

Accrual Fund Balance Sheet

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

As of: 04/30/2025

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	221,652.84		221,652.84
1151	FCB Bank RV Operating 2081	54,149.48		54,149.48
1152	GNCU Operating Cash	10,000.00		10,000.00
1160	Petty Cash	55.10		55.10
1170	Enterprise Bank Reserves 6848		32,619.47	32,619.47
1172	Edward Jones Reserves 2543		142,810.30	142,810.30
1175	FCB RV Reserve 2384		20,440.40	20,440.40
Total Cash		285,857.42	195,870.17	481,727.59
OTHER ASSETS				
1300	Accounts Receivable	63,840.69		63,840.69
1610	Allowance for Doubtful Accounts	2,009.94		2,009.94
Total OTHER ASSETS		65,850.63	0.00	65,850.63
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	20,634.68		20,634.68
1820	Prepaid Insurance	13,830.46		13,830.46
1850	Prepaid Federal Income Tax	-7,247.00		-7,247.00
Total OTHER ASSETS		27,218.14	0.00	27,218.14
TOTAL ASSETS		354,723.99	195,870.17	550,594.16
LIABILITIES & CAPITAL				
Liabilities				
OTHER LIABILITIES				
2101	CH Deposit Phillips - 73 - 6/3/2025	50.00		50.00
2102	CH Deposit Stilwell - 411 - 7/20/2025	100.00		100.00
2103	CH Deposit Conley - 156 - 6/13/2025	100.00		100.00
2104	CH Deposit Pemberton - 53 - 6/21/2025	50.00		50.00
2105	CH Deposit - Barboza - 404 - 7/26/2025	200.00		200.00
2106	CH Deposit Delgadillo - 294 - 5/24/2025	100.00		100.00

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Account Number	Account Name	Operating	Reserve	Total
2107	CH Deposit- Hawkins - 34 - 7/27/2025	50.00		50.00
2108	CH Deposit Vicary - 321 - 5.18.2025	100.00		100.00
2109	CH Deposit Manrique-247-5-31-25	100.00		100.00
Total OTHER LIABILITIES		850.00	0.00	850.00
LIABILITIES				
2208	Federal Income Tax Payable	3,193.00		3,193.00
2210	Federal Payroll Emp. Withholding	1,316.04		1,316.04
2220	FICA Payable	1,749.04		1,749.04
2230	FICA Medicare Liability	409.04		409.04
2240	FUTA Liability	39.84		39.84
2250	State Unemployment Taxes	1,126.37		1,126.37
2300	Prepaid Fees	37,994.84		37,994.84
2500	Accounts Payable	129,150.61		129,150.61
Total LIABILITIES		174,978.78	0.00	174,978.78
Total Liabilities		175,828.78	0.00	175,828.78
Capital				
	Calculated Retained Earnings	-4,016.57	-672,469.83	-676,486.40
	Calculated Prior Years Retained Earnings	300,331.54	750,920.24	1,051,251.78
Total Capital		296,314.97	78,450.41	374,765.38
TOTAL LIABILITIES & CAPITAL		472,143.75	78,450.41	550,594.16

