

Accrual Fund Balance Sheet

Properties: RAINBOW BEND HOA - c/o Kenyon & Associates, Inc, 6490 S. McCarran Blvd., Ste. F50 Reno, NV 89509

As of: 02/28/2026

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	119,335.45		119,335.45
1151	FCB Bank RV Operating 2081	50,329.94		50,329.94
1160	Petty Cash	642.23		642.23
1170	Enterprise Bank Reserves 6848		96,224.67	96,224.67
1172	Edward Jones Reserves 2543		149,286.48	149,286.48
1175	FCB RV Reserve 2384		23,469.34	23,469.34
	Total Cash	170,307.62	268,980.49	439,288.11
OTHER ASSETS				
1300	Accounts Receivable	105,758.03		105,758.03
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
	Total OTHER ASSETS	107,767.97	0.00	107,767.97
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	9,373.70		9,373.70
1820	Prepaid Insurance	29,998.76		29,998.76
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
	Total OTHER ASSETS	32,125.46	0.00	32,125.46
	TOTAL ASSETS	285,998.85	268,980.49	554,979.34
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Valdivia 95 3/28/2026	100.00		100.00
2102	CH Deposit Garcia 388 8/1/2026	100.00		100.00
2103	CH Deposit Mir 78 4/3/2026	100.00		100.00
2104	CH Deposit Garcia 388 5/23/2026	200.00		200.00
2105	CH Deposit -Lachner 45 6/14/2026	200.00		200.00
2106	CH Deposit Fleming - 304 - 6/26/2026	100.00		100.00
2107	CH Deposit- Stone - 269 - 11/27/2025	50.00		50.00
2108	CH Deposit Umbach - 211 - 4/11/	50.00		50.00

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Account Number	Account Name	Operating	Reserve	Total
2026				
2109	CH Deposit Pochard 57 6/7/2026	50.00		50.00
2110	CH Deposit Matthies 320 6/15/2026	100.00		100.00
2112	CH deposit Anderson 262 7/4/2026	100.00		100.00
2113	CH deposit Holleman 59 11/14/2026	100.00		100.00
2114	CH deposit Gonzalez - 245 - 1/17/2026	50.00		50.00
2115	CH deposit Jara - 45 - 1/25/2026	100.00		100.00
Total OTHER LIABILITIES		1,400.00	0.00	1,400.00
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	1,202.48		1,202.48
2220	FICA Payable	1,624.40		1,624.40
2230	FICA Medicare Liability	379.90		379.90
2240	FUTA Liability	75.60		75.60
2250	State Unemployment Taxes	1,625.65		1,625.65
2300	Prepaid Fees	37,617.52		37,617.52
2500	Accounts Payable	55,332.88		55,332.88
Total LIABILITIES		101,051.43	0.00	101,051.43
Total Liabilities		102,451.43	0.00	102,451.43
Capital				
	Calculated Retained Earnings	31,406.93	20,025.11	51,432.04
	Calculated Prior Years Retained Earnings	152,140.49	248,955.38	401,095.87
Total Capital		183,547.42	268,980.49	452,527.91
TOTAL LIABILITIES & CAPITAL		285,998.85	268,980.49	554,979.34

