

FILED

JUN 03 2024

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*Wgatto*

## Rancho San Juan HOA

Professionally Managed by:

**Varalino Community Management**

January 2023

Phone: 702-968-0405

Web: [varalino.vmsclientonline.com](http://varalino.vmsclientonline.com)

Email: [info@varalino.com](mailto:info@varalino.com)



**Rancho San Juan HOA**  
**Financial Review**  
**January 31, 2023**

In accordance with NRS 116.31083, the financial statements have been provided to the Board of Directors by Varalino Community Management for their review and acceptance. The association uses the accrual method of accounting. Financial statements are available to each homeowner via the community website or upon written request.

The AP Check register and bank account reconciliation reports and the related bank statements have been provided and there were no unusual or unexplained reconciling items.

The association is in compliance with paragraph (b) of subsection 2 of NRS116.3115 as reserve funds have not been used for daily maintenance items.

Delinquent receivables have been reported via the monthly delinquency report. Delinquencies are collected in accordance with direction from the Board and the association's collection policy.

The income/expense statement has been provided. Board members are encouraged to review the comparison of budget to actual and inquire about any significant variances they are unaware of.

No member of the Board of Directors has reported accepting any gifts or incentive from any vendor contracted by the association.

NOTES:

- [REDACTED] was transferred to the Reserve this month as directed by the Board.



**Rancho San Juan HOA**  
Treasurer's Report  
January 31, 2023

In accordance with NRS 116.31083, I have examined the financial statements for the Association for the period(s) ending January 31, 2023 and offer the following report to the Board of Directors. The Association uses the accrual method of accounting; monthly financials are produced and provided to the Board Members. Financial statements are available to each homeowner upon request.

I have reviewed the Bank account reconciliations of the Association and the related Bank statements: there were no unusual or unexplained reconciling items.

**BALANCE SHEET**

Cash in the operating accounts totaled [REDACTED] as of January 31, 2023.  
Cash in the reserve accounts totaled [REDACTED] as of January 31, 2023.

**REVENUE & EXPENSE STATEMENT**

Operating revenue for the period was [REDACTED] while the Association incurred [REDACTED] in expenses that included [REDACTED] transferred to the reserve fund, leaving an excess revenue/(expense) amount [REDACTED]. There were no excess expenses requiring transfer from reserves.

\_\_\_\_\_  
Treasurer or Other Board Member  
Rancho San Juan HOA

\_\_\_\_\_  
Date

GL Balance Sheet

Period 01/31/2023

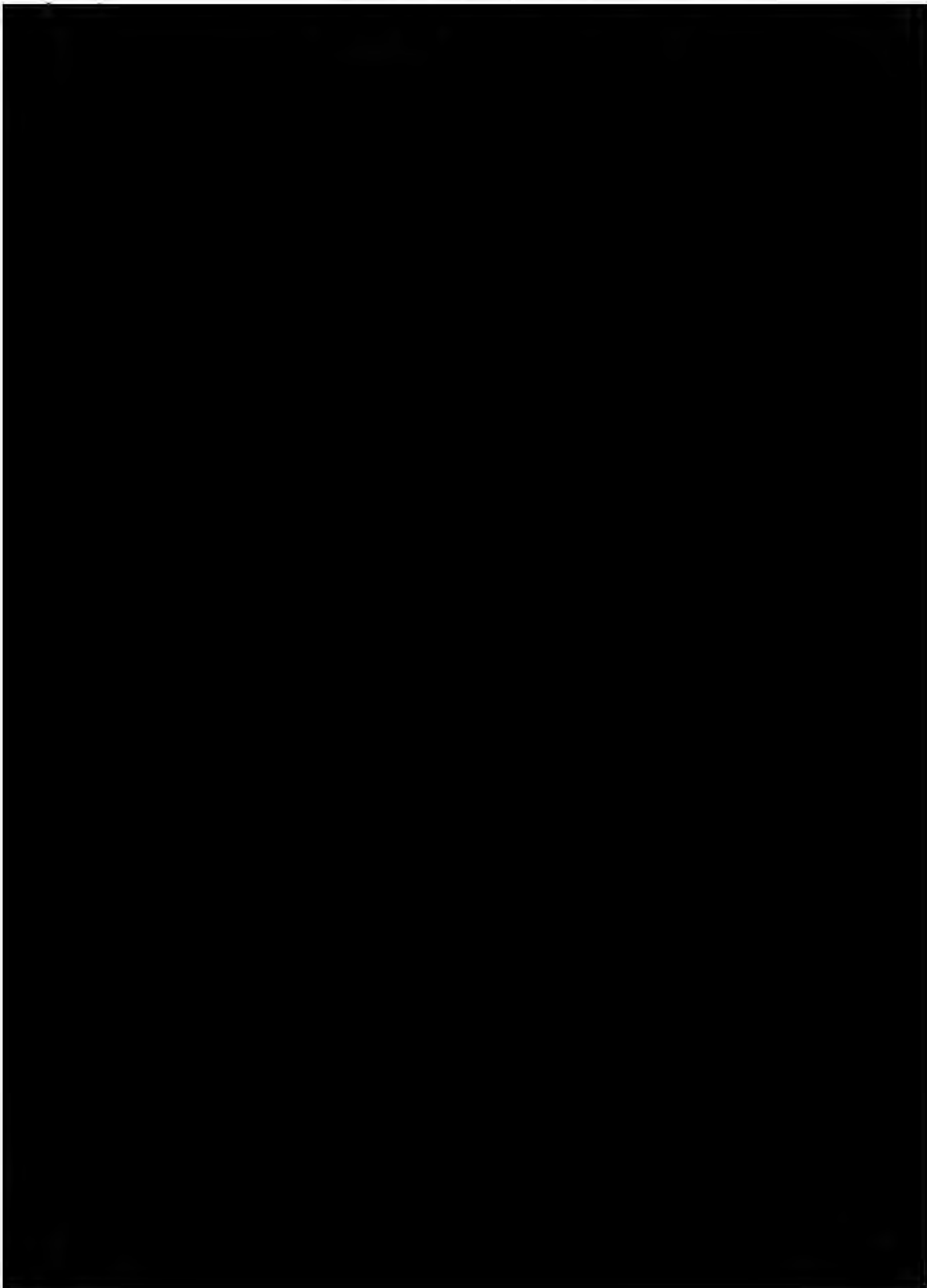
Thursday, March 2, 2023

7:45

Rancho San Juan HOA

Operating      Reserve      Total

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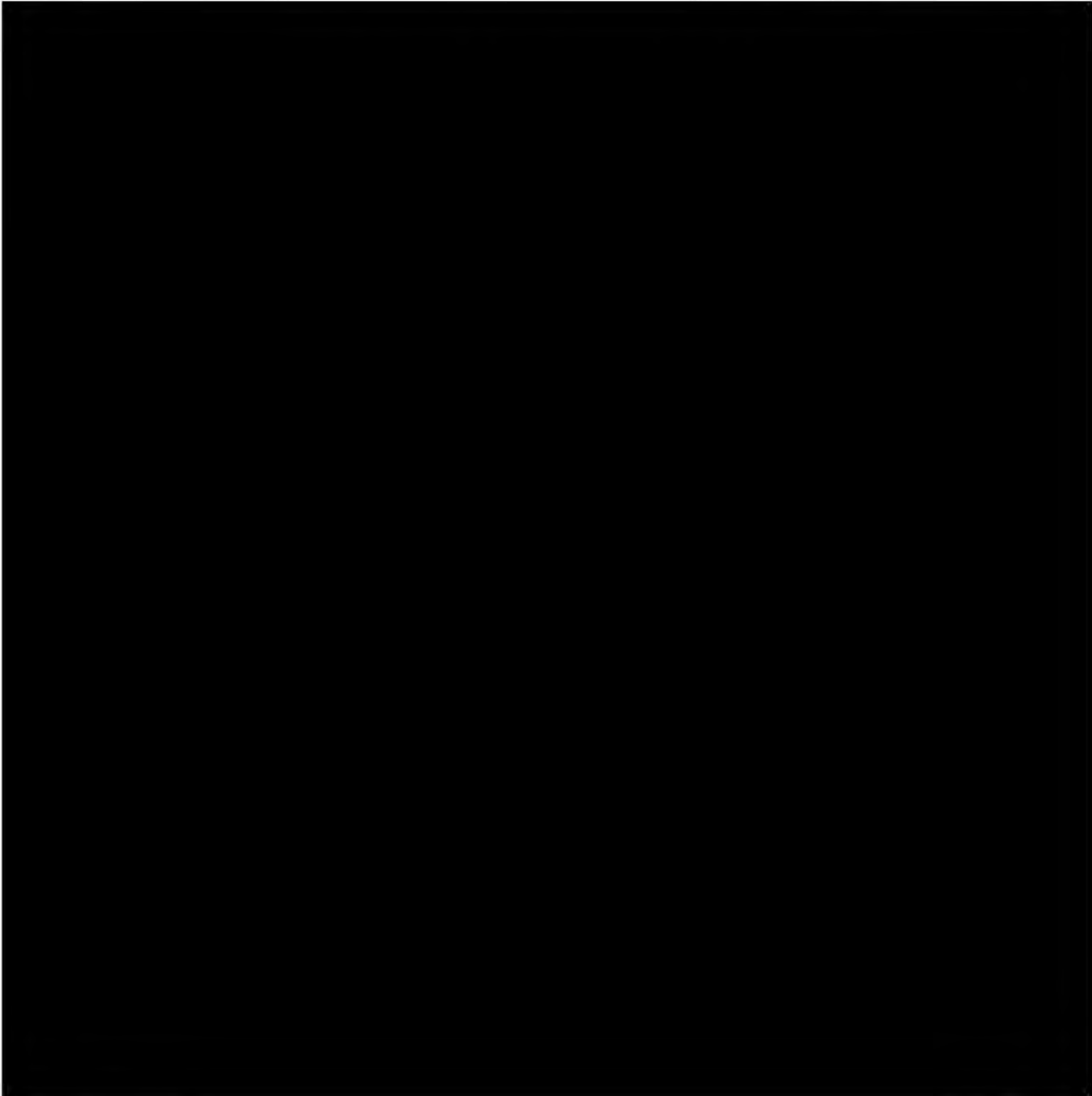
Rancho San Juan HOA  
Budget Comparison Standard Annual with Code

Period 1/1/2023 To 1/31/2023 11:59:00 PM

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Current Period Operating			Year to Date Operating			
Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual

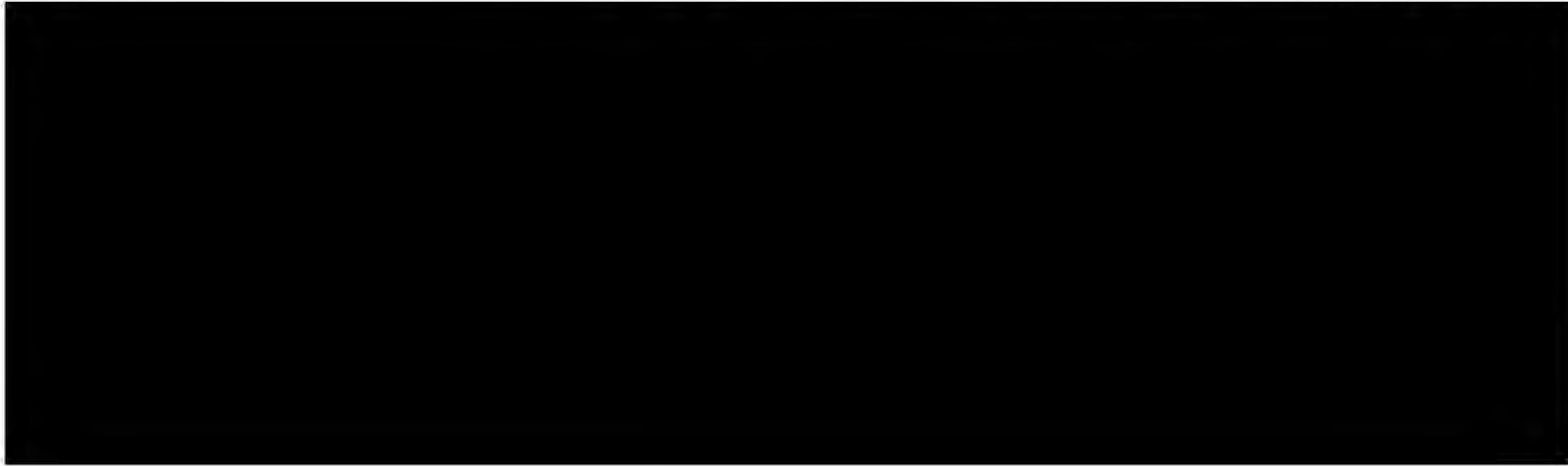
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Rancho San Juan HOA  
Budget Comparison Standard Annual with Code  
Period 1/1/2023 To 1/31/2023 11:59:00 PM

