Accrual Fund Balance Sheet

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

As of: 04/30/2024

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	280,979.53		280,979.53
1151	CIT Bank RV Operating 2081	52,048.18		52,048.18
1156	Petty Cash Other	226.79		226.79
1160	Petty Cash Gasoline	330.00		330.00
1170	Enterprise Bank Reserves 6848		245,435.80	245,435.80
1171	Heritage Bank Reserves 0591		28,103.17	28,103.17
1172	Edward Jones Reserves 2543		400,439.38	400,439.38
1173	CIT Reserves 9932		175,859.60	175,859.60
1175	CIT RV Reserve 2384		21,164.23	21,164.23
	Total Cash	**333,584.50**	**871,002.18**	**1,204,586.68**
	OTHER ASSETS			
1300	Accounts Receivable	45,416.29		45,416.29
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
	Total OTHER ASSETS	**47,426.23**	**0.00**	**47,426.23**
	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	8,241.60		8,241.60
1820	Prepaid Insurance	16,087.82		16,087.82
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
	Total OTHER ASSETS	**17,082.42**	**0.00**	**17,082.42**
	TOTAL ASSETS	**373,890.95**	**871,002.18**	**1,244,893.13**
	LIABILITIES & CAPITAL			
	Liabilities			
	OTHER LIABILITIES			
2101	CH Deposit Valdivia - 95 - 5/26/24	175.00		175.00
2103	CH Deposit McKay 123 - 7/14/24	50.00		50.00
2105	CH Deposit - Palacios - 318 - 8/30&31/2024	100.00		100.00
2106	CH Deposit Mir - 78 - 9/28/2024	200.00		200.00
2107	CH Deposit- Milton - 394 - 6/14/2024	100.00		100.00

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2110	CH Deposit Mir - 78 - 4/13/24	400.00		400.00
	Total OTHER LIABILITIES	**1,025.00**	**0.00**	**1,025.00**
	LIABILITIES			
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	6,102.08		6,102.08
2220	FICA Payable	8,327.48		8,327.48
2230	FICA Medicare Liability	1,947.58		1,947.58
2240	FUTA Liability	148.22		148.22
2250	State Unemployment Taxes	531.04		531.04
2300	Prepaid Fees	39,072.07		39,072.07
2500	Accounts Payable	7,467.12		7,467.12
	Total LIABILITIES	**66,788.59**	**0.00**	**66,788.59**
	Total Liabilities	**67,813.59**	**0.00**	**67,813.59**
	Capital			
	Calculated Retained Earnings	-7,479.00	-10,528.70	-18,007.70
	Calculated Prior Years Retained Earnings	316,984.36	878,102.88	1,195,087.24
	Total Capital	**309,505.36**	**867,574.18**	**1,177,079.54**
	TOTAL LIABILITIES & CAPITAL	**377,318.95**	**867,574.18**	**1,244,893.13**

Accrual Annual Budget Comparison

Properties: RAINBOW BEND HOA - 645 Sierra Rose Dr. #104 Reno, NV 89511
As of: Apr 2024
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	47,436.00	47,436.00	0.00	189,744.00	189,744.00	0.00	569,232.00
4002	- Allotment to Reserves	-9,166.67	-9,166.67	0.00	-36,666.68	-36,666.68	0.00	-110,000.00
4010	- Bad Debt/Write Off	-118.00	-208.34	90.34	-118.00	-833.36	715.36	-2,500.00
	Total INCOME	**38,151.33**	**38,060.99**	**90.34**	**152,959.32**	**152,243.96**	**715.36**	**456,732.00**
4400	**OTHER INCOME**							
4410	NSF Fees	0.00	16.67	-16.67	0.00	66.68	-66.68	200.00
4412	RBHOA Patrol RV Reimbursement	0.00	300.00	-300.00	0.00	1,200.00	-1,200.00	3,600.00
