

Accrual Fund Balance Sheet

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

As of: 01/31/2023

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	294,103.88		294,103.88
1151	CIT Bank RV Operating 2081	51,847.60		51,847.60
1156	Petty Cash Other	199.95		199.95
1160	Petty Cash Gasoline	110.00		110.00
1170	Enterprise Bank Reserves 6848		180,284.40	180,284.40
1171	Heritage Bank Reserves 0591		28,084.48	28,084.48
1172	Edward Jones Reserves 2543		392,132.23	392,132.23
1173	CIT Reserves 9932		175,094.00	175,094.00
1175	CIT RV Reserve 2384		18,087.16	18,087.16
	Total Cash	346,261.43	793,682.27	1,139,943.70
OTHER ASSETS				
1300	Accounts Receivable	33,508.97		33,508.97
1610	Allowance for Doubtful Accounts	6,797.94		6,797.94
	Total OTHER ASSETS	40,306.91	0.00	40,306.91
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	-107,865.00		-107,865.00
1740	Accumulated Depreciation	-28,818.00		-28,818.00
	Total BUILDING & PROPERTY ASSETS	-4,990.20	0.00	-4,990.20
OTHER ASSETS				
1810	Prepaid Expenses	8,000.00		8,000.00
1820	Prepaid Insurance	21,552.02		21,552.02
1850	Prepaid Federal Income Tax	-2,243.00		-2,243.00
	Total OTHER ASSETS	27,309.02	0.00	27,309.02
	TOTAL ASSETS	408,887.16	793,682.27	1,202,569.43
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2104	CH Deposit McKay - 123 - 3/8/2023	200.00		200.00
2106	CH Deposit Garcia - 388 - 12/18/22	100.00		100.00
2108	CH Deposit Phillips - 73 - 12/14/22	50.00		50.00
	Total OTHER LIABILITIES	350.00	0.00	350.00
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2210	Federal Payroll Emp. Withholding	512.68		512.68
2220	FICA Payable	585.52		585.52
2230	FICA Medicare Liability	136.92		136.92
2300	Prepaid Fees	42,552.30		42,552.30
2500	Accounts Payable	8,191.16		8,191.16
	Total LIABILITIES	<u>55,171.58</u>	<u>0.00</u>	<u>55,171.58</u>
	Total Liabilities	<u>55,521.58</u>	<u>0.00</u>	<u>55,521.58</u>
	Capital			
	Calculated Retained Earnings	24,838.04	9,238.30	34,076.34
	Calculated Prior Years Retained Earnings	328,527.54	784,443.97	1,112,971.51
	Total Capital	<u>353,365.58</u>	<u>793,682.27</u>	<u>1,147,047.85</u>
	TOTAL LIABILITIES & CAPITAL	<u>408,887.16</u>	<u>793,682.27</u>	<u>1,202,569.43</u>