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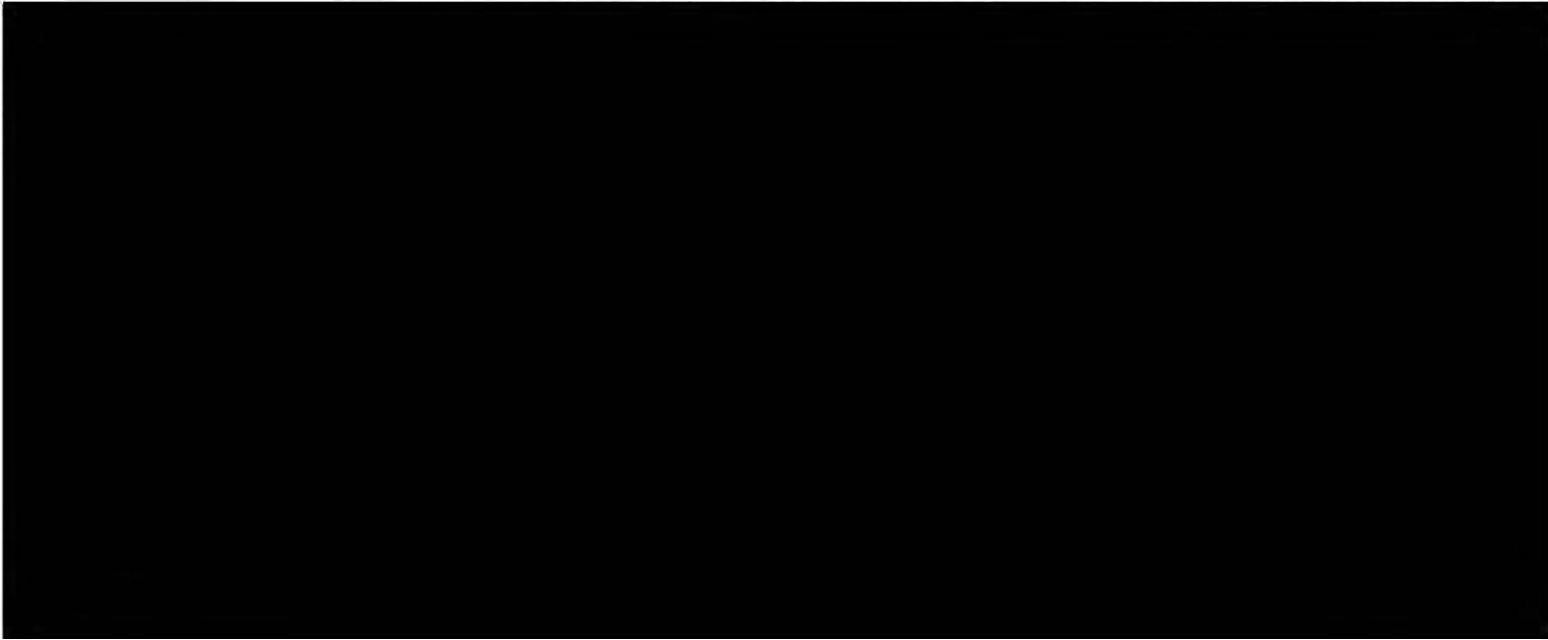
Current Period Operating			Year to Date Operating			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var	



Rancho San Juan HOA  
Budget Comparison Standard Annual with Code  
Period 1/1/2023 To 1/31/2023 11:59:00 PM

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Current Period Reserve			Year to Date Reserve			
Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual



# GL Income Statement Annual Current

Thursday, March 2, 2023

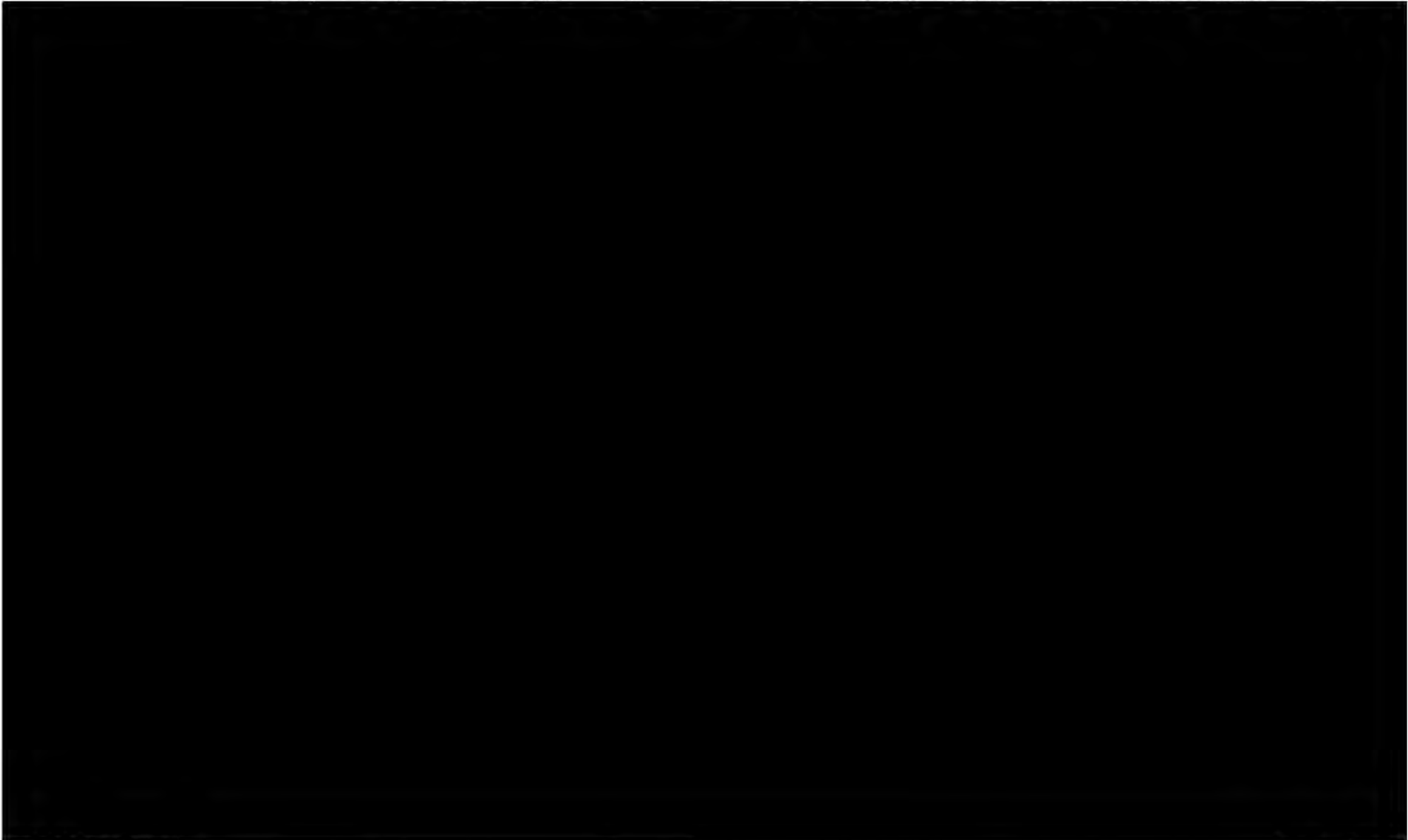
7:45

Period 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

### Operating

January    February    March    April    May    June    July    August    September    October    November    December    Total





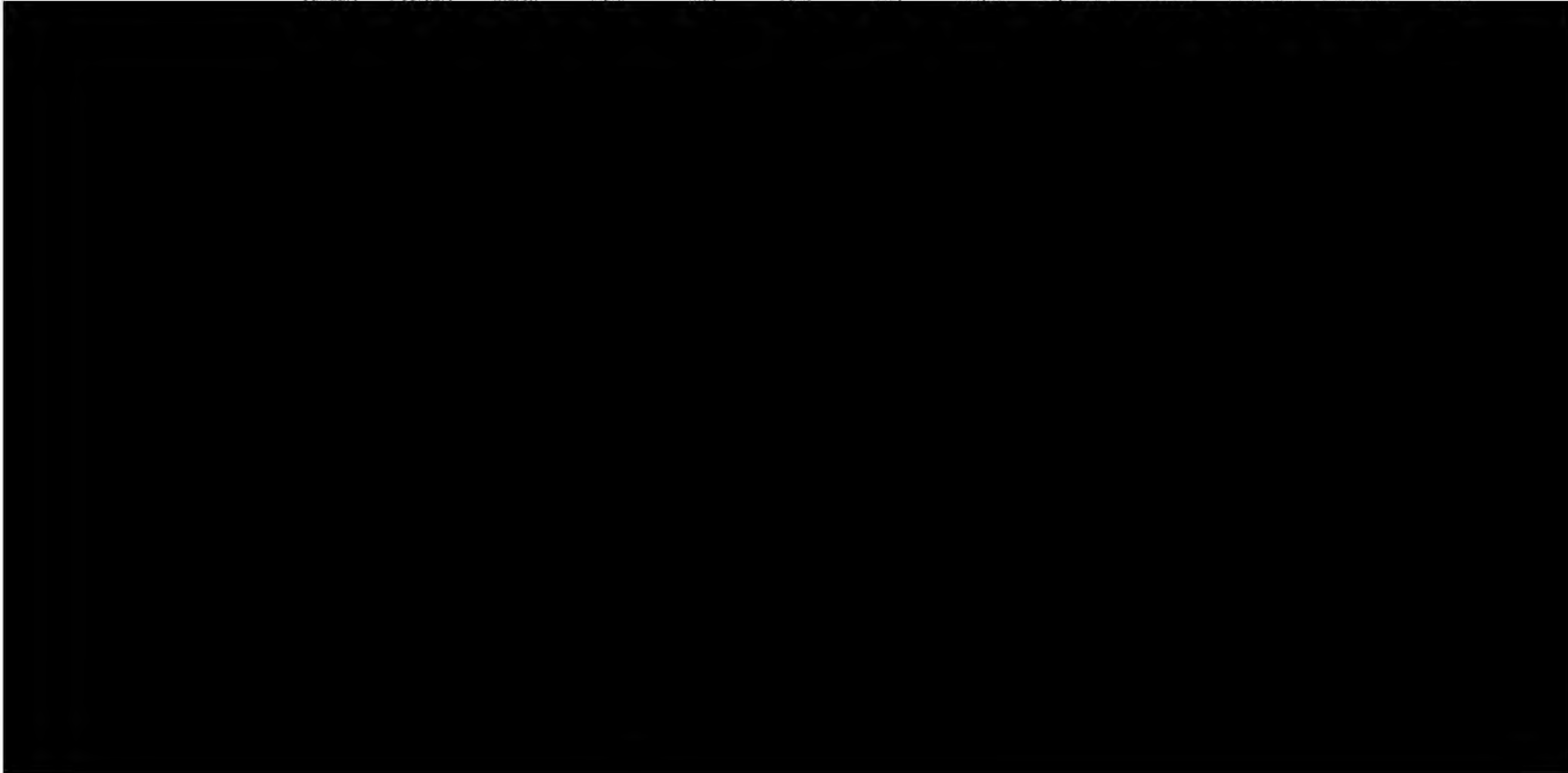
GL Income Statement Annual Current

Period 1/1/2023 To 1/31/2023 11:59:00 PM

Rancho San Juan HOA

Operating

January February March April May June July August September October November December Total



