

Accrual Fund Balance Sheet

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

As of: 11/30/2022

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	262,581.98		262,581.98
1151	CIT Bank RV Operating 2081	54,988.27		54,988.27
1156	Petty Cash Other	43.23		43.23
1160	Petty Cash Gasoline	150.20		150.20
1170	Enterprise Bank Reserves 6648		161,939.08	161,939.08
1171	Heritage Bank Reserves 0591		28,083.29	28,083.29
1172	Edward Jones Reserves 2543		391,071.02	391,071.02
1173	CIT Reserves 9932		175,000.00	175,000.00
1175	CIT RV Reserve 2384		15,078.31	15,078.31
	Total Cash	317,763.68	771,171.70	1,088,935.38
OTHER ASSETS				
1300	Accounts Receivable	35,316.80		35,316.80
1610	Allowance for Doubtful Accounts	6,797.94		6,797.94
	Total OTHER ASSETS	42,114.74	0.00	42,114.74
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	27,709.74		27,709.74
1850	Prepaid Federal Income Tax	-2,243.00		-2,243.00
	Total OTHER ASSETS	37,466.74	0.00	37,466.74
	TOTAL ASSETS	392,354.96	771,171.70	1,163,526.66
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Valencia - lot 151 - 11/12/2022	200.00		200.00
2105	CH Deposit Jara - 15 - 11/19/2022	100.00		100.00
	Total OTHER LIABILITIES	300.00	0.00	300.00
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	3,977.27		3,977.27
2220	FICA Payable	4,162.14		4,162.14
2230	FICA-Medicare Liability	973.44		973.44
2250	State Unemployment Taxes	1,151.47		1,151.47
2300	Prepaid Fees	36,663.30		36,663.30
2500	Accounts Payable	19,939.26		19,939.26
	Total LIABILITIES	<u>70,059.88</u>	<u>0.00</u>	<u>70,059.88</u>
	Total Liabilities	70,359.88	0.00	70,359.88
	Capital			
	Calculated Retained Earnings	65,512.20	92,840.94	158,353.14
	Calculated Prior Years Retained Earnings	253,462.89	681,330.76	934,813.64
	Total Capital	<u>318,995.08</u>	<u>774,171.70</u>	<u>1,093,166.78</u>
	TOTAL LIABILITIES & CAPITAL	<u>389,354.96</u>	<u>774,171.70</u>	<u>1,163,526.66</u>

