

Accrual Fund Balance Sheet

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

As of: 09/30/2023

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	286,877.87		286,877.87
1151	CIT Bank RV Operating 2081	53,546.70		53,546.70
1156	Petty Cash Other	121.74		121.74
1160	Petty Cash Gasoline	305.00		305.00
1170	Enterprise Bank Reserves 6848		240,805.68	240,805.68
1171	Heritage Bank Reserves 0591		28,095.02	28,095.02
1172	Edward Jones Reserves 2543		397,616.48	397,616.48
1173	CIT Reserves 9932		175,500.78	175,500.78
1175	CIT RV Reserve 2384		21,127.21	21,127.21
	Total Cash	340,851.31	863,145.17	1,203,996.48
OTHER ASSETS				
1300	Accounts Receivable	50,142.86		50,142.86
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
	Total OTHER ASSETS	52,152.80	0.00	52,152.80
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	4,080.00		4,080.00
1820	Prepaid Insurance	37,577.43		37,577.43
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
	Total OTHER ASSETS	34,410.43	0.00	34,410.43
	TOTAL ASSETS	403,212.34	863,145.17	1,266,357.51
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Huddleson-87-11/2/2023	100.00		100.00
2103	CH Deposit Dulco 288 - 11/5/2023	200.00		200.00
	Total OTHER LIABILITIES	300.00	0.00	300.00
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	1,443.27		1,443.27

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2220	FICA Payable	1,876.00		1,876.00
2230	FICA Medicare Liability	438.74		438.74
2240	FUTA Liability	16.28		16.28
2250	State Unemployment Taxes	62.76		62.76
2300	Prepaid Fees	31,285.24		31,285.24
2500	Accounts Payable	39,270.10		39,270.10
	Total LIABILITIES	77,585.39	0.00	77,585.39
	Total Liabilities	77,885.39	0.00	77,885.39
	Capital			
	Calculated Retained Earnings	25,903.41	76,967.09	102,870.50
	Calculated Prior Years Retained Earnings	299,423.54	786,178.08	1,085,601.62
	Total Capital	325,326.95	863,145.17	1,188,472.12
	TOTAL LIABILITIES & CAPITAL	403,212.34	863,145.17	1,266,357.51

