

Accrual Fund Balance Sheet

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

As of: 07/31/2023

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	-15,221.63		-15,221.63
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 4/6/2024	51,786.20		51,786.20
1170	Enterprise Bank & Trust 9503 Reserve		103,689.99	103,689.99
1171	Wells Fargo 5811 Reserve		68,925.91	68,925.91
1175	Heritage Bank 6993 CD Reserve 4/1/2024		78,790.84	78,790.84
1177	US Bank 7771 CD Reserve matures 8/6/2023		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		79,328.19	79,328.19
1180	Western Alliance 8869 CD Reserve matures 2/10/2025		104,998.72	104,998.72
	Total Cash	88,305.24	638,281.47	726,586.71
OTHER ASSETS				
1300	Accounts Receivable	1,602.19		1,602.19
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	Total OTHER ASSETS	5,237.19	0.00	5,237.19
OTHER ASSETS				
1820	Prepaid Insurance	12,865.58		12,865.58
1850	Prepaid Federal Income Tax	0.34		0.34
	Total OTHER ASSETS	12,865.92	0.00	12,865.92
	TOTAL ASSETS	106,408.35	638,281.47	744,689.82
LIABILITIES & CAPITAL				
Liabilities				
DEPOSITS				
2196	Idlewild Riverfront Clubhouse Deposits	100.00		100.00
	Total DEPOSITS	100.00	0.00	100.00
LIABILITIES				
2208	Federal Income Tax Payable	311.00		311.00
2300	Prepaid Fees	27,947.33		27,947.33
2500	Accounts Payable	10,655.21		10,655.21
	Total LIABILITIES	38,913.54	0.00	38,913.54
	Total Liabilities	39,013.54	0.00	39,013.54

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
Capital				
	Calculated Retained Earnings	-63,705.41	-210,145.50	-273,850.91
	Calculated Prior Years Retained Earnings	136,995.06	842,532.13	979,527.19
	Total Capital	73,289.65	632,386.63	705,676.28
	TOTAL LIABILITIES & CAPITAL	112,303.19	632,386.63	744,689.82

