

Accrual Fund Balance Sheet

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

As of: 02/28/2023

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	-61,868.57		-61,868.57
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		89,923.32	89,923.32
1171	Wells Fargo 5811 Reserve		174,157.96	174,157.96
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	41,658.30	828,953.30	870,611.60
OTHER ASSETS				
1300	Accounts Receivable	2,534.73		2,534.73
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	Total OTHER ASSETS	6,169.73	0.00	6,169.73
OTHER ASSETS				
1810	Prepaid Expenses	1,961.45		1,961.45
1820	Prepaid Insurance	9,647.97		9,647.97
1850	Prepaid Federal Income Tax	0.34		0.34
	Total OTHER ASSETS	11,609.76	0.00	11,609.76
	TOTAL ASSETS	59,437.79	828,953.30	888,391.09
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	36,869.15		36,869.15

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Account Number	Account Name	Operating	Reserve	Total
2500	Accounts Payable	29,715.50		29,715.50
	Total LIABILITIES	66,895.65	0.00	66,895.65
	Total Liabilities	66,945.65	0.00	66,945.65
	Capital			
	Calculated Retained Earnings	-38,870.87	-121,082.71	-159,953.58
	Calculated Prior Years Retained Earnings	31,363.01	950,036.01	981,399.02
	Total Capital	-7,507.86	828,953.30	821,445.44
	TOTAL LIABILITIES & CAPITAL	59,437.79	828,953.30	888,391.09

Accrual Annual Budget Comparison

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

As of: Feb 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	65,617.26	65,621.16	-3.90	393,726.90
4002	- Allotment to Reserves	-11,789.68	-5,894.84	-5,894.84	-11,789.68	-11,789.68	0.00	-70,738.00
4010	- Bad Debt/Write Off	0.00	1.67	-1.67	0.00	3.34	-3.34	20.00
	Total INCOME	21,018.95	26,917.41	-5,898.46	53,827.58	53,834.82	-7.24	323,008.90
4400	OTHER INCOME							
4460	Late Fee	0.00	8.34	-8.34	8.62	16.68	-8.06	100.00
4480	Collection Costs Reimbursable	0.00	8.34	-8.34	0.00	16.68	-16.68	100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	0.00	50.00	-50.00	200.00	100.00	100.00	600.00
4602	Laundry Income	630.50	183.34	447.16	630.50	366.68	263.82	2,200.00
4605	Move In - Transfer Fee	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
4620	Sewer Lift Station Reimbursed	0.00	83.34	-83.34	0.00	166.68	-166.68	1,000.00
	Total OTHER INCOME	630.50	375.03	255.47	839.12	750.06	89.06	4,500.00
	Total Operating Income	21,649.45	27,292.44	-5,642.99	54,666.70	54,584.88	81.82	327,508.90
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	1,921.45	1,921.45	0.00	3,842.90	3,842.90	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	86.55	291.67	205.12	86.55	583.34	496.79	3,500.00
6008	Storage Fees	40.00	40.00	0.00	80.00	80.00	0.00	480.00
6015	Misc. Administrative Expense	171.00	0.00	-171.00	171.00	0.00	-171.00	0.00
	Total ADMINISTRATIVE	2,219.00	2,253.12	34.12	4,180.45	4,506.24	325.79	27,694.40

