

Accrual Fund Balance Sheet

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

As of: 10/31/2023

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	-33,074.29		-33,074.29
1154	GNCU 5104 Operating	5.00		5.00
1155	GNCU 2691 CD Operating	52,659.33		52,659.33
1156	Heritage Bank 7819 CD Operating 4/6/2024	51,786.20		51,786.20
1170	Enterprise Bank & Trust 9503 Reserve		120,822.85	120,822.85
1171	Wells Fargo 5811 Reserve		68,953.85	68,953.85
1172	US Bank 3958		205,149.93	205,149.93
1175	Heritage Bank 6993 CD Reserve 4/1/2024		78,790.84	78,790.84
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	71,376.24	658,044.38	729,420.62
OTHER ASSETS				
1300	Accounts Receivable	14,092.77		14,092.77
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	Total OTHER ASSETS	17,727.77	0.00	17,727.77
OTHER ASSETS				
1820	Prepaid Insurance	20,758.14		20,758.14
1830	Due to Reserves from Operating		104,865.15	104,865.15
1850	Prepaid Federal Income Tax	0.34		0.34
	Total OTHER ASSETS	20,758.48	104,865.15	125,623.63
	TOTAL ASSETS	109,862.49	762,909.53	872,772.02
LIABILITIES & CAPITAL				
Liabilities				
LIABILITIES				
2208	Federal Income Tax Payable	311.00		311.00
2270	Due to Reserves from Operating	104,865.15		104,865.15
2300	Prepaid Fees	20,993.29		20,993.29
2500	Accounts Payable	1,646.09		1,646.09
	Total LIABILITIES	127,815.53	0.00	127,815.53
	Total Liabilities	127,815.53	0.00	127,815.53
Capital				
	Calculated Retained Earnings	-51,006.61	-190,196.79	-241,203.40
	Calculated Prior Years Retained Earnings	32,867.77	953,292.12	986,159.89

Accrual Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	-18,138.84	763,095.33	744,956.49
	TOTAL LIABILITIES & CAPITAL	<u>109,676.69</u>	<u>763,095.33</u>	<u>872,772.02</u>