# GL Income Statement Annual Current

Thursday, March 2, 2023

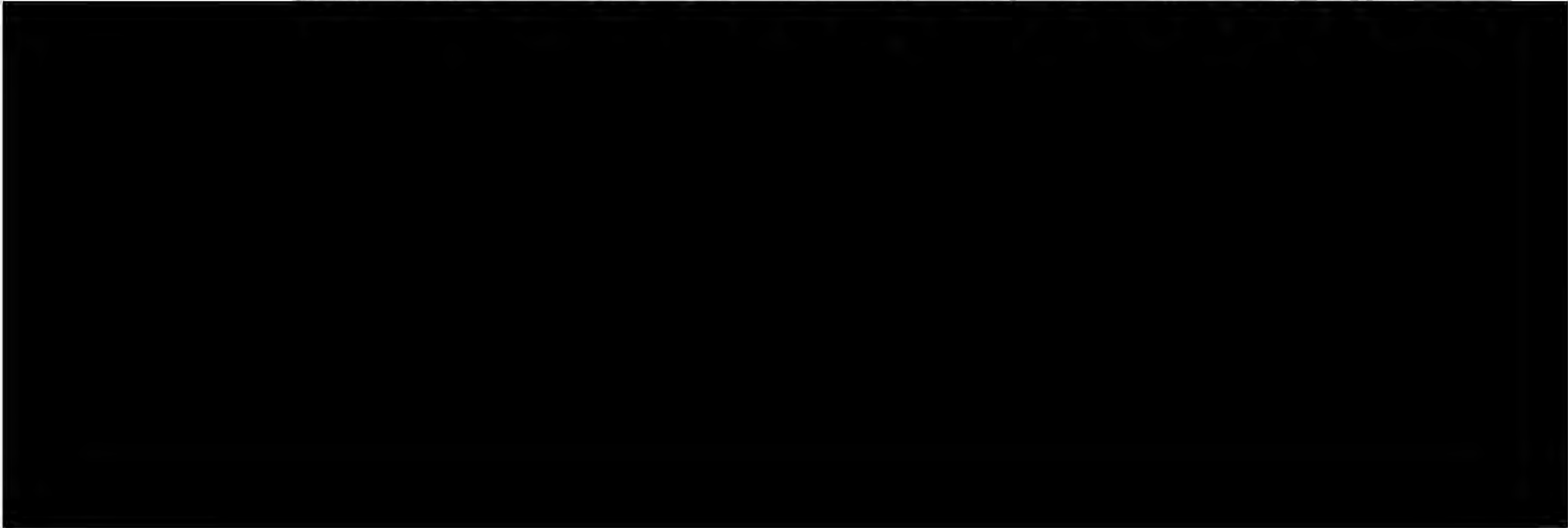
7:45

Period 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

### Reserve

January    February    March    April    May    June    July    August    September    October    November    December    Total



**Rancho San Juan HOA**  
**Bank Reconciliation Expanded Detail Consolidated**

Bank: Operating [REDACTED] [REDACTED]

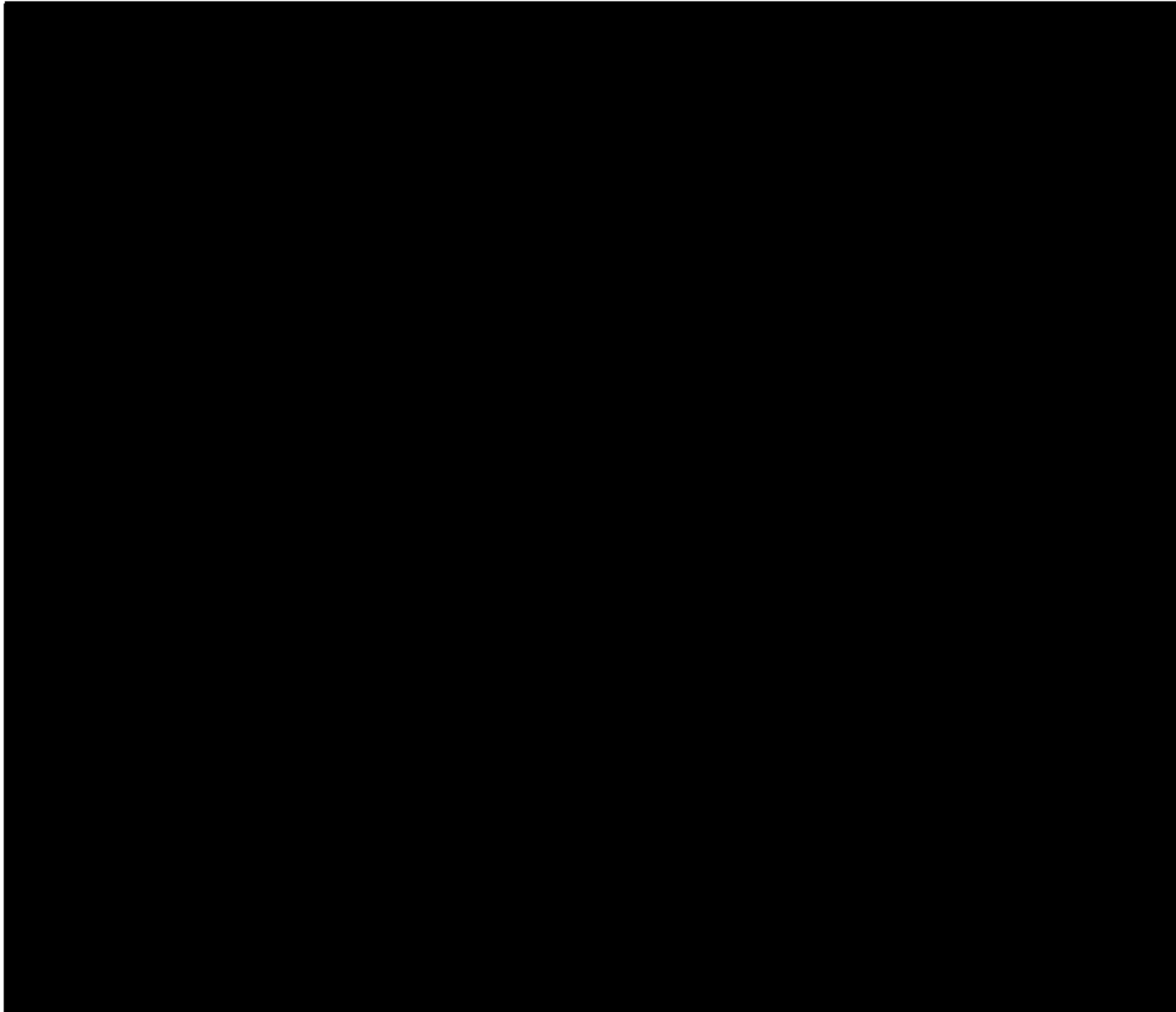
Statement Date: 1/31/2023

G/L Balance: [REDACTED]

Linked Statement: [REDACTED]

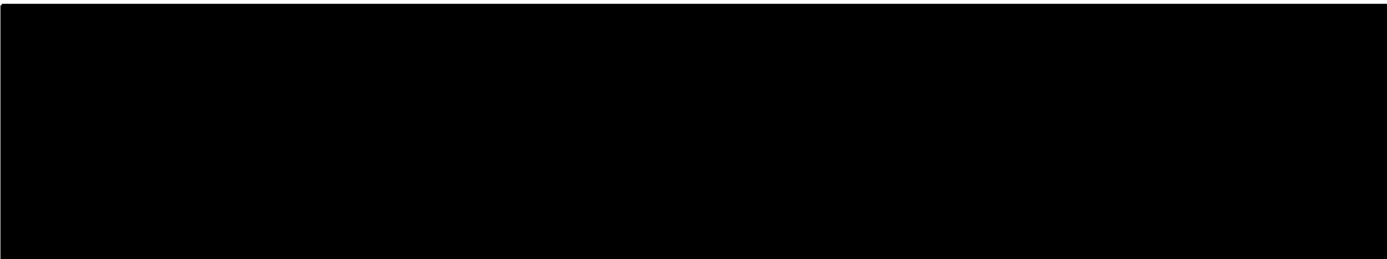
Statement Balance: [REDACTED]

Item	Date	Check #	Amount	Balance
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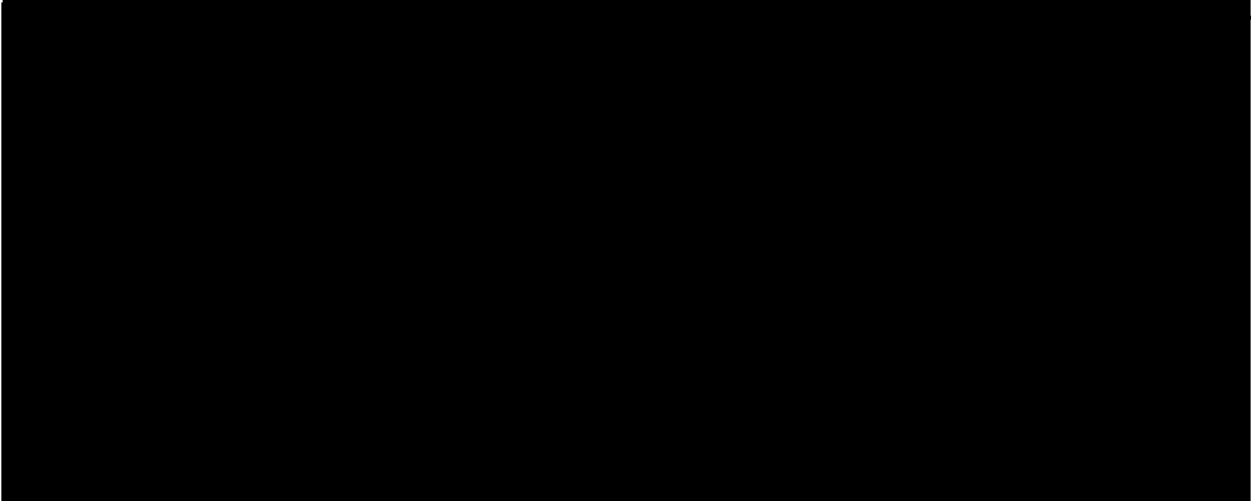


**Outstanding Items:**

Check #	Date	Reference	Uncleared Checks
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Rancho San Juan HOA  
Bank Reconciliation Expanded Detail Consolidated



Rancho San Juan HOA  
Bank Reconciliation Expanded Detail Consolidated

Bank: MM Reserve \*\* [REDACTED]

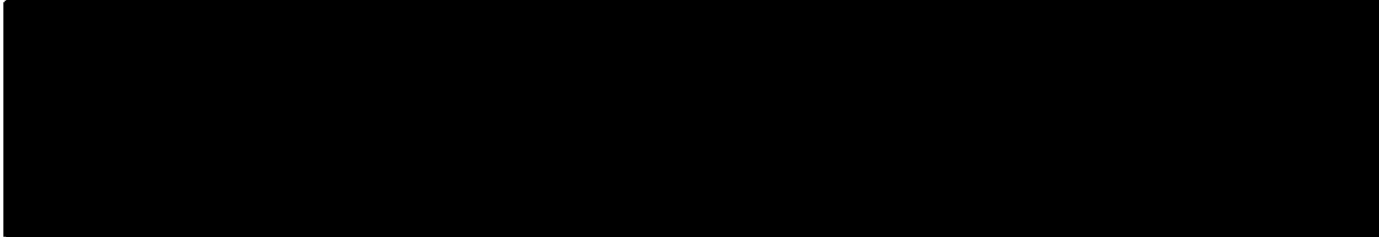
Statement Date: 1/31/2023

G/L Balance: [REDACTED]

Linked Statement: [REDACTED]

Statement Balance: [REDACTED]

Item	Date	Check #	Amount	Balance
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Outstanding Items:

Date	Reference	Uncleared Deposits
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**Rancho San Juan HOA**  
**Bank Statement Attachments**



Return Service Requested

Last statement: December 31, 2022  
This statement: January 31, 2023  
Total days in statement period: 31

RANCHO SAN JUAN HOMEOWNERS  
C/O VARALINO COMMUNITY MGMT  
RANCHO SAN JUAN - OPR  
6345 S PECOS RD SUITE 211  
LAS VEGAS NV 89120

Page 1

[Redacted]  
( 7)

Direct inquiries to:



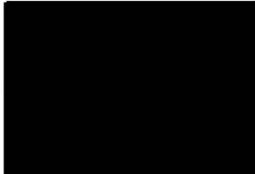
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*THANK YOU FOR BANKING WITH US!*

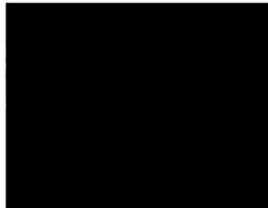
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Account number  
Enclosures  
Low balance  
Average balance  
Avg collected balance



