Parking Income	\$8,500.00	\$13,440.00
4653	- RBHQA RV Account	\$(8,500.00)	\$(13,440.00)
4420	RV Lot Administration		\$1,334.50

Operating

	Total OTHER INCOME	\$11,540.00	\$9,474.50	
	Total Operating Income	\$463,272.00	\$489,974.50	
	Expense			
6000	ADMINISTRATIVE			
6001	Management fees	\$51,040.00	\$52,000.00	
6004	Ombudsman/Sec of State Fees	\$2,000.00	\$2,000.00	
6005	Office Supplies/Postage/Copies	\$10,000.00	\$11,000.00	
6007	Website Expense	\$310.00	\$310.00	
6009	Collection Costs Expense	\$500.00	\$500.00	
6014	Bank Charges	\$10.00	\$10.00	
6020	Committee Expenses	\$500.00	\$1,000.00	
6022	Board Education/Membership Fees	\$500.00	\$500.00	

	Total ADMINISTRATIVE	\$64,860.00	\$67,320.00
6070	MAINTENANCE		
6076	Cleaning Service	\$11,000.00	\$15,000.00
6084	Plumbing Repairs/Maintenance	\$2,000.00	\$3,500.00
6085	Maintenance Supplies	\$1,000.00	\$2,000.00
6086	Cleaning/Janitorial Supplies	\$4,000.00	\$5,000.00
6087	Fob/Key/Key Card Refund/Expense	\$200.00	\$-
6095	Misc. Clubhouse Maintenance	\$500.00	\$3,500.00
6100	Ventilation/Heat/AC System Maintenance	\$8,000.00	\$6,000.00
6112	Clubhouse office equipment maintenance	\$200.00	\$200.00
6113	Electrician/Lighting Repairs	\$1,000.00	\$3,000.00
6088	Roof Yearly Check		\$2,000.00
	Total MAINTENANCE	\$27,900.00	\$40,200.00
6140	OTHER MAINTENANCE/SERVICES		
	Fire Protection		
6151	Inspection/Repair/Extinguishers	\$1,200.00	\$1,000.00
6154	Equipment Repairs/Rentals/Purchase	\$300.00	\$300.00
3158	Gutter Cleaning/Repair		
6163	Exercise Equipment Service/Maint.	\$5,000.00	\$1,000.00
6181	Water Softener Maintenance	\$400.00	\$1,075.00
	Total OTHER MAINTENANCE/SERVICES	\$6,900.00	\$3,375.00
	LOT A MAINTENANCE/SERVICES		
6196	Lot A Water Softener Maintenance	\$400.00	\$1,075.00
6191	Lot A Water & Sewer	\$720.00	\$800.00
6192	Lot A NVEnergy	\$960.00	\$960.00
6193	Lot A Fire Ext Inspection/Service (paid by HOA)	\$350.00	\$400.00
6194	Lot A Maintenance	\$500.00	\$2,000.00

Operating

	Total OTHER MAINTENANCE/SERVICES	\$2,930.00	\$5,235.00
6200	UTILITIES		
6201	NVEnergy - Gas & Electric	\$35,000.00	\$17,000.00
6252	Cable,Internet, Phone	\$3,000.00	\$3,200.00
6260	Water, Sewer & Trash	\$8,600.00	\$11,000.00
	Total UTILITIES	\$46,600.00	\$31,200.00
6900	LANDSCAPING/COMMON AREA		
6910	Landscape/Grounds Service Contract	\$150,000.00	\$127,400.00
6920	Repairs/Maintenance	\$500.00	\$3,000.00
6960	Irrigation Repairs	\$2,000.00	\$3,000.00
	Total LANDSCAPING/COMMON AREA	\$152,500.00	\$133,400.00
	LEGAL AND OTHER PROFESSIONAL		
7100	FEES		
7101	Legal	\$20,000.00	\$20,000.00
7102	Accounting/CPA	\$5,300.00	\$12,000.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	\$25,300.00	\$32,000.00
7200	TAXES		
7203	Federal Income Taxes	\$2,500.00	\$2,587.50

