

Accrual Fund Balance Sheet

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

As of: 11/30/2022

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	10,782.03		10,782.03
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		240,146.34	240,146.34
1171	Wells Fargo 5811 Reserve		174,095.12	174,095.12
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	114,308.90	979,113.48	1,093,422.38
OTHER ASSETS				
1300	Accounts Receivable	2,974.85		2,974.85
1610	Allowance for Doubtful Accounts	3,635.00		3,635.00
	Total OTHER ASSETS	6,609.85	0.00	6,609.85
OTHER ASSETS				
1810	Prepaid Expenses	1,961.45		1,961.45
1820	Prepaid Insurance	18,964.20		18,964.20
1850	Prepaid Federal Income Tax	0.34		0.34
	Total OTHER ASSETS	20,925.99	0.00	20,925.99
	TOTAL ASSETS	141,844.74	979,113.48	1,120,958.22
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	25,636.11		25,636.11

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Account Number	Account Name	Operating	Reserve	Total
2500	Accounts Payable	119,075.00		119,075.00
	Total LIABILITIES	145,022.11	0.00	145,022.11
	Total Liabilities	145,122.11	0.00	145,122.11
	Capital			
	Calculated Retained Earnings	-114,870.74	65,599.17	-49,271.57
	Calculated Prior Years Retained Earnings	148,163.37	876,944.31	1,025,107.68
	Total Capital	33,292.63	942,543.48	975,836.11
	TOTAL LIABILITIES & CAPITAL	178,414.74	942,543.48	1,120,958.22