Accrual Annual Budget Comparison

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

As of: Jul 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	32,810.64	32,810.57	0.07	229,674.48	229,674.05	0.43	393,726.90
4002	- Allotment to Reserves	-5,894.84	-5,894.83	-0.01	-41,263.88	-41,263.85	-0.03	-70,738.00
4010	- Bad Debt/Write Off	0.00	1.67	-1.67	0.00	11.69	-11.69	20.00
	Total INCOME	26,915.80	26,917.41	-1.61	188,410.60	188,421.89	-11.29	323,008.90
4400	OTHER INCOME							
4410	NSF Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00
4450	Insurance Claim Income	0.00	0.00	0.00	4,240.62	0.00	4,240.62	0.00
4460	Late Fee	42.94	8.33	34.61	91.38	58.35	33.03	100.00
4480	Collection Costs Reimbursable	0.00	8.33	-8.33	0.00	58.35	-58.35	100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	240.00	50.00	190.00	640.00	350.00	290.00	600.00
4602	Laundry Income	0.00	183.33	-183.33	1,327.48	1,283.35	44.13	2,200.00
4605	Move In - Transfer Fee	1,400.00	41.67	1,358.33	2,450.00	291.69	2,158.31	500.00
4610	Clubhouse Rent	25.00	0.00	25.00	25.00	0.00	25.00	0.00
4620	Sewer Lift Station Reimbursed	357.30	83.33	273.97	1,152.26	583.35	568.91	1,000.00
	Total OTHER INCOME	2,065.24	374.99	1,690.25	9,946.74	2,625.09	7,321.65	4,500.00
	Total Operating Income	28,981.04	27,292.40	1,688.64	198,357.34	191,046.98	7,310.36	327,508.90
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	1,921.45	1,921.45	0.00	13,450.15	13,450.15	0.00	23,057.40
6004	Ombudsman/Sec of State Fees	50.00	0.00	-50.00	411.25	657.00	245.75	657.00
6005	Office Supplies/Postage/Copies	170.65	291.67	121.02	1,118.50	2,041.69	923.19	3,500.00
6008	Storage Fees	40.00	40.00	0.00	280.00	280.00	0.00	480.00
6015	Misc. Administrative	0.00	0.00	0.00	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
Expense								
Total ADMINISTRATIVE		2,182.10	2,253.12	71.02	15,490.90	16,428.84	937.94	27,694.40
6070	MAINTENANCE							
6071	Building Maintenance	0.00	208.33	208.33	0.00	1,458.35	1,458.35	2,500.00
6074	Environmental Testing	0.00	83.33	83.33	770.00	583.35	-186.65	1,000.00
6081	Gate Maintenance	0.00	208.33	208.33	135.00	1,458.35	1,323.35	2,500.00
6084	Plumbing Repairs/ Maintenance	0.00	416.67	416.67	709.65	2,916.69	2,207.04	5,000.00
6085	Maintenance Supplies	37.73	416.67	378.94	608.11	2,916.69	2,308.58	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	437.50	4.20	750.00
6113	Electrician/Lighting Repairs	1,231.65	83.33	-1,148.32	2,239.32	583.35	-1,655.97	1,000.00
Total MAINTENANCE		1,269.38	1,479.16	209.78	6,753.38	10,354.28	3,600.90	17,750.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	-765.00	250.00	1,015.00	1,530.00	1,750.00	220.00	3,000.00
6148	Elevator Service/Contract	405.65	395.83	-9.82	2,839.55	2,770.85	-68.70	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	0.00	208.33	208.33	952.50	1,458.35	505.85	2,500.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	145.83	145.83	692.69	1,020.85	328.16	1,750.00
6152	Snow Removal	0.00	166.67	166.67	8,608.12	1,166.69	-7,441.43	2,000.00
6153	Outside Contractors - Maintenance	0.00	416.67	416.67	1,241.20	2,916.69	1,675.49	5,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	41.67	41.67	0.00	291.69	291.69	500.00
6158	Gutter Cleaning/Repair	0.00	83.33	83.33	0.00	583.35	583.35	1,000.00
6159	Chimney Inspections	0.00	525.00	525.00	0.00	3,675.00	3,675.00	6,300.00
6160	Drain Cleaning	0.00	375.00	375.00	0.00	2,625.00	2,625.00	4,500.00
6161	Boilers/ Chillers Maintenance	0.00	416.67	416.67	23,921.75	2,916.69	-21,005.06	5,000.00
6162	Pest Control	0.00	108.33	108.33	0.00	758.35	758.35	1,300.00
6175	Sewer Lift Station Maintenance	566.41	166.67	-399.74	2,091.41	1,166.69	-924.72	2,000.00
Total OTHER MAINTENANCE/SERVICES		207.06	3,300.00	3,092.94	41,877.22	23,100.20	-18,777.02	39,600.00
6200	UTILITIES							
6209	Trash Removal	1,945.38	1,833.33	-112.05	14,611.87	12,833.35	-1,778.52	22,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6211	NV Energy Common Area	552.97	291.67	-261.30	3,009.67	2,041.69	-967.98	3,500.00
6212	NV Energy Sewer Lift Station	100.90	104.17	3.27	641.50	729.19	87.69	1,250.00