Operating

mdp 11/4/2025

	<b>Total TAXES</b>	<b>\$2,500.00</b>	<b>\$2,587.50</b>
	<b>POOL (when Pool is re-opened)/SPA EXPENSE</b>		
7300	Pool/Spa Service Contract	\$10,000.00	\$25,000.00
7305	Pool/Spa Supplies/Chemicals/Repairs	\$2,200.00	\$10,000.00
7307	Pool/Spa Permits	\$3,500.00	\$750.00
7308	<b>Total POOL/SPA EXPENSE</b>	<b>\$15,700.00</b>	<b>\$35,750.00</b>
	<b>OTHER EXPENSES</b>		
7410	Gasoline - vehicles & equipment	\$3,000.00	\$2,000.00
7420	Vehicle Maintenance	\$2,000.00	\$2,000.00
7430	Vehicle Registration	\$300.00	\$75.00
7450	Contingency	\$-	\$9,872.00
	<b>Total OTHER EXPENSES</b>	<b>\$5,300.00</b>	<b>\$13,947.00</b>
7500	<b>PAYROLL</b>		
7512	Patrol/Office Payroll	\$60,000.00	\$64,000.00
7515	Payroll Processing Fee	\$1,560.00	\$1,560.00
7520	Employer's FICA 941 Taxes	\$6,500.00	\$5,000.00
7521	Employer's Fed Unemp 940 Taxes	\$350.00	\$350.00
7522	ESD Employer's State Unemp Tax	\$750.00	\$750.00
7523	Employer's Medicare 941 Taxes	\$1,500.00	\$1,500.00
7531	Uniform Expense	\$300.00	\$300.00
	<b>Total PAYROLL</b>	<b>\$70,960.00</b>	<b>\$73,460.00</b>
7600	<b>INSURANCE</b>		
7606	Workman's Comp Insurance	\$10,000.00	\$5,000.00
7607	Insurance Deductible	\$2,500.00	\$2,500.00
7610	Insurance Expense	\$40,000.00	\$44,000.00
	<b>Total INSURANCE</b>	<b>\$52,500.00</b>	<b>\$51,500.00</b>
	<b>Total Operating Expense</b>	<b>\$467,060.00</b>	<b>\$489,974.50</b>
	<b>Total Operating Income</b>	<b>\$463,272.00</b>	<b>\$489,974.50</b>
	<b>Total Operating Expense</b>	<b>\$467,060.00</b>	<b>\$489,974.50</b>

Operating

mdp 11/4/2025

# Rainbow Bend Proposed 2026 Budget Reserves

Account Number	Account Name	Annual Budget	2026 Proposed Budget
	Other Income		
4800	RESERVE INCOME		
4810	Reserve Deposit	\$115,000.00	\$120,000.00
4811	Reserve Assessment Deposit		\$46,240.00
4820	Reserve Interest	\$236.00	\$7,510.00
4825	Reserve Change in Value	\$6,000.00	\$6,000.00
	Total RESERVE INCOME	\$121,236.00	\$181,750.00
8000	RESERVE EXPENSES		
8001	Reserve - Reserve Studies (full)	\$1,640.59	\$1,640.59
8008	Reserve - Clubhouse Entry System	\$15,000.00	\$5,000.00
8021	Reserve - Asphalt		\$15,529.38
8022	Reserve - Asphalt Striping		\$2,369.00
8089	Reserve - Sport Courts	\$13,002.44	\$76,941.00
8141	Reserve - Trees	\$11,039.13	\$15,862.00
8230	Reserve - Camera System	\$7,687.50	\$8,549.00
8270	Reserve - Sign	\$7,627.93	\$5,871.00
9075	Reserve - Park Area Apparatus Repair/Replace	\$7,827.93	\$2,060.00
8140	Reserve - Landscaping		\$1,133.00
8141	Reserve - Trees		\$15,862.00
8074	Reserve - Electric Vehicle		\$10,300.00
8086	Reserve - Clubhouse Roof (above pool area)		\$200,000.00
	Total RESERVE EXPENSES	\$64,024.52	\$361,116.97
	Total Reserve Income	\$121,236.00	\$181,750.00
	Total Reserve Expense	\$64,024.52	\$361,116.97

## Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a)The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b)The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

A copy of the entire Reserve Study is available by contacting the Community Management Company (or Board of Directors of Self Managed Associations).

