

Accrual Fund Balance Sheet

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

As of: 05/31/2023

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	63.88		63.88
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		103,787.69	103,787.69
1171	Wells Fargo 5811 Reserve		174,223.82	174,223.82
1175	Heritage Bank 6993 CD Reserve matures 4/1/2021		78,790.84	78,790.84
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 5/8/2026		79,162.73	79,162.73
1180	Western Alliance 8869 CD Reserve matures 2/10/2021		101,107.37	101,107.37
Total Cash		103,590.75	739,620.27	843,211.02
OTHER ASSETS				
1300	Accounts Receivable	4,347.40		4,347.40
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
Total OTHER ASSETS		7,982.40	0.00	7,982.40
OTHER ASSETS				
1810	Prepaid Expenses	1,961.45		1,961.45
1820	Prepaid Insurance	14,058.50		14,058.50
1850	Prepaid Federal Income Tax	0.34		0.34
Total OTHER ASSETS		16,020.29	0.00	16,020.29
TOTAL ASSETS		127,593.44	739,620.27	867,213.71
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	34,782.32		34,782.32
2500	Accounts Payable	11,066.72		11,066.72
Total LIABILITIES		46,160.04	0.00	46,160.04

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Liabilities	46,210.04	0.00	46,210.04
	Capital			
	Calculated Retained Earnings	-55,052.27	-105,550.59	-160,602.86
	Calculated Prior Years Retained Earnings	146,421.37	835,185.16	981,606.53
	Total Capital	91,369.10	729,634.57	821,003.67
	TOTAL LIABILITIES & CAPITAL	137,579.14	729,634.57	867,213.71

