

Accrual Fund Balance Sheet

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

As of: 02/28/2023

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	306,235.08		306,235.08
1151	CIT Bank RV Operating 2081	53,267.17		53,267.17
1156	Petty Cash Other	78.04		78.04
1160	Petty Cash Gasoline	140.80		140.80
1170	Enterprise Bank Reserves 6848		180,448.65	180,448.65
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		175,141.02	175,141.02
1175	CIT RV Reserve 2384		18,091.32	18,091.32
	Total Cash	359,721.09	793,897.70	1,153,618.79
OTHER ASSETS				
1300	Accounts Receivable	36,954.46		36,954.46
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
	Total OTHER ASSETS	38,964.40	0.00	38,964.40
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	-127,077.00		-127,077.00
1740	Accumulated Depreciation	-28,818.00		-28,818.00
	Total BUILDING & PROPERTY ASSETS	-24,202.20	0.00	-24,202.20
OTHER ASSETS				
1810	Prepaid Expenses	8,000.00		8,000.00
1820	Prepaid Insurance	18,473.16		18,473.16
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
	Total OTHER ASSETS	19,226.16	0.00	19,226.16
	TOTAL ASSETS	393,709.45	793,897.70	1,187,607.15
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Manrique - 247 - 6/18/2023	100.00		100.00
2102	CH Deposit Draper/Llamas 233 - 6/17/2023	200.00		200.00
2103	CH Deposit Jara-15 - 3/5/2023	75.00		75.00
2104	CH Deposit McKay - 123 - 3/8/2023	200.00		200.00
	Total OTHER LIABILITIES	575.00	0.00	575.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2250	State Unemployment Taxes	79.08		79.08
2300	Prepaid Fees	39,270.83		39,270.83
2500	Accounts Payable	28,059.07		28,059.07
Total LIABILITIES		70,601.98	0.00	70,601.98
Total Liabilities		71,176.98	0.00	71,176.98
Capital				
	Calculated Retained Earnings	23,108.93	9,453.73	32,562.66
	Calculated Prior Years Retained Earnings	299,423.54	784,443.97	1,083,867.51
Total Capital		322,532.47	793,897.70	1,116,430.17
TOTAL LIABILITIES & CAPITAL		393,709.45	793,897.70	1,187,607.15