Beginning balance  
Total additions  
Total subtractions  
Ending balance



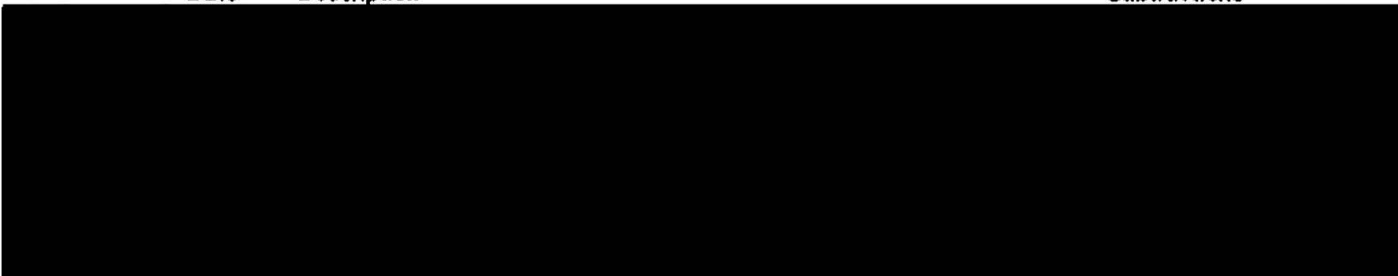
**CHECKS**

**Number                  Date                  Amount                  Number                  Date                  Amount**



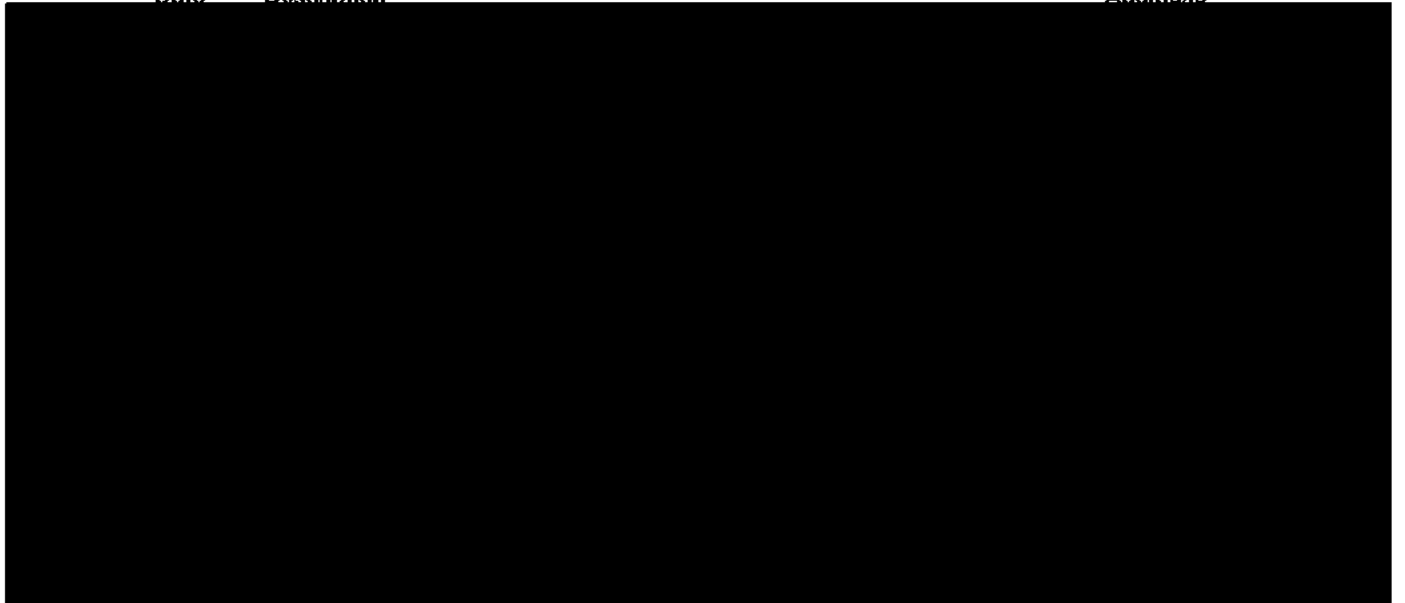
**DEBITS**

**Date                  Description                  Subtractions**



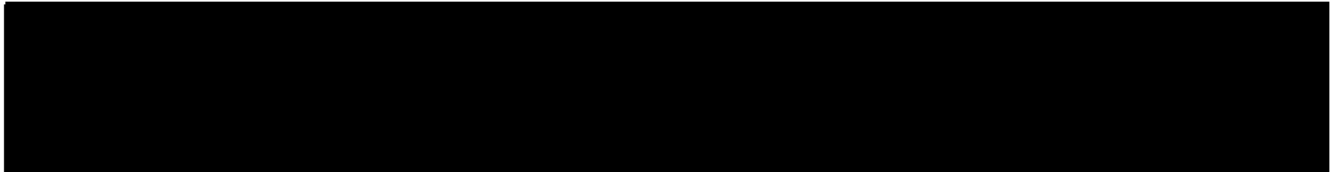
**CREDITS**

**Date      Description      Additions**



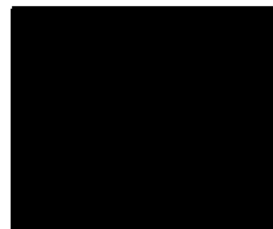
**DAILY BALANCES**

**Date      Amount      Date      Amount      Date      Amount**



**INTEREST INFORMATION**


Annual percentage yield earned  
Interest-bearing days  
Average balance for APY  
Interest earned





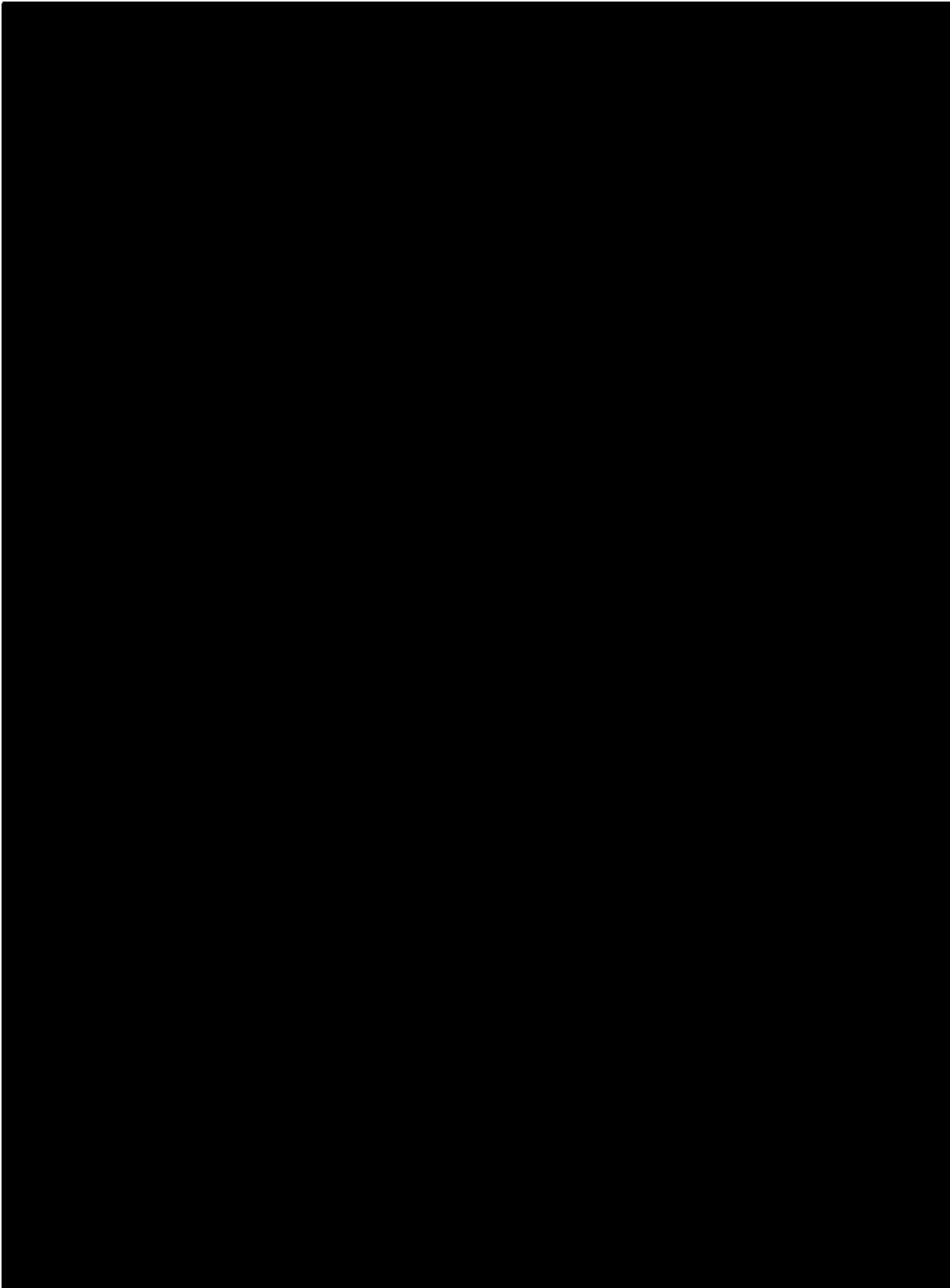


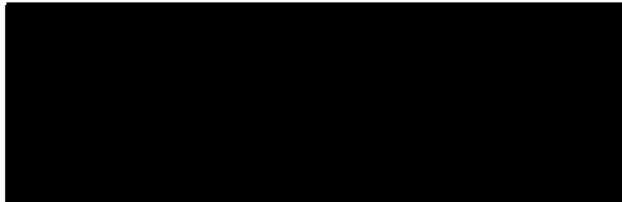
**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
		

*Thank you for banking with*







Return Service Requested

RANCHO SAN JUAN HOMEOWNERS  
C/O VARALINO COMMUNITY MGMT  
RANCHO SAN JUAN - RSV  
6345 S PECOS RD SUITE 211  
LAS VEGAS NV 89120

Last statement: December 31, 2022  
This statement: January 31, 2023  
Total days in statement period: 31

Page 1

[Redacted]  
(0)

Direct inquiries to:

[Redacted]



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**THANK YOU FOR BANKING WITH US!**

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Account number  
Low balance  
Average balance  
Avg collected balance  
Interest paid year to date

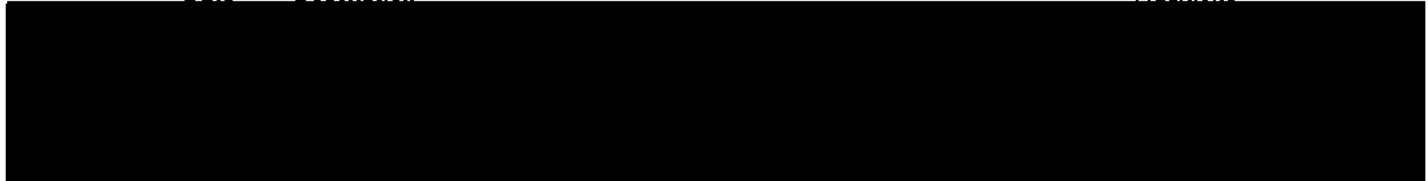


Beginning balance  
Total additions  
Total subtractions  
Ending balance



**CREDITS**

Date Description Additions



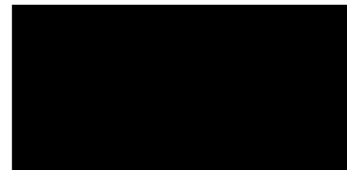
**DAILY BALANCES**

Date Amount Date Amount Date Amount



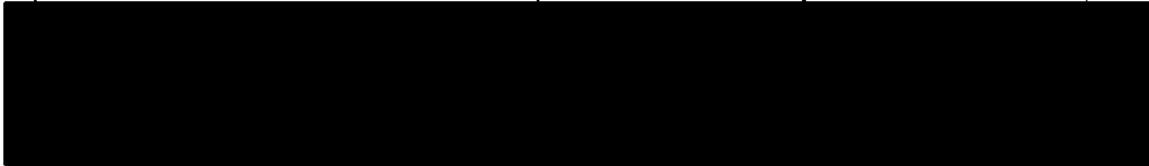
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Interest-bearing days  
Average balance for APY  
Interest earned



**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
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*Thank you for banking with*



