

## Accrual Fund Balance Sheet

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

As of: 10/31/2022

Accounting Basis: Accrual

GL Account Map: IRF

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
1150	Enterprise Bank & Trust 9979 Operating	-10,658.87		-10,658.87
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 4/6/2021	51,786.20		51,786.20
1170	Enterprise Bank & Trust 9503 Reserve		226,710.96	226,710.96
1171	Wells Fargo 5811 Reserve		174,088.72	174,088.72
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
	<b>Total Cash</b>	<b>92,868.00</b>	<b>965,671.70</b>	<b>1,058,539.70</b>
<b>OTHER ASSETS</b>				
1300	Accounts Receivable	3,493.52		3,493.52
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	<b>Total OTHER ASSETS</b>	<b>7,128.52</b>	<b>0.00</b>	<b>7,128.52</b>
<b>OTHER ASSETS</b>				
1810	Prepaid Expenses	3,922.90		3,922.90
1820	Prepaid Insurance	22,069.61		22,069.61
1850	Prepaid Federal Income Tax	0.34		0.34
	<b>Total OTHER ASSETS</b>	<b>25,992.85</b>	<b>0.00</b>	<b>25,992.85</b>
	<b>TOTAL ASSETS</b>	<b>125,989.37</b>	<b>965,671.70</b>	<b>1,091,661.07</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
<b>DEPOSITS</b>				
2196	Idlewild Riverfront Clubhouse Deposits	100.00		100.00
	<b>Total DEPOSITS</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>
<b>LIABILITIES</b>				
2208	Federal Income Tax Payable	311.00		311.00
2300	Prepaid Fees	29,695.32		29,695.32

## Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
2500	Accounts Payable	29,140.80		29,140.80
	<b>Total LIABILITIES</b>	<b>59,147.12</b>	<b>0.00</b>	<b>59,147.12</b>
	<b>Total Liabilities</b>	<b>59,247.12</b>	<b>0.00</b>	<b>59,247.12</b>
	<b>Capital</b>			
	Calculated Retained Earnings	-81,421.12	88,727.39	7,306.27
	Calculated Prior Years Retained Earnings	148,163.37	876,944.31	1,025,107.68
	<b>Total Capital</b>	<b>66,742.25</b>	<b>965,671.70</b>	<b>1,032,413.95</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>125,989.37</b>	<b>965,671.70</b>	<b>1,091,661.07</b>

## Accrual Annual Budget Comparison

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

As of: Oct 2022

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
<b>Income</b>								
<b>4000</b>	<b>INCOME</b>							
4001	Assessment Fees	32,832.32	32,832.26	0.06	328,323.20	328,322.60	0.60	393,987.12
4002	- Allotment to Reserves	-13,333.33	-13,333.33	0.00	-133,333.30	-133,333.34	0.04	-160,000.00
	<b>Total INCOME</b>	<b>19,498.99</b>	<b>19,498.93</b>	<b>0.06</b>	<b>194,989.90</b>	<b>194,989.26</b>	<b>0.64</b>	<b>233,987.12</b>
<b>4400</b>	<b>OTHER INCOME</b>							
4410	NSF Fees	0.00	1.66	-1.66	20.00	16.68	3.32	20.00
4460	Late Fee	11.08	8.33	2.75	117.73	83.34	34.39	100.00
4480	Collection Costs Reimbursable	0.00	25.00	-25.00	0.00	250.00	-250.00	300.00
4485	Misc. Owner Reimbursement	0.00	4.16	-4.16	0.00	41.68	-41.68	50.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	310.00	66.66	243.34	870.00	666.68	203.32	800.00
4602	Laundry Income	0.00	225.00	-225.00	1,553.40	2,250.00	-696.60	2,700.00
4605	Move In - Transfer Fee	0.00	41.66	-41.66	2,050.00	416.68	1,633.32	500.00
4610	Clubhouse Rent	25.00	0.00	25.00	25.00	0.00	25.00	0.00
4620	Sewer Lift Station Reimbursed	59.96	62.50	-2.54	19,699.13	625.00	19,074.13	750.00
4700	Miscellaneous Income	19,000.00	0.00	19,000.00	0.00	0.00	0.00	0.00
	<b>Total OTHER INCOME</b>	<b>19,406.04</b>	<b>434.97</b>	<b>18,971.07</b>	<b>24,335.26</b>	<b>4,350.06</b>	<b>19,985.20</b>	<b>5,220.00</b>
	<b>Total Operating Income</b>	<b>38,905.03</b>	<b>19,933.90</b>	<b>18,971.13</b>	<b>219,325.16</b>	<b>199,339.32</b>	<b>19,985.84</b>	<b>239,207.12</b>
<b>Expense</b>								
<b>6000</b>	<b>ADMINISTRATIVE</b>							
6001	Management fees	1,921.45	1,921.45	0.00	19,214.50	19,214.50	0.00	23,057.40
6004	Ombudsman/Sec of State Fees	0.00	38.33	38.33	657.00	383.34	-273.66	460.00
6005	Office Supplies/Postage/ Copies	181.54	1,083.33	901.79	2,732.16	10,833.34	8,101.18	13,000.00
6008	Storage Fees	40.00	40.00	0.00	400.00	400.00	0.00	480.00

## Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6009	Collection Costs Expense	0.00	25.00	25.00	0.00	250.00	250.00	300.00
6015	Misc. Administrative Expense	0.00	8.33	8.33	0.00	83.34	83.34	100.00
6030	Addl' Management Fees	0.00	8.33	8.33	0.00	83.34	83.34	100.00
<b>Total ADMINISTRATIVE</b>		<b>2,142.99</b>	<b>3,124.77</b>	<b>981.78</b>	<b>23,003.66</b>	<b>31,247.86</b>	<b>8,244.20</b>	<b>37,497.40</b>
<b>6070</b>	<b>MAINTENANCE</b>							
6071	Building Maintenance	0.00	0.00	0.00	2,259.28	0.00	-2,259.28	0.00
6074	Environmental Testing	0.00	250.00	250.00	650.00	2,500.00	1,850.00	3,000.00
6081	Gate Maintenance	135.00	250.00	115.00	1,997.52	2,500.00	502.48	3,000.00
6084	Plumbing Repairs/ Maintenance	0.00	666.66	666.66	5,384.60	6,666.68	1,282.08	8,000.00
6085	Maintenance Supplies	0.00	833.33	833.33	2,304.09	8,333.34	6,029.25	10,000.00
6086	Cleaning/Janitorial Supplies	0.00	0.00	0.00	325.77	0.00	-325.77	0.00
6087	Fob/Remote Expense	1,018.19	41.66	-976.53	1,018.19	416.68	-601.51	500.00
6094	Maintenance Service Expense	11,918.29	0.00	-11,918.29	17,192.49	0.00	-17,192.49	0.00
6099	Generator Maintenance	0.00	33.75	33.75	561.14	337.50	-223.64	405.00
6113	Electrician/Lighting Repairs	0.00	66.66	66.66	1,310.00	666.68	-643.32	800.00
6121	Roof Eave Repairs	0.00	41.66	41.66	0.00	416.68	416.68	500.00
<b>Total MAINTENANCE</b>		<b>13,071.48</b>	<b>2,183.72</b>	<b>-10,887.76</b>	<b>33,003.08</b>	<b>21,837.56</b>	<b>-11,165.52</b>	<b>26,205.00</b>
<b>6140</b>	<b>OTHER MAINTENANCE/ SERVICES</b>							
6147	Alarm Monitoring	0.00	216.66	216.66	2,659.74	2,166.68	-493.06	2,600.00
6148	Elevator Service/Contract	391.93	395.83	3.90	3,919.30	3,958.34	39.04	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	0.00	250.00	250.00	2,389.00	2,500.00	111.00	3,000.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	125.00	125.00	1,589.85	1,250.00	-339.85	1,500.00
6152	Snow Removal	0.00	166.66	166.66	0.00	1,666.68	1,666.68	2,000.00
6153	Outside Contractors - Maintenance	0.00	1,000.00	1,000.00	2,775.34	10,000.00	7,224.66	12,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	50.00	50.00	0.00	500.00	500.00	600.00
6158	Gutter Cleaning/Repair	0.00	208.33	208.33	0.00	2,083.34	2,083.34	2,500.00
6159	Chimney Inspections	0.00	469.16	469.16	6,300.00	4,691.68	-1,608.32	5,630.00
6160	Drain Cleaning	0.00	333.33	333.33	4,195.00	3,333.34	-861.66	4,000.00
6161	Boilers/ Chillers	16,146.47	416.66	-15,729.81	32,609.26	4,166.68	-28,442.58	5,000.00

## Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Maintenance							
6162	Pest Control	0.00	108.33	108.33	1,100.00	1,083.34	-16.66	1,300.00
6175	Sewer Lift Station Maintenance	0.00	416.66	416.66	1,223.61	4,166.68	2,943.07	5,000.00
	<b>Total OTHER MAINTENANCE/SERVICES</b>	<b>16,538.40</b>	<b>4,156.62</b>	<b>-12,381.78</b>	<b>58,761.10</b>	<b>41,566.76</b>	<b>-17,194.34</b>	<b>49,880.00</b>
<b>6200</b>	<b>UTILITIES</b>							
6209	Trash Removal	4,166.24	1,833.33	-2,332.91	19,453.94	18,333.34	-1,120.60	22,000.00
6211	NV Energy Common Area	522.02	333.33	-188.69	3,362.59	3,333.34	-29.25	4,000.00
6212	NV Energy Sewer Lift Station	103.38	108.33	4.95	1,165.53	1,083.34	-82.19	1,300.00
6213	NV Energy Bldg 2845	949.72	1,500.00	550.28	18,650.22	15,000.00	-3,650.22	18,000.00
6214	NV Energy Bldg 2855	766.51	666.66	-99.85	8,558.86	6,666.68	-1,892.18	8,000.00
6215	TMWA Water - Common Areas	108.33	625.00	516.67	5,302.15	6,250.00	947.85	7,500.00
6216	TMWA Water - Bldg 2845	345.47	358.33	12.86	4,138.45	3,583.34	-555.11	4,300.00
6217	TMWA Water - Bldg 2855	330.47	266.66	-63.81	3,120.24	2,666.68	-453.56	3,200.00
6218	Utility Refunds/Credits	0.00	416.66	416.66	0.00	4,166.68	4,166.68	5,000.00
6227	Telephone/Intercom/ Internet for Cameras	1,898.16	1,500.00	-398.16	24,724.64	15,000.00	-9,724.64	18,000.00
	<b>Total UTILITIES</b>	<b>9,190.30</b>	<b>7,608.30</b>	<b>-1,582.00</b>	<b>88,476.62</b>	<b>76,083.40</b>	<b>-12,393.22</b>	<b>91,300.00</b>
<b>6900</b>	<b>LANDSCAPING/COMMON AREA</b>							
6913	Landscape Supplies	0.00	208.33	208.33	635.74	2,083.34	1,447.60	2,500.00
6925	Landscaping/Janitorial/ Maintenance Service	0.00	0.00	0.00	24,172.50	0.00	-24,172.50	0.00
6960	Irrigation Repairs	0.00	0.00	0.00	159.91	0.00	-159.91	0.00
6965	Backflow Testing/Repair/ Replace	0.00	33.33	33.33	150.00	333.34	183.34	400.00
	<b>Total LANDSCAPING/ COMMON AREA</b>	<b>0.00</b>	<b>241.66</b>	<b>241.66</b>	<b>25,118.15</b>	<b>2,416.68</b>	<b>-22,701.47</b>	<b>2,900.00</b>
<b>7100</b>	<b>LEGAL AND OTHER PROFESSIONAL FEES</b>							
7101	Legal	0.00	416.66	416.66	3,395.50	4,166.68	771.18	5,000.00
7102	Accounting/CPA	0.00	408.33	408.33	0.00	4,083.34	4,083.34	4,900.00
	<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>0.00</b>	<b>824.99</b>	<b>824.99</b>	<b>3,395.50</b>	<b>8,250.02</b>	<b>4,854.52</b>	<b>9,900.00</b>

## Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>7200</b>	<b>TAXES</b>							
7201	Property Taxes	0.00	2.08	2.08	0.00	20.84	20.84	25.00
7203	Federal Income Taxes	0.00	83.33	83.33	275.00	833.34	558.34	1,000.00
	<b>Total TAXES</b>	<b>0.00</b>	<b>85.41</b>	<b>85.41</b>	<b>275.00</b>	<b>854.18</b>	<b>579.18</b>	<b>1,025.00</b>
<b>7300</b>	<b>POOL/SPA EXPENSE</b>							
7305	Pool/Spa Service Contract/ Supplies	0.00	1,166.66	1,166.66	14,711.28	11,666.68	-3,044.60	14,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	1,090.00	1,250.00	160.00	1,500.00
	<b>Total POOL/SPA EXPENSE</b>	<b>0.00</b>	<b>1,291.66</b>	<b>1,291.66</b>	<b>15,801.28</b>	<b>12,916.68</b>	<b>-2,884.60</b>	<b>15,500.00</b>
<b>7400</b>	<b>OTHER EXPENSES</b>							
7450	Contingency	0.00	684.72	684.72	0.00	6,847.28	6,847.28	8,216.72
	<b>Total OTHER EXPENSES</b>	<b>0.00</b>	<b>684.72</b>	<b>684.72</b>	<b>0.00</b>	<b>6,847.28</b>	<b>6,847.28</b>	<b>8,216.72</b>
<b>7500</b>	<b>PAYROLL</b>							
7510	Maintenance Payroll	0.00	3,625.00	3,625.00	21,280.00	36,250.00	14,970.00	43,500.00
7515	Payroll Processing Fee	0.00	72.50	72.50	422.60	725.00	302.40	870.00
7520	Employer's FICA 941 Taxes	0.00	224.75	224.75	1,319.36	2,247.50	928.14	2,697.00
7521	Employer's Fed Unemp 940 Taxes	0.00	4.66	4.66	42.00	46.68	4.68	56.00
7522	ESD Employer's State Unemp Tax	0.00	66.66	66.66	320.82	666.68	345.86	800.00
7523	Employer's Medicare 941 Taxes	0.00	75.00	75.00	308.57	750.00	441.43	900.00
7524	Mileage/Gas Allowance	0.00	83.33	83.33	450.00	833.34	383.34	1,000.00
7525	Cell Phone Allowance	0.00	20.00	20.00	120.00	200.00	80.00	240.00
	<b>Total PAYROLL</b>	<b>0.00</b>	<b>4,171.90</b>	<b>4,171.90</b>	<b>24,263.35</b>	<b>41,719.20</b>	<b>17,455.85</b>	<b>50,063.00</b>
<b>7600</b>	<b>INSURANCE</b>							
7601	Property/Liab/Crime Insurance	2,994.83	2,583.33	-411.50	27,413.34	25,833.34	-1,580.00	31,000.00
7606	Workman's Comp Insurance	110.58	143.33	32.75	1,235.20	1,433.34	198.14	1,720.00
7607	Insurance Deductible	0.00	833.33	833.33	0.00	8,333.34	8,333.34	10,000.00
	<b>Total INSURANCE</b>	<b>3,105.41</b>	<b>3,559.99</b>	<b>454.58</b>	<b>28,648.54</b>	<b>35,600.02</b>	<b>6,951.48</b>	<b>42,720.00</b>
	<b>Total Operating Expense</b>	<b>44,048.58</b>	<b>27,933.74</b>	<b>-16,114.84</b>	<b>300,746.28</b>	<b>279,339.64</b>	<b>-21,406.64</b>	<b>335,207.12</b>
	<b>Total Operating Income</b>	<b>38,905.03</b>	<b>19,933.90</b>	<b>18,971.13</b>	<b>219,325.16</b>	<b>199,339.32</b>	<b>19,985.84</b>	<b>239,207.12</b>

## Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Expense	44,048.58	27,933.74	-16,114.84	300,746.28	279,339.64	-21,406.64	335,207.12
	<b>NOI - Net Operating Income</b>	<b>-5,143.55</b>	<b>-7,999.84</b>	<b>2,856.29</b>	<b>-81,421.12</b>	<b>-80,000.32</b>	<b>-1,420.80</b>	<b>-96,000.00</b>
<b>Other Income</b>								
<b>4800</b>	<b>RESERVE INCOME</b>							
4810	Reserve Deposit	13,333.33	13,333.33	0.00	133,333.30	133,333.34	-0.04	160,000.00
4820	Reserve Interest	117.33	8.33	109.00	524.59	83.34	441.25	100.00
4825	Reserve Change in Value	0.00	190.58	-190.58	1,818.13	1,905.84	-87.71	2,287.00
	<b>Total RESERVE INCOME</b>	<b>13,450.66</b>	<b>13,532.24</b>	<b>-81.58</b>	<b>135,676.02</b>	<b>135,322.52</b>	<b>353.50</b>	<b>162,387.00</b>
	<b>Total Other Income</b>	<b>13,450.66</b>	<b>13,532.24</b>	<b>-81.58</b>	<b>135,676.02</b>	<b>135,322.52</b>	<b>353.50</b>	<b>162,387.00</b>
<b>Other Expense</b>								
<b>8000</b>	<b>RESERVE EXPENSES</b>							
8001	Reserve - Reserve Study	0.00	202.36	202.36	0.00	2,023.67	2,023.67	2,428.39
8002	Reserve - Bank Charge	0.00	3.33	3.33	0.00	33.34	33.34	40.00
8020	Reserve - Asphalt	0.00	224.33	224.33	0.00	2,243.34	2,243.34	2,692.00
8030	Reserve - Concrete	0.00	535.42	535.42	0.00	5,354.27	5,354.27	6,425.11
8057	Reserve - Pool/Spa Mechanical	0.00	985.87	985.87	2,327.52	9,858.76	7,531.24	11,830.50
8074	Reserve - Golf Cart	0.00	41.66	41.66	0.00	416.68	416.68	500.00
8080	Reserve - Interior Painting	0.00	3,130.77	3,130.77	0.00	31,307.71	31,307.71	37,569.25
8093	Reserve - Clubhouse Flooring	0.00	383.33	383.33	8,067.36	3,833.34	-4,234.02	4,600.00
8106	Reserve - Sewer Lift Station	0.00	0.00	0.00	30,640.00	0.00	-30,640.00	0.00
8130	Reserve - Lighting/ Electrical	0.00	692.73	692.73	0.00	6,927.30	6,927.30	8,312.76
8131	Reserve - Utility Lines	0.00	1,535.76	1,535.76	5,913.75	15,357.60	9,443.85	18,429.10
8140	Reserve - Landscaping	0.00	416.66	416.66	0.00	4,166.68	4,166.68	5,000.00
8160	Reserve - Gates	0.00	1,319.97	1,319.97	0.00	13,199.77	13,199.77	15,839.71
8247	Reserve - Trash Encloser	0.00	137.97	137.97	0.00	1,379.78	1,379.78	1,655.72
8262	Reserve - Fire Prevention	0.00	1,633.81	1,633.81	0.00	16,338.17	16,338.17	19,605.79
8270	Reserve - Signs/ Monuments	0.00	137.97	137.97	0.00	1,379.78	1,379.78	1,655.72
	<b>Total RESERVE EXPENSES</b>	<b>0.00</b>	<b>11,381.94</b>	<b>11,381.94</b>	<b>46,948.63</b>	<b>113,820.19</b>	<b>66,871.56</b>	<b>136,584.05</b>

## Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	<b>Total Other Expense</b>	0.00	11,381.94	11,381.94	46,948.63	113,820.19	66,871.56	136,584.05
	<b>Net Other Income</b>	13,450.66	2,150.30	11,300.36	88,727.39	21,502.33	67,225.06	25,802.95
	Total Income	52,355.69	33,466.14	18,889.55	355,001.18	334,661.84	20,339.34	401,594.12
	Total Expense	44,048.58	39,315.68	-4,732.90	347,694.91	393,159.83	45,464.92	471,791.17
	<b>Net Income</b>	8,307.11	-5,849.54	14,156.65	7,306.27	-58,497.99	65,804.26	-70,197.05