Accrual Annual Budget Comparison

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

As of: Sep 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	397,980.00	397,980.00	0.00	530,640.00
4002	- Allotment to Reserves	-9,166.67	-9,166.66	-0.01	-82,500.03	-82,500.02	-0.01	-110,000.00
4010	- Bad Debt/Write Off	0.00	-208.33	208.33	0.00	-1,875.01	1,875.01	-2,500.00
	Total INCOME	35,053.33	34,845.01	208.32	315,479.97	313,604.97	1,875.00	418,140.00
4400	OTHER INCOME							
4410	NSF Fees	40.00	16.66	23.34	200.00	150.02	49.98	200.00
4412	RBHOA Patrol RV Reimbursement	300.00	300.00	0.00	2,700.00	2,700.00	0.00	3,600.00
4440	Violations & Fines	400.00	8.33	391.67	4,300.00	75.01	4,224.99	100.00
4460	Late Fee	1,250.00	8.33	1,241.67	8,015.00	75.01	7,939.99	100.00
4480	Collection Costs Reimbursable	0.00	41.66	-41.66	1,872.08	375.02	1,497.06	500.00
4485	Misc. Owner Reimbursement	0.00	0.83	-0.83	41.14	7.51	33.63	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	0.00	1.66	-1.66	360.00	15.02	344.98	20.00
4605	Move In - Transfer Fee	200.00	83.33	116.67	2,550.00	750.01	1,799.99	1,000.00
4610	Clubhouse Rent	0.00	83.33	-83.33	955.00	750.01	204.99	1,000.00
4630	Misc. Expense Reimbursement Income	0.00	-250.00	250.00	0.00	-2,250.00	2,250.00	-3,000.00
4651	RBHOA RV Parking Income	720.00	750.00	-30.00	6,516.37	6,750.00	-233.63	9,000.00
4653	- RBHOA RV Account	-486.37	-750.00	263.63	-4,706.37	-6,750.00	2,043.63	-9,000.00
	Total OTHER INCOME	2,423.63	294.13	2,129.50	22,803.22	2,647.61	20,155.61	3,530.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	1,166.37	750.00	416.37	6,156.37	6,750.00	-593.63	9,000.00
4911	RV Interest Income	2.21	2.08	0.13	20.54	18.76	1.78	25.00
	Total RV INCOME	1,168.58	752.08	416.50	6,176.91	6,768.76	-591.85	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	38,645.54	35,891.22	2,754.32	344,460.10	323,021.34	21,438.76	430,695.00
	Expense							
	6000 ADMINISTRATIVE							
6001	Management fees	4,080.00	4,080.00	0.00	40,800.00	36,720.00	-4,080.00	48,960.00
6004	Ombudsman/Sec of State Fees	0.00	146.54	146.54	0.00	1,318.88	1,318.88	1,758.50
6005	Office Supplies/Postage/Copies	273.10	1,083.33	810.23	6,875.98	9,750.01	2,874.03	13,000.00
6007	Website Expense	0.00	25.00	25.00	308.22	225.00	-83.22	300.00
6009	Collection Costs Expense	0.00	41.66	41.66	1,200.00	375.02	-824.98	500.00
6014	Bank Charges	0.00	1.66	1.66	0.00	15.02	15.02	20.00
6015	Misc. Administrative Expense	0.00	0.00	0.00	14.05	0.00	-14.05	0.00
6020	Committee Expenses	0.00	41.66	41.66	22.12	375.02	352.90	500.00
6021	Meeting Costs	0.00	1.66	1.66	0.00	15.02	15.02	20.00
6022	Board Education/Membership Fees	0.00	41.66	41.66	320.00	375.02	55.02	500.00
	Total ADMINISTRATIVE	4,353.10	5,463.17	1,110.07	49,540.37	49,168.99	-371.38	65,558.50
	6070 MAINTENANCE							
6076	Cleaning Service	750.00	855.83	105.83	7,350.00	7,702.51	352.51	10,270.00
6084	Plumbing Repairs/Maintenance	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
6085	Maintenance Supplies	0.00	125.00	125.00	51.49	1,125.00	1,073.51	1,500.00
6086	Cleaning/Janitorial Supplies	133.98	291.66	157.68	1,898.96	2,625.02	726.06	3,500.00
6087	Fob/Key/Key Card Refund/Expense	0.00	16.66	16.66	0.00	150.02	150.02	200.00
6095	Misc. Clubhouse Maintenance	0.00	41.66	41.66	0.00	375.02	375.02	500.00
6100	Ventilation/Heat/AC System Maintenance	0.00	191.66	191.66	2,027.74	1,725.02	-302.72	2,300.00
6112	Clubhouse Equipment	0.00	16.66	16.66	0.00	150.02	150.02	200.00
6113	Electrician/Lighting Repairs	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
6130	Boiler/Elevator/OSHA Permits	0.00	6.25	6.25	0.00	56.25	56.25	75.00
	Total MAINTENANCE	883.98	1,712.04	828.06	11,328.19	15,408.88	4,080.69	20,545.00
	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 Inspec/Repair/Extinguishers	0.00	54.16	54.16	309.46	487.52	178.06	650.00
6154	Equipment Repairs/Rentals/Purchase	0.00	16.66	16.66	0.00	150.02	150.02	200.00
6163	Exercise Equipment Service/Maint.	0.00	66.66	66.66	3,030.95	600.02	-2,430.93	800.00
6181	Water Softener Maintenance/Supplies	0.00	33.33	33.33	203.61	300.01	96.40	400.00