Accrual Annual Budget Comparison

Properties: RAINBOW BEND HOA - 645 Sierra Rose Dr. #104 Reno, NV 89511
 As of: Jan 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	44,220.00	44,220.00	0.00	530,640.00
4002	- Allotment to Reserves	0.00	-9,166.67	9,166.67	0.00	-9,166.67	9,166.67	-110,000.00
4010	- Bad Debt/Write Off	0.00	-208.34	208.34	0.00	-208.34	208.34	-2,500.00
	Total INCOME	44,220.00	34,844.99	9,375.01	44,220.00	34,844.99	9,375.01	418,140.00
4400	OTHER INCOME							
4410	NSF Fees	20.00	16.67	3.33	20.00	16.67	3.33	200.00
4412	RBHOA Patrol RV Reimbursement	0.00	300.00	-300.00	0.00	300.00	-300.00	3,600.00
4440	Violations & Fines	1,000.00	8.34	991.66	1,000.00	8.34	991.66	100.00
4460	Late Fee	1,095.00	8.34	1,086.66	1,095.00	8.34	1,086.66	100.00
4480	Collection Costs Reimbursable	200.00	41.67	158.33	200.00	41.67	158.33	500.00
4485	Misc. Owner Reimbursement	0.00	0.84	-0.84	0.00	0.84	-0.84	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	30.00	1.67	28.33	30.00	1.67	28.33	20.00
4605	Move In - Transfer Fee	550.00	83.34	466.66	550.00	83.34	466.66	1,000.00
4610	Clubhouse Rent	0.00	83.34	-83.34	0.00	83.34	-83.34	1,000.00
4630	Misc. Expense Reimbursement Income	0.00	-250.00	250.00	0.00	-250.00	250.00	-3,000.00
4651	RBHOA RV Parking Income	720.00	750.00	-30.00	720.00	750.00	-30.00	9,000.00
4653	- RBHOA RV Account	0.00	-750.00	750.00	0.00	-750.00	750.00	-9,000.00
	Total OTHER INCOME	3,615.00	294.21	3,320.79	3,615.00	294.21	3,320.79	3,530.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
4911	RV Interest Income	2.33	2.09	0.24	2.33	2.09	0.24	25.00
	Total RV INCOME	2.33	752.09	-749.76	2.33	752.09	-749.76	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		47,837.33	35,891.29	11,946.04	47,837.33	35,891.29	11,946.04	430,695.00
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	4,000.00	4,080.00	80.00	4,000.00	4,080.00	80.00	48,960.00
6004	Ombudsman/Sec of State Fees	0.00	146.55	146.55	0.00	146.55	146.55	1,758.50
6005	Office Supplies/Postage/Copies	1,500.40	1,083.34	-417.06	1,500.40	1,083.34	-417.06	13,000.00
6007	Website Expense	0.00	25.00	25.00	0.00	25.00	25.00	300.00
6009	Collection Costs Expense	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6014	Bank Charges	0.00	1.67	1.67	0.00	1.67	1.67	20.00
6020	Committee Expenses	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6021	Meeting Costs	0.00	1.67	1.67	0.00	1.67	1.67	20.00
6022	Board Education/Membership Fees	0.00	41.67	41.67	0.00	41.67	41.67	500.00
	Total ADMINISTRATIVE	5,500.40	5,463.24	-37.16	5,500.40	5,463.24	-37.16	65,558.50
6070	MAINTENANCE							
6076	Cleaning Service	1,350.00	855.84	-494.16	1,350.00	855.84	-494.16	10,270.00
6084	Plumbing Repairs/Maintenance	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
6085	Maintenance Supplies	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6086	Cleaning/Janitorial Supplies	124.38	291.67	167.29	124.38	291.67	167.29	3,500.00
6087	Fob/Key/Key Card Refund/Expense	0.00	16.67	16.67	0.00	16.67	16.67	200.00
6095	Misc. Clubhouse Maintenance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6100	Ventilation/Heat/AC System Maintenance	171.24	191.67	20.43	171.24	191.67	20.43	2,300.00
6112	Clubhouse Equipment	0.00	16.67	16.67	0.00	16.67	16.67	200.00
6113	Electrician/Lighting Repairs	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
6130	Boiler/Elevator/OSHA Permits	0.00	6.25	6.25	0.00	6.25	6.25	75.00
	Total MAINTENANCE	1,645.62	1,712.12	66.50	1,645.62	1,712.12	66.50	20,545.00
6140	OTHER MAINTENANCE/ SERVICES							
6151	Fire Protection Inspect	0.00	54.17	54.17	0.00	54.17	54.17	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	0.00	16.67	16.67	0.00	16.67	16.67	200.00
6163	Exercise Equipment Service/Maint.	0.00	66.67	66.67	0.00	66.67	66.67	800.00
6181	Water Softener Maintenance/Supplies	68.20	33.34	-34.86	68.20	33.34	-34.86	400.00
6191	Lot A&B Water/Sewer	52.50	54.17	1.67	52.50	54.17	1.67	650.00
6192	Lot A&B NV Energy	64.80	70.84	6.04	64.80	70.84	6.04	850.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.17	29.17	0.00	29.17	29.17	350.00
6194	Lot A&B Maintenance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
	Total OTHER	185.50	366.70	181.20	185.50	366.70	181.20	4,400.00
	MAINTENANCE/SERVICES							
	UTILITIES							
6200								
6201	NV Energy - Gas & Electric	3,154.95	2,300.00	-854.95	3,154.95	2,300.00	-854.95	27,600.00
6252	Cable, Internet, Phone	177.95	187.50	9.55	177.95	187.50	9.55	2,250.00
6260	Water, Sewer & Trash	169.01	666.67	497.66	169.01	666.67	497.66	6,000.00
	Total UTILITIES	3,501.91	3,154.17	-347.74	3,501.91	3,154.17	-347.74	37,850.00
	LANDSCAPING/COMMON							
	AREA							
6910	Landscaping/Grounds Service Contract	0.00	7,916.67	7,916.67	0.00	7,916.67	7,916.67	95,000.00