4440	Violations & Fines	300.00	8.34	291.66	1,800.00	33.36	1,766.64	100.00
4460	Late Fee	50.00	8.34	41.66	2,950.00	33.36	2,916.64	100.00
4480	Collection Costs Reimbursable	400.00	41.67	358.33	600.00	166.68	433.32	500.00
4485	Misc. Owner Reimbursement	0.00	0.84	-0.84	0.00	3.36	-3.36	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	40.00	1.67	38.33	190.00	6.68	183.32	20.00
4605	Move In - Transfer Fee	600.00	83.34	516.66	1,000.00	333.36	666.64	1,000.00
4610	Clubhouse Rent	25.00	83.34	-58.34	600.00	333.36	266.64	1,000.00
4630	Misc. Expense Reimbursement Income	0.00	0.84	-0.84	0.00	3.36	-3.36	10.00
4651	RBHOA RV Parking Income	690.00	750.00	-60.00	2,790.00	3,000.00	-210.00	9,000.00
4653	- RBHOA RV Account	-1,380.00	-750.00	-630.00	-2,780.00	-3,000.00	220.00	-9,000.00
	Total OTHER INCOME	**725.00**	**545.05**	**179.95**	**7,150.00**	**2,180.20**	**4,969.80**	**6,540.00**
4900	**RV INCOME**							
4910	RV Income - Transfer from Operating	1,400.00	750.00	650.00	1,400.00	3,000.00	-1,600.00	9,000.00
4911	RV Interest Income	2.16	2.09	0.07	8.59	8.36	0.23	25.00
4912	-RV transfer to RV Reserves	0.00	-250.00	250.00	0.00	-1,000.00	1,000.00	-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 RV INCOME	**1,402.16**	**502.09**	**900.07**	**1,408.59**	**2,008.36**	**-599.77**	**6,025.00**
	Total Operating Income	**40,278.49**	**39,108.13**	**1,170.36**	**161,517.91**	**156,432.52**	**5,085.39**	**469,297.00**
	Expense							
6000	**ADMINISTRATIVE**							
6001	Management fees	4,161.60	4,161.60	0.00	16,646.40	16,646.40	0.00	49,939.20
6004	Ombudsman/Sec of State Fees	0.00	146.54	146.54	0.00	586.18	586.18	1,758.50
6005	Office Supplies/Postage/ Copies	787.67	1,166.67	379.00	4,135.64	4,666.68	531.04	14,000.00
6007	Website Expense	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6009	Collection Costs Expense	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6014	Bank Charges	0.00	1.67	1.67	0.00	6.68	6.68	20.00
6020	Committee Expenses	22.55	41.67	19.12	25.88	166.68	140.80	500.00
6021	Meeting Costs	0.00	1.67	1.67	0.00	6.68	6.68	20.00
6022	Board Education/ Membership Fees	25.00	41.67	16.67	25.00	166.68	141.68	500.00
	Total ADMINISTRATIVE	**4,996.82**	**5,628.16**	**631.34**	**20,832.92**	**22,512.66**	**1,679.74**	**67,537.70**
6070	**MAINTENANCE**							
6076	Cleaning Service	1,500.00	890.00	-610.00	4,500.00	3,560.00	-940.00	10,680.00
6084	Plumbing Repairs/ Maintenance	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
6085	Maintenance Supplies	189.14	125.00	-64.14	356.32	500.00	143.68	1,500.00
6086	Cleaning/Janitorial Supplies	289.40	291.67	2.27	1,114.72	1,166.68	51.96	3,500.00
6087	Fob/Key/Key Card Refund/ Expense	0.00	16.67	16.67	0.00	66.68	66.68	200.00
6095	Misc. Clubhouse Maintenance	0.00	41.67	41.67	330.00	166.68	-163.32	500.00
6100	Ventilation/Heat/AC System Maintenance	0.00	233.34	233.34	967.75	933.36	-34.39	2,800.00
6112	Clubhouse Equipment	0.00	16.67	16.67	97.43	66.68	-30.75	200.00
6113	Electrician/Lighting Repairs	1,375.00	83.34	-1,291.66	1,988.84	333.36	-1,655.48	1,000.00