Accrual Annual Budget Comparison

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

As of: Feb 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	88,330.00	88,440.00	-110.00	530,640.00
4002	- Allotment to Reserves	-18,333.34	-9,166.67	-9,166.67	-18,333.34	-18,333.34	0.00	-110,000.00
4010	- Bad Debt/Write Off	0.00	-208.34	208.34	0.00	-416.68	416.68	-2,500.00
	Total INCOME	25,886.66	34,844.99	-8,958.33	69,996.66	69,689.98	306.68	418,140.00
4400	OTHER INCOME							
4410	NSF Fees	0.00	16.67	-16.67	20.00	33.34	-13.34	200.00
4412	RBHOA Patrol RV Reimbursement	0.00	300.00	-300.00	0.00	600.00	-600.00	3,600.00
4440	Violations & Fines	400.00	8.34	391.66	1,400.00	16.68	1,383.32	100.00
4460	Late Fee	775.00	8.34	766.66	1,745.00	16.68	1,728.32	100.00
4480	Collection Costs Reimbursable	872.08	41.67	830.41	1,072.08	83.34	988.74	500.00
4485	Misc. Owner Reimbursement	0.00	0.84	-0.84	0.00	1.68	-1.68	10.00
4500	Key Fees/Deposits	10.00	0.00	10.00	10.00	0.00	10.00	0.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	30.00	1.67	28.33	60.00	3.34	56.66	20.00
4605	Move In - Transfer Fee	0.00	83.34	-83.34	550.00	166.68	383.32	1,000.00
4610	Clubhouse Rent	380.00	83.34	296.66	380.00	166.68	213.32	1,000.00
4630	Misc. Expense Reimbursement Income	0.00	-250.00	250.00	0.00	-500.00	500.00	-3,000.00
4651	RBHOA RV Parking Income	690.00	750.00	-60.00	1,400.00	1,500.00	-100.00	9,000.00
4653	- RBHOA RV Account	-1,430.00	-750.00	-680.00	-1,430.00	-1,500.00	70.00	-9,000.00
	Total OTHER INCOME	1,727.08	294.21	1,432.87	5,207.08	588.42	4,618.66	3,530.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	1,450.00	750.00	700.00	1,450.00	1,500.00	-50.00	9,000.00
4911	RV Interest Income	2.11	2.09	0.02	4.44	4.18	0.26	25.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total RV INCOME	1,452.11	752.09	700.02	1,454.44	1,504.18	-49.74	9,025.00
	Total Operating Income	29,065.85	35,891.29	-6,825.44	76,658.18	71,782.58	4,875.60	430,695.00
	Expense							
	6000 ADMINISTRATIVE							
6001	Management fees	4,160.00	4,080.00	-80.00	8,160.00	8,160.00	0.00	48,960.00
6004	Ombudsman/Sec of State Fees	0.00	146.55	146.55	0.00	293.10	293.10	1,758.50
6005	Office Supplies/Postage/Copies	891.67	1,083.34	191.67	2,392.07	2,166.68	-225.39	13,000.00
6007	Website Expense	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6009	Collection Costs Expense	200.00	41.67	-158.33	200.00	83.34	-116.66	500.00
6014	Bank Charges	0.00	1.67	1.67	0.00	3.34	3.34	20.00
6020	Committee Expenses	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6021	Meeting Costs	0.00	1.67	1.67	0.00	3.34	3.34	20.00
6022	Board Education/Membership Fees	0.00	41.67	41.67	0.00	83.34	83.34	500.00
	Total ADMINISTRATIVE	5,251.67	5,463.24	211.57	10,752.07	10,926.48	174.41	65,558.50
	6070 MAINTENANCE							
6076	Cleaning Service	750.00	855.84	105.84	2,100.00	1,711.68	-388.32	10,270.00
6084	Plumbing Repairs/Maintenance	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
6085	Maintenance Supplies	37.89	125.00	87.11	37.89	250.00	212.11	1,500.00
6086	Cleaning/Janitorial Supplies	170.32	291.67	121.35	294.70	583.34	288.64	3,500.00
6087	Fob/Key/Key Card Refund/Expense	0.00	16.67	16.67	0.00	33.34	33.34	200.00
6095	Misc. Clubhouse Maintenance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6100	Ventilation/Heat/AC System Maintenance	428.00	191.67	-236.33	599.24	383.34	-215.90	2,300.00
6112	Clubhouse Equipment	0.00	16.67	16.67	0.00	33.34	33.34	200.00
6113	Electrician/Lighting Repairs	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
6130	Boiler/Elevator/OSHA Permits	0.00	6.25	6.25	0.00	12.50	12.50	75.00
	Total MAINTENANCE	1,386.21	1,712.12	325.91	3,031.83	3,424.24	392.41	20,545.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6140	OTHER MAINTENANCE/ SERVICES							
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	54.17	54.17	0.00	108.34	108.34	650.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	16.67	16.67	0.00	33.34	33.34	200.00
6163	Exercise Equipment Service/Maint.	0.00	66.67	66.67	0.00	133.34	133.34	800.00
6181	Water Softener Maintenance/Supplies	0.00	33.34	33.34	68.20	66.68	-1.52	400.00
6191	Lot A&B Water/Sewer	52.50	54.17	1.67	105.00	108.34	3.34	650.00
6192	Lot A&B NVEnergy	57.13	70.84	13.71	121.93	141.68	19.75	850.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.17	29.17	0.00	58.34	58.34	350.00
6194	Lot A&B Maintenance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
	Total OTHER MAINTENANCE/SERVICES	109.63	366.70	257.07	295.13	733.40	438.27	4,400.00
6200	UTILITIES							
6201	NVEnergy - Gas & Electric	2,818.62	2,300.00	-518.62	5,973.57	4,600.00	-1,373.57	27,600.00
6252	Cable,Internet, Phone	383.90	187.50	-196.40	561.85	375.00	-186.85	2,250.00
6260	Water, Sewer & Trash	171.01	666.67	495.66	340.02	1,333.34	993.32	8,000.00
	Total UTILITIES	3,373.53	3,154.17	-219.36	6,875.44	6,308.34	-567.10	37,850.00
6900	LANDSCAPING/COMMON AREA							
6910	Landscape/Grounds Service Contract	0.00	7,916.67	7,916.67	0.00	15,833.34	15,833.34	95,000.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6960	Irrigation Repairs	0.00	41.67	41.67	0.00	83.34	83.34	500.00
	Total LANDSCAPING/ COMMON AREA	0.00	8,000.01	8,000.01	0.00	16,000.02	16,000.02	96,000.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	2,426.50	1,833.34	-593.16	3,722.50	3,666.68	-55.82	22,000.00
7102	Accounting/CPA	4,950.00	0.00	-4,950.00	4,950.00	0.00	-4,950.00	5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	7,376.50	1,833.34	-5,543.16	8,672.50	3,666.68	-5,005.82	27,285.00
7200	TAXES							
7203	Federal Income Taxes	0.00	0.00	0.00	-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
	Total TAXES	0.00	0.00	0.00	-282.85	0.00	282.85	3,200.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	1,950.00	2,000.00	50.00	3,900.00	4,000.00	100.00	24,000.00
7307	Pool/Spa Supplies	251.93	250.00	-1.93	1,279.14	500.00	-779.14	3,000.00
7308	Pool/Spa Permits	0.00	61.17	61.17	0.00	122.34	122.34	734.00
	Total POOL/SPA EXPENSE	2,201.93	2,311.17	109.24	5,179.14	4,622.34	-556.80	27,734.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	64.20	250.00	185.80	184.20	500.00	315.80	3,000.00
7420	Vehicle Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	0.00	50.00	50.00	300.00
7450	Contingency	0.00	264.46	264.46	0.00	528.92	528.92	3,173.50
	Total OTHER EXPENSES	64.20	706.13	641.93	184.20	1,412.26	1,228.06	8,473.50
7500	PAYROLL							
7512	Patrol Payroll	4,316.70	8,333.34	4,016.64	8,788.70	16,666.68	7,877.98	100,000.00
7515	Payroll Processing Fee	0.00	130.00	130.00	130.00	260.00	130.00	1,560.00
7520	Employer's FICA 941 Taxes	267.63	750.00	482.37	544.89	1,500.00	955.11	9,000.00
7521	Employer's Fed Unemp 940 Taxes	25.89	18.67	-7.22	52.71	37.34	-15.37	224.00
7522	ESD Employer's State Unemp Tax	38.84	62.50	23.66	79.08	125.00	45.92	750.00
7523	Employer's Medicare 941 Taxes	62.59	175.00	112.41	127.43	350.00	222.57	2,100.00
7526	RBHOA Payroll Taxes & Fee (CAMCO)	1,705.94	0.00	-1,705.94	1,705.94	0.00	-1,705.94	0.00
7531	Uniform Expense	0.00	41.67	41.67	0.00	83.34	83.34	500.00
7560	Misc. Personnel Expense	0.00	16.67	16.67	0.00	33.34	33.34	200.00
	Total PAYROLL	6,417.59	9,527.85	3,110.26	11,428.75	19,055.70	7,626.95	114,334.00
7600	INSURANCE							
7606	Workman's Comp Insurance	398.33	400.00	1.67	796.66	800.00	3.34	4,800.00
7607	Insurance Deductible	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
7610	Insurance Expense	3,870.45	2,666.67	-1,203.78	6,550.98	5,333.34	-1,217.64	32,000.00
	Total INSURANCE	4,268.78	3,275.01	-993.77	7,347.64	6,550.02	-797.62	39,300.00

