

Rainbow Bend Ratified 2024 Operating Budget

Account Number	Account Name	Annual Budget
4000	INCOME	
4001	Assessment Fees 402 X \$118.00 x 12 months	\$569,232.00
4002	- Allotment to Reserves	\$(110,000.00)
4010	- Bad Debt/Write Off	\$(2,500.00)
	Total INCOME	\$456,732.00
4400	OTHER INCOME	
4410	NSF Fees	\$200.00
4412	RBHOA Patrol RV Reimbursement	\$3,600.00
4440	Violations & Fines	\$100.00
4460	Late Fee	\$100.00
4480	Collection Costs Reimbursable	\$500.00
4485	Misc. Owner Reimbursement	\$10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	\$20.00
4605	Move In - Transfer Fee	\$1,000.00
4610	Clubhouse Rent	\$1,000.00
4630	Misc. Expense Reimbursement Income	\$10.00
4651	RBHOA RV Parking Income	\$9,000.00
4653	- RBHOA RV Account	\$(9,000.00)
	Total OTHER INCOME	\$6,540.00
	Total Operating Income	\$463,272.00
	Expense	
6000	ADMINISTRATIVE	
6001	Management fees	\$49,939.20
6004	Ombudsman/Sec of State Fees	\$1,758.50
6005	Office Supplies/Postage/Copies	\$14,000.00
6007	Website Expense	\$300.00
6009	Collection Costs Expense	\$500.00
6014	Bank Charges	\$20.00
6020	Committee Expenses	\$500.00
6021	Meeting Costs	\$20.00
6022	Board Education/Membership Fees	\$500.00
	Total ADMINISTRATIVE	\$67,537.70
6070	MAINTENANCE	
6076	Cleaning Service	\$10,680.00
6084	Plumbing Repairs/Maintenance	\$1,000.00

6085	Maintenance Supplies	\$1,500.00
6086	Cleaning/Janitorial Supplies	\$3,500.00
6087	Fob/Key/Key Card Refund/Expense	\$200.00
6095	Misc. Clubhouse Maintenance	\$500.00
6100	Ventilation/Heat/AC System Maintenance	\$2,800.00
6112	Clubhouse office equipment maintenance	\$200.00
6113	Electrician/Lighting Repairs	\$1,000.00
	Total MAINTENANCE	\$21,380.00
6140	OTHER MAINTENANCE/SERVICES	
6151	Fire Protection Inspec/Repair/Extinguishers	\$650.00
6154	Equipment Repairs/Rentals/Purchase	\$200.00
6163	Exercise Equipment Service/Maint.	\$3,600.00
6181	Water Softener Maintenance	\$400.00
6191	Lot A&B Water & Sewer	\$650.00
6192	Lot A&B NVEnergy	\$800.00
6193	Lot A&B Fire Ext Inspection/Service	\$350.00
6194	Lot A&B Maintenance	\$500.00
	Total OTHER MAINTENANCE/SERVICES	\$7,150.00
6200	UTILITIES	
6201	NVEnergy - Gas & Electric	\$35,000.00
6252	Cable,Internet, Phone	\$2,750.00
6260	Water, Sewer & Trash	\$9,800.00
	Total UTILITIES	\$47,550.00
6900	LANDSCAPING/COMMON AREA	
6910	Landscape/Grounds Service Contract	\$165,000.00
6920	Landscape/Grounds Repairs/Maintenance	\$500.00
6960	Irrigation Repairs	\$1,000.00
	Total LANDSCAPING/COMMON AREA	\$166,500.00
7100	LEGAL AND OTHER PROFESSIONAL FEES	
7101	Legal	\$22,000.00
7102	Accounting/CPA	\$5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	\$27,285.00
7200	TAXES	
7203	Federal Income Taxes	\$1,975.00
	Total TAXES	\$1,975.00
7300	POOL/SPA EXPENSE	
7305	Pool/Spa Service Contract	\$24,000.00
7307	Pool/Spa Supplies/Chemicals/Repairs	\$8,200.00
7308	Pool/Spa Permits	\$734.00
	Total POOL/SPA EXPENSE	\$32,934.00
	OTHER EXPENSES	

7410	Gasoline - vehicles & equipment	\$3,000.00
7420	Vehicle Maintenance	\$2,000.00
7430	Vehicle Registration	\$300.00
7450	Contingency	\$2,556.30
	Total OTHER EXPENSES	\$7,856.30
7500	PAYROLL	
7512	Patrol/Office Payroll	\$100,000.00
7515	Payroll Processing Fee	\$1,560.00
7520	Employer's FICA 941 Taxes	\$9,000.00
7521	Employer's Fed Unemp 940 Taxes	\$224.00
7522	ESD Employer's State Unemp Tax	\$750.00
7523	Employer's Medicare 941 Taxes	\$2,100.00
7531	Uniform Expense	\$300.00
	Total PAYROLL	\$113,934.00
7600	INSURANCE	
7606	Workman's Comp Insurance	\$4,290.00
7607	Insurance Deductible	\$2,500.00
7610	Insurance Expense	\$30,500.00
	Total INSURANCE	\$37,290.00
	Total Operating Expense	\$531,392.00
	Total Operating Income	\$463,272.00
	Total Operating Expense	\$531,392.00
	Subtotal Net Operating Income	\$(68,120.00)
	*Surplus Funds to Offset Budget Deficit	\$68,120.00
	NOI - Net Operating Income	\$ -
	* Surplus Funds Notes:	
	<i>Operating Account Balance 12/31/2023 (Estimate)</i>	<i>\$245,000.00</i>
	<i>4 Months of Avg. Operating Expenses (Cushion)</i>	<i>\$176,880.00</i>
	Estimated Surplus Funds from 2023	\$68,120.00