6213	NV Energy Bldg 2845	3,518.98	2,125.00	-1,393.98	23,769.41	14,875.00	-8,894.41	25,500.00
6214	NV Energy Bldg 2855	1,066.43	895.83	-170.60	8,273.03	6,270.85	-2,002.18	10,750.00
6215	TMWA Water - Common Areas	502.64	666.67	164.03	1,501.27	4,666.69	3,165.42	8,000.00
6216	TMWA Water - Bldg 2845	912.95	416.67	-496.28	2,983.25	2,916.69	-66.56	5,000.00
6217	TMWA Water - Bldg 2855	259.31	375.00	115.69	2,214.24	2,625.00	410.76	4,500.00
6227	Telephone/Intercom/Internet for Cameras	1,344.76	2,500.00	1,155.24	19,255.28	17,500.00	-1,755.28	30,000.00
	Total UTILITIES	10,204.32	9,208.34	-995.98	76,259.52	64,458.46	-11,801.06	110,500.00
6900	LANDSCAPING/COMMON AREA							
6913	Landscape Supplies	0.00	83.33	83.33	164.11	583.35	419.24	1,000.00
6925	Landscaping/Janitorial/Maintenance Service	4,140.00	6,250.00	2,110.00	46,118.77	43,750.00	-2,368.77	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	400.00	400.00	400.00
	Total LANDSCAPING/COMMON AREA	4,140.00	6,333.33	2,193.33	47,953.34	44,733.35	-3,219.99	76,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
7102	Accounting/CPA	0.00	0.00	0.00	0.00	4,900.00	4,900.00	4,900.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	416.67	416.67	0.00	7,816.69	7,816.69	9,900.00
7200	TAXES							
7201	Property Taxes	0.00	0.00	0.00	162.32	25.00	-137.32	25.00
7203	Federal Income Taxes	0.00	0.00	0.00	4,830.00	500.00	-4,330.00	500.00
	Total TAXES	0.00	0.00	0.00	4,992.32	525.00	-4,467.32	525.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	2,376.82	1,500.00	-876.82	7,597.11	10,500.00	2,902.89	18,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	1,148.00	875.00	-273.00	1,500.00
	Total POOL/SPA EXPENSE	2,376.82	1,625.00	-751.82	8,745.11	11,375.00	2,629.89	19,500.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7600	INSURANCE							
7601	Property/Liab/Crime Insurance	3,858.66	2,708.33	-1,150.33	23,274.89	18,958.35	-4,316.54	32,500.00
7606	Workman's Comp Insurance	325.58	143.33	-182.25	712.06	1,003.35	291.29	1,720.00
7607	Insurance Deductible	0.00	833.33	833.33	0.00	5,833.35	5,833.35	10,000.00
7608	Insurance Claim Expense	4,458.25	0.00	-4,458.25	36,004.01	0.00	-36,004.01	0.00
	Total INSURANCE	8,642.49	3,684.99	-4,957.50	59,990.96	25,795.05	-34,195.91	44,220.00
	Total Operating Expense	29,022.17	28,300.61	-721.56	262,062.75	204,586.87	-57,475.88	346,089.40
	Total Operating Income	28,981.04	27,292.40	1,688.64	198,357.34	191,046.98	7,310.36	327,508.90
	Total Operating Expense	29,022.17	28,300.61	-721.56	262,062.75	204,586.87	-57,475.88	346,089.40
	NOI - Net Operating Income	-41.13	-1,008.21	967.08	-63,705.41	-13,539.89	-50,165.52	-18,580.50
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	5,894.84	5,894.83	0.01	41,263.88	41,263.85	0.03	70,738.00
4820	Reserve Interest	38.44	20.83	17.61	610.63	145.85	464.78	250.00
4825	Reserve Change in Value	165.46	208.33	-42.87	2,402.59	1,458.35	944.24	2,500.00
	Total RESERVE INCOME	6,098.74	6,123.99	-25.25	44,277.10	42,868.05	1,409.05	73,488.00
	Total Other Income	6,098.74	6,123.99	-25.25	44,277.10	42,868.05	1,409.05	73,488.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	83.33	83.33	0.00	583.35	583.35	1,000.00
8002	Reserve - Bank Charge	0.00	3.33	3.33	0.00	23.35	23.35	40.00
8060	Reserve - HVAC	28,379.55	0.00	-28,379.55	242,492.99	0.00	-242,492.99	0.00
8107	Reserve - Water Mains	11,929.61	0.00	-11,929.61	11,929.61	0.00	-11,929.61	0.00
8247	Reserve - Trash Encloser	0.00	145.83	145.83	0.00	1,020.85	1,020.85	1,750.00
	Total RESERVE EXPENSES	40,309.16	232.49	-40,076.67	254,422.60	1,627.55	-252,795.05	2,790.00
	Total Other Expense	40,309.16	232.49	-40,076.67	254,422.60	1,627.55	-252,795.05	2,790.00
	Net Other Income	-34,210.42	5,891.50	-40,101.92	-210,145.50	41,240.50	-251,386.00	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	35,079.78	33,416.39	1,663.39	242,634.44	233,915.03	8,719.41	400,996.90
	Total Expense	69,331.33	28,533.10	-40,798.23	516,485.35	206,214.42	-310,270.93	348,879.40
	Net Income	-34,251.55	4,883.29	-39,134.84	-273,850.91	27,700.61	-301,551.52	52,117.50