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	0.00	11.67	11.67	0.00	23.34	23.34	140.00
7702	RV Patrol/Maintenance Labor	0.00	300.00	300.00	0.00	600.00	600.00	3,600.00
7703	RV NVEnergy	32.86	47.09	14.23	65.40	94.18	28.78	565.00
7704	RV Maintenance Expense	0.00	41.67	41.67	0.00	83.34	83.34	500.00
7707	RV Lot Expansion/Improvements	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
	Total RV EXPENSES	32.86	1,233.77	1,200.91	65.40	2,467.54	2,402.14	14,805.00
	Total Operating Expense	30,482.90	37,583.51	7,100.61	53,549.25	75,167.02	21,617.77	459,485.00
	Total Operating Income	29,065.85	35,891.29	-6,825.44	76,658.18	71,782.58	4,875.60	430,695.00
	Total Operating Expense	30,482.90	37,583.51	7,100.61	53,549.25	75,167.02	21,617.77	459,485.00
	NOI - Net Operating Income	-1,417.05	-1,692.22	275.17	23,108.93	-3,384.44	26,493.37	-28,790.00
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	0.00	9,166.67	-9,166.67	9,000.00	18,333.34	-9,333.34	110,000.00
4820	Reserve Interest	211.27	41.67	169.60	444.96	83.34	361.62	500.00
4825	Reserve Change in Value	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
	Total RESERVE INCOME	211.27	9,250.01	-9,038.74	9,444.96	18,500.02	-9,055.06	111,000.00
4890	RV RESERVES							
4892	RV Reserve Interest	4.16	0.00	4.16	8.77	0.00	8.77	0.00
	Total RV RESERVES	4.16	0.00	4.16	8.77	0.00	8.77	0.00
	Total Other Income	215.43	9,250.01	-9,034.58	9,453.73	18,500.02	-9,046.29	111,000.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	430.76	430.76	0.00	861.52	861.52	5,169.07
8002	Reserve - Bank Charge	0.00	16.67	16.67	0.00	33.34	33.34	200.00
8009	Reserve - Entry System	0.00	448.71	448.71	0.00	897.42	897.42	5,384.45
8020	Reserve - Asphalt	0.00	976.34	976.34	0.00	1,952.68	1,952.68	11,716.07
8030	Reserve - Concrete	0.00	218.88	218.88	0.00	437.76	437.76	2,626.56
8056	Reserve - Sauna	0.00	1,281.25	1,281.25	0.00	2,562.50	2,562.50	15,375.00
8074	Reserve - Doors &	0.00	771.10	771.10	0.00	1,542.20	1,542.20	9,253.13