Reserve Study Prepared for Year: 01/01/2026 - 12/31/2026

Projected Reserve Bank Balance as of Beginning Date: \$187,755.68

Annual Contribution to the Reserve Account: \$120,000.00

Estimated Expenditures: \$183,007.38

Projected Reserve Bank Balance at the End of the Fiscal Year: \$178,245.30

Planned Special Reserve Assessments: \$48,240.00

Current "Due-to-From" Amount - Due to Reserve Account from Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Study Funding Plan: Threshold Funding

Reserve Study Completed By: Reserve Study Specialists: Mari Jo Betterley RSS.0025, Amber Hancock RSS.0281 and Taylor Musselman RSS.0312, Better Reserve Consultants

Better Reserve Consultants

Version 1.02 - June 25, 2025

**Major Components of the Common Elements to be  
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<b><u>Building Exterior</u></b>			
Doors Repairs (Operating Expense)	\$0	30	30
Doors Replacement - Double Door - Pool Area (Done 2024)	\$10,300	19	20
Doors Replacement - Double Doors - Front Doors	\$10,300	3	20
Doors Replacement - Single Doors	\$36,050	9	20
Lot A & B Awnings Replacement (Done 2024)	\$2,700	9	10
Lot A & B Fence/Wall Painting and Repairs	\$5,700	5	5
Lot A & B Gutters/Drainage Repairs or Replacement	\$3,100	5	5
Lot A & B Painting and Repairs	\$10,300	15	15
Lot A & B Roof Replacement	\$70,378	13	20
Painting Exterior	\$41,200	7	15
Roof Inspection and Repairs (Done 2025)	\$5,200	0	5
Roof Replacement	\$77,273.58	12	20
<b>Subtotal:</b>	<b>\$272,501.58</b>		
<b><u>Building Interior</u></b>			
Lot A & B Electrical and Lighting	\$2,600	5	5
Lot A & B Flooring - Carpet Replacement	\$9,300	6	10
Lot A & B Flooring - Tile Replacement	\$4,200	9	25
Lot A & B HVAC Replacement (Done 2024)	\$7,700	19	20
Lot A & B Painting and Wallpaper Removal	\$11,000	6	10
Lot A & B Reception Desk Rehab/Remodel	\$3,600	6	10
Lot A & B Restroom Remodel	\$7,200	5	20
Lot A & B Restroom Water Heater	\$2,600	11	12
Lot A & B Utilities - Water/Sewer	\$5,700	5	5
Lot A & B Warehouse Floor Installation (Operating Expense)	\$0	29	30
Lot A & B Warehouse Roll Up Door	\$6,200	5	20
Lot A & B Water Heater (Done 2024)	\$7,000	14	15
Lot A & B Water Softener System (Done 2024)	\$6,300	9	10
Lot A & B Windows and Doors	\$11,300	15	30
<b>Subtotal:</b>	<b>\$84,700</b>		

### Clubhouse

Art Work and Decorations	\$3,100	5	5
Bar - Appliances/Sink	\$5,200	10	10
Bar - Flooring Vinyl (Kitchen/Bar)	\$3,100	5	20
Bar - Rehab	\$5,200	5	20
Bar - Stools	\$3,600	5	10
Community Room - Kitchen Furniture	\$7,700	10	10
Community Room - PA System Upgrade (Projector, Sound System, Etc)	\$34,500	0	10
Community Room - Pool Table Rehab	\$5,200	4	5
Community Room - Pool Table Replacement	\$15,400	19	30
Drinking Fountain	\$2,000	4	20
Exercise Room Equipment	\$5,700	2	2
Exercise Room Flooring	\$6,100	3	10
Exercise Room Sauna Rehab (Done 2024)	\$6,200	9	10
Exterior Painting (Done 2020)	\$45,000	15	20
Exterior Roof Replacement	\$139,761	15	30
Flooring -Carpet (Library)	\$2,600	3	10
Flooring -Carpet (Meeting Room)	\$2,100	3	15
Flooring -Tile (Lobby)	\$15,400	14	30
Flooring -Tile (Rainbow Room)	\$15,400	4	20
Furniture (Includes Lobby)	\$5,200	5	5
HVAC Replacement (Done 2024)	\$26,250	19	20
Interior Doors Replacement	\$5,700	5	5
Kitchen Appliance Replacement	\$8,300	2	10
Kitchen Remodel (Cabinets and Counters)	\$7,700	14	30
Library Gas Fireplace	\$1,600	4	20
Lighting and Electrical	\$5,200	4	5
Office Equipment	\$2,600	5	5
Office Furniture	\$1,600	5	5
Painting and Wallpaper Removal Hallway and Lobby (One Time Cost)	\$8,800	4	30
Painting Interior	\$5,200	11	7
Painting Rainbow Room and Kitchen and Cabinets (Done 2024)	\$10,800	14	15
Patrol Office Electrical Work (Done 2024)	\$3,900	15	15
Restroom(s) Remodel - Lobby	\$6,200	4	20
Security Camera System Replacement and Upgrades	\$8,300	1	5
Security Key Fob System	\$51,500	1	10
Signage - Emergency (Operating Expense)	\$0	30	30
Sound System - Future Component Replacement	\$5,000	5	5
Sound System (Screen, Projector, TV, Speakers, WiFi) (Done 2025)	\$34,500	0	20
Utilities - Water/Sewer/Plumbing	\$5,200	5	5
Water Heater Replacement (Done 2024)	\$2,700	9	10
Water Softener	\$1,000	6	10
Window Treatments	\$4,200	10	10
Windows and Doors	\$5,700	2	3
Windows and Doors Replacement	\$33,000	14	30