	Total MAINTENANCE	**3,353.54**	**1,781.70**	**-1,571.84**	**9,355.06**	**7,126.80**	**-2,228.26**	**21,380.00**
6140	**OTHER MAINTENANCE/ SERVICES**							
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	54.17	54.17	1,216.28	216.68	-999.60	650.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
6154	Equipment Repairs/ Rentals/Purchase	0.00	16.67	16.67	0.00	66.68	66.68	200.00
6163	Exercise Equipment Service/Maint.	0.00	300.00	300.00	1,986.87	1,200.00	-786.87	3,600.00
6181	Water Softener Maintenance/Supplies	173.01	33.34	-139.67	313.42	133.36	-180.06	400.00
6191	Lot A&B Water/Sewer	52.50	54.17	1.67	210.00	216.68	6.68	650.00
6192	Lot A&B NVEnergy	142.35	66.67	-75.68	352.12	266.68	-85.44	800.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.17	29.17	0.00	116.68	116.68	350.00
6194	Lot A&B Maintenance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
	Total OTHER MAINTENANCE/SERVICES	**367.86**	**595.86**	**228.00**	**4,078.69**	**2,383.44**	**-1,695.25**	**7,150.00**
6200	**UTILITIES**							
6201	NVEnergy - Gas & Electric	0.00	2,916.67	2,916.67	8,791.55	11,666.68	2,875.13	35,000.00
6252	Cable,Internet, Phone	224.95	229.17	4.22	1,108.75	916.68	-192.07	2,750.00
6260	Water, Sewer & Trash	199.35	816.67	617.32	785.40	3,266.68	2,481.28	9,800.00
	Total UTILITIES	**424.30**	**3,962.51**	**3,538.21**	**10,685.70**	**15,850.04**	**5,164.34**	**47,550.00**
6900	**LANDSCAPING/COMMON AREA**							
6910	Landscape/Grounds Service Contract	12,916.00	13,750.00	834.00	51,664.00	55,000.00	3,336.00	165,000.00
6920	Landscape\Grounds Repairs/Maintenance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6960	Irrigation Repairs	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
	Total LANDSCAPING/ COMMON AREA	**12,916.00**	**13,875.01**	**959.01**	**51,664.00**	**55,500.04**	**3,836.04**	**166,500.00**
7100	**LEGAL AND OTHER PROFESSIONAL FEES**							
7101	Legal	0.00	1,833.34	1,833.34	8,678.00	7,333.36	-1,344.64	22,000.00
7102	Accounting/CPA	0.00	440.42	440.42	0.00	1,761.68	1,761.68	5,285.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**2,273.76**	**2,273.76**	**8,678.00**	**9,095.04**	**417.04**	**27,285.00**
7200	**TAXES**							
7203	Federal Income Taxes	0.00	164.59	164.59	0.00	658.36	658.36	1,975.00
	Total TAXES	**0.00**	**164.59**	**164.59**	**0.00**	**658.36**	**658.36**	**1,975.00**
7300	**POOL/SPA EXPENSE**							
7305	Pool/Spa Service Contract	1,950.00	2,000.00	50.00	7,800.00	8,000.00	200.00	24,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
7307	Pool/Spa Supplies/Repairs	1,338.06	683.34	-654.72	3,572.25	2,733.36	-838.89	8,200.00
7308	Pool/Spa Permits	734.00	61.17	-672.83	734.00	244.68	-489.32	734.00
	Total POOL/SPA EXPENSE	**4,022.06**	**2,744.51**	**-1,277.55**	**12,106.25**	**10,978.04**	**-1,128.21**	**32,934.00**
7400	**OTHER EXPENSES**							
7410	Gasoline - vehicles & equipment	0.00	250.00	250.00	296.00	1,000.00	704.00	3,000.00
7420	Vehicle Maintenance	0.00	166.67	166.67	832.74	666.68	-166.06	2,000.00
7430	Vehicle Registration	102.00	25.00	-77.00	102.00	100.00	-2.00	300.00