Accrual Annual Budget Comparison

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

As of: Apr 2025

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	-9,583.33	-9,583.34	0.01	-38,333.32	-38,333.36	0.04	-115,000.00
4010	- Bad Debt/Write Off	0.00	-208.34	208.34	0.00	-833.36	833.36	-2,500.00
4013	Transfer among Operating Accts	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
	Total INCOME	47,852.67	37,644.32	10,208.35	161,410.68	150,577.28	10,833.40	451,732.00
4400	OTHER INCOME							
4408	RBHOA Lot A Income	600.00	500.00	100.00	2,100.00	2,000.00	100.00	6,000.00
4410	NSF Fees	20.00	16.67	3.33	60.00	66.68	-6.68	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	-4,750.00	8.34	-4,758.34	-4,100.00	33.36	-4,133.36	100.00
4460	Late Fee	-375.89	8.34	-384.23	2,581.54	33.36	2,548.18	100.00
4480	Collection Costs Reimbursable	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
4485	Misc. Owner Reimbursement	0.00	0.84	-0.84	93.00	3.36	89.64	10.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	30.00	1.67	28.33	-35.00	6.68	-41.68	20.00
4605	Move In - Transfer Fee	0.00	416.67	-416.67	900.00	1,666.68	-766.68	5,000.00
4610	Clubhouse Rent	350.00	166.67	183.33	1,425.00	666.68	758.32	2,000.00
4630	Misc. Expense Reimbursement Income	0.00	0.84	-0.84	0.00	3.36	-3.36	10.00
4651	RBHOA RV Parking Income	660.00	708.34	-48.34	2,470.00	2,833.36	-363.36	8,500.00
4653	- RBHOA RV Account	0.00	-708.34	708.34	-2,000.00	-2,833.36	833.36	-8,500.00
	Total OTHER INCOME	-3,465.89	1,461.71	-4,927.60	3,494.54	5,846.84	-2,352.30	17,540.00
4900	RV INCOME							
4910	RV Income - Transfer from Operating	6,400.00	708.34	5,691.66	6,400.00	2,833.36	3,566.64	8,500.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
4911	RV Interest Income	4.25	2.09	2.16	8.37	8.36	0.01	25.00
Total RV INCOME		6,404.25	710.43	5,693.82	6,408.37	2,841.72	3,566.65	8,525.00
Total Operating Income		50,791.03	39,816.46	10,974.57	171,313.59	159,265.84	12,047.75	477,797.00
Expense								
ADMINISTRATIVE								
6000	ADMINISTRATIVE							
6001	Management fees	4,253.33	4,253.34	0.01	17,013.32	17,013.36	0.04	51,040.00
6004	Ombudsman/Sec of State Fees	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
6005	Office Supplies/Postage/Copies	1,577.40	833.34	-744.06	4,157.20	3,333.36	-823.84	10,000.00
6007	Website Expense	0.00	25.84	25.84	0.00	103.36	103.36	310.00
6009	Collection Costs Expense	872.08	41.67	-830.41	872.08	166.68	-705.40	500.00
6014	Bank Charges	0.00	0.84	0.84	0.00	3.36	3.36	10.00
6020	Committee Expenses	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6021	Meeting Costs	0.00	0.84	0.84	250.00	3.36	-246.64	10.00
6022	Board Education/Membership Fees	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Total ADMINISTRATIVE		6,702.81	5,405.88	-1,296.93	22,292.60	21,623.52	-669.08	64,870.00
MAINTENANCE								