**Subtotal:**      \$573,411

### Common Area

Concrete Repair or Replacement	\$5,200	3	3
Landscaping - DG and Rock Replenishment	\$5,700	3	3
Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,100	1	1
Landscaping Irrigation	\$10,300	5	5
Landscaping Trees Maintenance	\$15,400	1	2
Monument Signage (Entrance)	\$5,700	1	20
Park Area Barbeques	\$2,000	1	10
Park Area Benches (Done 2024)	\$3,090	9	10
Park Area Picnic Tables Phase 01(Done 2025)	\$2,100	9	10
Park Area Picnic Tables Phase 02	\$1,100	2	10
Park Area Trash Can Enclosure	\$2,000	4	10
Park Gazebo Rehab Sanding and Painting (Done 2024)	\$1,700	4	5
Perimeter Wall Repairs	\$5,500	5	5
Storage Shed	\$5,200	5	20
Tennis/Basketball Court Fencing Chain Link Repair	\$1,700	5	5
Tennis/Basketball Court Hoops Replacement	\$3,300	4	20
Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$1,600	5	5
Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$7,700	1	5
Tennis/Basketball Court Rehab	\$67,000	1	30
<b>Subtotal:</b>	<b>\$147,390</b>		

### Parking Area

Concrete Drainage Swale	\$16,400	9	30
Concrete Park Blocks	\$16,400	9	30
Concrete to Asphalt Joint Sealing	\$5,500	1	4
Crack Seal	\$2,800	1	2
Cut and Patch	\$10,300	4	10
Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,600	1	5
Lighting -Parking Lot Lights Fixtures	\$1,236	4	20
Lot A & B Concrete Repair and Replacement	\$1,800	5	5
Lot A & B Cut and Patch	\$6,200	10	10
Lot A & B Overlay	\$22,300.40	30	30
Lot A & B Surface Maintenance Treatment	\$3,167.76	5	5
Neighborhood Parking Area Overlay	\$5,700	19	30
Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$900	1	5
Overlay	\$25,231.40	15	30
Striping and Curb Painting	\$2,300	1	5
Surface Maintenance Treatment	\$5,877.07	1	5
<b>Subtotal:</b>	<b>\$127,712.63</b>		

**Pool Area**

	\$5,000	10	10
Deck Pavers Repairs	\$10,000	10	10
Door Replacement	\$10,300	4	20
Furniture	\$0	30	30
Furniture Cushions (Operating Expense)	\$1,600	5	5
Lighting and Electrical	\$8,800	7	7
Painting -Interior Walls (2025)	\$5,200	0	10
Plant Area Rehab	\$5,500	20	20
Pool Ceiling Rehab (Glue-Lam) (2025)	\$4,500	20	20
Pool Cover (2025)	\$4,200	3	3
Pool Filter	\$6,700	4	5
Pool Heater (2024)	\$3,100	6	7
Pool Pump	\$745,534	0	30
Pool Renovation (Done 2025) (One Time Cost)	\$21,800	10	10
Pool Resurface	\$1,700	10	10
Pool Signage	\$1,700	2	5
Restroom Bench Seating Refurbishment	\$5,500	2	10
Restroom Lockers	\$17,500	2	20
Restroom Remodel (Includes Shower)	\$3,000	4	10
Spa Air Supply Blower - Air Pump	\$1,600	3	3
Spa Filter	\$6,700	10	10
Spa Heater	\$2,700	3	3
Spa Pump	\$9,300	8	8
Spa Resurface	\$6,700	6	10
Ventilation System / Dehumidifier - Boiler	\$170,000	20	30
Ventilation System / Dehumidifier Rehab			
<b>Subtotal:</b>	<b>\$1,058,634</b>		