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	1,120.00	-1,120.00	0.00	2,240.00	-2,240.00	13,440.00
4911	RV Interest Income	1.97	2.08	-0.11	4.15	4.16	-0.01	25.00
4912	-RV transfer to RV Reserves	0.00	3,000.00	-3,000.00	0.00	6,000.00	-6,000.00	36,000.00
	Total RV INCOME	1.97	4,122.08	-4,120.11	4.15	8,244.16	-8,240.01	49,465.00
	Total Operating Income	41,617.40	44,953.29	-3,335.89	84,599.58	89,906.58	-5,307.00	539,439.50
	Expense							
6000	ADMINISTRATIVE							
6001	Management fees	4,338.40	4,333.33	-5.07	8,676.80	8,666.66	-10.14	52,000.00
6004	Ombudsman/Sec of State Fees	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6005	Office Supplies/Postage/Copies	0.00	916.67	916.67	81.19	1,833.34	1,752.15	11,000.00
6007	Website Expense	0.00	25.83	25.83	0.00	51.66	51.66	310.00
6009	Collection Costs Expense	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6014	Bank Charges	0.00	0.83	0.83	0.00	1.66	1.66	10.00
6020	Committee Expenses	199.50	83.33	-116.17	199.50	166.66	-32.84	1,000.00
6022	Board Education/Membership Fees	0.00	41.67	41.67	0.00	83.34	83.34	500.00
	Total ADMINISTRATIVE	4,537.90	5,610.00	1,072.10	8,957.49	11,220.00	2,262.51	67,320.00
6070	MAINTENANCE							
6072	Janitorial Expense	875.00	0.00	-875.00	875.00	0.00	-875.00	0.00
6076	Cleaning Service	0.00	1,250.00	1,250.00	875.00	2,500.00	1,625.00	15,000.00
6084	Plumbing Repairs/Maintenance	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
6085	Maintenance Supplies	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6086	Cleaning/Janitorial Supplies	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
6088	Roof Repairs	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6095	Misc. Clubhouse Maintenance	0.00	291.67	291.67	280.00	583.34	303.34	3,500.00
6100	Ventilation/Heat/AC System Maintenance	0.00	500.00	500.00	1,067.00	1,000.00	-67.00	6,000.00
6112	Clubhouse Equipment	0.00	16.67	16.67	0.00	33.34	33.34	200.00
6113	Electrician/Lighting Repairs	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total MAINTENANCE		875.00	3,350.02	2,475.02	3,097.00	6,700.04	3,603.04	40,200.00
6140	OTHER MAINTENANCE/ SERVICES							
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6163	Exercise Equipment Service/Maint.	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6181	Water Softener Maintenance/Supplies	0.00	89.58	89.58	0.00	179.16	179.16	1,075.00
6191	Lot A&B Water/Sewer	0.00	66.67	66.67	0.00	133.34	133.34	800.00
6192	Lot A&B NVEnergy	0.00	80.00	80.00	0.00	160.00	160.00	960.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	33.33	33.33	0.00	66.66	66.66	400.00
6194	Lot A&B Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6196	Lot A Water Softener	0.00	89.58	89.58	0.00	179.16	179.16	1,075.00
Total OTHER MAINTENANCE/SERVICES		0.00	717.49	717.49	0.00	1,434.98	1,434.98	8,610.00
6200	UTILITIES							
6201	NVEnergy - Gas & Electric	1,733.16	1,416.67	-316.49	1,733.16	2,833.34	1,100.18	17,000.00
6252	Cable,Internet, Phone	20.00	266.67	246.67	1,727.51	533.34	-1,194.17	3,200.00
6260	Water, Sewer & Trash	0.00	916.67	916.67	866.20	1,833.34	967.14	11,000.00
Total UTILITIES		1,753.16	2,600.01	846.85	4,326.87	5,200.02	873.15	31,200.00
6900	LANDSCAPING/COMMON AREA							
6910	Landscape/Grounds Service Contract	450.00	10,616.67	10,166.67	11,035.00	21,233.34	10,198.34	127,400.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
6960	Irrigation Repairs	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Total LANDSCAPING/ COMMON AREA		450.00	11,116.67	10,666.67	11,035.00	22,233.34	11,198.34	133,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
7102	Accounting/CPA	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
Total LEGAL AND OTHER PROFESSIONAL FEES		0.00	2,666.67	2,666.67	0.00	5,333.34	5,333.34	32,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7200	TAXES							
7203	Federal Income Taxes	0.00	215.63	215.63	0.00	431.26	431.26	2,587.50
	Total TAXES	0.00	215.63	215.63	0.00	431.26	431.26	2,587.50
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract	1,950.00	2,083.33	133.33	3,900.00	4,166.66	266.66	25,000.00
7307	Pool/Spa Supplies/Repairs	178.65	833.33	654.68	178.65	1,666.66	1,488.01	10,000.00
7308	Pool/Spa Permits	0.00	62.50	62.50	0.00	125.00	125.00	750.00
	Total POOL/SPA EXPENSE	2,128.65	2,979.16	850.51	4,078.65	5,958.32	1,879.67	35,750.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	100.00	166.67	66.67	190.00	333.34	143.34	2,000.00
7420	Vehicle Maintenance	0.00	166.67	166.67	89.97	333.34	243.37	2,000.00
7430	Vehicle Registration	0.00	6.25	6.25	0.00	12.50	12.50	75.00
7450	Contingency	0.00	822.67	822.67	0.00	1,645.34	1,645.34	9,872.00
	Total OTHER EXPENSES	100.00	1,162.26	1,062.26	279.97	2,324.52	2,044.55	13,947.00
7500	PAYROLL							
7512	Patrol Payroll	5,040.00	5,333.33	293.33	12,600.00	10,666.66	-1,933.34	64,000.00
7515	Payroll Processing Fee	130.00	130.00	0.00	260.00	260.00	0.00	1,560.00
7520	Employer's FICA 941 Taxes	312.48	416.67	104.19	781.20	833.34	52.14	5,000.00
7521	Employer's Fed Unemp 940 Taxes	30.24	29.17	-1.07	75.60	58.34	-17.26	350.00
7522	ESD Employer's State Unemp Tax	45.36	62.50	17.14	113.40	125.00	11.60	750.00
7523	Employer's Medicare 941 Taxes	73.08	125.00	51.92	182.70	250.00	67.30	1,500.00
7531	Uniform Expense	0.00	25.00	25.00	0.00	50.00	50.00	300.00
	Total PAYROLL	5,631.16	6,121.67	490.51	14,012.90	12,243.34	-1,769.56	73,460.00
7600	INSURANCE							
7606	Workman's Comp Insurance	408.92	416.67	7.75	817.84	833.34	15.50	5,000.00
7607	Insurance Deductible	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
7610	Insurance Expense	3,228.97	3,666.67	437.70	6,457.94	7,333.34	875.40	44,000.00
	Total INSURANCE	3,637.89	4,291.67	653.78	7,275.78	8,583.34	1,307.56	51,500.00
7700	RV EXPENSES							
7701	RV Water/Sewer	0.00	25.00	25.00	92.80	50.00	-42.80	300.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7702	RV Patrol/Maintenance Labor	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
7703	RV NVEnergy	36.19	43.33	7.14	36.19	86.66	50.47	520.00
7704	RV Maintenance Expense	0.00	283.33	283.33	0.00	566.66	566.66	3,400.00
7708	RV Video Surveillance	0.00	60.00	60.00	0.00	120.00	120.00	720.00
7709	RV Lot Landscaping	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
7710	RV Lot Administration	0.00	111.21	111.21	0.00	222.42	222.42	1,334.50
Total RV EXPENSES		36.19	806.20	770.01	128.99	1,612.40	1,483.41	9,674.50
Total Operating Expense		19,149.95	41,637.45	22,487.50	53,192.65	83,274.90	30,082.25	499,649.00
Total Operating Income		41,617.40	44,953.29	-3,335.89	84,599.58	89,906.58	-5,307.00	539,439.50
Total Operating Expense		19,149.95	41,637.45	22,487.50	53,192.65	83,274.90	30,082.25	499,649.00
NOI - Net Operating Income		22,467.45	3,315.84	19,151.61	31,406.93	6,631.68	24,775.25	39,790.50
Other Income								
RESERVE INCOME								
4800	RESERVE INCOME							
4826	Reserve Income - Capital Contribution	0.00	92.92	-92.92	0.00	185.84	-185.84	1,115.00
Total RESERVE INCOME		0.00	92.92	-92.92	0.00	185.84	-185.84	1,115.00
RESERVE INCOME								
4800	RESERVE INCOME							
4810	Reserve Deposit	20,000.00	10,000.00	10,000.00	20,000.00	20,000.00	0.00	120,000.00
4811	Reserve Assessment Deposit	0.00	4,020.00	-4,020.00	0.00	8,040.00	-8,040.00	48,240.00
4820	Reserve Interest	8.57	625.83	-617.26	18.81	1,251.66	-1,232.85	7,510.00
4825	Reserve Change in Value	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00	6,000.00
Total RESERVE INCOME		20,008.57	15,145.83	4,862.74	20,018.81	30,291.66	-10,272.85	181,750.00
RV RESERVES								
4890	RV RESERVES							
4891	RV Reserve Income	0.00	3,000.00	-3,000.00	0.00	6,000.00	-6,000.00	36,000.00
4892	RV Reserve Interest	3.02	0.00	3.02	6.30	0.00	6.30	0.00
Total RV RESERVES		3.02	3,000.00	-2,996.98	6.30	6,000.00	-5,993.70	36,000.00
Total Other Income		20,011.59	18,238.75	1,772.84	20,025.11	36,477.50	-16,452.39	218,865.00
Other Expense								
RESERVE EXPENSES								
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	136.72	136.72	0.00	273.44	273.44	1,640.59