Rancho San Juan HOA

AP Reports

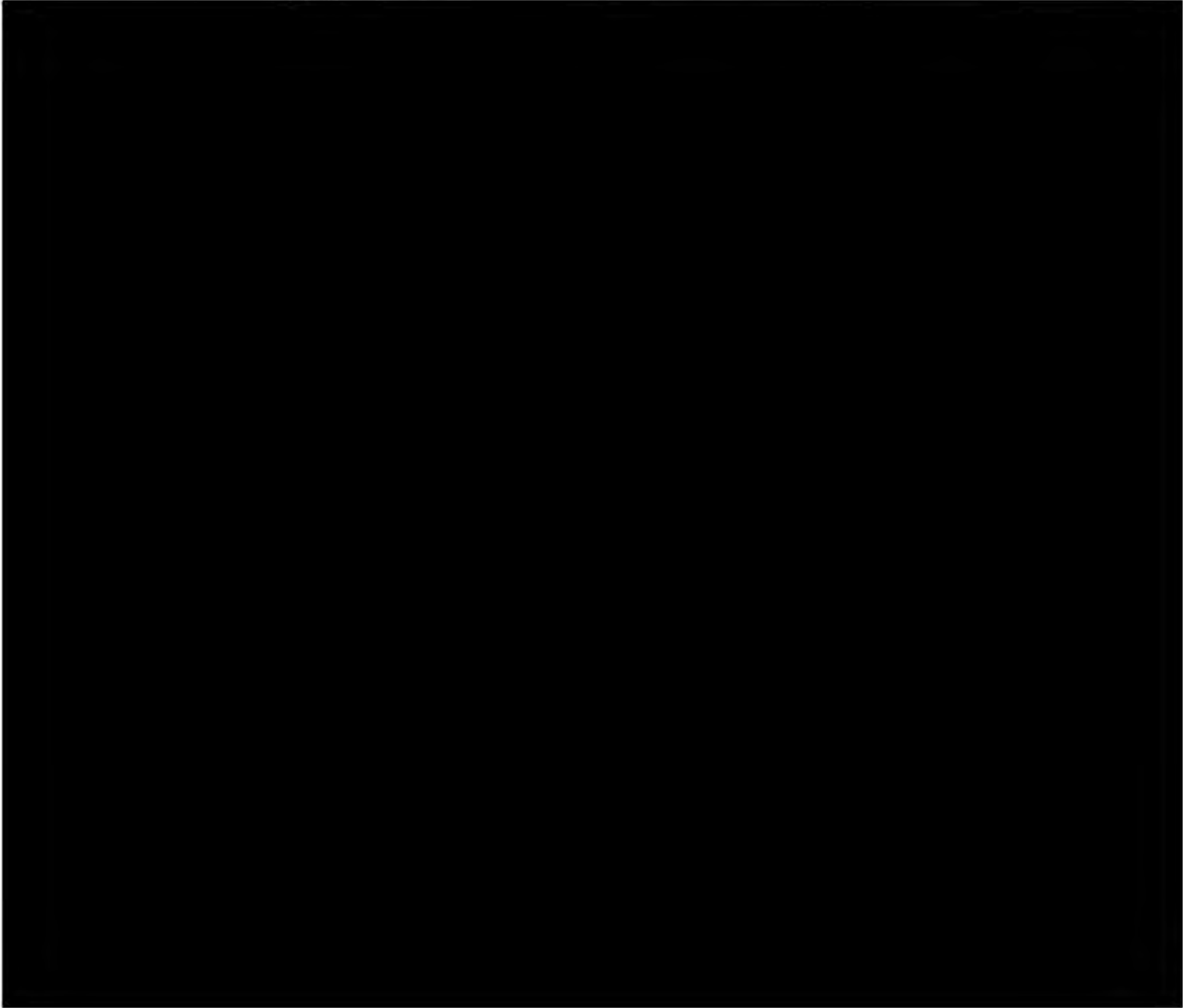
# AP Check Register with Detail

Check Date 1/1/2023 To 1/31/2023 11:59:00 PM

Voided No

## Rancho San Juan HOA

Check #	Check Date	Ctrl #	Vendor				
Invoice #		Expense		Department		Amount	Status
		Memo					

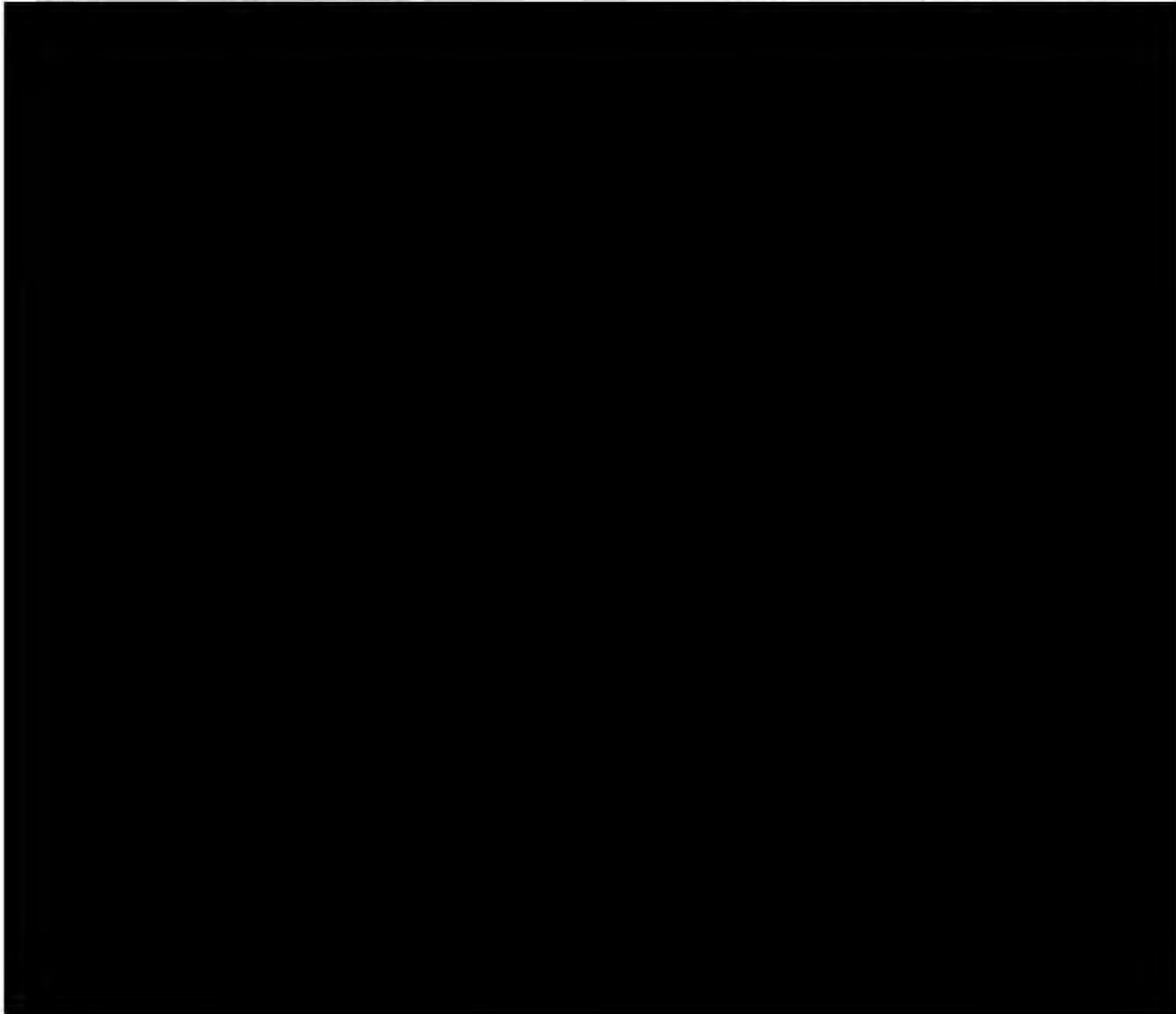


# AP DS Aging Detail Accrual

Period 01/31/2023

Rancho San Juan HOA

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
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Rancho San Juan HOA

GL Reports



# GL Ledger Summary

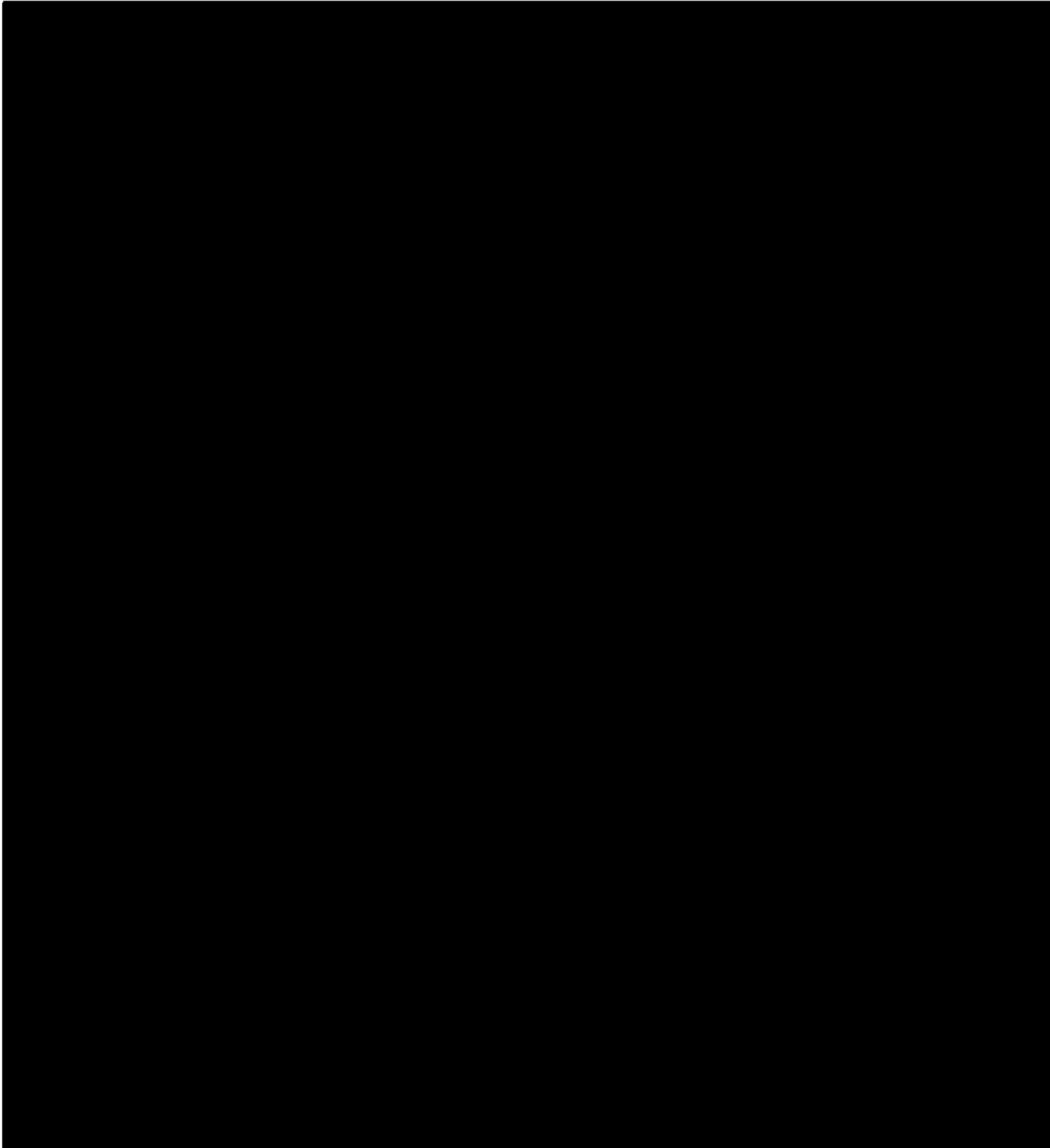
Thursday, March 2, 2023

9:43

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debt	Credit	Balance
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# GL Ledger Summary