Accrual Annual Budget Comparison

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

As of: Nov 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	464,434.78	464,310.00	124.78	506,520.00
4002	- Allotment to Reserves	-9,000.00	-9,000.00	0.00	-99,000.00	-99,000.00	0.00	-108,000.00
4010	- Bad Debt/Write Off	0.00	-208.33	208.33	-193.00	-2,291.67	2,098.67	-2,500.00
4013	Transfer among Operating Accts	110.00	0.00	110.00	-110.00	0.00	-110.00	0.00
	Total INCOME	33,320.00	33,001.67	318.33	365,131.78	363,018.33	2,113.45	396,020.00
4400	OTHER INCOME							
4401	TRI-GID Easement	0.00	0.00	0.00	41,102.00	0.00	41,102.00	0.00
4410	NSF Fees	40.00	0.00	40.00	220.00	0.00	220.00	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	1,250.00	0.00	1,250.00	6,300.00	0.00	6,300.00	0.00
4460	Late Fee	825.00	0.00	825.00	6,903.00	0.00	6,903.00	0.00
4475	Interest Income - Checking	0.00	19.16	-19.16	0.00	210.84	-210.84	230.00
4480	Collection Costs Reimbursable	0.00	416.66	-416.66	1,290.54	4,583.34	-3,292.80	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	30.00	25.00	5.00	225.00	275.00	-50.00	300.00
4605	Move In - Transfer Fee	200.00	250.00	-50.00	3,300.00	2,750.00	550.00	3,000.00
4610	Clubhouse Rent	0.00	41.66	-41.66	1,725.00	458.34	1,266.66	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	720.00	800.00	-80.00	8,233.63	8,800.00	-566.37	9,600.00
4653	- RBHOA RV Account	-4,500.00	-800.00	-3,700.00	-9,783.63	-8,800.00	-983.63	-9,600.00
4700	Miscellaneous Income	0.00	8.33	-8.33	5.00	91.67	-86.67	100.00
	Total OTHER INCOME	-1,435.00	760.81	-2,195.81	70,555.04	8,368.19	62,186.65	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	2,230.00	800.00	1,430.00	8,563.63	8,800.00	163.63	9,600.00
4911	RV Interest Income	2.30	8.33	-6.03	24.39	91.67	-67.28	100.00
	Total RV INCOME	<u>2,232.30</u>	<u>808.33</u>	<u>1,423.97</u>	<u>8,588.02</u>	<u>8,891.67</u>	<u>96.35</u>	<u>9,700.00</u>
	Total Operating Income	<u>34,117.30</u>	<u>34,570.81</u>	<u>-453.51</u>	<u>444,675.64</u>	<u>390,279.19</u>	<u>64,396.45</u>	<u>414,850.00</u>
	Expense							
6000	ADMINISTRATIVE							
6001	Management fees	0.00	4,000.00	4,000.00	40,000.00	44,000.00	4,000.00	45,000.00
6004	Ombudsman/Sec of State Fees	1,758.50	142.33	-1,616.17	3,524.47	1,565.67	-1,958.80	1,708.00
6005	Office Supplies/Postage/Copies	3,017.90	1,250.00	-1,767.90	12,251.75	13,750.00	1,498.25	15,000.00
6007	Website Expense	0.00	41.66	41.66	263.88	458.34	194.46	500.00
6009	Collection Costs Expense	0.00	415.66	415.66	1,600.00	4,583.34	2,983.34	5,000.00
6012	Licensing & Permit Fees	0.00	66.66	66.66	0.00	733.34	733.34	800.00
6014	Bank Charges	0.00	4.16	4.16	0.00	45.84	45.84	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	1,375.00	1,055.00	1,500.00
	Total ADMINISTRATIVE	<u>4,776.40</u>	<u>6,046.47</u>	<u>1,270.07</u>	<u>56,035.10</u>	<u>66,511.53</u>	<u>8,476.43</u>	<u>72,558.00</u>
6070	MAINTENANCE							
6076	Cleaning Service	0.00	419.58	419.58	8,250.00	4,615.42	-3,634.58	5,035.00
6078	HVAC Service Contract	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00
6085	Maintenance Supplies	16.22	125.00	108.78	140.67	1,375.00	1,234.33	1,500.00
6086	Cleaning/Janitorial Supplies	362.34	208.33	-154.01	3,575.31	2,291.67	-1,283.64	2,500.00
6095	Misc. Clubhouse Maintenance	0.00	83.33	83.33	696.97	916.67	17.70	1,000.00
6100	Ventilation/Heat/AC System Maintenance	429.00	83.33	-344.67	1,712.00	916.67	-795.33	1,000.00
6112	Clubhouse Equipment	0.00	83.33	83.33	-200.00	916.67	1,116.67	1,000.00
6113	Electrician/Lighting Repairs	977.59	83.33	-794.26	1,855.17	916.67	-938.50	1,000.00
6117	Clubhouse Supplies	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00
	Total MAINTENANCE	<u>1,884.15</u>	<u>1,252.89</u>	<u>-431.26</u>	<u>16,232.12</u>	<u>13,782.11</u>	<u>-2,450.01</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	0.00	250.00	250.00	551.43	2,750.00	2,198.57	3,000.00
6154	Equipment Repairs/Rentals/Purchase	0.00	41.66	41.66	2,10.01	458.34	248.33	500.00
6173	Fitness Center Repairs/Maintenance	0.00	41.66	41.66	534.57	458.34	-76.23	500.00
6181	Water Softener Maintenance/Supplies	0.00	41.66	41.66	333.04	458.34	125.30	500.00
6191	Lot A&B Water/Sewer	52.50	0.00	-52.50	105.00	0.00	-105.00	0.00
6192	Lot A&B NVEnergy	64.33	0.00	-64.33	729.13	0.00	-729.13	0.00
6193	Lot A&B Fire Ext Inspector/Service	0.00	83.33	83.33	333.17	916.67	583.50	1,000.00
	Total OTHER MAINTENANCE/SERVICES	118.83	458.31	341.48	2,796.35	5,041.69	2,245.34	5,500.00
UTILITIES								
6200	NVEnergy Common Area	2,378.07	1,666.86	-711.41	23,574.58	18,333.34	-5,241.24	20,000.00
6252	Cable Internet, Phone	191.95	416.65	224.71	1,777.28	4,583.34	2,806.06	5,000.00
6260	Water, Sewer & Trash	1,463.16	625.00	-838.16	9,026.79	6,875.00	-2,151.79	7,500.00
	Total UTILITIES	4,033.18	2,708.32	-1,324.86	34,378.65	29,791.68	-4,586.97	32,500.00
LANDSCAPING/COMMON AREA								
6910	Landscape/Grounds Service Contract	0.00	2,916.66	2,916.66	54,798.50	32,093.34	-22,715.16	35,000.00
6913	Landscape Supplies	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00
6960	Irrigation Repairs	0.00	583.33	583.33	1,480.54	6,416.67	4,936.13	7,000.00
	Total LANDSCAPING/COMMON AREA	0.00	3,583.32	3,583.32	56,279.04	39,416.68	-16,862.36	43,000.00
LEGAL AND OTHER PROFESSIONAL FEES								
7101	Legal	770.50	1,666.66	896.16	34,923.95	18,333.34	-16,590.61	20,000.00
7102	Accounting/CPA	0.00	459.33	459.33	5,490.00	5,041.67	-448.33	5,500.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	770.50	2,124.99	1,354.49	40,413.95	23,375.01	-17,038.94	25,500.00
TAXES								
7200	Federal Income Taxes	0.00	208.33	208.33	8,495.85	2,291.67	-6,194.18	2,500.00
7203	Federal Income Taxes	0.00	208.33	208.33	8,495.85	2,291.67	-6,194.18	2,500.00
	Total TAXES	0.00	208.33	208.33	8,495.85	2,291.67	-6,194.18	2,500.00

