

Accrual Fund Balance Sheet

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

As of: 04/30/2023

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	-89,706.54		-89,706.54
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		87,885.84	87,885.84
1171	Wells Fargo 5811 Reserve		174,201.62	174,201.62
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	13,820.33	826,959.48	840,779.81
OTHER ASSETS				
1300	Accounts Receivable	2,853.99		2,853.99
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	Total OTHER ASSETS	6,488.99	0.00	6,488.99
OTHER ASSETS				
1810	Prepaid Expenses	1,961.45		1,961.45
1820	Prepaid Insurance	3,437.15		3,437.15
1850	Prepaid Federal Income Tax	0.34		0.34
	Total OTHER ASSETS	5,398.94	0.00	5,398.94
	TOTAL ASSETS	25,708.26	826,959.48	852,667.74
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	35,688.22		35,688.22

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Account Number	Account Name	Operating	Reserve	Total
2500	Accounts Payable	2,331.73		2,331.73
	Total LIABILITIES	38,330.95	0.00	38,330.95
	Total Liabilities	38,380.95	0.00	38,380.95
	Capital			
	Calculated Retained Earnings	-54,228.91	-113,090.83	-167,319.74
	Calculated Prior Years Retained Earnings	146,421.37	835,185.16	981,606.53
	Total Capital	92,192.46	722,094.33	814,286.79
	TOTAL LIABILITIES & CAPITAL	130,573.41	722,094.33	852,667.74