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8009	Reserve - Entry System	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
8021	Reserve - Asphalt Sealing/ Crack Fill	0.00	1,294.12	1,294.12	0.00	2,588.24	2,588.24	15,529.38
8022	Reserve - Street Striping/ Curb Paint	0.00	197.42	197.42	0.00	394.84	394.84	2,369.00
8074	Reserve - Electric Vehicle	0.00	858.33	858.33	0.00	1,716.66	1,716.66	10,300.00
8075	Reserve - Park Area Apparatus Repair/Replace	0.00	171.67	171.67	0.00	343.34	343.34	2,060.00
8089	Reserve - Sport Court	0.00	6,411.75	6,411.75	0.00	12,823.50	12,823.50	76,941.00
8096	Reserve - Clubhouse Roof	0.00	16,666.67	16,666.67	0.00	33,333.34	33,333.34	200,000.00
8140	Reserve - Landscaping	0.00	94.42	94.42	0.00	188.84	188.84	1,133.00
8141	Reserve - Trees	0.00	1,321.83	1,321.83	0.00	2,643.66	2,643.66	15,862.00
8230	Reserve - Camera System	0.00	712.42	712.42	0.00	1,424.84	1,424.84	8,549.00
8270	Reserve - Signs/ Monuments	0.00	489.25	489.25	0.00	978.50	978.50	5,871.00
8802	RV Reserve - Fencings	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
8804	RV Reserve - Rock.Gravel,Grading	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
Total RESERVE EXPENSES		0.00	30,521.27	30,521.27	0.00	61,042.54	61,042.54	366,254.97
Total Other Expense		0.00	30,521.27	30,521.27	0.00	61,042.54	61,042.54	366,254.97
Net Other Income		20,011.59	-12,282.52	32,294.11	20,025.11	-24,565.04	44,590.15	-147,389.97
Total Income		61,628.99	63,192.04	-1,563.05	104,624.69	126,384.08	-21,759.39	758,304.50
Total Expense		19,149.95	72,158.72	53,008.77	53,192.65	144,317.44	91,124.79	865,903.97
Net Income		42,479.04	-8,966.68	51,445.72	51,432.04	-17,933.36	69,365.40	-107,599.47