**Reserve Study**

Annual Update (Both Studies) (Required per NRS 116.31151)	To Be Determined	1	1
Full Reserve Study (Done 2025)	To Be Determined	5	5

**Vehicles**

	\$0	29	30
Cars and Trucks - Will be Replaced with Golf Cart	\$10,300	9	10
Golf Carts	\$1,700	2	2
Misc Repairs	\$3,800	10	10
Utility Trailer			
<b>Subtotal:</b>	<b>\$15,800</b>		
<b>Total:</b>	<b>\$2,280,149.21</b>		

Rainbow Bend Proposed 2026 Budget RV			
Account Number	Account Name	Annual Budget	Proposed 2026
<b>RV OPERATING BUDGET</b>			
4900	RV INCOME		
4910	RV Income - Transfer from HOA Operating	\$8,500.00	\$13,440.00
4911	RV Interest	\$25.00	\$25.00
4653	-transfer to RV Reserves	\$(3,000.00)	-\$36,000.00
	Total RV INCOME	\$5,525.00	-\$22,535.00
7700	RV EXPENSES		
7701	RV Water/Sewer	\$350.00	\$300.00
7702	RV Patrol/Maintenance Labor	\$3,600.00	\$1,000.00
7703	RV NVEnergy	\$565.00	\$520.00
7704	RV Maintenance Expense	\$1,500.00	\$3,400.00
7708	Video surveillance		\$720.00
7709	RV Lot Landscaping		\$2,400.00
7710	RV Lot Administration		\$1,334.50
	Total RV EXPENSES	\$6,015.00	\$9,674.50
	Total RV Operating Income	\$5,525.00	-\$22,535.00
	Total RV Operating Expense	\$6,015.00	\$9,674.50
	Subtotal Net RV Operating Income	\$(490.00)	-\$12,860.50
	NOI - Net RV Operating Income	\$(490.00)	-\$12,860.50
<b>RV RESERVE BUDGET</b>			
	RV RESERVE INCOME		
4891	Reserve Deposit	\$3,000.00	\$36,000.00
4892	Reserve Interest		\$1,115.00
	Total RESERVE INCOME	\$3,000.00	\$37,115.00
	RV Reserve Expense		
8800	RV RESERVE EXPENSES		
8802	RV Reserve Fencing Repairs/Replacement	\$1,655.72	\$12,000.00
8804	RV Reserve Rock, Gravel, Grading	\$5,519.06	\$9,000.00
	Total RV RESERVE EXPENSES	\$7,174.78	\$21,000.00
	Total RV Reserve Income	\$3,000.00	\$37,115.00
	Total RV Reserve Expense	\$7,174.78	\$21,000.00
	NOI - Net Reserve Income/(Loss)	\$(4,174.78)	\$16,115.00

## Reserve Budget Summary

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(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

A copy of the entire Reserve Study is available by contacting the Community Management Company (or Board of Directors of Self Managed Associations).

Reserve Study Prepared for Year: 01/01/2026 - 12/31/2026

Projected Reserve Bank Balance as of Beginning Date: \$27,880.17

Annual Contribution to the Reserve Account: \$6,000.00

Estimated Expenditures: \$0.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$64,660.67

Planned Special Reserve Assessments: \$30,000.00

Current "Due-to-From" Amount - Due to Reserve Account from Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Study Funding Plan: Threshold Funding

Reserve Study Completed By: Reserve Study Specialists: Mari Jo Betterley RSS.0025, Amber Hancock RSS.0281 and Taylor Musselman RSS.0312, Better Reserve Consultants