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6070	MAINTENANCE							
6071	Building Maintenance	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
6074	Environmental Testing	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
6081	Gate Maintenance	0.00	208.34	208.34	135.00	416.68	281.68	2,500.00
6084	Plumbing Repairs/ Maintenance	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
6085	Maintenance Supplies	469.38	416.67	-52.71	469.38	833.34	363.96	5,000.00
6086	Cleaning/Janitorial Supplies	4,395.53	0.00	-4,395.53	4,626.28	0.00	-4,626.28	0.00
6094	Maintenance Service Expense	4,320.00	6,250.00	1,930.00	14,670.00	12,500.00	-2,170.00	75,000.00
6099	Generator Maintenance	0.00	62.50	62.50	0.00	125.00	125.00	750.00
6113	Electrician/Lighting Repairs	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
	Total MAINTENANCE	9,184.91	7,729.20	-1,455.71	19,900.66	15,458.40	-4,442.26	92,750.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
6148	Elevator Service/Contract	405.65	395.84	-9.81	811.30	791.68	-19.62	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	145.84	145.84	692.69	291.68	-401.01	1,750.00
6152	Snow Removal	2,426.25	166.67	-2,259.58	4,827.50	333.34	-4,494.16	2,000.00
6153	Outside Contractors - Maintenance	0.00	416.67	416.67	1,241.20	833.34	-407.86	5,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6158	Gutter Cleaning/Repair	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
6159	Chimney Inspections	0.00	525.00	525.00	0.00	1,050.00	1,050.00	6,300.00
6160	Drain Cleaning	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00
6161	Boilers/ Chillers Maintenance	2,818.82	416.67	-2,402.15	10,783.86	833.34	-9,950.52	5,000.00
6162	Pest Control	0.00	108.34	108.34	0.00	216.68	216.68	1,300.00
6175	Sewer Lift Station Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
	Total OTHER MAINTENANCE/SERVICES	5,650.72	3,300.05	-2,350.67	18,356.55	6,600.10	-11,756.45	39,600.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6200	UTILITIES							
6209	Trash Removal	3,749.50	1,833.34	-1,916.16	5,599.25	3,666.68	-1,932.57	22,000.00
6211	NVEnergy Common Area	398.66	291.67	-106.99	801.80	583.34	-218.46	3,500.00
6212	NV Energy Sewer Lift Station	90.23	104.17	13.94	181.22	208.34	27.12	1,250.00
6213	NV Energy Bldg 2845	4,120.43	2,125.00	-1,995.43	8,320.92	4,250.00	-4,070.92	25,500.00
6214	NV Energy Bldg 2855	1,289.37	895.84	-393.53	2,632.93	1,791.68	-841.25	10,750.00
6215	TMWA Water - Common Areas	239.32	666.67	427.35	407.09	1,333.34	926.25	8,000.00
6216	TMWA Water - Bldg 2845	328.95	416.67	87.72	673.33	833.34	160.01	5,000.00
6217	TMWA Water - Bldg 2855	446.66	375.00	-71.66	840.50	750.00	-90.50	4,500.00
6227	Telephone/Intercom/Internet for Cameras	3,117.31	2,500.00	-617.31	5,798.32	5,000.00	-798.32	30,000.00
	Total UTILITIES	13,780.43	9,208.36	-4,572.07	25,255.36	18,416.72	-6,838.64	110,500.00
6900	LANDSCAPING/COMMON AREA							
6913	Landscape Supplies	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
6925	Landscaping/Janitorial/Maintenance Service	607.50	0.00	-607.50	607.50	0.00	-607.50	0.00
6940	Tree Maintenance	875.00	0.00	-875.00	1,245.00	0.00	-1,245.00	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	1,482.50	83.34	-1,399.16	1,852.50	166.68	-1,685.82	1,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.67	416.67	0.00	833.34	833.34	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	833.34	833.34	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	4,830.00	0.00	-4,830.00	4,830.00	0.00	-4,830.00	500.00
	Total TAXES	4,830.00	0.00	-4,830.00	4,830.00	0.00	-4,830.00	525.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	260.00	1,500.00	1,240.00	260.00	3,000.00	2,740.00	18,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total POOL/SPA EXPENSE	260.00	1,625.00	1,365.00	260.00	3,250.00	2,990.00	19,500.00
7600	INSURANCE							
7601	Property/Liab/Crime Insurance	3,246.43	2,708.34	-538.09	6,241.26	5,416.68	-824.58	32,500.00
7606	Workman's Comp Insurance	110.58	143.34	32.76	221.16	286.68	65.52	1,720.00
7607	Insurance Deductible	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
7608	Insurance Claim Expense	0.00	0.00	0.00	12,439.63	0.00	-12,439.63	0.00
	Total INSURANCE	3,357.01	3,685.02	328.01	18,902.05	7,370.04	-11,532.01	44,220.00
	Total Operating Expense	40,764.57	28,300.76	-12,463.81	93,537.57	56,601.52	-36,936.05	346,089.40
	Total Operating Income	21,649.45	27,292.44	-5,642.99	54,666.70	54,584.88	81.82	327,508.90
	Total Operating Expense	40,764.57	28,300.76	-12,463.81	93,537.57	56,601.52	-36,936.05	346,089.40
	NOI - Net Operating Income	-19,115.12	-1,008.32	-18,106.80	-38,870.87	-2,016.64	-36,854.23	-18,580.50
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	0.00	5,894.84	-5,894.84	0.00	11,789.68	-11,789.68	70,738.00
4820	Reserve Interest	124.13	20.84	103.29	303.84	41.68	262.16	250.00
4825	Reserve Change in Value	0.00	208.34	-208.34	0.00	416.68	-416.68	2,500.00
	Total RESERVE INCOME	124.13	6,124.02	-5,999.89	303.84	12,248.04	-11,944.20	73,488.00
	Total Other Income	124.13	6,124.02	-5,999.89	303.84	12,248.04	-11,944.20	73,488.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
8002	Reserve - Bank Charge	0.00	3.34	3.34	0.00	6.68	6.68	40.00
8060	Reserve - HVAC	87,066.55	0.00	-87,066.55	121,386.55	0.00	-121,386.55	0.00
8247	Reserve - Trash Encloser	0.00	145.84	145.84	0.00	291.68	291.68	1,750.00
	Total RESERVE EXPENSES	87,066.55	232.52	-86,834.03	121,386.55	465.04	-120,921.51	2,790.00
	Total Other Expense	87,066.55	232.52	-86,834.03	121,386.55	465.04	-120,921.51	2,790.00
	Net Other Income	-86,942.42	5,891.50	-92,833.92	-121,082.71	11,783.00	-132,865.71	70,698.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Income	21,773.58	33,416.46	-11,642.88	54,970.54	66,832.92	-11,862.38	400,996.90
	Total Expense	127,831.12	28,533.28	-99,297.84	214,924.12	57,066.56	-157,857.56	348,879.40
	Net Income	-106,057.54	4,883.18	-110,940.72	-159,953.58	9,766.36	-169,719.94	52,117.50