Accrual Annual Budget Comparison

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

As of: May 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	32,810.96	32,810.58	0.38	164,607.20	164,052.90	554.30	393,726.90
4002	- Allotment to Reserves	-5,894.84	-5,894.83	-0.01	-29,474.20	-29,474.19	-0.01	-70,738.00
4010	- Bad Debt/Write Off	0.00	1.67	-1.67	0.00	8.35	-8.35	20.00
	Total INCOME	26,916.12	26,917.42	-1.30	135,133.00	134,587.06	545.94	323,008.90
4400	OTHER INCOME							
4410	NSF Fees	20.00	0.00	20.00	20.00	0.00	20.00	0.00
4450	Insurance Claim Income	4,240.62	0.00	4,240.62	4,240.62	0.00	4,240.62	0.00
4460	Late Fee	11.21	8.33	2.88	33.06	41.69	-8.63	100.00
4480	Collection Costs Reimbursable	0.00	8.33	-8.33	0.00	41.69	-41.69	100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	200.00	50.00	150.00	400.00	250.00	150.00	600.00
4602	Laundry Income	0.00	183.33	-183.33	808.75	916.69	-107.94	2,200.00
4605	Move In - Transfer Fee	0.00	41.67	-41.67	350.00	208.35	141.65	500.00
4620	Sewer Lift Station Reimbursed	0.00	83.33	-83.33	742.49	416.69	325.80	1,000.00
	Total OTHER INCOME	4,471.83	374.99	4,096.84	6,594.92	1,875.11	4,719.81	4,500.00
	Total Operating Income	31,387.95	27,292.41	4,095.54	141,727.92	136,462.17	5,265.75	327,508.90
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	1,921.45	1,921.45	0.00	9,607.25	9,607.25	0.00	23,057.40
6004	Ombudsman/Sec of State Fees	0.00	657.00	657.00	361.25	657.00	295.75	657.00
6005	Office Supplies/Postage/Copies	192.70	291.67	98.97	778.60	1,458.35	679.75	3,500.00
6008	Storage Fees	40.00	40.00	0.00	200.00	200.00	0.00	480.00
6015	Misc. Administrative Expense	60.00	0.00	-60.00	231.00	0.00	-231.00	0.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total ADMINISTRATIVE		2,214.15	2,910.12	695.97	11,178.10	11,922.60	744.50	27,694.40
6070	MAINTENANCE							
6071	Building Maintenance	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
6074	Environmental Testing	705.00	83.33	-621.67	705.00	416.69	-288.31	1,000.00
6081	Gate Maintenance	0.00	208.33	208.33	135.00	1,041.69	906.69	2,500.00
6084	Plumbing Repairs/ Maintenance	195.00	416.67	221.67	709.65	2,083.35	1,373.70	5,000.00
6085	Maintenance Supplies	0.00	416.67	416.67	539.64	2,083.35	1,543.71	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	0.00	62.50	62.50	433.30	312.50	-120.80	750.00
6113	Electrician/Lighting Repairs	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
Total MAINTENANCE		900.00	1,479.16	579.16	4,380.59	7,395.96	3,015.37	17,750.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	0.00	250.00	250.00	1,530.00	1,250.00	-280.00	3,000.00
6148	Elevator Service/Contract	405.65	395.83	-9.82	2,028.25	1,979.19	-49.06	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	150.00	208.33	58.33	952.50	1,041.69	89.19	2,500.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	145.83	145.83	692.69	729.19	36.50	1,750.00
6152	Snow Removal	0.00	166.67	166.67	6,348.12	833.35	-5,514.77	2,000.00
6153	Outside Contractors - Maintenance	0.00	416.67	416.67	1,241.20	2,083.35	842.15	5,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6158	Gutter Cleaning/Repair	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
6159	Chimney Inspections	0.00	525.00	525.00	0.00	2,625.00	2,625.00	6,300.00
6160	Drain Cleaning	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00
6161	Boilers/ Chillers Maintenance	1,270.00	416.67	-853.33	14,531.36	2,083.35	-12,448.01	5,000.00
6162	Pest Control	0.00	108.33	108.33	0.00	541.69	541.69	1,300.00
6175	Sewer Lift Station Maintenance	0.00	166.67	166.67	1,010.00	833.35	-176.65	2,000.00
Total OTHER MAINTENANCE/SERVICES		1,825.65	3,300.00	1,474.35	28,334.12	16,500.20	-11,833.92	39,600.00
6200	UTILITIES							
6209	Trash Removal	1,709.20	1,833.33	124.13	10,881.67	9,166.69	-1,714.98	22,000.00
6211	NVEnergy Common Area	403.14	291.67	-111.47	1,776.38	1,458.35	-318.03	3,500.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6212	NV Energy Sewer Lift Station	90.99	104.17	13.18	450.13	520.85	70.72	1,250.00
6213	NV Energy Bldg 2845	3,917.41	2,125.00	-1,792.41	20,250.43	10,625.00	-9,625.43	25,500.00
6214	NV Energy Bldg 2855	943.56	895.83	-47.73	6,062.49	4,479.19	-1,583.30	10,750.00
6215	TMWA Water - Common Areas	197.48	666.67	469.19	936.81	3,333.35	2,396.54	8,000.00
6216	TMWA Water - Bldg 2845	403.80	416.67	12.87	1,732.86	2,083.35	350.49	5,000.00
6217	TMWA Water - Bldg 2855	260.95	375.00	114.05	1,668.33	1,875.00	206.67	4,500.00
6227	Telephone/Intercom/Internet for Cameras	1,639.74	2,500.00	860.26	15,070.77	12,500.00	-2,570.77	30,000.00
	Total UTILITIES	9,566.27	9,208.34	-357.93	58,829.87	46,041.78	-12,788.09	110,500.00
6900	LANDSCAPING/COMMON AREA							
6913	Landscape Supplies	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
6925	Landscaping/Janitorial/Maintenance Service	10,757.77	6,250.00	-4,507.77	41,978.77	31,250.00	-10,728.77	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	10,757.77	6,333.33	-4,424.44	43,649.23	31,666.69	-11,982.54	76,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
7102	Accounting/CPA	0.00	4,900.00	4,900.00	0.00	4,900.00	4,900.00	4,900.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	5,316.67	5,316.67	0.00	6,983.35	6,983.35	9,900.00
7200	TAXES							
7201	Property Taxes	0.00	25.00	25.00	162.32	25.00	-137.32	25.00
7203	Federal Income Taxes	0.00	500.00	500.00	4,830.00	500.00	-4,330.00	500.00
	Total TAXES	0.00	525.00	525.00	4,992.32	525.00	-4,467.32	525.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	3,510.32	1,500.00	-2,010.32	3,770.32	7,500.00	3,729.68	18,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	1,148.00	625.00	-523.00	1,500.00
	Total POOL/SPA EXPENSE	3,510.32	1,625.00	-1,885.32	4,918.32	8,125.00	3,206.68	19,500.00
7600	INSURANCE							
7601	Property/Liab/Crime	3,326.57	2,708.33	-618.24	15,557.49	13,541.69	-2,015.80	32,500.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Insurance								
7606	Workman's Comp Insurance	110.58	143.33	32.75	60.90	716.69	655.79	1,720.00
7607	Insurance Deductible	0.00	833.33	833.33	0.00	4,166.69	4,166.69	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		3,437.15	3,684.99	247.84	40,497.64	18,425.07	-22,072.57	44,220.00
Total Operating Expense		32,211.31	34,382.61	2,171.30	196,780.19	147,585.65	-49,194.54	346,089.40
Total Operating Income		31,387.95	27,292.41	4,095.54	141,727.92	136,462.17	5,265.75	327,508.90
Total Operating Expense		32,211.31	34,382.61	2,171.30	196,780.19	147,585.65	-49,194.54	346,089.40
NOI - Net Operating Income		-823.36	-7,090.20	6,266.84	-55,052.27	-11,123.48	-43,928.79	-18,580.50
Other Income								
4800 RESERVE INCOME								
4810	Reserve Deposit	5,894.84	5,894.83	0.01	29,474.20	29,474.19	0.01	70,738.00
4820	Reserve Interest	43.51	20.83	22.68	529.47	104.19	425.28	250.00
4825	Reserve Change in Value	1,601.89	208.33	1,393.56	1,601.89	1,041.69	560.20	2,500.00
Total RESERVE INCOME		7,540.24	6,123.99	1,416.25	31,605.56	30,620.07	985.49	73,488.00
Total Other Income		7,540.24	6,123.99	1,416.25	31,605.56	30,620.07	985.49	73,488.00
Other Expense								
8000 RESERVE EXPENSES								
8001	Reserve - Reserve Study	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
8002	Reserve - Bank Charge	0.00	3.33	3.33	0.00	16.69	16.69	40.00
8060	Reserve - HVAC	9,985.70	0.00	-9,985.70	137,156.15	0.00	-137,156.15	0.00
8247	Reserve - Trash Encloser	0.00	145.83	145.83	0.00	729.19	729.19	1,750.00
Total RESERVE EXPENSES		9,985.70	232.49	-9,753.21	137,156.15	1,162.57	-135,993.58	2,790.00
Total Other Expense		9,985.70	232.49	-9,753.21	137,156.15	1,162.57	-135,993.58	2,790.00
Net Other Income		-2,445.46	5,891.50	-8,336.96	-105,550.59	29,457.50	-135,008.09	70,698.00
Total Income		38,928.19	33,416.40	5,511.79	173,333.48	167,082.24	6,251.24	400,996.90
Total Expense		42,197.01	34,615.10	-7,581.91	333,936.34	148,748.22	-185,188.12	348,879.40

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Income	-3,268.82	-1,198.70	-2,070.12	-160,602.86	18,334.02	-178,936.88	52,117.50