Better Reserve Consultants

Version 1.01 - May 02, 2025

**Major Components of the Common Elements to be  
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<b><u>RV Lot</u></b>			
Electrical and Lighting (Done 2024)	\$3,800	5	5
Fencing Chain Link Privacy Screen Repairs (Done 2023)	\$27,542.20	13	15
Fencing Chain Link Repairs	\$5,200	3	3
Fencing Chain Link Replacement	\$46,795	20	40
Gate Entrance System Replacement (Call Box, Operator, Motor, etc.)	\$36,000	2	15
Lighting Pole Fixtures	\$1,545	4	20
Rock and Gravel Replenishment and Grading	\$10,300	5	5
<b>Subtotal:</b>	<b>\$131,182.20</b>		
<b>Total:</b>	<b>\$131,182.20</b>		

**RAINBOW BEND HOMEOWNERS' ASSOCIATION  
ASSESSMENT AND FINE COLLECTION POLICY**

1. Owner shall be responsible to pay all assessments and special assessments levied against a unit in a timely fashion including any collection related fees and costs set forth in NAC 116.470 in a timely fashion. This is crucial to the management of our Association.
2. Owners who are active duty service members or dependents of such servicemember are entitled to the protection of the Servicemembers Civil Relief Act ("SCRA") but will need to provide the Association's management company identifying information sufficient to allow the Association to verify service through the database maintained by the federal government. Please contact the management company if you have any questions regarding this.
3. Owners who are, or whose household contains, a Government Workers including any State, Federal or Tribal worker, are exempt from foreclosure actions during a period of government shutdown. For purposes of collections efforts, the government shutdown period extends from the date on which the shutdown commences and continues until 90 days after such shutdown ends.
4. Attached is a schedule of fees the Association shall charge to Owners (a third party acting on behalf of the Association may charge these same fees on behalf of the Association). All collection related fees and costs shall be assessed against the Owner's unit pursuant to NRS 116.3115(6), any other applicable provision of NRS Chapter 116, any other applicable provision of NAC Chapter 116, and as otherwise allowed by Nevada law, provided, however, that the fees and costs assessed against the Owner's unit shall not exceed the schedule set forth in NAC 116.470.
5. Super-Priority Lien Charges: The amount of the costs of enforcing the association's lien shall be only as allowed by Nevada Statutory and Applicable Case Law.
6. The Association, a member of the association's executive board, an officer or employee of the association or the community manager of the association is not required to be a licensed debt collection agency or contract with a licensed debt collection agency to collect amounts included in the association's lien until a notice and default and election to sell the unit to enforce the lien is recorded. If the Board does contract with an Agent for collections services, it shall maintain good communication with its Agent and review and vote upon execution of any necessary authorizations in a timely fashion.
7. If Owner fails to pay assessments in a timely manner, the Association shall have the right to record a Notice of Delinquent Assessment against the property, record a Notice of Default & Election to Sell against the property, record a Notice of Sale against the property and foreclose on the property pursuant to Nevada Revised Statutes Chapter 116.3116-31168 and in accordance with Nevada law, as described in more detail below.
8. Owner shall be responsible to pay all outstanding assessments, including all collection related fees and costs, assessed against a unit or property prior to the date Owner took title to the extent allowed by NRS Chapter 116 or as otherwise allowed by Nevada law.
9. Owner shall be responsible to pay all fines. A schedule of fines is attached to this Collection Policy. If Owner fails to pay any fine, then Association may lien Owner's property and Association has the right to charge any amount allowed by law to collect unpaid fines from Owner. Please be aware that fines are treated differently than assessments. The Association cannot foreclose on a lien for fines, unless (a) the violation poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community; or (b) the penalty is imposed for failure to adhere to a schedule required pursuant to NRS 116.310305. The Association can foreclose

on a property if Owner fails to pay regular or special assessments in a timely manner so long as the Association follows the specific foreclosure procedures articulated in NRS 116.

