

Rainbow Bend Ratified 2023 Budget

| Account Number | Account Name | Annual Budget |
|----------------|--|---------------------|
| 4000 | INCOME | |
| 4001 | Assessment Fees 402 X \$110.00 x 12 months | \$530,640.00 |
| 4002 | - Allotment to Reserves | \$(110,000.00) |
| 4010 | - Bad Debt/Write Off | \$(2,500.00) |
| | Total INCOME | \$418,140.00 |
| 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 | \$424,680.00 |
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| | Expense | |
| 6000 | ADMINISTRATIVE | |
| 6001 | Management fees | \$48,960.00 |
| 6004 | Ombudsman/Sec of State Fees | \$1,758.50 |
| 6005 | Office Supplies/Postage/Copies | \$13,000.00 |
| 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 | \$65,558.50 |
| 6070 | MAINTENANCE | |
| 6076 | Cleaning Service | \$10,270.00 |
| 6084 | Plumbing Repairs/Maintenance | \$1,000.00 |

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|-------------|--|--------------------|
| 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 | \$2,300.00 |
| 6130 | OSHA Boiler Permit | \$75.00 |
| 6112 | Clubhouse office equipment maintenance | \$200.00 |
| 6113 | Electrician/Lighting Repairs | \$1,000.00 |
| | Total MAINTENANCE | \$20,545.00 |
| 6140 | OTHER MAINTENANCE/SERVICES | |
| 6151 | Fire Protection Inspec/Repair/Extinguishers | \$650.00 |
| 6154 | Equipment Repairs/Rentals/Purchase | \$200.00 |
| 6163 | Exercise Equipment Service/Maint. | \$800.00 |
| 6181 | Water Softener Maintenance | \$400.00 |
| 6191 | Lot A&B Water & Sewer | \$650.00 |
| 6192 | Lot A&B NVEnergy | \$850.00 |
| 6193 | Lot A&B Fire Ext Inspection/Service | \$350.00 |
| 6194 | Lot A&B Maintenance | \$500.00 |
| | Total OTHER MAINTENANCE/SERVICES | \$4,400.00 |
| 6200 | UTILITIES | |
| 6201 | NVEnergy - Gas & Electric | \$27,600.00 |
| 6252 | Cable,Internet, Phone | \$2,250.00 |
| 6260 | Water, Sewer & Trash | \$8,000.00 |
| | Total UTILITIES | \$37,850.00 |
| 6900 | LANDSCAPING/COMMON AREA | |
| 6910 | Landscape/Grounds Service Contract | \$95,000.00 |
| 6920 | Landscape/Grounds Repairs/Maintenance | \$500.00 |
| 6960 | Irrigation Repairs | \$500.00 |
| | Total LANDSCAPING/COMMON AREA | \$96,000.00 |
| 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 | \$3,200.00 |
| | Total TAXES | \$3,200.00 |
| 7300 | POOL/SPA EXPENSE | |
| 7305 | Pool/Spa Service Contract | \$24,000.00 |
| 7307 | Pool/Spa Supplies/Chemicals | \$3,000.00 |
| 7308 | Pool/Spa Permits | \$734.00 |
| | Total POOL/SPA EXPENSE | \$27,734.00 |

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| | OTHER EXPENSES | |
| 7410 | Gasoline - vehicles & equipment | \$3,000.00 |
| 7420 | Vehicle Maintenance | \$2,000.00 |
| 7430 | Vehicle Registration | \$300.00 |
| 7450 | Contingency | \$3,173.50 |
| | Total OTHER EXPENSES | \$8,473.50 |
| 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 | \$500.00 |
| 7560 | Misc. Personnel Expense | \$200.00 |
| | Total PAYROLL | \$114,334.00 |
| 7600 | INSURANCE | |
| 7606 | Workman's Comp Insurance | \$4,800.00 |
| 7607 | Insurance Deductible | \$2,500.00 |
| 7610 | Insurance Expense | \$32,000.00 |
| | Total INSURANCE | \$39,300.00 |
| | Total Operating Expense | \$444,680.00 |
| | | |
| | Total Operating Income | \$424,680.00 |
| | Total Operating Expense | \$444,680.00 |
| | Subtotal Net Operating Income | \$(20,000.00) |
| | *Surplus Funds to Offset Budget Deficit | \$20,000.00 |
| | NOI - Net Operating Income | \$ - |
| | | |
| | | |
| | * Surplus Funds Notes: | |
| | Operating Account Balance 12/31/2022 (Estimate) | \$185,000.00 |
| | 4 Months of Avg. Operating Expenses (Cushion) | \$148,226.67 |
| | Estimated Surplus Funds from 2022 | \$36,773.33 |