6070	MAINTENANCE							
6072	Janitorial Expense	-599.25	0.00	599.25	0.00	0.00	0.00	0.00
6076	Cleaning Service	875.00	916.67	41.67	3,500.00	3,666.68	166.68	11,000.00
6084	Plumbing Repairs/Maintenance	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
6085	Maintenance Supplies	217.19	83.34	-133.85	497.48	333.36	-164.12	1,000.00
6086	Cleaning/Janitorial Supplies	1,357.14	333.34	-1,023.80	1,971.23	1,333.36	-637.87	4,000.00
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	299.50	166.68	-132.82	500.00
6100	Ventilation/Heat/AC System Maintenance	1,016.25	666.67	-349.58	2,032.50	2,666.68	634.18	8,000.00
6112	Clubhouse Equipment	0.00	16.67	16.67	0.00	66.68	66.68	200.00
6113	Electrician/Lighting Repairs	0.00	83.34	83.34	1,852.92	333.36	-1,519.56	1,000.00
Total MAINTENANCE		2,866.33	2,325.04	-541.29	10,153.63	9,300.16	-853.47	27,900.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6140	OTHER MAINTENANCE/ SERVICES							
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	100.00	100.00	806.71	400.00	-406.71	1,200.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6163	Exercise Equipment Service/Maint.	0.00	416.67	416.67	192.13	1,666.68	1,474.55	5,000.00
6181	Water Softener Maintenance/Supplies	0.00	33.34	33.34	145.00	133.36	-11.64	400.00
6191	Lot A&B Water/Sewer	0.00	60.00	60.00	106.00	240.00	134.00	720.00
6192	Lot A&B NVEnergy	0.00	80.00	80.00	0.00	320.00	320.00	960.00
6193	Lot A&B Fire Ext Inspection/Service	0.00	29.17	29.17	367.07	116.68	-250.39	350.00
6194	Lot A&B Maintenance	0.00	41.67	41.67	1,027.48	166.68	-860.80	500.00
6196	Lot A Water Softener	0.00	33.34	33.34	0.00	133.36	133.36	400.00
6197	Sound System	0.00	0.00	0.00	34,872.92	0.00	-34,872.92	0.00
	Total OTHER MAINTENANCE/SERVICES	0.00	819.19	819.19	37,517.31	3,276.76	-34,240.55	9,830.00
6200	UTILITIES							
6201	NVEnergy - Gas & Electric	393.82	2,916.67	2,522.85	4,421.52	11,666.68	7,245.16	35,000.00
6252	Cable,Internet, Phone	235.00	250.00	15.00	879.93	1,000.00	120.07	3,000.00
6260	Water, Sewer & Trash	438.60	716.67	278.07	1,966.85	2,866.68	899.83	8,600.00
	Total UTILITIES	1,067.42	3,883.34	2,815.92	7,268.30	15,533.36	8,265.06	46,600.00
6900	LANDSCAPING/COMMON AREA							
6910	Landscape/Grounds Service Contract	10,585.00	12,500.00	1,915.00	50,497.00	50,000.00	-497.00	150,000.00
6920	Landscape/Grounds Repairs/Maintenance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6960	Irrigation Repairs	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
	Total LANDSCAPING/ COMMON AREA	10,585.00	12,708.34	2,123.34	50,497.00	50,833.36	336.36	152,500.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	1,666.67	1,666.67	3,920.00	6,666.68	2,746.68	20,000.00
7102	Accounting/CPA	0.00	441.67	441.67	0.00	1,766.68	1,766.68	5,300.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	2,108.34	2,108.34	3,920.00	8,433.36	4,513.36	25,300.00

