

Accrual Fund Balance Sheet

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

As of: 10/31/2022

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	244,972.06		244,972.06
1151	CIT Bank RV Operating 2081	55,808.40		55,808.40
1156	Petty Cash Other	165.18		165.18
1160	Petty Cash Gasoline	40.20		40.20
1170	Enterprise Bank Reserves 6848		338,058.56	338,058.56
1171	Heritage Bank Reserves 0591		28,082.30	28,082.30
1172	Edward Jones Reserves 2543		390,732.53	390,732.53
1175	CIT RV Reserve 2384		15,074.59	15,074.59
	Total Cash	300,985.86	771,947.98	1,072,933.84
OTHER ASSETS				
1300	Accounts Receivable	29,578.70		29,578.70
1610	Allowance for Doubtful Accounts	6,797.94		6,797.94
	Total OTHER ASSETS	36,376.64	0.00	36,376.64
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	12,000.00		12,000.00
1820	Prepaid Insurance	30,788.60		30,788.60
1850	Prepaid Federal Income Tax	-2,243.00		-2,243.00
	Total OTHER ASSETS	40,545.60	0.00	40,545.60
	TOTAL ASSETS	372,917.90	771,947.98	1,144,865.88
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Valencia - lot 151 - 11/12/2022	200.00		200.00
2102	CH Deposit Garcia - 127 - 12/4/2022	130.00		130.00
2103	CH Deposit Mathies - 320 - 12/23/22	100.00		100.00
2104	CH Deposit McKay - 123 - 3/8/2023	100.00		100.00
2105	CH Deposit Jara - 15 - 11/19/2022	100.00		100.00
	Total OTHER LIABILITIES	630.00	0.00	630.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	3,580.88		3,580.88
2220	FICA Payable	3,684.66		3,684.66
2230	FICA Medicare Liability	861.76		861.76
2250	State Unemployment Taxes	1,151.47		1,151.47
2300	Prepaid Fees	35,822.38		35,822.38
2500	Accounts Payable	16,964.40		16,964.40
	Total LIABILITIES	65,258.55	0.00	65,258.55
	Total Liabilities	65,888.55	0.00	65,888.55
Capital				
	Calculated Retained Earnings	53,546.47	90,617.22	144,163.69
	Calculated Prior Years Retained Earnings	253,482.88	681,330.76	934,813.64
	Total Capital	307,029.35	771,947.98	1,078,977.33
	TOTAL LIABILITIES & CAPITAL	372,917.90	771,947.98	1,144,865.88