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	0.00	-1,950.00	10,510.43	0.00	-10,510.43	0.00
7307	Pool/Spa Supplies	1,175.39	208.33	-967.06	3,909.38	2,291.67	-1,617.71	2,500.00
7308	Pool/Spa Permits	0.00	125.00	125.00	734.00	1,375.00	641.00	1,500.00
7309	Pool/Spa Keys & Cards	0.00	25.00	25.00	150.00	275.00	125.00	300.00
7310	Pool/Spa Outside Labor	145.00	151.66	6.66	3,481.66	1,568.34	-1,813.32	1,820.00
	Total POOL/SPA EXPENSE	3,270.39	509.99	-2,760.40	18,785.47	5,610.01	-13,175.46	6,120.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	0.00	291.66	291.66	2,104.79	3,208.34	1,103.55	3,500.00
7420	Vehicle Maintenance	73.26	416.66	343.40	728.06	4,583.34	3,855.28	5,000.00
7430	Vehicle Registration	0.00	0.00	0.00	295.75	0.00	-295.75	0.00
	Total OTHER EXPENSES	73.26	708.32	635.06	3,128.60	7,791.68	4,663.08	9,500.00
7500	PAYROLL							
7510	Maintenance Payroll	0.00	1,708.33	1,708.33	3,370.87	18,791.67	15,420.80	20,500.00
7512	Patrol Payroll	3,850.80	10,141.66	6,290.86	93,300.26	111,558.34	18,258.08	121,700.00
7513	Holiday Payroll	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00
7515	Payroll Processing Fee	260.00	260.00	0.00	1,560.00	2,860.00	1,300.00	3,120.00
7520	Employer's FICA 941 Taxes	238.74	734.75	496.01	6,084.53	8,082.25	1,997.62	8,817.00
7521	Employer's Fed Unemp 940 Taxes	0.00	41.66	41.66	146.19	458.34	312.15	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	55.84	175.00	119.16	1,401.71	1,925.00	523.29	2,100.00
7531	Uniform Expense	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
7540	Patrol Supplies	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
7560	Misc. Personnel Expense	0.00	0.00	0.00	285.00	0.00	-285.00	0.00
	Total PAYROLL	4,405.38	13,394.73	8,989.35	106,748.73	147,342.27	40,593.54	160,737.00
7600	INSURANCE							
7606	Workman's Comp Insurance	398.33	266.66	-131.67	3,829.03	2,933.34	-895.69	3,200.00
7610	Insurance Expense	2,889.53	2,500.00	-189.53	28,895.68	27,500.00	-1,395.68	30,000.00
	Total INSURANCE	3,078.06	2,766.66	-312.20	32,824.71	30,433.34	-2,391.37	33,200.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7700	RV EXPENSES							
7701	RV Water/Sewer	55.18	0.00	-55.18	81.28	0.00	-81.28	0.00
7703	RV NVEnergy	37.44	50.00	12.56	490.73	550.00	51.27	600.00
7704	RV Maintenance Expense	0.00	12.50	12.50	474.86	137.50	-337.36	150.00
	Total RV EXPENSES	92.62	62.50	-30.12	1,054.87	687.50	-367.37	750.00
	Total Operating Expense	22,301.57	33,824.83	11,523.26	379,163.44	372,075.17	-7,088.27	405,900.00
	Total Operating Income	34,117.30	34,570.81	-453.51	444,675.04	380,279.19	64,396.45	414,850.00
	Total Operating Expense	22,301.57	33,824.83	11,523.26	379,163.44	372,075.17	-7,088.27	405,900.00
	NOI - Net Operating Income	11,815.73	745.98	11,069.75	65,512.20	8,204.02	57,308.18	8,950.00
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	0.00	9,000.00	-9,000.00	90,000.00	99,000.00	-9,000.00	108,000.00
4820	Reserve Interest	230.52	1,250.00	-1,019.48	1,180.94	13,750.00	-12,569.06	15,000.00