6191	Lot A&B Water/Sewer	52.50	54.16	1.66	367.50	487.52	120.02	650.00
6192	Lot A&B NVEnergy	59.23	70.83	11.60	540.17	637.51	97.34	850.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.16	29.16	0.00	262.52	262.52	350.00
6194	Lot A&B Maintenance	0.00	41.66	41.66	0.00	375.02	375.02	500.00
6195	Pool Table Maintenance	0.00	0.00	0.00	-100.00	0.00	100.00	0.00
	Total OTHER MAINTENANCE/SERVICES	111.73	366.62	254.89	4,351.69	3,300.14	-1,051.55	4,400.00
6200 UTILITIES								
6201	NVEnergy - Gas & Electric	3,015.08	2,300.00	-715.08	26,036.61	20,700.00	-5,336.61	27,600.00
6252	Cable,Internet, Phone	202.95	187.50	-15.45	1,652.10	1,687.50	35.40	2,250.00
6260	Water, Sewer & Trash	0.00	666.66	666.66	7,236.77	6,000.02	-1,236.75	8,000.00
	Total UTILITIES	3,218.03	3,154.16	-63.87	34,925.48	28,387.52	-6,537.96	37,850.00
6900 LANDSCAPING/COMMON AREA								
6910	Landscape/Grounds Service Contract	12,916.00	7,916.66	-4,999.34	79,848.36	71,250.02	-8,598.34	95,000.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	41.66	41.66	0.00	375.02	375.02	500.00
6960	Irrigation Repairs	0.00	41.66	41.66	976.81	375.02	-601.79	500.00
	Total LANDSCAPING/COMMON AREA	12,916.00	7,999.98	-4,916.02	80,825.17	72,000.06	-8,825.11	96,000.00
7100 LEGAL AND OTHER PROFESSIONAL FEES								
7101	Legal	3,101.07	1,833.33	-1,267.74	11,185.85	16,500.01	5,314.16	22,000.00
7102	Accounting/CPA	0.00	0.00	0.00	4,950.00	5,285.00	335.00	5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	3,101.07	1,833.33	-1,267.74	16,135.85	21,785.01	5,649.16	27,285.00
7200 TAXES								
7203	Federal Income Taxes	0.00	0.00	0.00	-282.85	3,200.00	3,482.85	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	3,200.00	3,482.85	3,200.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract	1,950.00	2,000.00	50.00	19,835.48	18,000.00	-1,835.48	24,000.00
7307	Pool/Spa Supplies/Repairs	124.99	250.00	125.01	7,324.97	2,250.00	-5,074.97	3,000.00
7308	Pool/Spa Permits	0.00	61.16	61.16	734.00	550.52	-183.48	734.00
	Total POOL/SPA EXPENSE	2,074.99	2,311.16	236.17	27,894.45	20,800.52	-7,093.93	27,734.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	255.00	250.00	-5.00	1,166.20	2,250.00	1,083.80	3,000.00
7420	Vehicle Maintenance	0.00	166.66	166.66	957.82	1,500.02	542.20	2,000.00
7430	Vehicle Registration	0.00	25.00	25.00	244.00	225.00	-19.00	300.00
7450	Contingency	0.00	264.46	264.46	0.00	2,380.14	2,380.14	3,173.50
	Total OTHER EXPENSES	255.00	706.12	451.12	2,368.02	6,355.16	3,987.14	8,473.50
7500	PAYROLL							
7512	Patrol Payroll	10,269.00	8,333.33	-1,935.67	51,782.14	75,000.01	23,217.87	100,000.00
7515	Payroll Processing Fee	260.00	130.00	-130.00	910.00	1,170.00	260.00	1,560.00
7520	Employer's FICA 941 Taxes	636.68	750.00	113.32	3,114.49	6,750.00	3,635.51	9,000.00
7521	Employer's Fed Unemp 940 Taxes	16.28	18.66	2.38	125.98	168.02	42.04	224.00
7522	ESD Employer's State Unemp Tax	92.42	62.50	-29.92	425.60	562.50	136.90	750.00
7523	Employer's Medicare 941 Taxes	148.90	175.00	26.10	743.60	1,575.00	831.40	2,100.00
7526	RBHOA Payroll Taxes & Fee (CAMCO)	0.00	0.00	0.00	1,705.94	0.00	-1,705.94	0.00
7531	Uniform Expense	0.00	41.66	41.66	261.01	375.02	114.01	500.00
7560	Misc. Personnel Expense	0.00	16.66	16.66	0.00	150.02	150.02	200.00
	Total PAYROLL	11,423.28	9,527.81	-1,895.47	59,068.76	85,750.57	26,681.81	114,334.00
7600	INSURANCE							
7606	Workman's Comp Insurance	0.00	400.00	400.00	3,186.64	3,600.00	413.36	4,800.00
7607	Insurance Deductible	0.00	208.33	208.33	0.00	1,875.01	1,875.01	2,500.00
7610	Insurance Expense	3,026.15	2,666.66	-359.49	24,404.43	24,000.02	-404.41	32,000.00
	Total INSURANCE	3,026.15	3,274.99	248.84	27,591.07	29,475.03	1,883.96	39,300.00
7700	RV EXPENSES							
7701	RV Water/Sewer	0.00	11.66	11.66	185.60	105.02	-80.58	140.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7702	RV Patrol/Maintenance Labor	300.00	300.00	0.00	3,000.00	2,700.00	-300.00	3,600.00
7703	RV NVEnergy	35.01	47.08	12.07	305.34	423.76	118.42	565.00
7704	RV Maintenance Expense	0.00	41.66	41.66	190.54	375.02	184.48	500.00