Accrual Annual Budget Comparison

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

As of: Oct 2022

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	42,210.00	42,210.00	0.00	422,224.70	422,100.00	124.78	506,520.00
4002	- Allotment to Reserves	-9,000.00	-9,000.00	0.00	-90,000.00	-90,000.00	0.00	-108,000.00
4010	- Bad Debt/Write Off	0.00	-208.33	208.33	-193.00	-2,083.34	1,890.34	-2,500.00
4013	Transfer among Operating Accts	85.28	0.00	85.28	-220.00	0.00	-220.00	0.00
	Total INCOME	33,295.28	33,001.67	293.61	331,811.76	330,016.66	1,795.12	396,020.00
4400	OTHER INCOME							
4401	TRI-CID Easement	0.00	0.00	0.00	41,102.00	0.00	41,102.00	0.00
4410	NSF Fees	20.00	0.00	20.00	180.00	0.00	180.00	0.00
4411	RBHOA/NVE Access Fee	0.00	0.00	0.00	11,000.00	0.00	11,000.00	0.00
4440	Violations & Fines	850.00	0.00	850.00	4,900.00	0.00	4,900.00	0.00
4460	Late Fee	825.00	0.00	825.00	6,078.00	0.00	6,078.00	0.00
4475	Interest Income - Checking	0.00	19.16	-19.16	0.00	191.88	-191.88	230.00
4480	Collection Costs Reimbursable	0.00	416.66	-416.66	1,290.54	4,166.68	-2,876.14	5,000.00
4485	Misc. Owner Reimbursement	0.00	0.00	0.00	21.00	0.00	21.00	0.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	20.00	25.00	-5.00	195.00	250.00	-55.00	300.00
4605	Move In - Transfer Fee	400.00	250.00	150.00	3,100.00	2,500.00	600.00	3,000.00
4610	Clubhouse Rent	475.00	41.88	433.34	1,725.00	416.68	1,308.32	500.00
4630	Misc Expense Reimbursement Income	0.00	0.00	0.00	14.30	0.00	14.30	0.00
4651	RBHOA RV Parking Income	730.00	800.00	-70.00	7,513.83	8,000.00	-486.37	9,800.00
4653	- RBHOA RV Account	-730.00	-800.00	70.00	-5,283.63	-8,000.00	2,716.37	-9,600.00
4700	Miscellaneous Income	5.00	8.33	-3.33	5.00	83.34	-78.34	100.00
	Total OTHER INCOME	2,595.00	760.81	1,834.19	71,840.84	7,605.38	64,232.46	9,130.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
4900	RV INCOME							
4910	RV Income - Transfer from Operating	0.00	800.00	-800.00	6,733.63	8,000.00	-1,266.37	9,000.00
4911	RV Interest Income	2.38	8.33	-5.95	22.09	83.34	-61.25	100.00
	Total RV INCOME	<u>2.38</u>	<u>808.33</u>	<u>-805.95</u>	<u>6,755.72</u>	<u>8,083.34</u>	<u>-1,327.62</u>	<u>9,100.00</u>
	Total Operating Income	<u>35,892.66</u>	<u>34,570.81</u>	<u>1,321.85</u>	<u>410,406.34</u>	<u>345,708.38</u>	<u>64,697.96</u>	<u>414,850.00</u>
	Expense							
6000	ADMINISTRATIVE							
6001	Management fees	4,000.00	4,000.00	0.00	40,000.00	40,000.00	0.00	48,000.00
6004	Ombudsman/Sec of State Fees	0.00	142.33	142.33	1,765.97	1,423.34	-342.63	1,708.00
6005	Office Supplies/Postage/Copies	1,293.70	1,250.00	-43.70	9,233.85	12,500.00	3,266.15	15,000.00
6007	Website Expense	0.00	41.66	41.66	263.88	416.68	152.80	500.00
6009	Collection Costs Expense	800.00	416.66	-383.34	1,600.00	4,166.68	2,566.68	5,000.00
6012	Licensing & Permit Fees	0.00	66.66	66.66	0.00	666.68	666.68	800.00
6014	Bank Charges	0.00	4.16	4.16	0.00	41.68	41.68	50.00
6021	Meeting Costs	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
6022	Board Education/Membership Fees	0.00	125.00	125.00	320.00	1,250.00	930.00	1,500.00
	Total ADMINISTRATIVE	<u>6,093.70</u>	<u>6,046.47</u>	<u>-47.23</u>	<u>53,258.70</u>	<u>60,465.06</u>	<u>7,206.36</u>	<u>72,558.00</u>
6070	MAINTENANCE							
6076	Cleaning Service	1,500.00	419.58	-1,080.42	8,250.00	4,195.84	-4,054.16	5,035.00
6078	HVAC Service Contract	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
6085	Maintenance Supplies	0.00	125.00	125.00	124.45	1,250.00	1,125.55	1,500.00
6086	Cleaning/Janitorial Supplies	369.82	208.33	-161.49	3,212.97	2,083.34	-1,129.63	2,500.00
6095	Misc. Clubhouse Maintenance	119.00	83.33	-35.76	898.97	833.34	-65.63	1,000.00
6100	Ventilation/Heat/AC System Maintenance	0.00	83.33	83.33	1,284.00	833.34	-450.66	1,000.00
6112	Clubhouse Equipment	0.00	83.33	83.33	-200.00	833.34	1,033.34	1,000.00
6113	Electrician/Lighting Repairs	0.00	83.33	83.33	977.58	833.34	-144.24	1,000.00
6117	Clubhouse Supplies	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
	Total MAINTENANCE	<u>1,968.91</u>	<u>1,252.89</u>	<u>-716.02</u>	<u>14,547.97</u>	<u>12,575.22</u>	<u>-2,018.75</u>	<u>15,035.00</u>
6140	OTHER MAINTENANCE/							