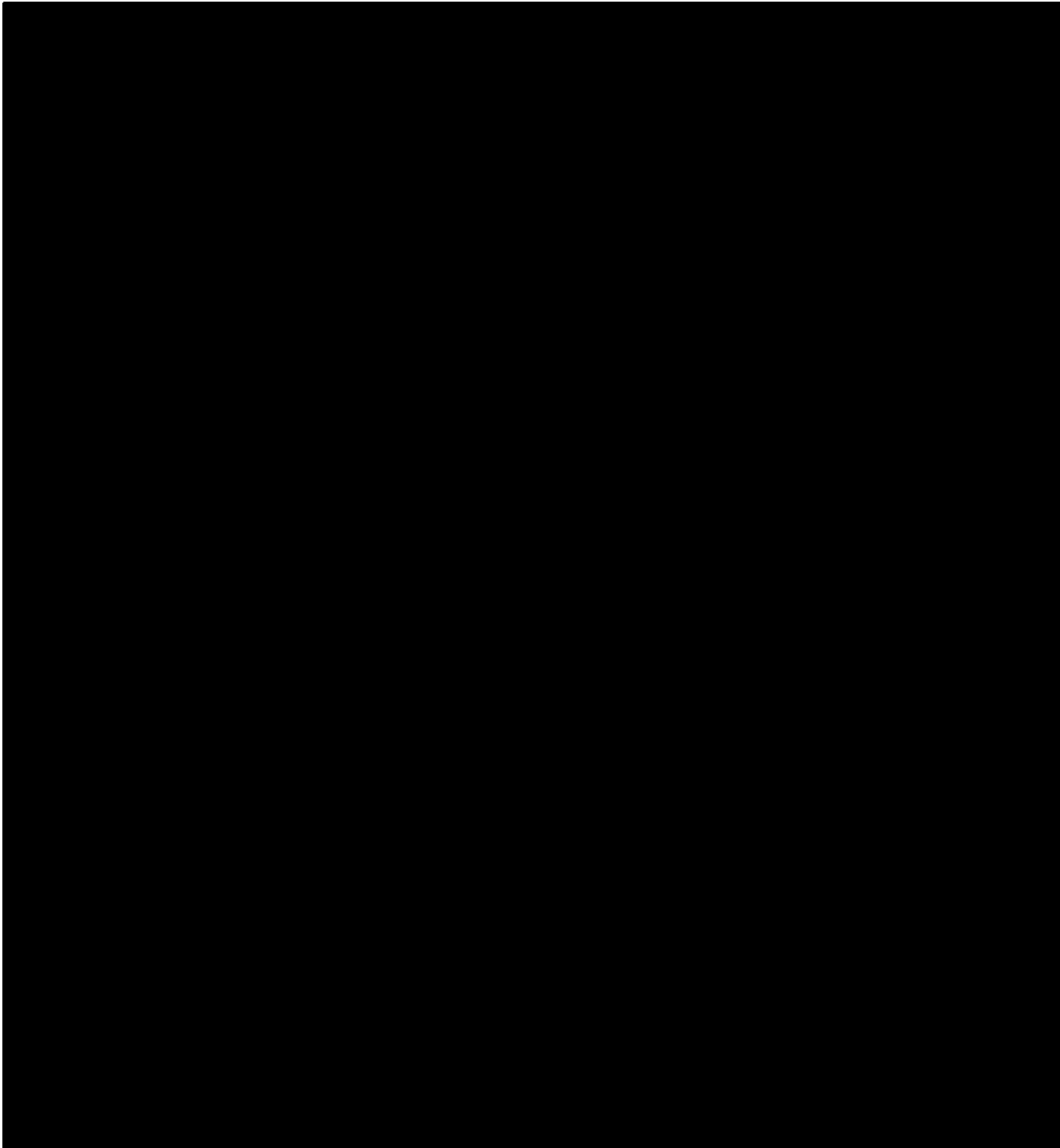
Thursday, March 2, 2023

9:43

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
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# GL Ledger Summary

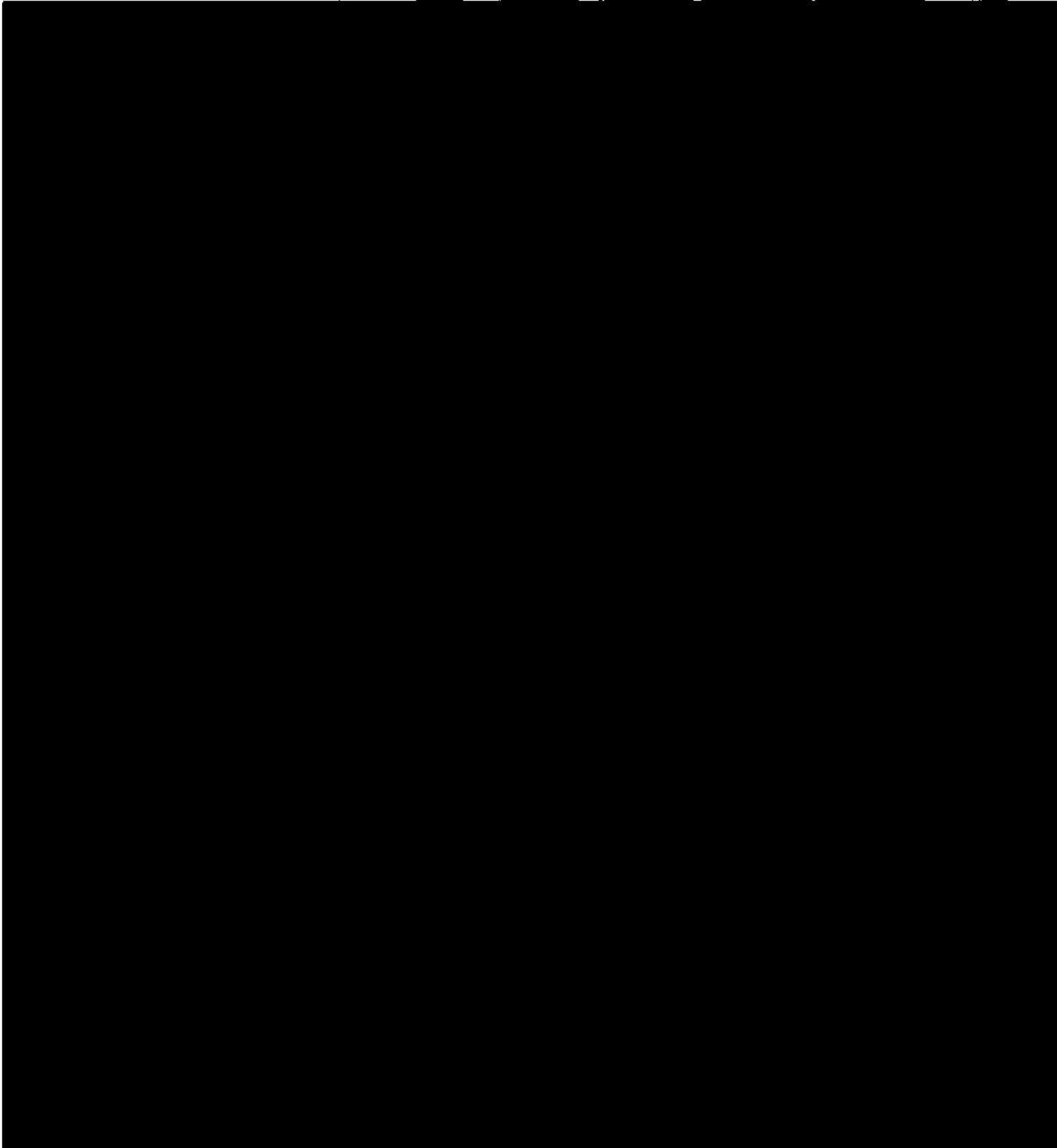
Thursday, March 2, 2023

9:43

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
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# GL Ledger Summary

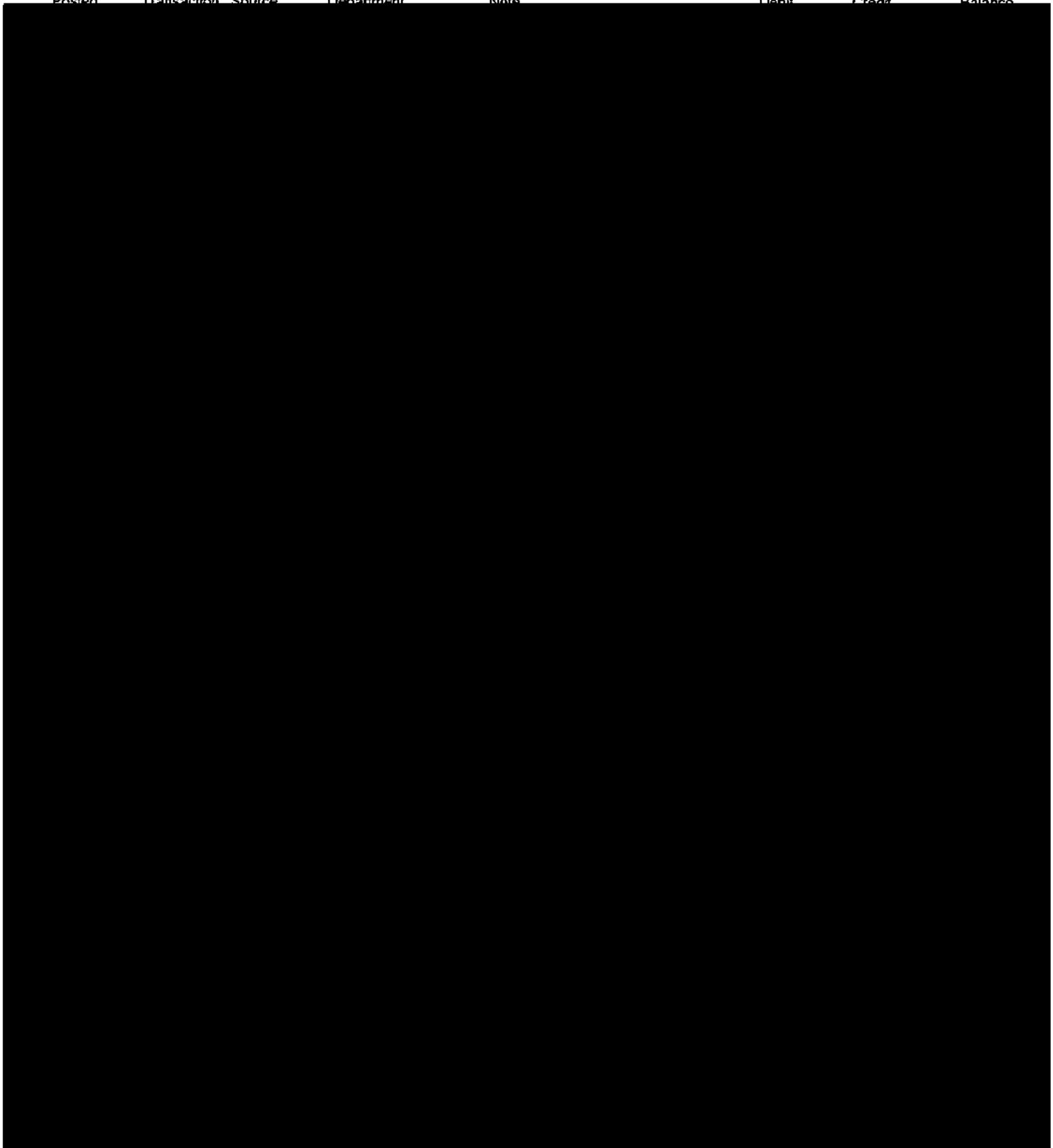
Thursday, March 2, 2023

9:43

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
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# GL Ledger Summary

