

Accrual Fund Balance Sheet

Properties: Idlewild Riverfront Condo Assn - c/o Kenyon & Associates, Inc. 645 Sierra Rose Dr. #104 Reno, NV 89511

As of: 01/31/2023

Accounting Basis: Accrual

GL Account Map: IRF

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
1150	Enterprise Bank & Trust 9979 Operating	-62,022.44		-62,022.44
1154	GNCU 5104 Operating	5.00		5.00
1155	GNCU 2691 CD Operating	51,735.67		51,735.67
1156	Heritage Bank 7819 CD Operating matures 4/6/2023	51,786.20		51,786.20
1170	Enterprise Bank & Trust 9503 Reserve		176,885.78	176,885.78
1171	Wells Fargo 5811 Reserve		174,137.92	174,137.92
1175	Heritage Bank 6993 CD Reserve matures 4/1/2021		78,790.84	78,790.84
1176	Heritage Bank 6928 CD Reserve matures 11/12/22		103,765.17	103,765.17
1177	US Bank 7771 CD Reserve matures 7/6/2020		101,032.82	101,032.82
1178	US Bank 7946 CD Reserve matures 8/14/2023		101,515.00	101,515.00
1179	Western Alliance 8508 CD Reserve 5/8/2020		78,660.82	78,660.82
1180	Western Alliance 8869 CD Reserve matures 2/10/2021		101,107.37	101,107.37
	Total Cash	41,504.43	915,895.72	957,400.15
OTHER ASSETS				
1300	Accounts Receivable	3,821.16		3,821.16
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	Total OTHER ASSETS	7,456.16	0.00	7,456.16
OTHER ASSETS				
1810	Prepaid Expenses	1,961.45		1,961.45
1820	Prepaid Insurance	12,753.38		12,753.38
1850	Prepaid Federal Income Tax	0.34		0.34
	Total OTHER ASSETS	14,715.17	0.00	14,715.17
	TOTAL ASSETS	63,675.76	915,895.72	979,571.48
LIABILITIES & CAPITAL				
Liabilities				
DEPOSITS				
2196	Idlewild Riverfront Clubhouse Deposits	50.00		50.00
	Total DEPOSITS	50.00	0.00	50.00
LIABILITIES				
2208	Federal Income Tax Payable	311.00		311.00
2300	Prepaid Fees	41,194.41		41,194.41

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Account Number	Account Name	Operating	Reserve	Total
2500	Accounts Payable	20,498.79		20,498.79
	Total LIABILITIES	62,004.20	0.00	62,004.20
	Total Liabilities	62,054.20	0.00	62,054.20
	Capital			
	Calculated Retained Earnings	-29,741.45	-34,140.29	-63,881.74
	Calculated Prior Years Retained Earnings	31,363.01	950,036.01	981,399.02
	Total Capital	1,621.56	915,895.72	917,517.28
	TOTAL LIABILITIES & CAPITAL	63,675.76	915,895.72	979,571.48

Accrual Annual Budget Comparison

Properties: Idlewild Riverfront Condo Assn - c/o Kenyon & Associates, Inc. 645 Sierra Rose Dr. #104 Reno, NV 89511