6920	Landscaping/Grounds Repairs/Maintenance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6960	Irrigation Repairs	0.00	41.67	41.67	0.00	41.67	41.67	500.00
	Total LANDSCAPING/ COMMON AREA	0.00	8,000.01	8,000.01	0.00	8,000.01	8,000.01	96,000.00
	LEGAL AND OTHER							
	PROFESSIONAL FEES							
7100								
7101	Legal	1,000.00	1,833.34	833.34	1,000.00	1,833.34	833.34	22,000.00
7102	Accounting/CPA	0.00	0.00	0.00	0.00	0.00	0.00	5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	1,000.00	1,833.34	833.34	1,000.00	1,833.34	833.34	27,285.00
	TAXES							
7200								
7203	Federal Income Taxes	-282.85	0.00	282.85	-282.85	0.00	282.85	3,200.00
	Total TAXES	-282.85	0.00	282.85	-282.85	0.00	282.85	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
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	1,950.00	2,000.00	50.00	1,950.00	2,000.00	50.00	24,000.00
7307	Pool/Spa Supplies	1,027.21	250.00	-777.21	1,027.21	250.00	-777.21	3,000.00
7308	Pool/Spa Permits	0.00	61.17	61.17	0.00	61.17	61.17	734.00
7400	Total POOL/SPA EXPENSE	2,977.21	2,311.17	-666.04	2,977.21	2,311.17	-666.04	27,734.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	120.00	250.00	130.00	120.00	250.00	130.00	3,000.00
7420	Vehicle Maintenance	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	0.00	25.00	25.00	300.00
7450	Contingency	0.00	264.46	264.46	0.00	264.46	264.46	3,173.50
7500	Total OTHER EXPENSES	120.00	706.13	586.13	120.00	706.13	586.13	8,473.50
7500	PAYROLL							
7512	Patrol Payroll	4,472.00	8,333.34	3,861.34	4,472.00	8,333.34	3,861.34	100,000.00
7515	Payroll Processing Fee	130.00	130.00	0.00	130.00	130.00	0.00	1,560.00
7520	Employer's FICA 941 Taxes	277.26	750.00	472.74	277.26	750.00	472.74	9,000.00
7521	Employer's Fed Unemp 940 Taxes	0.00	18.67	18.67	0.00	18.67	18.67	224.00
7522	ESD Employer's State Unemp Tax	0.00	62.50	62.50	0.00	62.50	62.50	750.00
7523	Employer's Medicare 941 Taxes	64.84	175.00	110.16	64.84	175.00	110.16	2,100.00
7531	Uniform Expense	0.00	41.67	41.67	0.00	41.67	41.67	500.00
7560	Misc. Personnel Expense	0.00	16.67	16.67	0.00	16.67	16.67	200.00
7600	Total PAYROLL	4,944.10	9,527.85	4,583.75	4,944.10	9,527.85	4,583.75	114,334.00
7600	INSURANCE							
7606	Workman's Comp Insurance	398.33	400.00	1.67	398.33	400.00	1.67	4,800.00
7607	Insurance Deductible	0.00	208.34	208.34	0.00	208.34	208.34	2,500.00
7608	Insurance Claim Expense	296.00	0.00	-296.00	296.00	0.00	-296.00	0.00
7610	Insurance Expense	2,680.53	2,666.67	-13.86	2,680.53	2,666.67	-13.86	32,000.00
7700	Total INSURANCE	3,374.86	3,275.01	-99.85	3,374.86	3,275.01	-99.85	39,300.00
7700	RV EXPENSES							
7701	RV Water/Sewer	0.00	11.67	11.67	0.00	11.67	11.67	140.00
7702	RV Patrol/Maintenance	0.00	300.00	300.00	0.00	300.00	300.00	3,600.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Labor								
7703	RV NVEnergy	32.54	47.09	14.55	32.54	47.09	14.55	565.00
7704	RV Maintenance Expense	0.00	41.67	41.67	0.00	41.67	41.67	500.00
7707	RV Lot Expansion/ Improvements	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
	Total RV EXPENSES	32.54	1,233.77	1,201.23	32.54	1,233.77	1,201.23	14,805.00
	Total Operating Expense	22,999.29	37,583.51	14,584.22	22,999.29	37,583.51	14,584.22	459,485.00
	Total Operating Income	47,837.33	35,891.29	11,946.04	47,837.33	35,891.29	11,946.04	430,695.00
	Total Operating Expense	22,999.29	37,583.51	14,584.22	22,999.29	37,583.51	14,584.22	459,485.00
	NOI - Net Operating Income	24,838.04	-1,692.22	26,530.26	24,838.04	-1,692.22	26,530.26	-28,790.00
Other Income								
4800	RESERVE INCOME							
4810	Reserve Deposit	9,000.00	9,166.67	-166.67	9,000.00	9,166.67	-166.67	110,000.00
4820	Reserve Interest	233.69	41.67	192.02	233.69	41.67	192.02	500.00
4825	Reserve Change in Value	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
	Total RESERVE INCOME	9,233.69	9,250.01	-16.32	9,233.69	9,250.01	-16.32	111,000.00
4890	RV RESERVES							
4892	RV Reserve Interest	4.61	0.00	4.61	4.61	0.00	4.61	0.00
	Total RV RESERVES	4.61	0.00	4.61	4.61	0.00	4.61	0.00
	Total Other Income	9,238.30	9,250.01	-11.71	9,238.30	9,250.01	-11.71	111,000.00
Other Expense								
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	430.76	430.76	0.00	430.76	430.76	5,169.07
8002	Reserve - Bank Charge	0.00	16.67	16.67	0.00	16.67	16.67	200.00
8009	Reserve - Entry System	0.00	448.71	448.71	0.00	448.71	448.71	5,384.45
8020	Reserve - Asphalt	0.00	976.34	976.34	0.00	976.34	976.34	11,716.07
8030	Reserve - Concrete	0.00	218.88	218.88	0.00	218.88	218.88	2,626.56
8056	Reserve - Sauna	0.00	1,281.25	1,281.25	0.00	1,281.25	1,281.25	15,375.00
8074	Reserve - Doors & Windows	0.00	771.10	771.10	0.00	771.10	771.10	9,253.13
8087	Reserve - Rainbow Room Remodel	0.00	5,119.80	5,119.80	0.00	5,119.80	5,119.80	61,437.57