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
SERVICES								
6151	Fire Protection Inspect/Repair/Extinguishers	270.76	250.00	-20.76	884.60	2,500.00	1,615.40	3,000.00
6154	Equipment Repairs/Rentals/Purchase	0.00	41.66	41.66	210.01	416.66	206.67	500.00
6173	Fitness Center Repairs/Maintenance	0.00	41.66	41.66	534.57	416.66	-117.89	500.00
6181	Water Softener Maintenance/Supplies	0.00	41.66	41.66	333.04	415.66	83.64	500.00
6191	Lot A&B Water/Sewer	52.50	0.00	-52.50	52.50	0.00	-52.50	0.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
	Total OTHER MAINTENANCE/SERVICES	323.26	458.31	135.05	2,014.72	4,583.38	2,568.66	5,500.00
UTILITIES								
6200								
6211	NV/Energy Common Area	2,371.21	1,666.66	-704.55	21,861.31	16,666.66	-5,194.63	20,000.00
6252	Cable,Internet, Phone	191.95	416.66	224.71	1,565.33	4,166.66	2,581.35	5,000.00
6260	Water, Sewer & Trash	1,538.97	625.00	-913.97	7,583.63	6,250.00	-1,313.63	7,500.00
	Total UTILITIES	4,102.13	2,708.32	-1,393.81	31,010.27	27,083.36	-3,926.91	32,500.00
LANDSCAPING/COMMON AREA								
6910	Landscape/Grounds Service Contract	8,485.00	2,816.66	-5,668.34	54,796.50	29,166.66	-25,631.82	35,000.00
6913	Landscape Supplies	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
6960	Irrigation Repairs	-142.94	583.33	726.27	1,480.54	5,833.34	4,352.80	7,000.00
	Total LANDSCAPING/COMMON AREA	8,342.06	3,583.32	-4,758.74	56,279.04	35,833.36	-20,445.68	43,000.00
LEGAL AND OTHER PROFESSIONAL FEES								
7101	Legal	12,005.00	1,666.66	-10,338.34	34,153.45	16,666.66	-17,466.77	20,000.00
7102	Accounting/CPA	0.00	458.33	458.33	5,490.00	4,583.34	-906.66	5,500.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	12,005.00	2,124.99	-9,880.01	39,643.45	21,250.02	-18,393.43	25,500.00
TAXES								
7200								
7203	Federal Income Taxes	0.00	208.33	208.33	8,485.85	2,083.34	-6,402.51	2,500.00
	Total TAXES	0.00	208.33	208.33	8,485.85	2,083.34	-6,402.51	2,500.00
POOL/SPA EXPENSE								
7300								
7305	Pool/Spa Service Contract/Supplies	1,722.50	0.00	-1,722.50	8,560.43	0.00	-8,560.43	0.00