4825	Reserve Change in Value	0.00	16.66	-16.66	-19.86	183.34	-203.20	200.00
	Total RESERVE INCOME	230.52	10,266.66	-10,036.14	91,461.09	112,933.34	-21,772.26	123,200.00
4890	RV RESERVES							
4891	RV Reserve Income	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00	0.00
4892	RV Reserve Interest	3.72	20.83	-17.11	29.86	229.17	-199.31	250.00
	Total RV RESERVES	3,003.72	20.83	2,982.89	3,029.86	229.17	2,800.69	250.00
	Total Other Income	3,234.24	10,287.49	-7,053.25	94,190.94	113,162.51	-18,971.57	123,450.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	1,350.00	123.83	-1,226.17	1,350.00	1,362.17	12.17	1,485.00
8002	Reserve - Bank Charge	0.00	16.66	16.66	0.00	183.34	183.34	200.00
8009	Reserve - Entry System	0.00	427.08	427.08	0.00	4,697.92	4,697.92	5,125.00
8045	Reserve - Pool Ceiling Rehab	0.00	416.66	416.66	0.00	4,583.34	4,583.34	5,000.00
8046	Reserve - Pool Paint Interior Walls	0.00	683.33	683.33	0.00	7,516.67	7,516.67	8,200.00
8047	Reserve - Pool Restroom Bench Refurbishment	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
8048	Reserve - Pool Restroom Lockers	0.00	416.66	416.66	0.00	4,583.34	4,583.34	5,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8049	Reserve - Pool Water Feature & Gardens	0.00	500.00	500.00	0.00	5,500.00	5,500.00	6,000.00
8051	Reserve - Pool Furniture	0.00	213.58	213.58	0.00	2,349.42	2,349.42	2,553.00
8052	Reserve - Pool Deck, Restroom & Hall	0.00	4,168.66	4,168.66	0.00	45,833.34	45,833.34	50,000.00
8056	Reserve - Sauna	0.00	1,250.00	1,250.00	0.00	13,750.00	13,750.00	15,000.00
8062	Reserve - Pool Restrooms Remodel	0.00	666.66	666.66	0.00	7,333.34	7,333.34	8,000.00
8092	Reserve - Clubhouse Appliances	0.00	216.66	216.66	0.00	2,383.34	2,383.34	2,600.00
8097	Reserve - Clubhouse Interior Paint	0.00	170.83	170.83	0.00	1,879.17	1,879.17	2,050.00
8098	Reserve- Clubhouse Water Softener	0.00	68.33	68.33	0.00	751.67	751.67	820.00
8140	Reserve - Landscaping	0.00	166.66	166.66	0.00	1,833.34	1,833.34	2,000.00
8285	Reserve - Vehicle Purchase	0.00	3,333.33	3,333.33	0.00	36,666.67	36,666.67	40,000.00
	Total RESERVE EXPENSES	<u>1,350.00</u>	<u>12,961.93</u>	<u>11,611.93</u>	<u>1,350.00</u>	<u>142,562.07</u>	<u>141,232.07</u>	<u>155,544.00</u>
	Total Other Expense	<u>1,350.00</u>	<u>12,951.93</u>	<u>11,611.93</u>	<u>1,350.00</u>	<u>142,562.07</u>	<u>141,232.07</u>	<u>155,544.00</u>
	Net Other Income	<u>1,854.24</u>	<u>-2,674.44</u>	<u>4,558.68</u>	<u>92,840.94</u>	<u>-29,419.56</u>	<u>122,260.50</u>	<u>-32,894.00</u>
	Total Income	<u>37,351.54</u>	<u>44,858.30</u>	<u>-7,506.76</u>	<u>538,866.58</u>	<u>493,441.70</u>	<u>45,424.88</u>	<u>536,300.00</u>
	Total Expense	<u>23,651.57</u>	<u>46,786.76</u>	<u>23,135.19</u>	<u>380,513.44</u>	<u>514,657.24</u>	<u>134,143.80</u>	<u>561,444.00</u>
	Net Income	<u>13,699.97</u>	<u>-1,928.46</u>	<u>15,628.43</u>	<u>158,353.14</u>	<u>-21,215.54</u>	<u>179,568.68</u>	<u>-23,144.00</u>