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8088	Reserve - Pool Area Renovations	0.00	11,752.14	11,752.14	0.00	11,752.14	11,752.14	141,025.57
8089	Reserve - Sport Court	0.00	807.50	807.50	0.00	807.50	807.50	9,690.00
8098	Reserve- Clubhouse Water Softener	0.00	68.34	68.34	0.00	68.34	68.34	820.00
8140	Reserve - Landscaping	0.00	437.77	437.77	0.00	437.77	437.77	5,253.13
8141	Reserve - Trees	0.00	1,772.93	1,772.93	0.00	1,772.93	1,772.93	21,275.16
8180	Reserve - Pool Tables	0.00	358.97	358.97	0.00	358.97	358.97	4,307.57
8220	Reserve - Fitness Center	0.00	437.77	437.77	0.00	437.77	437.77	5,253.13
8230	Reserve - Camera System	0.00	640.63	640.63	0.00	640.63	640.63	7,887.50
8235	Reserve - PA System	0.00	448.71	448.71	0.00	448.71	448.71	5,384.45
8286	Reserve - Vehicle Major Maintenance	0.00	131.33	131.33	0.00	131.33	131.33	1,575.94
	Total RESERVE EXPENSES	0.00	26,119.60	26,119.60	0.00	26,119.60	26,119.60	313,434.30
8801	RV Reserve - Electrical Repairs	0.00	91.99	91.99	0.00	91.99	91.99	1,103.81
8802	RV Reserve - Fencings	0.00	137.98	137.98	0.00	137.98	137.98	1,655.72
8803	RV Reserve - Entry System	0.00	459.93	459.93	0.00	459.93	459.93	5,519.06
8804	RV Reserve - Rock,Gravel,Grading	0.00	459.93	459.93	0.00	459.93	459.93	5,519.06
	Total Other Expense	0.00	27,269.43	27,269.43	0.00	27,269.43	27,269.43	327,231.95
	Net Other Income	9,238.30	-18,019.42	27,257.72	9,238.30	-18,019.42	27,257.72	-216,231.95
	Total Income	57,075.63	45,141.30	11,934.33	57,075.63	45,141.30	11,934.33	541,695.00
	Total Expense	22,999.29	64,852.94	41,853.65	22,999.29	64,852.94	41,853.65	766,716.95
	Net Income	34,076.34	-19,711.64	53,787.98	34,076.34	-19,711.64	53,787.98	-245,021.95