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	233.56	208.33	-25.23	2,733.99	2,063.34	-650.65	2,500.00
7308	Pool/Spa Permits	0.00	125.00	125.00	734.00	1,250.00	516.00	1,500.00
7309	Pool/Spa Keys & Cards	0.00	25.00	25.00	150.00	250.00	100.00	300.00
7310	Pool/Spa Outside Labor	0.00	151.66	151.66	3,336.66	1,516.66	-1,819.98	1,820.00
	Total POOL/SPA EXPENSE	1,956.06	509.99	-1,446.07	15,515.08	5,100.02	-10,415.06	6,120.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	259.80	291.66	31.86	2,104.79	2,916.68	811.89	3,500.00
7420	Vehicle Maintenance	202.46	416.66	214.20	654.80	4,166.68	3,511.88	5,000.00
7430	Vehicle Registration	0.00	0.00	0.00	295.75	0.00	-295.75	0.00
	Total OTHER EXPENSES	462.26	708.32	246.06	3,055.34	7,083.36	4,028.02	8,500.00
7500	PAYROLL							
7510	Maintenance Payroll	0.00	1,708.33	1,708.33	3,370.87	17,083.34	13,712.47	20,500.00
7512	Patrol Payroll	4,339.52	10,141.66	5,802.14	89,449.46	101,416.68	11,967.22	121,700.00
7513	Holiday Payroll	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
7515	Payroll Processing Fee	130.00	260.00	130.00	1,300.00	2,600.00	1,300.00	3,120.00
7520	Employer's FICA 941 Taxes	289.05	734.75	485.70	5,845.89	7,347.50	1,501.61	8,817.00
7521	Employer's Fed Unemp 940 Taxes	0.00	41.66	41.66	146.19	416.68	270.49	500.00
7522	ESD Employer's State Unemp Tax	0.00	0.00	0.00	600.07	0.00	-600.07	0.00
7523	Employer's Medicare 941 Taxes	62.92	175.00	112.08	1,345.87	1,750.00	404.13	2,100.00
7531	Uniform Expense	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
7540	Patrol Supplies	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
7560	Misc. Personnel Expense	0.00	0.00	0.00	285.00	0.00	-285.00	0.00
	Total PAYROLL	4,801.49	13,394.73	8,593.24	102,343.35	133,947.54	31,604.19	160,737.00
7600	INSURANCE							
7606	Workman's Comp Insurance	398.33	266.66	-131.67	3,530.70	2,666.68	-864.02	3,200.00
7610	Insurance Expense	2,880.53	2,500.00	-180.53	26,215.15	25,000.00	-1,215.15	30,000.00
	Total INSURANCE	3,078.86	2,766.66	-312.20	29,745.85	27,666.68	-2,079.17	33,200.00
7700	RV EXPENSES							
7701	RV Water/Sewer	2.90	0.00	-2.90	26.10	0.00	-26.10	0.00
7703	RV NVEnergy	49.50	50.00	0.47	461.29	500.00	38.71	600.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7704	RV Maintenance Expense	0.00	12.50	12.50	474.86	125.00	-349.86	150.00
	Total RV EXPENSES	52.43	62.50	10.07	962.25	625.00	-337.25	750.00
	Total Operating Expense	43,206.16	33,824.83	-9,381.33	356,861.87	338,250.34	-18,611.53	405,900.00
	Total Operating Income	35,892.66	34,570.81	1,321.85	410,408.34	345,708.30	64,699.96	414,850.00
	Total Operating Expense	43,206.16	33,824.83	-9,381.33	356,861.87	338,250.34	-18,611.53	405,900.00
	NOI - Net Operating Income	-7,313.50	745.98	-8,059.48	53,546.47	7,458.04	46,088.43	8,950.00
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	9,000.00	9,000.00	0.00	90,000.00	90,000.00	0.00	108,000.00
4820	Reserve Interest	214.76	1,250.00	-1,035.24	949.43	12,500.00	-11,550.57	15,000.00
4825	Reserve Change in Value	0.00	16.66	-16.66	-358.35	106.68	-525.03	200.00
	Total RESERVE INCOME	9,214.76	10,266.66	-1,051.90	90,591.08	102,666.68	-12,075.60	123,200.00
4890	RV RESERVES							
4892	RV Reserve Interest	3.84	20.83	-16.99	26.14	208.34	-182.20	250.00
	Total RV RESERVES	3.84	20.83	-16.99	26.14	208.34	-182.20	250.00
	Total Other Income	9,218.60	10,287.49	-1,068.89	90,617.22	102,875.02	-12,257.80	123,450.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	123.83	123.83	0.00	1,238.34	1,238.34	1,486.00
8002	Reserve - Bank Charge	0.00	16.66	16.66	0.00	166.68	166.68	200.00
8009	Reserve - Entry System	0.00	427.08	427.08	0.00	4,270.84	4,270.84	5,125.00
8045	Reserve - Pool Ceiling Rehab	0.00	416.66	416.66	0.00	4,166.68	4,166.68	5,000.00
8046	Reserve - Pool Paint Interior Walls	0.00	683.33	683.33	0.00	6,833.34	6,833.34	8,200.00
8047	Reserve - Pool Restroom Bench Refurbishment	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
8048	Reserve - Pool Restroom Lockers	0.00	416.66	416.66	0.00	4,166.68	4,166.68	5,000.00
8049	Reserve - Pool Water Feature & Gardens	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
8051	Reserve - Pool Furniture	0.00	213.58	213.58	0.00	2,135.84	2,135.84	2,563.00
8052	Reserve - Pool Deck,	0.00	4,166.66	4,166.66	0.00	41,666.68	41,666.68	50,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Restroom & Hall							
8056	Reserve - Sauna	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000.00
8062	Reserve - Pool Restrooms Remodel	0.00	666.66	666.66	0.00	6,666.68	6,666.68	8,000.00
8092	Reserve - Clubhouse Appliances	0.00	216.66	216.66	0.00	2,166.68	2,166.68	2,600.00
8097	Reserve - Clubhouse Interior Paint	0.00	170.83	170.83	0.00	1,708.34	1,708.34	2,050.00
8098	Reserve- Clubhouse Water Softener	0.00	68.33	68.33	0.00	683.34	683.34	820.00
8140	Reserve - Landscaping	0.00	166.66	166.66	0.00	1,666.68	1,666.68	2,000.00
8285	Reserve - Vehicle Purchase	0.00	3,333.33	3,333.33	0.00	33,333.34	33,333.34	40,000.00
	Total RESERVE EXPENSES	0.00	12,961.93	12,961.93	0.00	129,620.14	129,620.14	155,544.00
	Total Other Expense	0.00	12,961.93	12,961.93	0.00	129,620.14	129,620.14	155,544.00
	Net Other Income	9,218.50	-2,674.44	11,893.04	90,617.22	-26,745.12	117,362.34	-32,094.00
	Total Income	45,111.26	44,858.30	252.96	501,025.56	448,583.40	52,442.16	538,300.00
	Total Expense	43,205.16	46,736.76	3,580.60	355,861.87	457,670.48	111,008.61	561,444.00
	Net Income	1,905.10	-1,928.46	3,833.56	144,163.69	-19,287.08	163,450.77	-23,144.00