As of: Jan 2023

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: IRF

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	32,808.63	32,810.58	-1.95	32,808.63	32,810.58	-1.95	393,726.90
4002	- Allotment to Reserves	0.00	-5,894.84	5,894.84	0.00	-5,894.84	5,894.84	-70,738.00
4010	- Bad Debt/Write Off	0.00	1.67	-1.67	0.00	1.67	-1.67	20.00
	Total INCOME	32,808.63	26,917.41	5,891.22	32,808.63	26,917.41	5,891.22	323,008.90
4400	OTHER INCOME							
4460	Late Fee	8.62	8.34	0.28	8.62	8.34	0.28	100.00
4480	Collection Costs Reimbursable	0.00	8.34	-8.34	0.00	8.34	-8.34	100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	200.00	50.00	150.00	200.00	50.00	150.00	600.00
4602	Laundry Income	0.00	183.34	-183.34	0.00	183.34	-183.34	2,200.00
4605	Move In - Transfer Fee	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
4620	Sewer Lift Station Reimbursed	0.00	83.34	-83.34	0.00	83.34	-83.34	1,000.00
	Total OTHER INCOME	208.62	375.03	-166.41	208.62	375.03	-166.41	4,500.00
	Total Operating Income	33,017.25	27,292.44	5,724.81	33,017.25	27,292.44	5,724.81	327,508.90
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	1,921.45	1,921.45	0.00	1,921.45	1,921.45	0.00	23,057.40
6004	Ombudsman/Sec of State Fees	0.00	0.00	0.00	0.00	0.00	0.00	657.00
6005	Office Supplies/Postage/Copies	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
6008	Storage Fees	40.00	40.00	0.00	40.00	40.00	0.00	480.00
	Total ADMINISTRATIVE	1,961.45	2,253.12	291.67	1,961.45	2,253.12	291.67	27,694.40
6070	MAINTENANCE							
6071	Building Maintenance	0.00	208.34	208.34	0.00	208.34	208.34	2,500.00
6074	Environmental Testing	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6081	Gate Maintenance	135.00	208.34	73.34	135.00	208.34	73.34	2,500.00
6084	Plumbing Repairs/ Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
6085	Maintenance Supplies	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
6086	Cleaning/Janitorial Supplies	230.75	0.00	-230.75	230.75	0.00	-230.75	0.00
6094	Maintenance Service Expense	10,350.00	6,250.00	-4,100.00	10,350.00	6,250.00	-4,100.00	75,000.00
6099	Generator Maintenance	0.00	62.50	62.50	0.00	62.50	62.50	750.00
6113	Electrician/Lighting Repairs	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
	Total MAINTENANCE	10,715.75	7,729.20	-2,986.55	10,715.75	7,729.20	-2,986.55	92,750.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
6148	Elevator Service/Contract	405.65	395.84	-9.81	405.65	395.84	-9.81	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	0.00	208.34	208.34	0.00	208.34	208.34	2,500.00
6151	Fire Protection Inspec/ Repair/Extinguishers	692.69	145.84	-546.85	692.69	145.84	-546.85	1,750.00
6152	Snow Removal	2,401.25	166.67	-2,234.58	2,401.25	166.67	-2,234.58	2,000.00
6153	Outside Contractors - Maintenance	1,241.20	416.67	-824.53	1,241.20	416.67	-824.53	5,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6158	Gutter Cleaning/Repair	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
6159	Chimney Inspections	0.00	525.00	525.00	0.00	525.00	525.00	6,300.00
6160	Drain Cleaning	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
6161	Boilers/ Chillers Maintenance	17,950.74	416.67	-17,534.07	17,950.74	416.67	-17,534.07	5,000.00
6162	Pest Control	0.00	108.34	108.34	0.00	108.34	108.34	1,300.00
6175	Sewer Lift Station Maintenance	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
	Total OTHER MAINTENANCE/SERVICES	22,691.53	3,300.05	-19,391.48	22,691.53	3,300.05	-19,391.48	39,600.00
6200	UTILITIES							
6209	Trash Removal	1,849.75	1,833.34	-16.41	1,849.75	1,833.34	-16.41	22,000.00
6211	NVEnergy Common Area	403.14	291.67	-111.47	403.14	291.67	-111.47	3,500.00