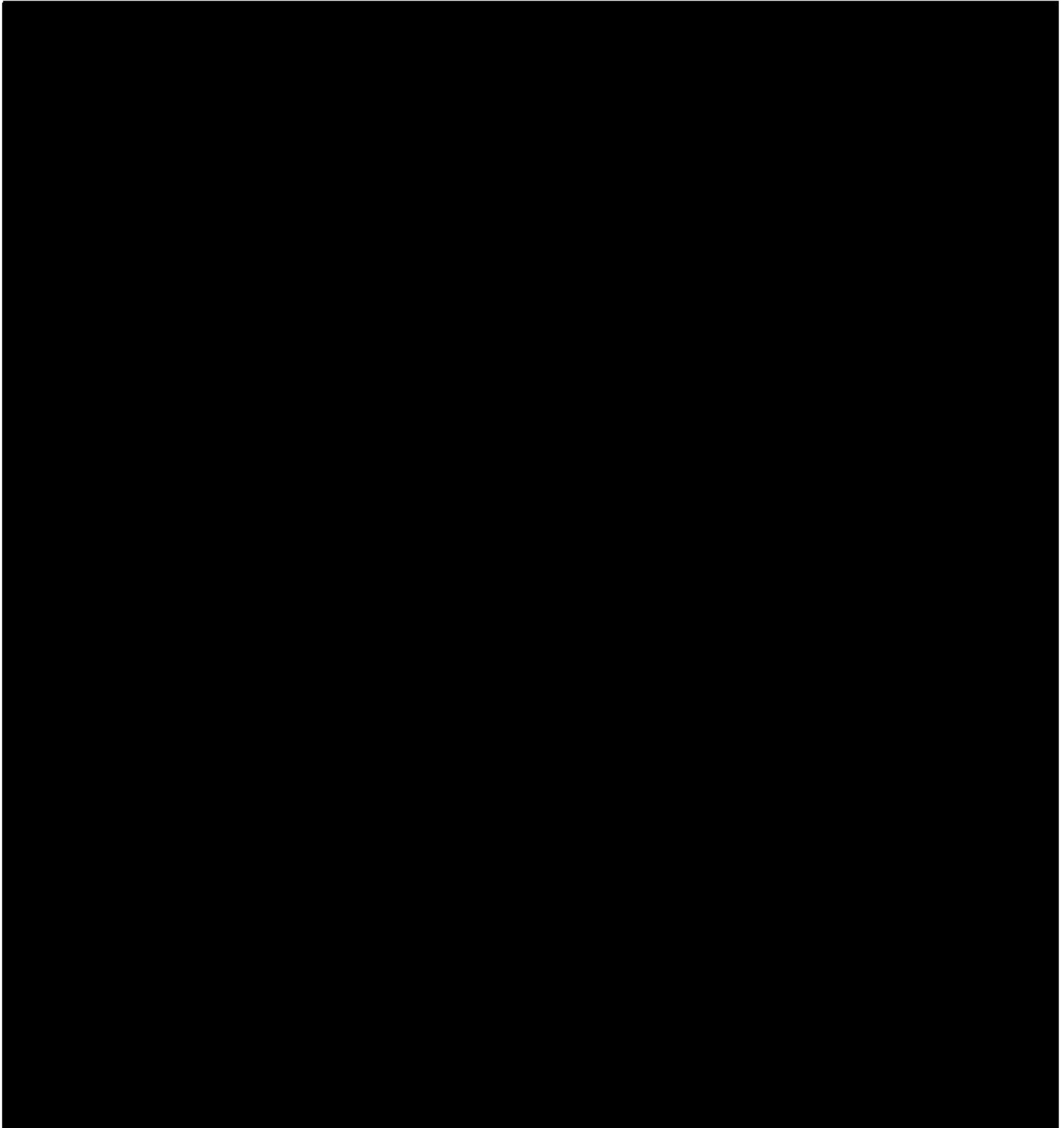
Thursday, March 2, 2023

9:43

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
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# GL Ledger Summary

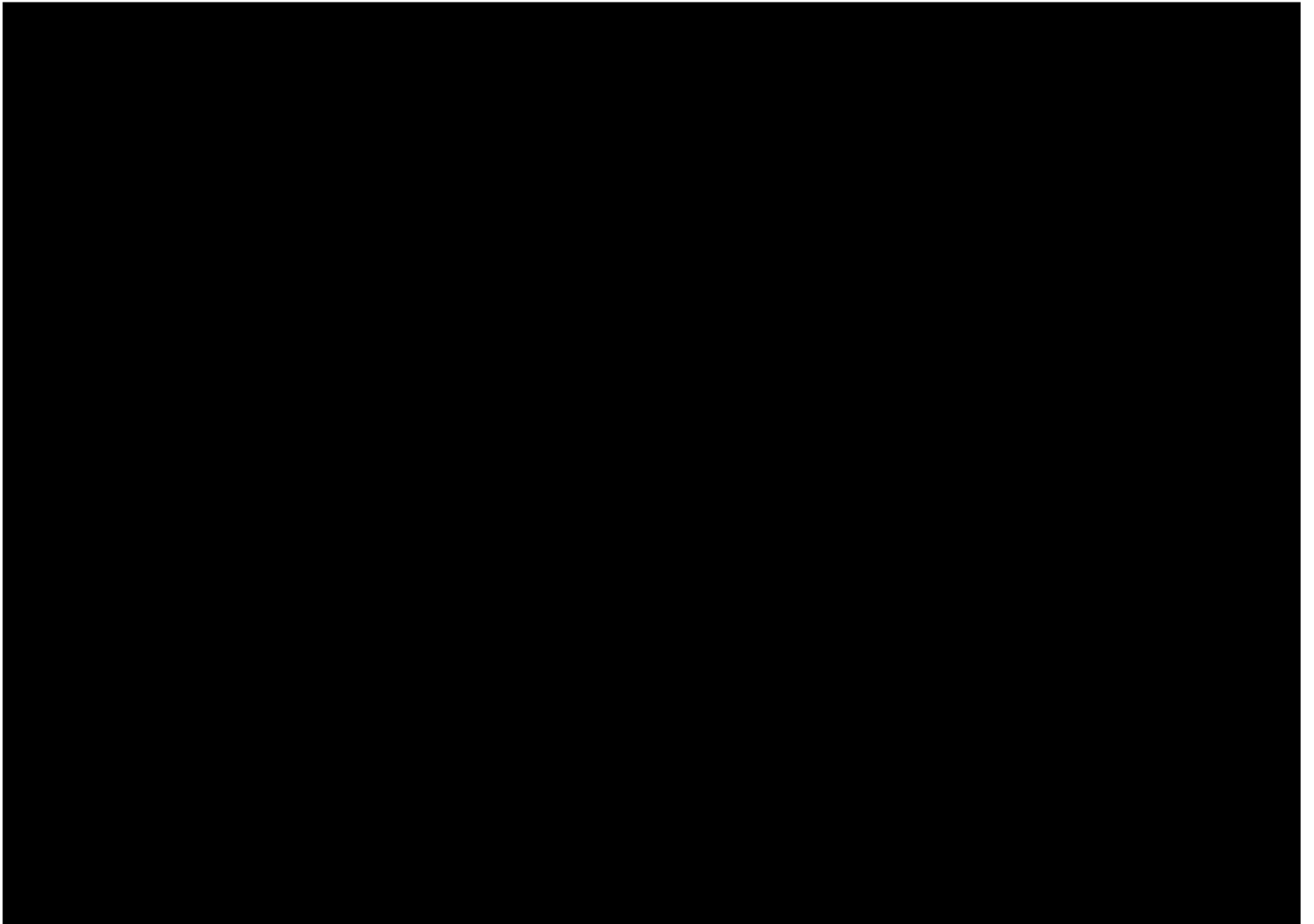
Thursday, March 2, 2023

9:43

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
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Rancho San Juan  
Allowance For Doubtful Accts  
1/31/2023



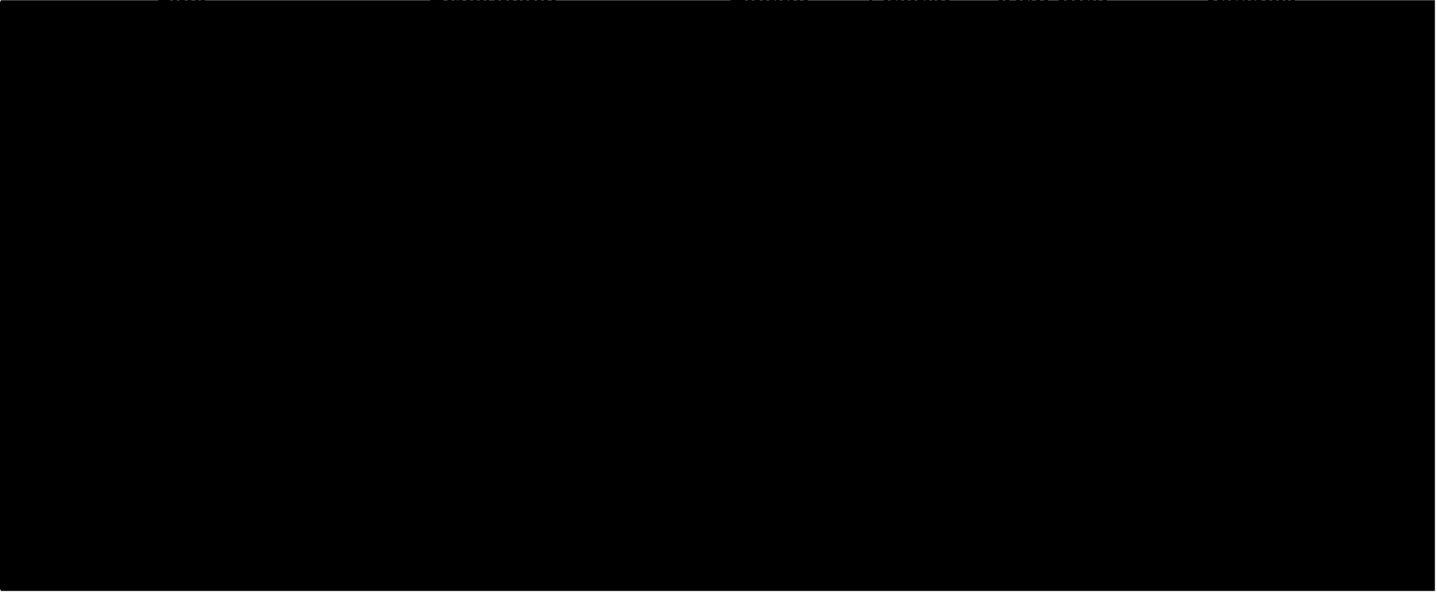
Date	Description	Bad Debt Accrual	Bad Debt Write-off	Balance
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Rancho San Juan  
Due to/from  
1/31/2023



Date	Description	Reserve Transfer Budget	Reserve Transfer Funded	Reserve Exp Paid from Oper	Due from/(to) Oper (from)/to Reserve Balance
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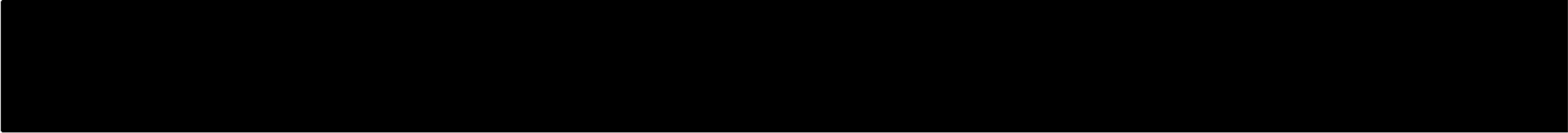




Rancho San Juan  
Prepaid Expenses  
1/31/2023



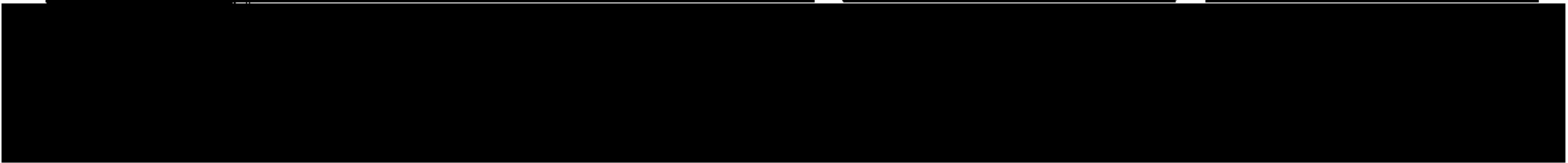
Description	GL #	Date	Total Amt	Monthly Amt	Addition	Dec-22 Exp	Bal	Addition	Jan-23 Exp	Bal
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Rancho San Juan  
Prepaid Insurance  
1/31/2023



Description	GL #	Date	Total Amt	Monthly Amt	Addition	Dec-22 Exp	Bal	Addition	Jan-23 Exp	Bal
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Rancho San Juan  
Due to Management  
1/31/2023



Date	Owner Acct #	Desc	Amount
------	-----------------	------	--------

A large solid black rectangular redaction box covering the entire body of the table, obscuring all data rows.