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Windows							
8087	Reserve - Rainbow Room Remodel	0.00	5,119.80	5,119.80	0.00	10,239.60	10,239.60	61,437.57
8088	Reserve - Pool Area Renovations	0.00	11,752.13	11,752.13	0.00	23,504.27	23,504.27	141,025.57
8089	Reserve - Sport Court	0.00	807.50	807.50	0.00	1,615.00	1,615.00	9,690.00
8098	Reserve- Clubhouse Water Softener	0.00	68.34	68.34	0.00	136.68	136.68	820.00
8140	Reserve - Landscaping	0.00	437.76	437.76	0.00	875.53	875.53	5,253.13
8141	Reserve - Trees	0.00	1,772.93	1,772.93	0.00	3,545.86	3,545.86	21,275.16
8180	Reserve - Pool Tables	0.00	358.97	358.97	0.00	717.94	717.94	4,307.57
8220	Reserve - Fitness Center	0.00	437.76	437.76	0.00	875.53	875.53	5,253.13
8230	Reserve - Camera System	0.00	640.63	640.63	0.00	1,281.26	1,281.26	7,687.50
8235	Reserve - PA System	0.00	448.71	448.71	0.00	897.42	897.42	5,384.45
8286	Reserve - Vehicle Major Maintenance	0.00	131.33	131.33	0.00	262.66	262.66	1,575.94
	Total RESERVE EXPENSES	0.00	26,119.57	26,119.57	0.00	52,239.17	52,239.17	313,434.30
8801	RV Reserve - Electrical Repairs	0.00	91.99	91.99	0.00	183.98	183.98	1,103.81
8802	RV Reserve - Fencings	0.00	137.98	137.98	0.00	275.96	275.96	1,655.72
8803	RV Reserve - Entry System	0.00	459.93	459.93	0.00	919.86	919.86	5,519.06
8804	RV Reserve - Rock,Gravel,Grading	0.00	459.93	459.93	0.00	919.86	919.86	5,519.06
	Total Other Expense	0.00	27,269.40	27,269.40	0.00	54,538.83	54,538.83	327,231.95
	Net Other Income	215.43	-18,019.39	18,234.82	9,453.73	-36,038.81	45,492.54	-216,231.95
	Total Income	29,281.28	45,141.30	-15,860.02	86,111.91	90,282.60	-4,170.69	541,695.00
	Total Expense	30,482.90	64,852.91	34,370.01	53,549.25	129,705.85	76,156.60	786,716.95
	Net Income	-1,201.62	-19,711.61	18,509.99	32,562.66	-39,423.25	71,985.91	-245,021.95