Accrual Annual Budget Comparison

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

As of: Nov 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
Income								
4000	INCOME							
4001	Assessment Fees	32,832.32	32,832.26	0.06	361,155.52	361,154.86	0.66	393,987.12
4002	- Allotment to Reserves	-13,333.33	-13,333.33	0.00	-146,666.63	-146,666.67	0.04	-160,000.00
	Total INCOME	19,498.99	19,498.93	0.06	214,488.89	214,488.19	0.70	233,987.12
4400	OTHER INCOME							
4410	NSF Fees	0.00	1.66	-1.66	20.00	18.34	1.66	20.00
4460	Late Fee	12.28	8.33	3.95	130.01	91.67	38.34	100.00
4480	Collection Costs Reimbursable	0.00	25.00	-25.00	0.00	275.00	-275.00	300.00
4485	Misc. Owner Reimbursement	0.00	4.16	-4.16	0.00	45.84	-45.84	50.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	0.00	66.66	-66.66	870.00	733.34	136.66	800.00
4602	Laundry Income	499.34	225.00	274.34	2,052.74	2,475.00	-422.26	2,700.00
4605	Move In - Transfer Fee	0.00	41.66	-41.66	2,050.00	458.34	1,591.66	500.00
4610	Clubhouse Rent	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4620	Sewer Lift Station Reimbursed	344.97	62.50	282.47	20,044.10	687.50	19,356.60	750.00
	Total OTHER INCOME	856.59	434.97	421.62	25,191.85	4,785.03	20,406.82	5,220.00
	Total Operating Income	20,355.58	19,933.90	421.68	239,680.74	219,273.22	20,407.52	239,207.12
Expense								
6000	ADMINISTRATIVE							
6001	Management fees	1,921.45	1,921.45	0.00	21,135.95	21,135.95	0.00	23,057.40
6004	Ombudsman/Sec of State Fees	0.00	38.33	38.33	657.00	421.67	-235.33	460.00
6005	Office Supplies/Postage/Copies	55.10	1,083.33	1,028.23	2,787.26	11,916.67	9,129.41	13,000.00
6008	Storage Fees	40.00	40.00	0.00	440.00	440.00	0.00	480.00
6009	Collection Costs Expense	0.00	25.00	25.00	0.00	275.00	275.00	300.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6015	Misc. Administrative Expense	0.00	8.33	8.33	0.00	91.67	91.67	100.00
6030	Addl' Management Fees	0.00	8.33	8.33	0.00	91.67	91.67	100.00
Total ADMINISTRATIVE		2,016.55	3,124.77	1,108.22	25,020.21	34,372.63	9,352.42	37,497.40
6070	MAINTENANCE							
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	2,750.00	2,100.00	3,000.00
6081	Gate Maintenance	348.50	250.00	-98.50	2,346.02	2,750.00	403.98	3,000.00
6084	Plumbing Repairs/ Maintenance	280.36	666.66	386.30	5,664.96	7,333.34	1,668.38	8,000.00
6085	Maintenance Supplies	81.64	833.33	751.69	2,385.73	9,166.67	6,780.94	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	0.00	41.66	41.66	1,018.19	458.34	-559.85	500.00
6094	Maintenance Service Expense	12,480.00	0.00	-12,480.00	29,672.49	0.00	-29,672.49	0.00
6099	Generator Maintenance	0.00	33.75	33.75	561.14	371.25	-189.89	405.00
6113	Electrician/Lighting Repairs	0.00	66.66	66.66	1,310.00	733.34	-576.66	800.00
6121	Roof Eave Repairs	0.00	41.66	41.66	0.00	458.34	458.34	500.00
Total MAINTENANCE		13,190.50	2,183.72	-11,006.78	46,193.58	24,021.28	-22,172.30	26,205.00
6140	OTHER MAINTENANCE/ SERVICES							
6147	Alarm Monitoring	0.00	216.66	216.66	2,659.74	2,383.34	-276.40	2,600.00
6148	Elevator Service/Contract	391.93	395.83	3.90	4,311.23	4,354.17	42.94	4,750.00
6149	Elevator Repairs/Supplies/ Inspection/Permits	1,476.63	250.00	-1,226.63	3,865.63	2,750.00	-1,115.63	3,000.00
6151	Fire Protection Inspec/ Repair/Extinguishers	0.00	125.00	125.00	1,589.85	1,375.00	-214.85	1,500.00
6152	Snow Removal	0.00	166.66	166.66	0.00	1,833.34	1,833.34	2,000.00
6153	Outside Contractors - Maintenance	0.00	1,000.00	1,000.00	2,775.34	11,000.00	8,224.66	12,000.00
6154	Equipment Repairs/ Rentals/Purchase	0.00	50.00	50.00	0.00	550.00	550.00	600.00
6158	Gutter Cleaning/Repair	0.00	208.33	208.33	0.00	2,291.67	2,291.67	2,500.00
6159	Chimney Inspections	0.00	469.16	469.16	6,300.00	5,160.84	-1,139.16	5,630.00
6160	Drain Cleaning	0.00	333.33	333.33	4,195.00	3,666.67	-528.33	4,000.00
6161	Boilers/ Chillers Maintenance	24,279.05	416.66	-23,862.39	56,888.31	4,583.34	-52,304.97	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
6162	Pest Control	0.00	108.33	108.33	1,100.00	1,191.67	91.67	1,300.00
6175	Sewer Lift Station Maintenance	495.00	416.66	-78.34	1,718.61	4,583.34	2,864.73	5,000.00