7450	Contingency	0.00	213.03	213.03	0.00	852.12	852.12	2,556.31
	Total OTHER EXPENSES	**102.00**	**654.70**	**552.70**	**1,230.74**	**2,618.80**	**1,388.06**	**7,856.31**
7500	**PAYROLL**							
7512	Patrol Payroll	5,310.00	8,333.34	3,023.34	28,601.82	33,333.36	4,731.54	100,000.00
7515	Payroll Processing Fee	260.00	130.00	-130.00	650.00	520.00	-130.00	1,560.00
7520	Employer's FICA 941 Taxes	329.22	750.00	420.78	1,773.30	3,000.00	1,226.70	9,000.00
7521	Employer's Fed Unemp 940 Taxes	13.92	18.67	4.75	131.94	74.68	-57.26	224.00
7522	ESD Employer's State Unemp Tax	47.79	62.50	14.71	257.42	250.00	-7.42	750.00
7523	Employer's Medicare 941 Taxes	77.00	175.00	98.00	414.74	700.00	285.26	2,100.00
7531	Uniform Expense	0.00	25.00	25.00	0.00	100.00	100.00	300.00
	Total PAYROLL	**6,037.93**	**9,494.51**	**3,456.58**	**31,829.22**	**37,978.04**	**6,148.82**	**113,934.00**
7600	**INSURANCE**							
7606	Workman's Comp Insurance	796.66	357.50	-439.16	5,656.64	1,430.00	-4,226.64	4,290.00
7607	Insurance Deductible	0.00	208.34	208.34	0.00	833.36	833.36	2,500.00
7610	Insurance Expense	3,026.13	2,541.67	-484.46	12,104.52	10,166.68	-1,937.84	30,500.00
	Total INSURANCE	**3,822.79**	**3,107.51**	**-715.28**	**17,761.16**	**12,430.04**	**-5,331.12**	**37,290.00**
7700	**RV EXPENSES**							
7701	RV Water/Sewer	34.80	20.84	-13.96	34.80	83.36	48.56	250.00
7702	RV Patrol/Maintenance Labor	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00
7703	RV NVEnergy	32.62	47.09	14.47	131.24	188.36	57.12	565.00
7704	RV Maintenance Expense	0.00	125.00	125.00	609.13	500.00	-109.13	1,500.00
7707	RV Lot Expansion/ Improvements	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total RV EXPENSES	**67.42**	**1,326.27**	**1,258.85**	**775.17**	**5,305.08**	**4,529.91**	**15,915.00**
	Total Operating Expense	**36,110.72**	**45,609.09**	**9,498.37**	**168,996.91**	**182,436.38**	**13,439.47**	**547,307.01**
	Total Operating Income	40,278.49	39,108.13	1,170.36	161,517.91	156,432.52	5,085.39	469,297.00
	Total Operating Expense	36,110.72	45,609.09	9,498.37	168,996.91	182,436.38	13,439.47	547,307.01
	NOI - Net Operating Income	**4,167.77**	**-6,500.96**	**10,668.73**	**-7,479.00**	**-26,003.86**	**18,524.86**	**-78,010.01**
	Other Income							
4800	**RESERVE INCOME**							
4810	Reserve Deposit	9,166.67	9,166.67	0.00	36,666.68	36,666.68	0.00	110,000.00
4820	Reserve Interest	390.43	50.00	340.43	1,437.49	200.00	1,237.49	600.00
4825	Reserve Change in Value	0.00	50.00	-50.00	1,116.71	200.00	916.71	600.00
	Total RESERVE INCOME	**9,557.10**	**9,266.67**	**290.43**	**39,220.88**	**37,066.68**	**2,154.20**	**111,200.00**
4890	**RV RESERVES**							
4891	RV Reserve Income	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
4892	RV Reserve Interest	5.22	0.00	5.22	21.04	0.00	21.04	0.00
	Total RV RESERVES	**5.22**	**250.00**	**-244.78**	**21.04**	**1,000.00**	**-978.96**	**3,000.00**
	Total Other Income	**9,562.32**	**9,516.67**	**45.65**	**39,241.92**	**38,066.68**	**1,175.24**	**114,200.00**
	Other Expense							