Rainbow Bend Ratified 2023 Budget RV

| Account Number | Account Name | Annual Budget |
|----------------------------|--|----------------------|
| RV OPERATING BUDGET | | |
| 4900 | RV INCOME | |
| 4910 | RV Income - Transfer from Operating | \$9,000.00 |
| 4911 | RV Interest | \$25.00 |
| 4653 | -transfer to RV Reserves | \$(3,000.00) |
| | Total RV INCOME | \$6,025.00 |
| 7700 | RV EXPENSES | |
| 7701 | RV Water/Sewer | \$140.00 |
| 7702 | RV Patrol/Maintenance Labor | \$3,600.00 |
| 7703 | RV NVEnergy | \$565.00 |
| 7704 | RV Maintenance Expense | \$500.00 |
| 7707 | RV Lot Expansion/Improvements | \$10,000.00 |
| | Total RV EXPENSES | \$14,805.00 |
| | Total RV Operating Income | \$6,025.00 |
| | Total RV Operating Expense | \$14,805.00 |
| | Subtotal Net RV Operating Income | \$(8,780.00) |
| | *Surplus Funds to Offset Budget Deficit | \$8,780.00 |
| | NOI - Net RV Operating Income | \$- |
| | * Surplus Funds Notes: | |
| | RV Operating Account Balance 12/31/2022 (Estimate) | \$52,000.00 |
| | 4 Months of Avg. RV Operating Expenses (Cushion) | \$4,935.00 |
| | Estimated Surplus RV Operating Funds | \$47,065.00 |
| RV RESERVE BUDGET | | |
| | RV RESERVE INCOME | |
| | Reserve Deposit | \$3,000.00 |
| | Reserve Interest | |
| | Total RESERVE INCOME | \$3,000.00 |
| | RV Reserve Expense | |
| 8800 | RV RESERVE EXPENSES | |
| 8801 | RV Reserve Electrical Repairs | \$1,103.81 |
| 8802 | RV Reserve Fencing | \$1,655.72 |
| 8803 | RV Reserve Entry System | \$5,519.06 |
| 8804 | RV Reserve Rock, Gravel, Grading | \$5,519.06 |
| | Total RV RESERVE EXPENSES | \$13,797.65 |
| | Total RV Reserve Income | \$3,000.00 |
| | Total RV Reserve Expense | \$13,797.65 |
| | NOI - Net Reserve Income/(Loss) | \$(10,797.65) |

Rainbow Bend Ratified 2023 Budget Reserves

| Account Number | Account Name | Annual Budget |
|----------------|---|-----------------------|
| | | |
| | Other Income | |
| 4800 | RESERVE INCOME | |
| 4810 | Reserve Deposit | \$110,000.00 |
| 4820 | Reserve Interest | \$500.00 |
| 4825 | Reserve Change in Value | \$500.00 |
| | Total RESERVE INCOME | \$111,000.00 |
| | | |
| 8000 | RESERVE EXPENSES | |
| 8001 | Reserve - Reserve Studies | \$5,169.07 |
| 8002 | Reserve - Bank Charges | \$200.00 |
| 8009 | Reserve - Entry Key Card System | \$5,384.45 |
| 8020 | Reserve - Asphalt | \$11,716.07 |
| 8030 | Reserve - Concrete | \$2,626.56 |
| 8056 | Reserve - Sauna | \$15,375.00 |
| 8074 | Reserve - Doors & Windows | \$9,253.13 |
| 8087 | Reserve - Rainbow Room Remodel | \$61,437.57 |
| 8088 | Reserve - Pool Area Renovations (incl locker rooms) | \$141,025.57 |
| 8089 | Reserve - Sport Courts | \$9,690.00 |
| 8098 | Reserve - Clubhouse Water Softener | \$820.00 |
| 8140 | Reserve - Landscaping | \$5,253.13 |
| 8140 | Reserve - Trees | \$21,275.16 |
| 8180 | Reserve - Pool Tables | \$4,307.56 |
| 8220 | Reserve - Fitness Center | \$5,253.13 |
| 8230 | Reserve - Camera System | \$7,687.50 |
| 8235 | Reserve - PA System | \$5,384.45 |
| 8286 | Reserve - Vehicle Major Maintenance | \$1,575.94 |
| | Total RESERVE EXPENSES | \$313,434.29 |
| | | |
| | Total Reserve Income | \$111,000.00 |
| | Total Reserve Expense | \$313,434.29 |
| | NOI - Net Reserve Income/(Loss) | \$(202,434.29) |