10. Regular Assessments shall be due on the 1<sup>st</sup> day of each month.
11. Regular and special assessments shall be delinquent if not paid within fifteen (15) days of the due date.
12. There shall be a late charge of \$25.00 after fifteen (15) days delinquent.
13. The Association may charge interest at the rate allowed by law on any assessments more than sixty (60) days past due.
14. An Association may not mail to a unit's Owner or his or her successor in interest a letter of its intent to mail a notice of delinquent assessment or take any other action to collect a past due obligation from a unit's Owner or his or her successor in interest unless, not earlier than 60 days after the obligation becomes past due, the Association mails to the address on file for the unit's owner: (a) a schedule of the fees that may be charged if the unit's owner fails to pay the past due obligation; (b) a proposed repayment plan; and (c) a notice of the right to contest the past due obligation at a hearing before the executive board and the procedures for requesting such a hearing.
15. A Notice of Intent to Lien may be sent to any Owner who is delinquent in the payment of any assessment owed with respect to Owner's unit if the Association has complied with the above NRS 116 collections procedures.
16. A lien (Notice of Delinquent Assessment) shall be recorded with the County Recorder and mailed to the unit Owner if an Owner fails to pay in full all assessments due to the Association within the thirty days of the date of the Notice of Intent to Lien or as otherwise allowed by Nevada law.
17. A Notice of Default & Election to Sell shall be recorded and mailed to an Owner that fails to pay in full all assessments due to the Association within thirty days of the date of the lien (Notice of Delinquent Assessment) or as otherwise allowed by Nevada law.
18. The Association will mail by certified or registered mail, return receipt requested, not later than 10 days after recording the notice of default and election to sell, a copy of the notice to each holder of a security interest recorded before the Association recorded the notice of default. The Association also shall record an affidavit stating the name of each holder of a recorded security interest into whom a copy of the notice of default and election to sell and notice of sale was mailed and the address to which those notices were sent. Further the sale itself will be published in a manner similar to the publishing posting and giving of notice of the non-judicial foreclosure sale of real property secured by a deed of trust.
19. Not less than thirty (30) days after the recording of the Notice of Delinquent Assessment Lien, the Association or its Agent(s) will mail, by certified or registered mail, return receipt requested, a Notice of Default and Election to Sell to the Owner, if the assessment account remains unpaid. The Notice of Default and Election to Sell will also be recorded against the Owner's property at the County Recorder's Office. Service of the Notice of Default and Election to Sell must be made on the Owner, by certified or registered mail, return receipt requested, to the Unit address and the Unit Owner's mailing address of record, if different from the Unit address. The Notice of Default and Election to Sell will comply with all applicable and relevant provisions of NRS 116.31162 and the Notice of Default will also contain the following notice in bold print: **WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE!**
20. The Association shall record and mail a Notice of Sale setting forth the date for the sale of the unit of any Owner who fails to pay in full all assessments due to the Association within ninety days of the date of the Notice of Default & Election to Sell or as otherwise allowed by Nevada law. Service of the Notice

of Trustee's Sale must be made in accordance with NRS 116.311635. The Notice of Trustee's Sale shall include the following notice in bold print: **WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE, YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE RAINBOW BEND HOMEOWNERS' ASSOCIATION MANAGEMENT AT 775-329-7070. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION AT (702) 486-4480 IMMEDIATELY.** The sale shall be subject to the provisions set forth in NRS 116.31164.

21. Any sale shall be conducted at the same location that a non-judicial foreclosure sale of real property secured by a deed of trust must be conducted and requires that the sale be commercially reasonable. Notice of any rescheduled sale be given in the same manner that notice of the original sale is given.
22. If the holder of the first security interest pays the amount of the super-priority lien not later than ten (10) days before the date of the sale, and documentation of such payment is properly recorded five (5) days before the date of the sale, the foreclosure of the Association's lien does not extinguish the first security interest.
23. After sale of a unit to enforce the association's lien, the unit owner or holder of a security interest on the unit may redeem the unit by paying certain amounts to the purchaser within 60 days of after the sale. If the unit's owner redeems the unit, the unit's owner is restored to his or her ownership of the unit. If a holder of a security interest on the unit redeems the unit, that holder becomes the owner of the unit.
24. Upon expiration of such redemption period, any failure to comply with the requirements of existing law for the foreclosure of the association's lien does not affect the rights of a bona fide purchaser or encumbrancer for value.
25. If a unit is subject to the Foreclosure Mediation Program, a unit-owners' association may not foreclose its lien on the unit until the trustee has recorded the required certificate NRS 107.086, 116.31162. The trustee under a deed of trust must notify the association that a unit is subject to the Foreclosure Mediation Program and notify the association that the trustee has received the required certificate form the Program.
26. An Owner shall be responsible for all reasonable collection fees, legal fees and costs the Association (or a third party acting on behalf of the Association) charged in attempting to collect any delinquent assessments.
27. The Association will enter into a good faith agreement with an Owner to set up a payment plan for delinquent assessments. However, if an Owner refuses to enter a payment plan or if an Owner fails to comply with the terms of a payment plan, the Association shall proceed to collect the delinquent assessments as set forth herein.
28. The Association has the right to collect any delinquent assessments and unpaid fines in any manner allowed by Nevada law.
29. The Association authorizes any person acting on behalf of the Association to charge on the Association's behalf the fees and costs described on the attached Schedule of Collection Related Fees and to perform any other actions necessary to collect unpaid assessments or fines, including, but not limited to signing all documents related to the actions set forth in this Collection Policy.
30. This Collection Policy is superseded to the extent necessary to comply with NRS Chapter 116 and any amendments thereto.