8000	**RESERVE EXPENSES**							
8001	Reserve - Reserve Study	0.00	564.09	564.09	0.00	2,256.36	2,256.36	6,769.00
8002	Reserve - Bank Charge	0.00	16.67	16.67	0.00	66.68	66.68	200.00
8009	Reserve - Entry System	4,892.00	1,250.00	-3,642.00	4,892.00	5,000.00	108.00	15,000.00
8020	Reserve - Asphalt	0.00	1,720.01	1,720.01	0.00	6,880.05	6,880.05	20,640.13
8030	Reserve - Concrete	0.00	678.80	678.80	0.00	2,715.22	2,715.22	8,145.62
8050	Reserve - Pool	7,556.14	0.00	-7,556.14	7,556.14	0.00	-7,556.14	0.00
8056	Reserve - Sauna	5,759.00	1,281.25	-4,477.75	5,759.00	5,125.00	-634.00	15,375.00
8060	Reserve - HVAC	3,428.00	0.00	-3,428.00	31,563.48	0.00	-31,563.48	0.00
8074	Reserve - Doors & Windows	0.00	771.10	771.10	0.00	3,084.40	3,084.40	9,253.13
8085	Reserve - Gazebo	0.00	137.98	137.98	0.00	551.92	551.92	1,655.72
8087	Reserve - Rainbow Room Remodel	0.00	5,119.80	5,119.80	0.00	20,479.20	20,479.20	61,437.57
8088	Reserve - Pool Area	0.00	11,752.13	11,752.13	0.00	47,008.53	47,008.53	141,025.57

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Renovations							
8089	Reserve - Sport Court	0.00	1,083.54	1,083.54	0.00	4,334.16	4,334.16	13,002.44
8098	Reserve- Clubhouse Water Softener	0.00	68.34	68.34	0.00	273.36	273.36	820.00
8140	Reserve - Landscaping	0.00	919.85	919.85	0.00	3,679.40	3,679.40	11,038.13
8141	Reserve - Trees	0.00	919.85	919.85	0.00	3,679.40	3,679.40	11,038.13
8180	Reserve - Pool Tables	0.00	358.97	358.97	0.00	1,435.88	1,435.88	4,307.57
8220	Reserve - Fitness Center	0.00	437.76	437.76	0.00	1,751.05	1,751.05	5,253.13
8225	Reserve - Office Equipment	0.00	275.96	275.96	0.00	1,103.84	1,103.84	3,311.44
8230	Reserve - Camera System	0.00	640.63	640.63	0.00	2,562.52	2,562.52	7,687.50
8264	Reserve - Park Area Apparatus Repair/Replace	0.00	652.33	652.33	0.00	2,609.32	2,609.32	7,827.93
8285	Reserve - Vehicle Purchase	0.00	2,023.66	2,023.66	0.00	8,094.64	8,094.64	24,283.88
8286	Reserve - Vehicle Major Maintenance	0.00	367.94	367.94	0.00	1,471.76	1,471.76	4,415.25
8801	RV Reserve - Electrical Repairs	0.00	91.99	91.99	0.00	367.96	367.96	1,103.81
8802	RV Reserve - Fencings	0.00	137.98	137.98	0.00	551.92	551.92	1,655.72
8803	RV Reserve - Entry System	0.00	459.92	459.92	0.00	1,839.70	1,839.70	5,519.06
8804	RV Reserve - Rock.Gravel,Grading	0.00	459.92	459.92	0.00	1,839.70	1,839.70	5,519.06
8805	RBV Reserve - Gate	0.00	235.71	235.71	0.00	942.84	942.84	2,828.52
	Total RESERVE EXPENSES	**21,635.14**	**32,426.18**	**10,791.04**	**49,770.62**	**129,704.81**	**79,934.19**	**389,113.31**
	Total Other Expense	**21,635.14**	**32,426.18**	**10,791.04**	**49,770.62**	**129,704.81**	**79,934.19**	**389,113.31**
	Net Other Income	**-12,072.82**	**-22,909.51**	**10,836.69**	**-10,528.70**	**-91,638.13**	**81,109.43**	**-274,913.31**
	Total Income	49,840.81	48,624.80	1,216.01	200,759.83	194,499.20	6,260.63	583,497.00
	Total Expense	57,745.86	78,035.27	20,289.41	218,767.53	312,141.19	93,373.66	936,420.32
	Net Income	**-7,905.05**	**-29,410.47**	**21,505.42**	**-18,007.70**	**-117,641.99**	**99,634.29**	**-352,923.32**