6212	NV Energy Sewer Lift Station	90.99	104.17	13.18	90.99	104.17	13.18	1,250.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6213	NV Energy Bldg 2845	4,200.49	2,125.00	-2,075.49	4,200.49	2,125.00	-2,075.49	25,500.00
6214	NV Energy Bldg 2855	1,343.56	895.84	-447.72	1,343.56	895.84	-447.72	10,750.00
6215	TMWA Water - Common Areas	167.77	666.67	498.90	167.77	666.67	498.90	8,000.00
6216	TMWA Water - Bldg 2845	344.38	416.67	72.29	344.38	416.67	72.29	5,000.00
6217	TMWA Water - Bldg 2855	393.84	375.00	-18.84	393.84	375.00	-18.84	4,500.00
6227	Telephone/Intercom/Internet for Cameras	2,681.01	2,500.00	-181.01	2,681.01	2,500.00	-181.01	30,000.00
	Total UTILITIES	11,474.93	9,208.36	-2,266.57	11,474.93	9,208.36	-2,266.57	110,500.00
6900	LANDSCAPING/COMMON AREA							
6913	Landscape Supplies	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
6940	Tree Maintenance	370.00	0.00	-370.00	370.00	0.00	-370.00	0.00
6965	Backflow Testing/Repair/Replace	0.00	0.00	0.00	0.00	0.00	0.00	400.00
	Total LANDSCAPING/COMMON AREA	370.00	83.34	-286.66	370.00	83.34	-286.66	1,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
7102	Accounting/CPA	0.00	0.00	0.00	0.00	0.00	0.00	4,900.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	416.67	416.67	0.00	416.67	416.67	9,900.00
7200	TAXES							
7201	Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	25.00
7203	Federal Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	500.00
	Total TAXES	0.00	0.00	0.00	0.00	0.00	0.00	525.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
	Total POOL/SPA EXPENSE	0.00	1,625.00	1,625.00	0.00	1,625.00	1,625.00	19,500.00
7600	INSURANCE							
7601	Property/Liab/Crime Insurance	2,994.83	2,708.34	-286.49	2,994.83	2,708.34	-286.49	32,500.00
7606	Workman's Comp Insurance	110.58	143.34	32.76	110.58	143.34	32.76	1,720.00
7607	Insurance Deductible	0.00	833.34	833.34	0.00	833.34	833.34	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
7608	Insurance Claim Expense	12,439.63	0.00	-12,439.63	12,439.63	0.00	-12,439.63	0.00
	Total INSURANCE	15,545.04	3,685.02	-11,860.02	15,545.04	3,685.02	-11,860.02	44,220.00
	Total Operating Expense	62,758.70	28,300.76	-34,457.94	62,758.70	28,300.76	-34,457.94	346,089.40
	Total Operating Income	33,017.25	27,292.44	5,724.81	33,017.25	27,292.44	5,724.81	327,508.90
	Total Operating Expense	62,758.70	28,300.76	-34,457.94	62,758.70	28,300.76	-34,457.94	346,089.40
	NOI - Net Operating Income	-29,741.45	-1,008.32	-28,733.13	-29,741.45	-1,008.32	-28,733.13	-18,580.50
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	0.00	5,894.84	-5,894.84	0.00	5,894.84	-5,894.84	70,738.00
4820	Reserve Interest	179.71	20.84	158.87	179.71	20.84	158.87	250.00
4825	Reserve Change in Value	0.00	208.34	-208.34	0.00	208.34	-208.34	2,500.00
	Total RESERVE INCOME	179.71	6,124.02	-5,944.31	179.71	6,124.02	-5,944.31	73,488.00
	Total Other Income	179.71	6,124.02	-5,944.31	179.71	6,124.02	-5,944.31	73,488.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
8002	Reserve - Bank Charge	0.00	3.34	3.34	0.00	3.34	3.34	40.00
8060	Reserve - HVAC	34,320.00	0.00	-34,320.00	34,320.00	0.00	-34,320.00	0.00
8247	Reserve - Trash Encloser	0.00	145.84	145.84	0.00	145.84	145.84	1,750.00
	Total RESERVE EXPENSES	34,320.00	232.52	-34,087.48	34,320.00	232.52	-34,087.48	2,790.00
	Total Other Expense	34,320.00	232.52	-34,087.48	34,320.00	232.52	-34,087.48	2,790.00
	Net Other Income	-34,140.29	5,891.50	-40,031.79	-34,140.29	5,891.50	-40,031.79	70,698.00
	Total Income	33,196.96	33,416.46	-219.50	33,196.96	33,416.46	-219.50	400,996.90
	Total Expense	97,078.70	28,533.28	-68,545.42	97,078.70	28,533.28	-68,545.42	348,879.40
	Net Income	-63,881.74	4,883.18	-68,764.92	-63,881.74	4,883.18	-68,764.92	52,117.50