	Total OTHER MAINTENANCE/SERVICES	26,642.61	4,156.62	-22,485.99	85,403.71	45,723.38	-39,680.33	49,880.00
6200	UTILITIES							
6209	Trash Removal	0.00	1,833.33	1,833.33	19,453.94	20,166.67	712.73	22,000.00
6211	NVEnergy Common Area	130.34	333.33	202.99	3,492.93	3,666.67	173.74	4,000.00
6212	NV Energy Sewer Lift Station	99.79	108.33	8.54	1,265.32	1,191.67	-73.65	1,300.00
6213	NV Energy Bldg 2845	2,417.27	1,500.00	-917.27	21,067.49	16,500.00	-4,567.49	18,000.00
6214	NV Energy Bldg 2855	1,019.41	666.66	-352.75	9,578.27	7,333.34	-2,244.93	8,000.00
6215	TMWA Water - Common Areas	278.85	625.00	346.15	5,472.67	6,875.00	1,402.33	7,500.00
6216	TMWA Water - Bldg 2845	929.25	358.33	-570.92	4,373.47	3,941.67	-431.80	4,300.00
6217	TMWA Water - Bldg 2855	334.56	266.66	-67.90	3,124.33	2,933.34	-190.99	3,200.00
6218	Utility Refunds/Credits	0.00	416.66	416.66	0.00	4,583.34	4,583.34	5,000.00
6227	Telephone/Intercom/Internet for Cameras	2,403.28	1,500.00	-903.28	27,127.92	16,500.00	-10,627.92	18,000.00
	Total UTILITIES	7,612.75	7,608.30	-4.45	94,956.34	83,691.70	-11,264.64	91,300.00
6900	LANDSCAPING/COMMON AREA							
6913	Landscape Supplies	0.00	208.33	208.33	635.74	2,291.67	1,655.93	2,500.00
6925	Landscaping/Janitorial/Maintenance Service	1,467.30	0.00	-1,467.30	25,639.80	0.00	-25,639.80	0.00
6960	Irrigation Repairs	903.11	0.00	-903.11	1,063.02	0.00	-1,063.02	0.00
6965	Backflow Testing/Repair/Replace	0.00	33.33	33.33	150.00	366.67	216.67	400.00
	Total LANDSCAPING/COMMON AREA	2,370.41	241.66	-2,128.75	27,488.56	2,658.34	-24,830.22	2,900.00
7100	LEGAL AND OTHER PROFESSIONAL FEES							
7101	Legal	0.00	416.66	416.66	3,395.50	4,583.34	1,187.84	5,000.00
7102	Accounting/CPA	0.00	408.33	408.33	0.00	4,491.67	4,491.67	4,900.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	824.99	824.99	3,395.50	9,075.01	5,679.51	9,900.00
7200	TAXES							
7201	Property Taxes	0.00	2.08	2.08	0.00	22.92	22.92	25.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7203	Federal Income Taxes	0.00	83.33	83.33	275.00	916.67	641.67	1,000.00
	Total TAXES	0.00	85.41	85.41	275.00	939.59	664.59	1,025.00
7300	POOL/SPA EXPENSE							
7305	Pool/Spa Service Contract/ Supplies	0.00	1,166.66	1,166.66	14,711.28	12,833.34	-1,877.94	14,000.00
7308	Pool/Spa Permits	0.00	125.00	125.00	1,090.00	1,375.00	285.00	1,500.00
	Total POOL/SPA EXPENSE	0.00	1,291.66	1,291.66	15,801.28	14,208.34	-1,592.94	15,500.00
7400	OTHER EXPENSES							
7450	Contingency	0.00	684.72	684.72	0.00	7,532.00	7,532.00	8,216.72
	Total OTHER EXPENSES	0.00	684.72	684.72	0.00	7,532.00	7,532.00	8,216.72
7500	PAYROLL							
7510	Maintenance Payroll	0.00	3,625.00	3,625.00	21,280.00	39,875.00	18,595.00	43,500.00
7515	Payroll Processing Fee	0.00	72.50	72.50	422.60	797.50	374.90	870.00
7520	Employer's FICA 941 Taxes	0.00	224.75	224.75	1,319.36	2,472.25	1,152.89	2,697.00
7521	Employer's Fed Unemp 940 Taxes	0.00	4.66	4.66	42.00	51.34	9.34	56.00
7522	ESD Employer's State Unemp Tax	0.00	66.66	66.66	320.82	733.34	412.52	800.00
7523	Employer's Medicare 941 Taxes	0.00	75.00	75.00	308.57	825.00	516.43	900.00
7524	Mileage/Gas Allowance	0.00	83.33	83.33	450.00	916.67	466.67	1,000.00
7525	Cell Phone Allowance	0.00	20.00	20.00	120.00	220.00	100.00	240.00
	Total PAYROLL	0.00	4,171.90	4,171.90	24,263.35	45,891.10	21,627.75	50,063.00
7600	INSURANCE							
7601	Property/Liab/Crime Insurance	2,994.83	2,583.33	-411.50	30,408.17	28,416.67	-1,991.50	31,000.00
7606	Workman's Comp Insurance	110.58	143.33	32.75	1,345.78	1,576.67	230.89	1,720.00
7607	Insurance Deductible	0.00	833.33	833.33	0.00	9,166.67	9,166.67	10,000.00
	Total INSURANCE	3,105.41	3,559.99	454.58	31,753.95	39,160.01	7,406.06	42,720.00
	Total Operating Expense	54,938.23	27,933.74	-27,004.49	354,551.48	307,273.38	-47,278.10	335,207.12
	Total Operating Income	20,355.58	19,933.90	421.68	239,680.74	219,273.22	20,407.52	239,207.12
	Total Operating Expense	54,938.23	27,933.74	-27,004.49	354,551.48	307,273.38	-47,278.10	335,207.12
	NOI - Net Operating Income	-34,582.65	-7,999.84	-26,582.81	-114,870.74	-88,000.16	-26,870.58	-96,000.00

Accrual Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income								
4800	RESERVE INCOME							
4810	Reserve Deposit	13,333.33	13,333.33	0.00	146,666.63	146,666.67	-0.04	160,000.00
4820	Reserve Interest	108.45	8.33	100.12	633.04	91.67	541.37	100.00
4825	Reserve Change in Value	0.00	190.58	-190.58	1,818.13	2,096.42	-278.29	2,287.00
	Total RESERVE INCOME	13,441.78	13,532.24	-90.46	149,117.80	148,854.76	263.04	162,387.00
	Total Other Income	13,441.78	13,532.24	-90.46	149,117.80	148,854.76	263.04	162,387.00
Other Expense								
8000	RESERVE EXPENSES							
8001	Reserve - Reserve Study	0.00	202.36	202.36	0.00	2,226.03	2,226.03	2,428.39
8002	Reserve - Bank Charge	0.00	3.33	3.33	0.00	36.67	36.67	40.00
8020	Reserve - Asphalt	3,960.00	224.33	-3,735.67	3,960.00	2,467.67	-1,492.33	2,692.00
8030	Reserve - Concrete	0.00	535.42	535.42	0.00	5,889.69	5,889.69	6,425.11
8057	Reserve - Pool/Spa Mechanical	0.00	985.87	985.87	2,327.52	10,844.63	8,517.11	11,830.50
8060	Reserve - HVAC	12,750.00	0.00	-12,750.00	12,750.00	0.00	-12,750.00	0.00
8074	Reserve - Golf Cart	0.00	41.66	41.66	0.00	458.34	458.34	500.00
8080	Reserve - Interior Painting	0.00	3,130.77	3,130.77	0.00	34,438.48	34,438.48	37,569.25
8093	Reserve - Clubhouse Flooring	0.00	383.33	383.33	8,067.36	4,216.67	-3,850.69	4,600.00
8106	Reserve - Sewer Lift Station	19,860.00	0.00	-19,860.00	50,500.00	0.00	-50,500.00	0.00
8130	Reserve - Lighting/ Electrical	0.00	692.73	692.73	0.00	7,620.03	7,620.03	8,312.76
8131	Reserve - Utility Lines	0.00	1,535.75	1,535.75	5,913.75	16,893.35	10,979.60	18,429.10
8140	Reserve - Landscaping	0.00	416.66	416.66	0.00	4,583.34	4,583.34	5,000.00
8160	Reserve - Gates	0.00	1,319.97	1,319.97	0.00	14,519.74	14,519.74	15,839.71
8247	Reserve - Trash Encloser	0.00	137.97	137.97	0.00	1,517.75	1,517.75	1,655.72
8262	Reserve - Fire Prevention	0.00	1,633.81	1,633.81	0.00	17,971.98	17,971.98	19,605.79
8270	Reserve - Signs/ Monuments	0.00	137.97	137.97	0.00	1,517.75	1,517.75	1,655.72
	Total RESERVE EXPENSES	36,570.00	11,381.93	-25,188.07	83,518.63	125,202.12	41,683.49	136,584.05
	Total Other Expense	36,570.00	11,381.93	-25,188.07	83,518.63	125,202.12	41,683.49	136,584.05

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	-23,128.22	2,150.31	-25,278.53	65,599.17	23,652.64	41,946.53	25,802.95
	Total Income	33,797.36	33,466.14	331.22	388,798.54	368,127.98	20,670.56	401,594.12
	Total Expense	91,508.23	39,315.67	-52,192.56	438,070.11	432,475.50	-5,594.61	471,791.17
	Net Income	<u>-57,710.87</u>	<u>-5,849.53</u>	<u>-51,861.34</u>	<u>-49,271.57</u>	<u>-64,347.52</u>	<u>15,075.95</u>	<u>-70,197.05</u>