7707	RV Lot Expansion/Improvements	0.00	833.33	833.33	1,129.01	7,500.01	6,371.00	10,000.00
	Total RV EXPENSES	335.01	1,233.73	898.72	4,810.49	11,103.81	6,293.32	14,805.00
	Total Operating Expense	41,698.34	37,583.11	-4,115.23	318,556.69	346,735.69	28,179.00	459,485.00
	Total Operating Income	38,645.54	35,891.22	2,754.32	344,460.10	323,021.34	21,438.76	430,695.00
	Total Operating Expense	41,698.34	37,583.11	-4,115.23	318,556.69	346,735.69	28,179.00	459,485.00
	NOI - Net Operating Income	-3,052.80	-1,691.89	-1,360.91	25,903.41	-23,714.35	49,617.76	-28,790.00
	Other Income							
	4800 RESERVE INCOME							
4810	Reserve Deposit	9,166.67	9,166.66	0.01	82,500.03	82,500.02	0.01	110,000.00
4812	Prior Year Deposit	0.00	0.00	0.00	9,000.00	0.00	9,000.00	0.00
4820	Reserve Interest	297.51	41.66	255.85	2,352.64	375.02	1,977.62	500.00
4825	Reserve Change in Value	1,698.92	41.66	1,657.26	3,750.14	375.02	3,375.12	500.00
	Total RESERVE INCOME	11,163.10	9,249.98	1,913.12	97,602.81	83,250.06	14,352.75	111,000.00
	4890 RV RESERVES							
4891	RV Reserve Income	0.00	250.00	-250.00	3,000.00	2,250.00	750.00	3,000.00
4892	RV Reserve Interest	5.21	0.00	5.21	44.66	0.00	44.66	0.00
	Total RV RESERVES	5.21	250.00	-244.79	3,044.66	2,250.00	794.66	3,000.00
	Total Other Income	11,168.31	9,499.98	1,668.33	100,647.47	85,500.06	15,147.41	114,000.00
	Other Expense							
	8000 RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	430.75	430.75	0.00	3,876.82	3,876.82	5,169.07
8002	Reserve - Bank Charge	0.00	16.66	16.66	0.00	150.02	150.02	200.00
8009	Reserve - Entry System	0.00	448.70	448.70	0.00	4,038.35	4,038.35	5,384.45
8020	Reserve - Asphalt	0.00	976.34	976.34	0.00	8,787.06	8,787.06	11,716.07
8030	Reserve - Concrete	0.00	218.88	218.88	0.00	1,969.92	1,969.92	2,626.56
8056	Reserve - Sauna	0.00	1,281.25	1,281.25	0.00	11,531.25	11,531.25	15,375.00
8057	Reserve - Pool/Spa	0.00	0.00	0.00	3,503.57	0.00	-3,503.57	0.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Mechanical							
8060	Reserve - HVAC	0.00	0.00	0.00	2,167.67	0.00	-2,167.67	0.00
8074	Reserve - Doors & Windows	0.00	771.09	771.09	0.00	6,939.86	6,939.86	9,253.13
8087	Reserve - Rainbow Room Remodel	0.00	5,119.80	5,119.80	0.00	46,078.20	46,078.20	61,437.57
8088	Reserve - Pool Area Renovations	0.00	11,752.13	11,752.13	9,300.00	105,769.18	96,469.18	141,025.57
8089	Reserve - Sport Court	0.00	807.50	807.50	0.00	7,267.50	7,267.50	9,690.00
8098	Reserve- Clubhouse Water Softener	0.00	68.33	68.33	0.00	615.01	615.01	820.00
8140	Reserve - Landscaping	0.00	437.76	437.76	0.00	3,939.85	3,939.85	5,253.13
8141	Reserve - Trees	0.00	1,772.93	1,772.93	0.00	15,956.37	15,956.37	21,275.16
8180	Reserve - Pool Tables	0.00	358.96	358.96	0.00	3,230.69	3,230.69	4,307.57
8220	Reserve - Fitness Center	0.00	437.76	437.76	1,221.12	3,939.85	2,718.73	5,253.13
8225	Reserve - Office Equipment	0.00	0.00	0.00	224.03	0.00	-224.03	0.00
8230	Reserve - Camera System	0.00	640.62	640.62	0.00	5,765.64	5,765.64	7,687.50
8235	Reserve - PA System	0.00	448.70	448.70	7,263.99	4,038.35	-3,225.64	5,384.45
8286	Reserve - Vehicle Major Maintenance	0.00	131.33	131.33	0.00	1,181.97	1,181.97	1,575.94
8801	RV Reserve - Electrical Repairs	0.00	91.98	91.98	0.00	827.87	827.87	1,103.81
8802	RV Reserve - Fencings	0.00	137.97	137.97	0.00	1,241.81	1,241.81	1,655.72
8803	RV Reserve - Entry System	0.00	459.92	459.92	0.00	4,139.30	4,139.30	5,519.06
8804	RV Reserve - Rock, Gravel, Grading	0.00	459.92	459.92	0.00	4,139.30	4,139.30	5,519.06
	Total RESERVE EXPENSES	0.00	27,269.28	27,269.28	23,680.38	245,424.17	221,743.79	327,231.95
	Total Other Expense	0.00	27,269.28	27,269.28	23,680.38	245,424.17	221,743.79	327,231.95
	Net Other Income	11,168.31	-17,769.30	28,937.61	76,967.09	-159,924.11	236,891.20	-213,231.95
	Total Income	49,813.85	45,391.20	4,422.65	445,107.57	408,521.40	36,586.17	544,695.00
	Total Expense	41,698.34	64,852.39	23,154.05	342,237.07	592,159.86	249,922.79	786,716.95
	Net Income	8,115.51	-19,461.19	27,576.70	102,870.50	-183,638.46	286,508.96	-242,021.95