Accrual Annual Budget Comparison

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

As of: Apr 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	33,370.35	32,810.58	559.77	131,796.24	131,242.32	553.92	393,726.90
4002	- Allotment to Reserves	-5,894.84	-5,894.84	0.00	-23,579.36	-23,579.36	0.00	-70,738.00
4010	- Bad Debt/Write Off	0.00	1.67	-1.67	0.00	6.68	-6.68	20.00
	Total INCOME	27,475.51	26,917.41	558.10	108,216.88	107,669.64	547.24	323,008.90
4400	OTHER INCOME							
4460	Late Fee	3.37	8.34	-4.97	21.85	33.36	-11.51	100.00
4480	Collection Costs Reimbursable	0.00	8.34	-8.34	0.00	33.36	-33.36	100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	0.00	50.00	-50.00	200.00	200.00	0.00	600.00
4602	Laundry Income	0.00	183.34	-183.34	808.75	733.36	75.39	2,200.00
4605	Move In - Transfer Fee	0.00	41.67	-41.67	350.00	166.68	183.32	500.00
4620	Sewer Lift Station Reimbursed	0.00	83.34	-83.34	742.49	333.36	409.13	1,000.00
	Total OTHER INCOME	3.37	375.03	-371.66	2,123.09	1,500.12	622.97	4,500.00
	Total Operating Income	27,478.88	27,292.44	186.44	110,339.97	109,169.76	1,170.21	327,508.90
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	1,921.45	1,921.45	0.00	7,685.80	7,685.80	0.00	23,057.40
6004	Ombudsman/Sec of State Fees	361.25	0.00	-361.25	361.25	0.00	-361.25	657.00
6005	Office Supplies/Postage/Copies	95.90	291.67	195.77	585.90	1,166.68	580.78	3,500.00
6008	Storage Fees	40.00	40.00	0.00	160.00	160.00	0.00	480.00
6015	Misc. Administrative Expense	0.00	0.00	0.00	171.00	0.00	-171.00	0.00
	Total ADMINISTRATIVE	2,418.60	2,253.12	-165.48	8,963.95	9,012.48	48.53	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	833.36	833.36	2,500.00
6074	Environmental Testing	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
6081	Gate Maintenance	0.00	208.34	208.34	135.00	833.36	698.36	2,500.00
6084	Plumbing Repairs/ Maintenance	249.65	416.67	167.02	514.65	1,666.68	1,152.03	5,000.00
6085	Maintenance Supplies	0.00	416.67	416.67	539.64	1,666.68	1,127.04	5,000.00
6088	Roof Repairs	0.00	0.00	0.00	1,858.00	0.00	-1,858.00	0.00
6099	Generator Maintenance	433.30	62.50	-370.80	433.30	250.00	-183.30	750.00
6113	Electrician/Lighting Repairs	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
	Total MAINTENANCE	682.95	1,479.20	796.25	3,480.59	5,916.80	2,436.21	17,750.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	765.00	250.00	-515.00	1,530.00	1,000.00	-530.00	3,000.00
6148	Elevator Service/Contract	405.65	395.84	-9.81	1,622.60	1,583.36	-39.24	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	802.50	208.34	-594.16	802.50	833.36	30.86	2,500.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	145.84	145.84	692.69	583.36	-109.33	1,750.00
6152	Snow Removal	0.00	166.67	166.67	6,348.12	666.68	-5,681.44	2,000.00
6153	Outside Contractors - Maintenance	0.00	416.67	416.67	1,241.20	1,666.68	425.48	5,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6158	Gutter Cleaning/Repair	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
6159	Chimney Inspections	0.00	525.00	525.00	0.00	2,100.00	2,100.00	6,300.00
6160	Drain Cleaning	0.00	375.00	375.00	0.00	1,500.00	1,500.00	4,500.00
6161	Boilers/ Chillers Maintenance	1,572.50	416.67	-1,155.83	13,261.36	1,666.68	-11,594.68	5,000.00
6162	Pest Control	0.00	108.34	108.34	0.00	433.36	433.36	1,300.00
6175	Sewer Lift Station Maintenance	0.00	166.67	166.67	1,010.00	666.68	-343.32	2,000.00
	Total OTHER MAINTENANCE/SERVICES	3,545.65	3,300.05	-245.60	26,508.47	13,200.20	-13,308.27	39,600.00
6200	UTILITIES							
6209	Trash Removal	1,769.14	1,833.34	64.20	9,172.47	7,333.36	-1,839.11	22,000.00
6211	NV Energy Common Area	124.35	291.67	167.32	1,373.24	1,166.68	-206.56	3,500.00
6212	NV Energy Sewer Lift	88.96	104.17	15.21	359.14	416.68	57.54	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
Station								
6213	NV Energy Bldg 2845	4,006.05	2,125.00	-1,881.05	16,333.02	8,500.00	-7,833.02	25,500.00
6214	NV Energy Bldg 2855	1,243.00	895.84	-347.16	5,118.93	3,583.36	-1,535.57	10,750.00
6215	TMWA Water - Common Areas	167.77	666.67	498.90	739.33	2,666.68	1,927.35	8,000.00
6216	TMWA Water - Bldg 2845	314.66	416.67	102.01	1,329.06	1,666.68	337.62	5,000.00
6217	TMWA Water - Bldg 2855	275.26	375.00	99.74	1,407.38	1,500.00	92.62	4,500.00
6227	Telephone/Intercom/Internet for Cameras	2,960.53	2,500.00	-460.53	13,431.03	10,000.00	-3,431.03	30,000.00
Total UTILITIES		10,949.72	9,208.36	-1,741.36	49,263.60	36,833.44	-12,430.16	110,500.00
6900	LANDSCAPING/COMMON AREA							
6913	Landscape Supplies	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
6925	Landscaping/Janitorial/Maintenance Service	4,555.00	6,250.00	1,695.00	31,221.00	25,000.00	-6,221.00	75,000.00
6940	Tree Maintenance	0.00	0.00	0.00	1,670.46	0.00	-1,670.46	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		4,555.00	6,333.34	1,778.34	32,891.46	25,333.36	-7,558.10	76,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.67	416.67	0.00	1,666.68	1,666.68	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	1,666.68	1,666.68	9,900.00
7200	TAXES							
7201	Property Taxes	0.00	0.00	0.00	162.32	0.00	-162.32	25.00
7203	Federal Income Taxes	0.00	0.00	0.00	4,830.00	0.00	-4,830.00	500.00
Total TAXES		0.00	0.00	0.00	4,992.32	0.00	-4,992.32	525.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	0.00	1,500.00	1,500.00	260.00	6,000.00	5,740.00	18,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	1,148.00	500.00	-648.00	1,500.00
Total POOL/SPA EXPENSE		0.00	1,625.00	1,625.00	1,408.00	6,500.00	5,092.00	19,500.00
7600	INSURANCE							
7601	Property/Liab/Crime Insurance	2,994.83	2,708.34	-286.49	12,230.92	10,833.36	-1,397.56	32,500.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7606	Workman's Comp Insurance	110.58	143.34	32.76	-49.68	573.36	623.04	1,720.00
7607	Insurance Deductible	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00
7608	Insurance Claim Expense	0.00	0.00	0.00	24,879.25	0.00	-24,879.25	0.00
Total INSURANCE		3,105.41	3,685.02	579.61	37,060.49	14,740.08	-22,320.41	44,220.00
Total Operating Expense		25,257.33	28,300.76	3,043.43	164,568.88	113,203.04	-51,365.84	346,089.40
Total Operating Income		27,478.88	27,292.44	186.44	110,339.97	109,169.76	1,170.21	327,508.90
Total Operating Expense		25,257.33	28,300.76	3,043.43	164,568.88	113,203.04	-51,365.84	346,089.40
NOI - Net Operating Income		2,221.55	-1,008.32	3,229.87	-54,228.91	-4,033.28	-50,195.63	-18,580.50
Other Income								
4800	RESERVE INCOME							
4810	Reserve Deposit	23,579.36	5,894.84	17,684.52	23,579.36	23,579.36	0.00	70,738.00
4820	Reserve Interest	58.58	20.84	37.74	485.96	83.36	402.60	250.00
4825	Reserve Change in Value	0.00	208.34	-208.34	0.00	833.36	-833.36	2,500.00
Total RESERVE INCOME		23,637.94	6,124.02	17,513.92	24,065.32	24,496.08	-430.76	73,488.00
Total Other Income		23,637.94	6,124.02	17,513.92	24,065.32	24,496.08	-430.76	73,488.00
Other Expense								
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
8002	Reserve - Bank Charge	0.00	3.34	3.34	0.00	13.36	13.36	40.00
8060	Reserve - HVAC	15,769.60	0.00	-15,769.60	137,156.15	0.00	-137,156.15	0.00
8247	Reserve - Trash Encloser	0.00	145.84	145.84	0.00	583.36	583.36	1,750.00
Total RESERVE EXPENSES		15,769.60	232.52	-15,537.08	137,156.15	930.08	-136,226.07	2,790.00
Total Other Expense		15,769.60	232.52	-15,537.08	137,156.15	930.08	-136,226.07	2,790.00
Net Other Income		7,868.34	5,891.50	1,976.84	-113,090.83	23,566.00	-136,656.83	70,698.00
Total Income		51,116.82	33,416.46	17,700.36	134,405.29	133,665.84	739.45	400,996.90
Total Expense		41,026.93	28,533.28	-12,493.65	301,725.03	114,133.12	-187,591.91	348,879.40
Net Income		10,089.89	4,883.18	5,206.71	-167,319.74	19,532.72	-186,852.46	52,117.50

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget