

# Accrual Fund Balance Sheet

Properties: Meadowood Manor Condominium Homeowners Association - Delucchi Lane Reno, NV 89502

As of: 08/31/2024

Accounting Basis: Accrual

GL Account Map: MWM

Level of Detail: Detail View

| Account Number                         | Account Name                             | Operating         | Reserve           | Total             |
|--|--|-------------------|-------------------|-------------------|
| <b>ASSETS</b>                          |  |                   |                   |                   |
| <b>Cash</b>                            |  |                   |                   |                   |
| 1150                                   | Enterprise Bank 0329 Operating           | 30,455.02         |                   | 30,455.02         |
| 1170                                   | Enterprise Bank 0337 Reserve             |                   | 272,952.75        | 272,952.75        |
| <b>Total Cash</b>                      |  | <b>30,455.02</b>  | <b>272,952.75</b> | <b>303,407.77</b> |
| <b>OTHER ASSETS</b>                    |  |                   |                   |                   |
| 1300                                   | Accounts Receivable                      | 24,679.00         |                   | 24,679.00         |
| 1610                                   | Allowance for Doubtful Accounts          | -4,755.63         |                   | -4,755.63         |
| <b>Total OTHER ASSETS</b>              |  | <b>19,923.37</b>  | <b>0.00</b>       | <b>19,923.37</b>  |
| <b>OTHER ASSETS</b>                    |  |                   |                   |                   |
| 1810                                   | Prepaid Expenses                         | 1,530.00          |                   | 1,530.00          |
| 1820                                   | Prepaid Insurance                        | 412.50            |                   | 412.50            |
| 1830                                   | Due to Reserves from Operating           |                   | 34,375.39         | 34,375.39         |
| <b>Total OTHER ASSETS</b>              |  | <b>1,942.50</b>   | <b>34,375.39</b>  | <b>36,317.89</b>  |
| <b>TOTAL ASSETS</b>                    |  | <b>52,320.89</b>  | <b>307,328.14</b> | <b>359,649.03</b> |
| <b>LIABILITIES &amp; CAPITAL</b>       |  |                   |                   |                   |
| <b>Liabilities</b>                     |  |                   |                   |                   |
| <b>LIABILITIES</b>                     |  |                   |                   |                   |
| 2270                                   | Due to Reserves from Operating           | 34,375.39         |                   | 34,375.39         |
| 2300                                   | Prepaid Fees                             | 18,275.66         |                   | 18,275.66         |
| 2500                                   | Accounts Payable                         | 10,961.00         |                   | 10,961.00         |
| <b>Total LIABILITIES</b>               |  | <b>63,612.05</b>  | <b>0.00</b>       | <b>63,612.05</b>  |
| <b>RESERVE LIABILITIES</b>             |  |                   |                   |                   |
| 2710                                   | Reserve Deferred Revenue                 |                   | 301,584.13        | 301,584.13        |
| <b>Total RESERVE LIABILITIES</b>       |  | <b>0.00</b>       | <b>301,584.13</b> | <b>301,584.13</b> |
| <b>Total Liabilities</b>               |  | <b>63,612.05</b>  | <b>301,584.13</b> | <b>365,196.18</b> |
| <b>Capital</b>                         |  |                   |                   |                   |
| 3301                                   | Owner Equity Prior Years OP              | -27,629.88        |                   | -27,629.88        |
| 3302                                   | Owner Equity - Prior Years Reserves      |                   | -42,123.02        | -42,123.02        |
|  | Calculated Retained Earnings             | -47,723.38        | 57,921.21         | 10,197.83         |
|  | Calculated Prior Years Retained Earnings | 64,062.10         | -10,054.18        | 54,007.92         |
| <b>Total Capital</b>                   |  | <b>-11,291.16</b> | <b>5,744.01</b>   | <b>-5,547.15</b>  |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b> |  | <b>52,320.89</b>  | <b>307,328.14</b> | <b>359,649.03</b> |

### Accrual Annual Budget Comparison

Properties: Meadowood Manor Condominium Homeowners Association - Delucchi Lane Reno, NV 89502

As of: Aug 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: MWM

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                          | 35,280.00        | 35,280.00        | 0.00          | 282,240.00        | 282,240.00        | 0.00           | 423,360.00        |
| 4002           | - Allotment to Reserves                  | -8,166.67        | -8,166.67        | 0.00          | -65,333.36        | -65,333.36        | 0.00           | -98,000.00        |
| 4603           | Dryer Vent Cleaning Reimbursement        | 0.00             | 41.67            | -41.67        | 0.00              | 333.36            | -333.36        | 500.00            |
|                | <b>Total INCOME</b>                      | <b>27,113.33</b> | <b>27,155.00</b> | <b>-41.67</b> | <b>216,906.64</b> | <b>217,240.00</b> | <b>-333.36</b> | <b>325,860.00</b> |
| <b>4400</b>    | <b>OTHER INCOME</b>                      |                  |                  |               |                   |                   |                |                   |
| 4410           | NSF Fees                                 | 0.00             | 1.67             | -1.67         | 0.00              | 13.36             | -13.36         | 20.00             |
| 4440           | Violations & Fines                       | 0.00             | 16.67            | -16.67        | 0.00              | 133.36            | -133.36        | 200.00            |
| 4460           | Late Fee                                 | 195.00           | 166.67           | 28.33         | 2,423.00          | 1,333.36          | 1,089.64       | 2,000.00          |
| 4475           | Interest Income - Checking               | 0.00             | 1.04             | -1.04         | 0.00              | 8.34              | -8.34          | 12.50             |
| 4480           | Collection Costs Reimbursable            | 0.00             | 62.50            | -62.50        | 0.00              | 500.00            | -500.00        | 750.00            |
| 4485           | Misc. Owner Reimbursement                | 0.00             | 1.67             | -1.67         | 0.00              | 13.36             | -13.36         | 20.00             |
| 4550           | Fobs/Key Cards & Clickers - Deposits/Fee | 120.00           | 16.67            | 103.33        | 400.00            | 133.36            | 266.64         | 200.00            |
| 4610           | Clubhouse Rent                           | 0.00             | 0.00             | 0.00          | 50.00             | 0.00              | 50.00          | 0.00              |
|                | <b>Total OTHER INCOME</b>                | <b>315.00</b>    | <b>266.89</b>    | <b>48.11</b>  | <b>2,873.00</b>   | <b>2,135.14</b>   | <b>737.86</b>  | <b>3,202.50</b>   |
|                | <b>Total Operating Income</b>            | <b>27,428.33</b> | <b>27,421.89</b> | <b>6.44</b>   | <b>219,779.64</b> | <b>219,375.14</b> | <b>404.50</b>  | <b>329,062.50</b> |
| <b>Expense</b> |  |                  |                  |               |                   |                   |                |                   |
| <b>6000</b>    | <b>ADMINISTRATIVE</b>                    |                  |                  |               |                   |                   |                |                   |
| 6001           | Management fees                          | 1,530.00         | 1,530.00         | 0.00          | 12,210.00         | 12,240.00         | 30.00          | 18,360.00         |
| 6004           | Ombudsman/Sec of State Fees              | 0.00             | 55.17            | 55.17         | 0.00              | 441.36            | 441.36         | 662.00            |
| 6005           | Office Supplies/Postage/Copies           | 246.45           | 291.67           | 45.22         | 924.51            | 2,333.36          | 1,408.85       | 3,500.00          |
| 6007           | Website Expense                          | 0.00             | 25.00            | 25.00         | 0.00              | 200.00            | 200.00         | 300.00            |
| 6009           | Collection Costs Expense                 | 0.00             | 62.50            | 62.50         | 0.00              | 500.00            | 500.00         | 750.00            |

### 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              | 66.68            | 66.68             | 100.00            |
| 6021           | Meeting Costs                                | 0.00             | 20.83            | 20.83            | 0.00              | 166.68           | 166.68            | 250.00            |
| 6022           | Board Education/ Membership Fees             | 0.00             | 0.00             | 0.00             | 25.00             | 0.00             | -25.00            | 0.00              |
|                | <b>Total ADMINISTRATIVE</b>                  | <b>1,776.45</b>  | <b>1,993.50</b>  | <b>217.05</b>    | <b>13,159.51</b>  | <b>15,948.08</b> | <b>2,788.57</b>   | <b>23,922.00</b>  |
| <b>6070</b>    | <b>MAINTENANCE</b>                           |                  |                  |                  |                   |                  |                   |                   |
| 6071           | Building Maintenance                         | 1,501.91         | 500.00           | -1,001.91        | 3,218.09          | 4,000.00         | 781.91            | 6,000.00          |
| 6076           | Cleaning Service                             | 350.00           | 104.17           | -245.83          | 842.30            | 833.36           | -8.94             | 1,250.00          |
| 6084           | Plumbing Repairs/ Maintenance                | 0.00             | 83.33            | 83.33            | 206.00            | 666.68           | 460.68            | 1,000.00          |
| 6088           | Roof Repairs                                 | 0.00             | 291.67           | 291.67           | 0.00              | 2,333.36         | 2,333.36          | 3,500.00          |
| 6104           | General Maintenance/ Repair                  | 1,435.00         | 125.00           | -1,310.00        | 5,376.99          | 1,000.00         | -4,376.99         | 1,500.00          |
| 6113           | Electrician/Lighting Repairs                 | 0.00             | 250.00           | 250.00           | 0.00              | 2,000.00         | 2,000.00          | 3,000.00          |
|                | <b>Total MAINTENANCE</b>                     | <b>3,286.91</b>  | <b>1,354.17</b>  | <b>-1,932.74</b> | <b>9,643.38</b>   | <b>10,833.40</b> | <b>1,190.02</b>   | <b>16,250.00</b>  |
| <b>6140</b>    | <b>OTHER MAINTENANCE/ SERVICES</b>           |                  |                  |                  |                   |                  |                   |                   |
| 6151           | Fire Protection Inspec/ Repair/Extinguishers | 0.00             | 125.00           | 125.00           | 1,638.55          | 1,000.00         | -638.55           | 1,500.00          |
| 6152           | Snow Removal                                 | 0.00             | 666.67           | 666.67           | 4,300.00          | 5,333.36         | 1,033.36          | 8,000.00          |
| 6156           | Dryer Vent Cleaning                          | 0.00             | 41.67            | 41.67            | 0.00              | 333.36           | 333.36            | 500.00            |
| 6158           | Gutter Cleaning/Repair                       | 0.00             | 250.00           | 250.00           | 0.00              | 2,000.00         | 2,000.00          | 3,000.00          |
| 6162           | Pest Control                                 | 0.00             | 66.67            | 66.67            | 1,473.75          | 533.36           | -940.39           | 800.00            |
| 6168           | Power Washing                                | 0.00             | 250.00           | 250.00           | 0.00              | 2,000.00         | 2,000.00          | 3,000.00          |
| 6185           | Locksmith/Keys                               | 0.00             | 12.50            | 12.50            | 701.92            | 100.00           | -601.92           | 150.00            |
|                | <b>Total OTHER MAINTENANCE/SERVICES</b>      | <b>0.00</b>      | <b>1,412.51</b>  | <b>1,412.51</b>  | <b>8,114.22</b>   | <b>11,300.08</b> | <b>3,185.86</b>   | <b>16,950.00</b>  |
| <b>6200</b>    | <b>UTILITIES</b>                             |                  |                  |                  |                   |                  |                   |                   |
| 6201           | NVEnergy - Gas & Electric                    | 1,059.68         | 1,000.00         | -59.68           | 7,831.62          | 8,000.00         | 168.38            | 12,000.00         |
| 6202           | TMWA - water                                 | 3,945.46         | 3,666.67         | -278.79          | 26,869.77         | 29,333.36        | 2,463.59          | 44,000.00         |
| 6206           | Telephone                                    | 0.00             | 45.83            | 45.83            | 0.00              | 366.68           | 366.68            | 550.00            |
| 6209           | Trash Removal                                | 6,528.35         | 6,400.00         | -128.35          | 65,962.63         | 51,200.00        | -14,762.63        | 76,800.00         |
|                | <b>Total UTILITIES</b>                       | <b>11,533.49</b> | <b>11,112.50</b> | <b>-420.99</b>   | <b>100,664.02</b> | <b>88,900.04</b> | <b>-11,763.98</b> | <b>133,350.00</b> |
| <b>6900</b>    | <b>LANDSCAPING/COMMON AREA</b>               |                  |                  |                  |                   |                  |                   |                   |
| 6910           | Landscape Service Contract                   | 6,600.00         | 2,666.67         | -3,933.33        | 32,600.00         | 21,333.36        | -11,266.64        | 32,000.00         |

**Accrual Annual Budget Comparison**

| Account Number | Account Name                                       | MTD Actual        | MTD Budget       | MTD \$ Var.       | YTD Actual        | YTD Budget        | YTD \$ Var.       | Annual Budget     |
|----------------|--|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 6913           | Landscape Supplies                                 | 0.00              | 62.50            | 62.50             | 0.00              | 500.00            | 500.00            | 750.00            |
| 6940           | Tree Maintenance                                   | 3,200.00          | 0.00             | -3,200.00         | 6,900.00          | 0.00              | -6,900.00         | 0.00              |
| 6960           | Irrigation Repairs                                 | 0.00              | 83.33            | 83.33             | 350.00            | 666.68            | 316.68            | 1,000.00          |
| 6970           | Landscape Other                                    | 0.00              | 20.83            | 20.83             | 0.00              | 166.68            | 166.68            | 250.00            |
|                | <b>Total LANDSCAPING/<br/>COMMON AREA</b>          | <b>9,800.00</b>   | <b>2,833.33</b>  | <b>-6,966.67</b>  | <b>39,850.00</b>  | <b>22,666.72</b>  | <b>-17,183.28</b> | <b>34,000.00</b>  |
| <b>7100</b>    | <b>LEGAL AND OTHER<br/>PROFESSIONAL FEES</b>       |                   |                  |                   |                   |                   |                   |                   |
| 7101           | Legal  | 0.00              | 208.33           | 208.33            | 9,366.67          | 1,666.68          | -7,699.99         | 2,500.00          |
| 7102           | Accounting/CPA                                     | 0.00              | 129.17           | 129.17            | 0.00              | 1,033.36          | 1,033.36          | 1,550.00          |
|                | <b>Total LEGAL AND OTHER<br/>PROFESSIONAL FEES</b> | <b>0.00</b>       | <b>337.50</b>    | <b>337.50</b>     | <b>9,366.67</b>   | <b>2,700.04</b>   | <b>-6,666.63</b>  | <b>4,050.00</b>   |
| <b>7200</b>    | <b>TAXES</b>                                       |                   |                  |                   |                   |                   |                   |                   |
| 7204           | Other Taxes  | 0.00              | 4.17             | 4.17              | 0.00              | 33.36             | 33.36             | 50.00             |
|                | <b>Total TAXES</b>                                 | <b>0.00</b>       | <b>4.17</b>      | <b>4.17</b>       | <b>0.00</b>       | <b>33.36</b>      | <b>33.36</b>      | <b>50.00</b>      |
| <b>7300</b>    | <b>POOL/SPA EXPENSE</b>                            |                   |                  |                   |                   |                   |                   |                   |
| 7305           | Pool/Spa Service Contract/<br>Supplies             | 2,760.00          | 841.67           | -1,918.33         | 8,926.90          | 6,733.36          | -2,193.54         | 10,100.00         |
| 7308           | Pool/Spa Permits                                   | 0.00              | 47.83            | 47.83             | 574.00            | 382.68            | -191.32           | 574.00            |
|                | <b>Total POOL/SPA EXPENSE</b>                      | <b>2,760.00</b>   | <b>889.50</b>    | <b>-1,870.50</b>  | <b>9,500.90</b>   | <b>7,116.04</b>   | <b>-2,384.86</b>  | <b>10,674.00</b>  |
| <b>7600</b>    | <b>INSURANCE</b>                                   |                   |                  |                   |                   |                   |                   |                   |
| 7601           | Property/Liab/Crime<br>Insurance                   | 12,483.81         | 7,378.67         | -5,105.14         | 76,874.32         | 59,029.36         | -17,844.96        | 88,544.00         |
| 7606           | Workman's Comp<br>Insurance                        | 41.25             | 41.25            | 0.00              | 330.00            | 330.00            | 0.00              | 495.00            |
|                | <b>Total INSURANCE</b>                             | <b>12,525.06</b>  | <b>7,419.92</b>  | <b>-5,105.14</b>  | <b>77,204.32</b>  | <b>59,359.36</b>  | <b>-17,844.96</b> | <b>89,039.00</b>  |
|                | <b>Total Operating Expense</b>                     | <b>41,681.91</b>  | <b>27,357.10</b> | <b>-14,324.81</b> | <b>267,503.02</b> | <b>218,857.12</b> | <b>-48,645.90</b> | <b>328,285.00</b> |
|                | Total Operating Income                             | 27,428.33         | 27,421.89        | 6.44              | 219,779.64        | 219,375.14        | 404.50            | 329,062.50        |
|                | Total Operating Expense                            | 41,681.91         | 27,357.10        | -14,324.81        | 267,503.02        | 218,857.12        | -48,645.90        | 328,285.00        |
|                | <b>NOI - Net Operating Income</b>                  | <b>-14,253.58</b> | <b>64.79</b>     | <b>-14,318.37</b> | <b>-47,723.38</b> | <b>518.02</b>     | <b>-48,241.40</b> | <b>777.50</b>     |
|                | <b>Other Income</b>                                |                   |                  |                   |                   |                   |                   |                   |
| <b>4800</b>    | <b>RESERVE INCOME</b>                              |                   |                  |                   |                   |                   |                   |                   |
| 4810           | Reserve Deposit                                    | 8,166.67          | 8,166.67         | 0.00              | 65,333.36         | 65,333.36         | 0.00              | 98,000.00         |
| 4820           | Reserve Interest                                   | 336.59            | 0.00             | 336.59            | 2,196.85          | 0.00              | 2,196.85          | 0.00              |

### Accrual Annual Budget Comparison

| Account Number | Account Name                      | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual       | YTD Budget        | YTD \$ Var.       | Annual Budget      |
|----------------|-----------------------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|--------------------|
|                | <b>Total RESERVE INCOME</b>       | <u>8,503.26</u>  | <u>8,166.67</u>  | <u>336.59</u>    | <u>67,530.21</u> | <u>65,333.36</u>  | <u>2,196.85</u>   | <u>98,000.00</u>   |
|                | <b>Total Other Income</b>         | <u>8,503.26</u>  | <u>8,166.67</u>  | <u>336.59</u>    | <u>67,530.21</u> | <u>65,333.36</u>  | <u>2,196.85</u>   | <u>98,000.00</u>   |
|                | <b>Other Expense</b>              |                  |                  |                  |                  |                   |                   |                    |
| <b>8000</b>    | <b>RESERVE EXPENSES</b>           |                  |                  |                  |                  |                   |                   |                    |
| 8050           | Reserve - Pool                    | 0.00             | 224.33           | 224.33           | 0.00             | 1,794.68          | 1,794.68          | 2,692.00           |
| 8101           | Reserve - Plumbing                | 0.00             | 0.00             | 0.00             | 9,609.00         | 0.00              | -9,609.00         | 0.00               |
| 8110           | Reserve - Decks                   | 0.00             | 10,150.00        | 10,150.00        | 0.00             | 81,200.00         | 81,200.00         | 121,800.00         |
| 8117           | Reserve - Stairs/Steps            | 0.00             | 4,711.42         | 4,711.42         | 0.00             | 37,691.36         | 37,691.36         | 56,537.00          |
| 8130           | Reserve - Lighting/<br>Electrical | 0.00             | 900.42           | 900.42           | 0.00             | 7,203.36          | 7,203.36          | 10,805.00          |
| 8140           | Reserve - Landscaping             | 0.00             | 1,346.08         | 1,346.08         | 0.00             | 10,768.68         | 10,768.68         | 16,153.00          |
| 8150           | Reserve - Fence                   | 0.00             | 320.83           | 320.83           | 0.00             | 2,566.68          | 2,566.68          | 3,850.00           |
|                | <b>Total RESERVE EXPENSES</b>     | <u>0.00</u>      | <u>17,653.08</u> | <u>17,653.08</u> | <u>9,609.00</u>  | <u>141,224.76</u> | <u>131,615.76</u> | <u>211,837.00</u>  |
|                | <b>Total Other Expense</b>        | <u>0.00</u>      | <u>17,653.08</u> | <u>17,653.08</u> | <u>9,609.00</u>  | <u>141,224.76</u> | <u>131,615.76</u> | <u>211,837.00</u>  |
|                | <b>Net Other Income</b>           | <u>8,503.26</u>  | <u>-9,486.41</u> | <u>17,989.67</u> | <u>57,921.21</u> | <u>-75,891.40</u> | <u>133,812.61</u> | <u>-113,837.00</u> |
|                | Total Income                      | 35,931.59        | 35,588.56        | 343.03           | 287,309.85       | 284,708.50        | 2,601.35          | 427,062.50         |
|                | Total Expense                     | 41,681.91        | 45,010.18        | 3,328.27         | 277,112.02       | 360,081.88        | 82,969.86         | 540,122.00         |
|                | <b>Net Income</b>                 | <u>-5,750.32</u> | <u>-9,421.62</u> | <u>3,671.30</u>  | <u>10,197.83</u> | <u>-75,373.38</u> | <u>85,571.21</u>  | <u>-113,059.50</u> |