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 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	328,106.40	328,105.76	0.64	393,726.90
4002	- Allotment to Reserves	0.00	-5,894.83	5,894.83	-53,053.56	-58,948.34	5,894.78	-70,738.00
4010	- Bad Debt/Write Off	0.00	1.66	-1.66	0.00	16.68	-16.68	20.00
4020	-Special Assessment from OP to SA bank account	-5,894.84	0.00	-5,894.84	-5,894.84	0.00	-5,894.84	0.00
	Total INCOME	26,915.80	26,917.40	-1.60	269,158.00	269,174.10	-16.10	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	283.86	8.33	275.53	529.20	83.34	445.86	100.00
4480	Collection Costs Reimbursable	0.00	8.33	-8.33	0.00	83.34	-83.34	100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	335.00	50.00	285.00	1,175.00	500.00	675.00	600.00
4602	Laundry Income	297.80	183.33	114.47	2,255.50	1,833.34	422.16	2,200.00
4605	Move In - Transfer Fee	0.00	41.66	-41.66	3,150.00	416.68	2,733.32	500.00
4610	Clubhouse Rent	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4620	Sewer Lift Station Reimbursed	54.90	83.33	-28.43	1,314.06	833.34	480.72	1,000.00
	Total OTHER INCOME	971.56	374.98	596.58	12,709.38	3,750.04	8,959.34	4,500.00
	Total Operating Income	27,887.36	27,292.38	594.98	281,867.38	272,924.14	8,943.24	327,508.90
Expense								
6000	ADMINISTRATIVE							
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	-361.25	0.00	361.25	451.41	657.00	205.59	657.00
6005	Office Supplies/Postage/Copies	50.73	291.66	240.93	1,491.35	2,916.68	1,425.33	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
6008	Storage Fees	40.00	40.00	0.00	400.00	400.00	0.00	480.00
6015	Misc. Administrative Expense	0.00	0.00	0.00	231.00	0.00	-231.00	0.00
Total ADMINISTRATIVE		1,650.93	2,253.11	602.18	21,788.26	23,188.18	1,399.92	27,694.40
6070	MAINTENANCE							
6071	Building Maintenance	0.00	208.33	208.33	0.00	2,083.34	2,083.34	2,500.00
6074	Environmental Testing	0.00	83.33	83.33	770.00	833.34	63.34	1,000.00
6081	Gate Maintenance	0.00	208.33	208.33	135.00	2,083.34	1,948.34	2,500.00
6084	Plumbing Repairs/ Maintenance	0.00	416.66	416.66	1,527.15	4,166.68	2,639.53	5,000.00
6085	Maintenance Supplies	115.73	416.66	300.93	1,574.04	4,166.68	2,592.64	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	625.00	191.70	750.00
6113	Electrician/Lighting Repairs	511.50	83.33	-428.17	2,943.94	833.34	-2,110.60	1,000.00
Total MAINTENANCE		627.23	1,479.14	851.91	9,241.43	14,791.72	5,550.29	17,750.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	0.00	250.00	250.00	2,295.00	2,500.00	205.00	3,000.00
6148	Elevator Service/Contract	405.65	395.83	-9.82	4,056.50	3,958.34	-98.16	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	0.00	208.33	208.33	1,260.75	2,083.34	822.59	2,500.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	145.83	145.83	692.69	1,458.34	765.65	1,750.00
6152	Snow Removal	0.00	166.66	166.66	8,608.12	1,666.68	-6,941.44	2,000.00
6153	Outside Contractors - Maintenance	0.00	416.66	416.66	1,241.20	4,166.68	2,925.48	5,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	41.66	41.66	0.00	416.68	416.68	500.00
6158	Gutter Cleaning/Repair	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
6159	Chimney Inspections	0.00	525.00	525.00	0.00	5,250.00	5,250.00	6,300.00
6160	Drain Cleaning	0.00	375.00	375.00	0.00	3,750.00	3,750.00	4,500.00
6161	Boilers/ Chillers Maintenance	0.00	416.66	416.66	24,156.75	4,166.68	-19,990.07	5,000.00
6162	Pest Control	1,300.00	108.33	-1,191.67	1,300.00	1,083.34	-216.66	1,300.00
6175	Sewer Lift Station Maintenance	0.00	166.66	166.66	2,091.41	1,666.68	-424.73	2,000.00
Total OTHER MAINTENANCE/SERVICES		1,705.65	3,299.95	1,594.30	45,702.42	33,000.10	-12,702.32	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							
6206	Telephone	0.00	0.00	0.00	-61.36	0.00	61.36	0.00
6209	Trash Removal	1,844.76	1,833.33	-11.43	18,461.95	18,333.34	-128.61	22,000.00
6211	NVEnergy Common Area	481.90	291.66	-190.24	4,664.78	2,916.68	-1,748.10	3,500.00
6212	NV Energy Sewer Lift Station	94.72	104.16	9.44	920.56	1,041.68	121.12	1,250.00
6213	NV Energy Bldg 2845	1,176.69	2,125.00	948.31	27,028.46	21,250.00	-5,778.46	25,500.00
6214	NV Energy Bldg 2855	1,058.01	895.83	-162.18	11,181.97	8,958.34	-2,223.63	10,750.00
6215	TMWA Water - Common Areas	0.00	666.66	666.66	2,826.45	6,666.68	3,840.23	8,000.00
6216	TMWA Water - Bldg 2845	0.00	416.66	416.66	4,376.86	4,166.68	-210.18	5,000.00
6217	TMWA Water - Bldg 2855	0.00	375.00	375.00	2,720.29	3,750.00	1,029.71	4,500.00
6227	Telephone/Intercom/Internet for Cameras	1,510.76	2,500.00	989.24	27,427.29	25,000.00	-2,427.29	30,000.00
	Total UTILITIES	6,166.84	9,208.30	3,041.46	99,547.25	92,083.40	-7,463.85	110,500.00
6900	LANDSCAPING/Common Area							
6913	Landscape Supplies	0.00	83.33	83.33	192.31	833.34	641.03	1,000.00
6925	Landscaping/Janitorial/Maintenance Service	4,831.29	6,250.00	1,418.71	59,716.76	62,500.00	2,783.24	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	110.00	400.00	290.00	400.00
	Total LANDSCAPING/Common Area	4,831.29	6,333.33	1,502.04	61,689.53	63,733.34	2,043.81	76,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.66	416.66	0.00	4,166.68	4,166.68	5,000.00
7102	Accounting/CPA	0.00	0.00	0.00	4,830.00	4,900.00	70.00	4,900.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	416.66	416.66	4,830.00	9,066.68	4,236.68	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	0.00	500.00	500.00	500.00
	Total TAXES	0.00	0.00	0.00	162.32	525.00	362.68	525.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/Supplies	0.00	1,500.00	1,500.00	11,984.01	15,000.00	3,015.99	18,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7308	Pool/Spa Permits	0.00	125.00	125.00	1,148.00	1,250.00	102.00	1,500.00
	Total POOL/SPA EXPENSE	0.00	1,625.00	1,625.00	13,132.01	16,250.00	3,117.99	19,500.00
7600	INSURANCE							
7601	Property/Liab/Crime Insurance	3,858.66	2,708.33	-1,150.33	34,850.87	27,083.34	-7,767.53	32,500.00
7606	Workman's Comp Insurance	215.00	143.33	-71.67	1,467.64	1,433.34	-34.30	1,720.00
7607	Insurance Deductible	0.00	833.33	833.33	0.00	8,333.34	8,333.34	10,000.00
7608	Insurance Claim Expense	0.00	0.00	0.00	40,462.26	0.00	-40,462.26	0.00
	Total INSURANCE	4,073.66	3,684.99	-388.67	76,780.77	36,850.02	-39,930.75	44,220.00
	Total Operating Expense	19,055.60	28,300.48	9,244.88	332,873.99	289,488.44	-43,385.55	346,089.40
	Total Operating Income	27,887.36	27,292.38	594.98	281,867.38	272,924.14	8,943.24	327,508.90
	Total Operating Expense	19,055.60	28,300.48	9,244.88	332,873.99	289,488.44	-43,385.55	346,089.40
	NOI - Net Operating Income	8,831.76	-1,008.10	9,839.86	-51,006.61	-16,564.30	-34,442.31	-18,580.50
	Other Income							
4800	RESERVE INCOME							
4810	Reserve Deposit	5,894.84	5,894.83	0.01	58,948.40	58,948.34	0.06	70,738.00
4820	Reserve Interest	496.11	20.83	475.28	2,455.10	208.34	2,246.76	250.00
4825	Reserve Change in Value	185.80	208.33	-22.53	3,472.31	2,083.34	1,388.97	2,500.00
	Total RESERVE INCOME	6,576.75	6,123.99	452.76	64,875.81	61,240.02	3,635.79	73,488.00
	Total Other Income	6,576.75	6,123.99	452.76	64,875.81	61,240.02	3,635.79	73,488.00
	Other Expense							
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	650.00	83.33	-566.67	650.00	833.34	183.34	1,000.00
8002	Reserve - Bank Charge	0.00	3.33	3.33	0.00	33.34	33.34	40.00
8060	Reserve - HVAC	0.00	0.00	0.00	242,492.99	0.00	-242,492.99	0.00
8107	Reserve - Water Mains	0.00	0.00	0.00	11,929.61	0.00	-11,929.61	0.00
8247	Reserve - Trash Encloser	0.00	145.83	145.83	0.00	1,458.34	1,458.34	1,750.00
	Total RESERVE EXPENSES	650.00	232.49	-417.51	255,072.60	2,325.02	-252,747.58	2,790.00
	Total Other Expense	650.00	232.49	-417.51	255,072.60	2,325.02	-252,747.58	2,790.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Other Income	5,926.75	5,891.50	35.25	-190,196.79	58,915.00	-249,111.79	70,698.00
	Total Income	34,464.11	33,416.37	1,047.74	346,743.19	334,164.16	12,579.03	400,996.90
	Total Expense	19,705.60	28,532.97	8,827.37	587,946.59	291,813.46	-296,133.13	348,879.40
	Net Income	<u>14,758.51</u>	<u>4,883.40</u>	<u>9,875.11</u>	<u>-241,203.40</u>	<u>42,350.70</u>	<u>-283,554.10</u>	<u>52,117.50</u>