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	208.34	208.34	0.00	833.36	833.36	2,500.00
	Total TAXES	0.00	208.34	208.34	0.00	833.36	833.36	2,500.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract	0.00	833.34	833.34	2,737.50	3,333.36	595.86	10,000.00
7307	Pool/Spa Supplies/Repairs	0.00	183.34	183.34	426.72	733.36	306.64	2,200.00
7308	Pool/Spa Permits	734.00	291.67	-442.33	734.00	1,166.68	432.68	3,500.00
	Total POOL/SPA EXPENSE	734.00	1,308.35	574.35	3,898.22	5,233.40	1,335.18	15,700.00
7400	OTHER EXPENSES							
7410	Gasoline - vehicles & equipment	222.00	250.00	28.00	492.00	1,000.00	508.00	3,000.00
7420	Vehicle Maintenance	50.99	166.67	115.68	50.99	666.68	615.69	2,000.00
7430	Vehicle Registration	72.00	25.00	-47.00	72.00	100.00	28.00	300.00
	Total OTHER EXPENSES	344.99	441.67	96.68	614.99	1,766.68	1,151.69	5,300.00
7500	PAYROLL							
7512	Patrol Payroll	5,208.75	5,000.00	-208.75	23,105.25	20,000.00	-3,105.25	60,000.00
7515	Payroll Processing Fee	130.00	130.00	0.00	520.00	520.00	0.00	1,560.00
7520	Employer's FICA 941 Taxes	322.94	541.67	218.73	1,432.52	2,166.68	734.16	6,500.00
7521	Employer's Fed Unemp 940 Taxes	0.00	29.17	29.17	93.84	116.68	22.84	350.00
7522	ESD Employer's State Unemp Tax	46.88	62.50	15.62	207.95	250.00	42.05	750.00
7523	Employer's Medicare 941 Taxes	75.53	125.00	49.47	335.02	500.00	164.98	1,500.00
7531	Uniform Expense	0.00	25.00	25.00	0.00	100.00	100.00	300.00
	Total PAYROLL	5,784.10	5,913.34	129.24	25,694.58	23,653.36	-2,041.22	70,960.00
7600	INSURANCE							
7606	Workman's Comp Insurance	331.58	833.34	501.76	1,326.32	3,333.36	2,007.04	10,000.00
7607	Insurance Deductible	0.00	208.34	208.34	0.00	833.36	833.36	2,500.00
7610	Insurance Expense	3,043.14	3,333.34	290.20	12,172.56	13,333.36	1,160.80	40,000.00
	Total INSURANCE	3,374.72	4,375.02	1,000.30	13,498.88	17,500.08	4,001.20	52,500.00
7700	RV EXPENSES							
7701	RV Water/Sewer	17.40	29.17	11.77	20.30	116.68	96.38	350.00
7702	RV Patrol/Maintenance Labor	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7703	RV NVEnergy	36.29	47.09	10.80	144.89	188.36	43.47	565.00
7704	RV Maintenance Expense	0.00	125.00	125.00	-190.54	500.00	690.54	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
Total RV EXPENSES		53.69	1,334.60	1,280.91	-25.35	5,338.40	5,363.75	16,015.00
Total Operating Expense		31,513.06	40,831.45	9,318.39	175,330.16	163,325.80	-12,004.36	489,975.00
Total Operating Income		50,791.03	39,816.46	10,974.57	171,313.59	159,265.84	12,047.75	477,797.00
Total Operating Expense		31,513.06	40,831.45	9,318.39	175,330.16	163,325.80	-12,004.36	489,975.00
NOI - Net Operating Income		19,277.97	-1,014.99	20,292.96	-4,016.57	-4,059.96	43.39	-12,178.00
Other Income								
RESERVE INCOME								
4800								
4810	Reserve Deposit	9,583.33	9,583.34	-0.01	38,333.32	38,333.36	-0.04	115,000.00
4820	Reserve Interest	0.13	19.67	-19.54	221.73	78.68	143.05	236.00
4825	Reserve Change in Value	3,103.31	500.00	2,603.31	6,003.60	2,000.00	4,003.60	6,000.00
Total RESERVE INCOME		12,686.77	10,103.01	2,583.76	44,558.65	40,412.04	4,146.61	121,236.00
RV RESERVES								
4890								
4891	RV Reserve Income	3,000.00	250.00	2,750.00	3,000.00	1,000.00	2,000.00	3,000.00
4892	RV Reserve Interest	5.39	0.00	5.39	12.93	0.00	12.93	0.00
Total RV RESERVES		3,005.39	250.00	2,755.39	3,012.93	1,000.00	2,012.93	3,000.00
Total Other Income		15,692.16	10,353.01	5,339.15	47,571.58	41,412.04	6,159.54	124,236.00
Other Expense								
RESERVE EXPENSES								
8000								
8001	Reserve - Reserve Study	0.00	136.72	136.72	0.00	546.88	546.88	1,640.59
8009	Reserve - Entry System	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	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
8087	Reserve - Rainbow Room Remodel	0.00	2,403.13	2,403.13	0.00	9,612.53	9,612.53	28,837.57
8088	Reserve - Pool Area Renovations	491,035.41	9,816.55	-481,218.86	720,041.41	39,266.20	-680,775.21	117,798.53
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

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
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		491,035.41	25,139.56	-465,895.85	720,041.41	100,558.33	-619,483.08	301,674.01
Total Other Expense		491,035.41	25,139.56	-465,895.85	720,041.41	100,558.33	-619,483.08	301,674.01
Net Other Income		-475,343.25	-14,786.55	-460,556.70	-672,469.83	-59,146.29	-613,323.54	-177,438.01
Total Income		66,483.19	50,169.47	16,313.72	218,885.17	200,677.88	18,207.29	602,033.00
Total Expense		522,548.47	65,971.01	-456,577.46	895,371.57	263,884.13	-631,487.44	791,649.01
Net Income		-456,065.28	-15,801.54	-440,263.74	-676,486.40	-63,206.25	-613,280.15	-189,616.01