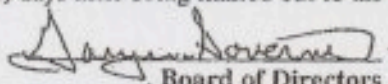
31. A lien for unpaid assessments is extinguished unless a notice of default and election to sell is recorded as required by NRS 116.31-162, or judicial proceedings to enforce the lien are instituted within three (3) years after the full amount of assessments become due.

32. If any provision of this Assessment Collection Policy is determined to be null and void, all other provisions of the Assessments Collection Policy shall remain in full force and effect.

33. The Owner shall respond in writing or make payment to the address as directed by the designated Agent(s). If no address is given by the Agent(s), the Owner should mail all responses and petitions to the Association at the following address:

RAINBOW BEND HOMEOWNERS ASSOCIATION  
c/o Lara Garrell  
Supervising Community Association Manager (#1080 - SUPR)  
CAMCO North Division  
1755 E. Plumb Ln., Suite 162  
Reno, NV. 89502

This Assessment and Fine Collection Policy was approved by the Board and was adopted on this 24 day of April, 2019, and supersedes any previous Collection Policy. This Policy shall become effective thirty (30) days after being mailed out to the membership.

 - President  
Board of Directors  
RAINBOW BEND Homeowners' Association

#### SCHEDULE OF FINES

Pursuant to NRS 116.31031(1)(b), the Board of Directors has adopted a "Schedule of Fines" which is set forth in the Association's Rules & Regulations. There shall be, however, **NO DOLLAR LIMIT** on the amount of any initial fine for each separate violation of any provision of the governing documents that poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the unit's owners or residents of the Association. Such initial fine amount will be determined commensurate with the severity of the violation, in the Board's discretion.

#### RAINBOW BEND Homeowners' Association fee examples:

- Account set up fee \$300.00 (Payable to Management Company)
- Doc Fees (Escrow) See fee schedule at HomeWise
- Returned check fee \$15.00
- 60-Day Delinquency Notice \$75.00 per address (max \$150.00)
- Intent to lien letter \$25.00 per address (max \$50.00)
- Payment plan monitoring fee \$25.00
- Bankruptcy monitoring fee \$100.00



702.804.8885 Tel 702.804.8887 Fax  
6625 S. Valley View Blvd. Suite 300, Las Vegas, NV 89118

### Schedule of Fees

Demand or intent to lien letter .....	\$240
Notice of delinquent assessment lien .....	\$520
Intent to notice of default letter .....	\$145
Notice of default .....	\$640
Intent to notice of sale letter .....	\$145
Notice of sale .....	\$440
Intent to conduct foreclosure sale .....	\$40
Conduct foreclosure sale .....	\$200
Prepare and record transfer deed .....	\$200
Payment plan agreement – One-time set-up fee .....	\$50
Payment plan breach letter .....	\$40
Release of notice of delinquent assessment lien .....	\$50
Notice of rescission fee .....	\$50
Bankruptcy package preparation and monitoring .....	\$160
Mailing fee per piece for demand or intent to lien letter, notice of delinquent assessment lien, notice of default and notice of sale .....	\$3.20
Insufficient funds fee .....	\$30
Escrow payoff demand fee .....	\$240
Substitution of agent document fee .....	\$50
Postponement fee .....	\$120
Foreclosure fee .....	\$240

#### *Actual costs of collections pursuant to NAC 116.470*

Posting and publishing .....	Actual costs without increase or markup
Trustee's sale guarantee .....	Actual costs without increase or markup
Recordings for notice of liens, notice of defaults and notice of HOA sale .....	Actual costs without increase or markup
Mailing costs .....	Actual costs without increase or markup
Reasonable attorney's fees and actual costs .....	Actual without increase or markup

*Costs may not be all inclusive.*

Nevada Association Services, Inc. is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose. Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient thereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws. This notice is being sent merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.