Rancho San Juan  
Refundable Deposits - Facility Rental  
1/31/2023



Date

Description

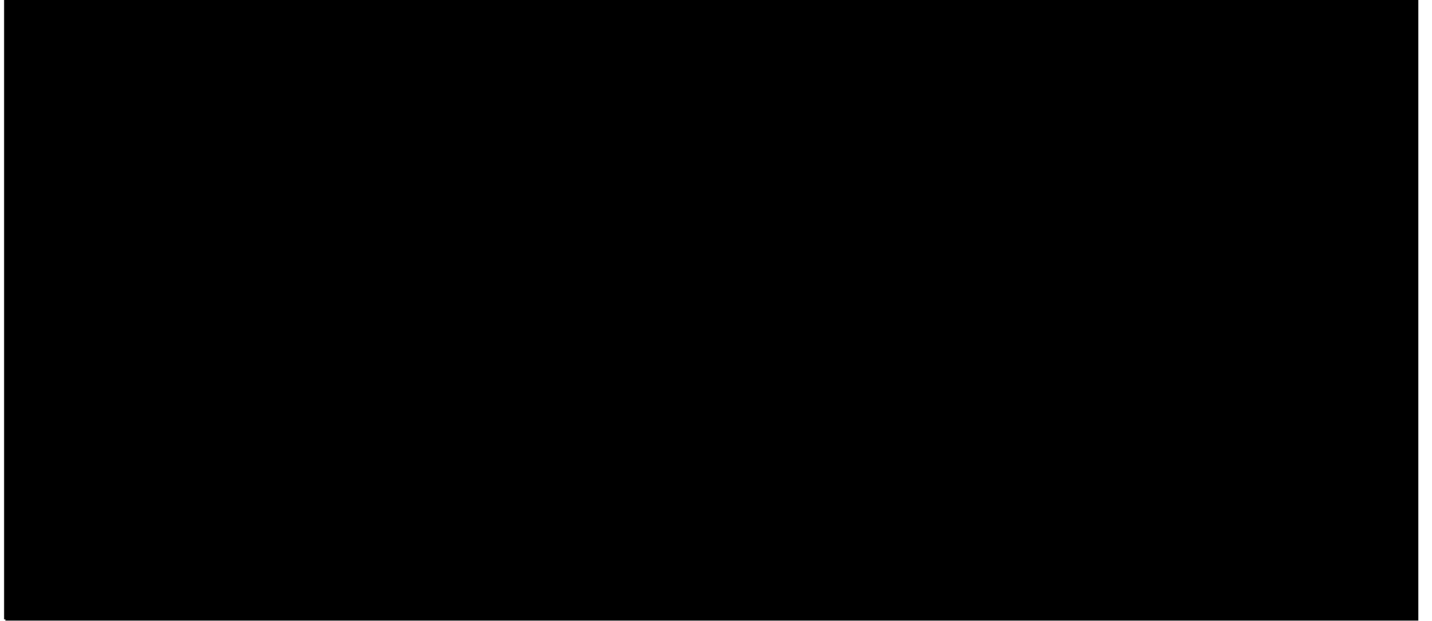
Balance

A large black rectangular redaction covering the entire table content area.

Rancho San Juan  
Deferred Reserve Revenue  
1/31/2023



Date	Reserve Transfer	Reserve Assessments	Reserve Expenses	Balance
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**Rancho San Juan HOA**  
**AR Reports**

# Resident AR Balances

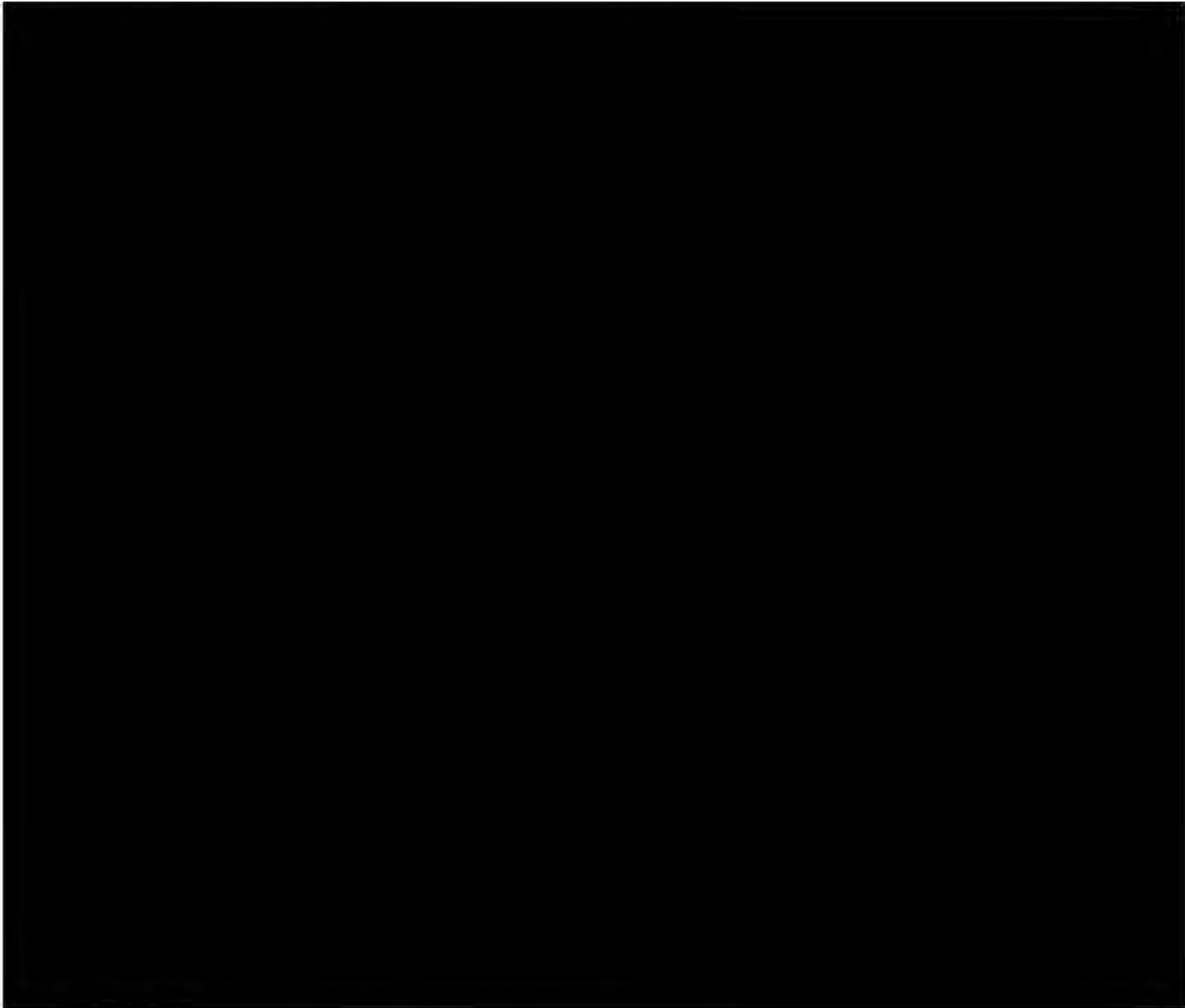
Thursday, March 2, 2023

7:45

Period 01/31/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
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Resident AR Balances

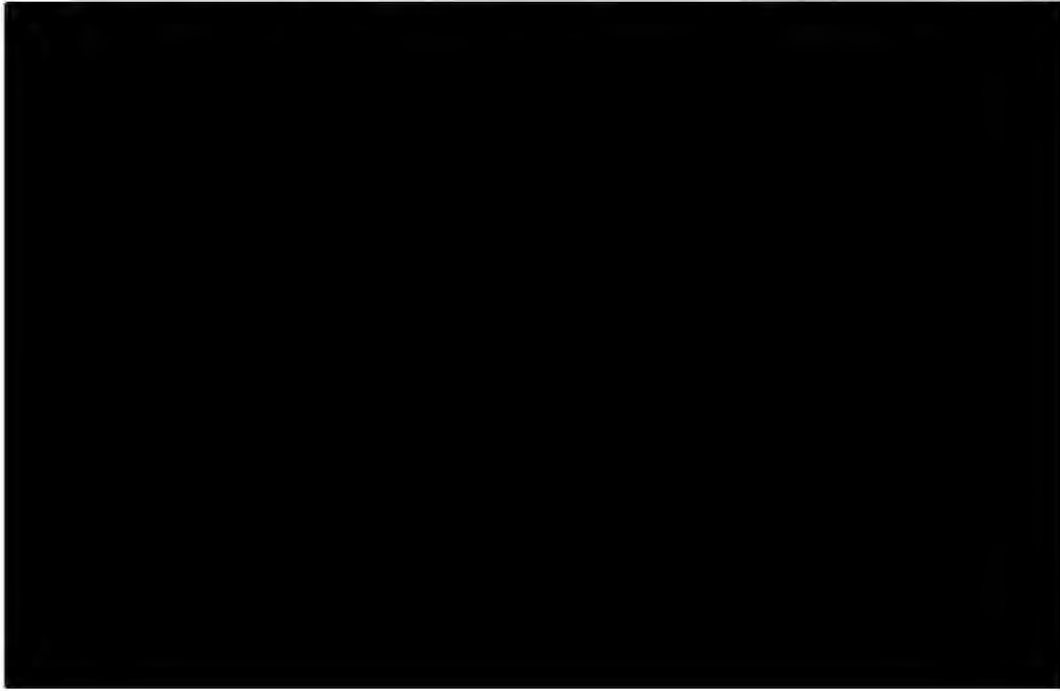
Thursday, March 2, 2023

7:45

Period 01/31/2023

Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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# Resident Prepaid Balances

Thursday, March 2, 2023

7:46

Posted Date 01/31/2023

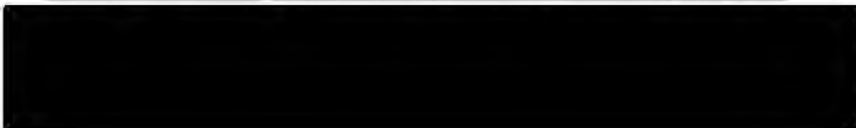
## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
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# Resident Prepaid Balances

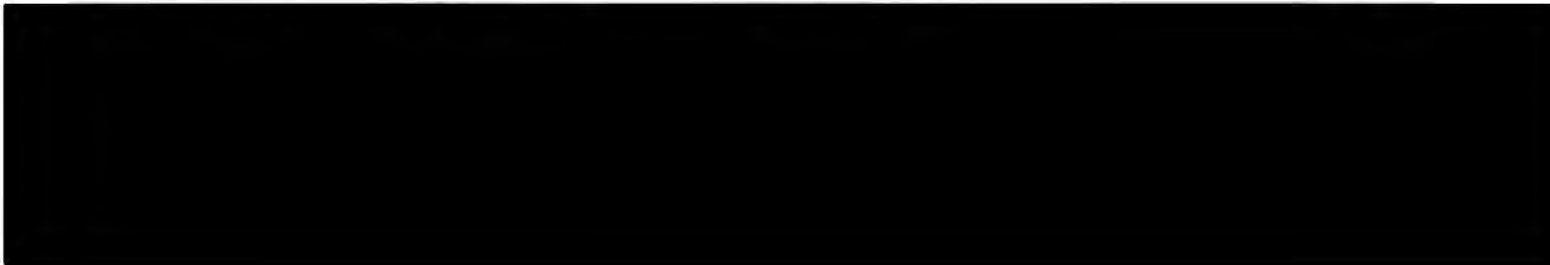
Thursday, March 2, 2023

7:46

Posted Date 01/31/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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FILED

JUN 03 2024

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*ngallo*

## Rancho San Juan HOA

Professionally Managed by:

**Varalino Community Management**

February 2023

Phone: 702-968-0405

Web: [varalino.vmsclientonline.com](http://varalino.vmsclientonline.com)

Email: [info@varalino.com](mailto:info@varalino.com)



## **Rancho San Juan HOA**

Financial Review

February 28, 2023

In accordance with NRS 116.31083, the financial statements have been provided to the Board of Directors by Varalino Community Management for their review and acceptance. The association uses the accrual method of accounting. Financial statements are available to each homeowner via the community website or upon written request.

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### NOTES:

- [REDACTED] was transferred to the Reserve this month as directed by the Board.



## Rancho San Juan HOA

### Treasurer's Report February 28, 2023

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#### **BALANCE SHEET**

Cash in the operating accounts totaled [REDACTED] as of February 28, 2023.

Cash in the reserve accounts totaled [REDACTED] as of February 28, 2023.

#### **REVENUE & EXPENSE STATEMENT**

Operating revenue for the period was [REDACTED] while the Association incurred [REDACTED] in expenses that included [REDACTED] transferred to the reserve fund, leaving an excess revenue/(expense) amount of [REDACTED]. There were no excess expenses requiring transfer from reserves.

---

Treasurer or Other Board Member  
Rancho San Juan HOA

---

Date

# GL Balance Sheet

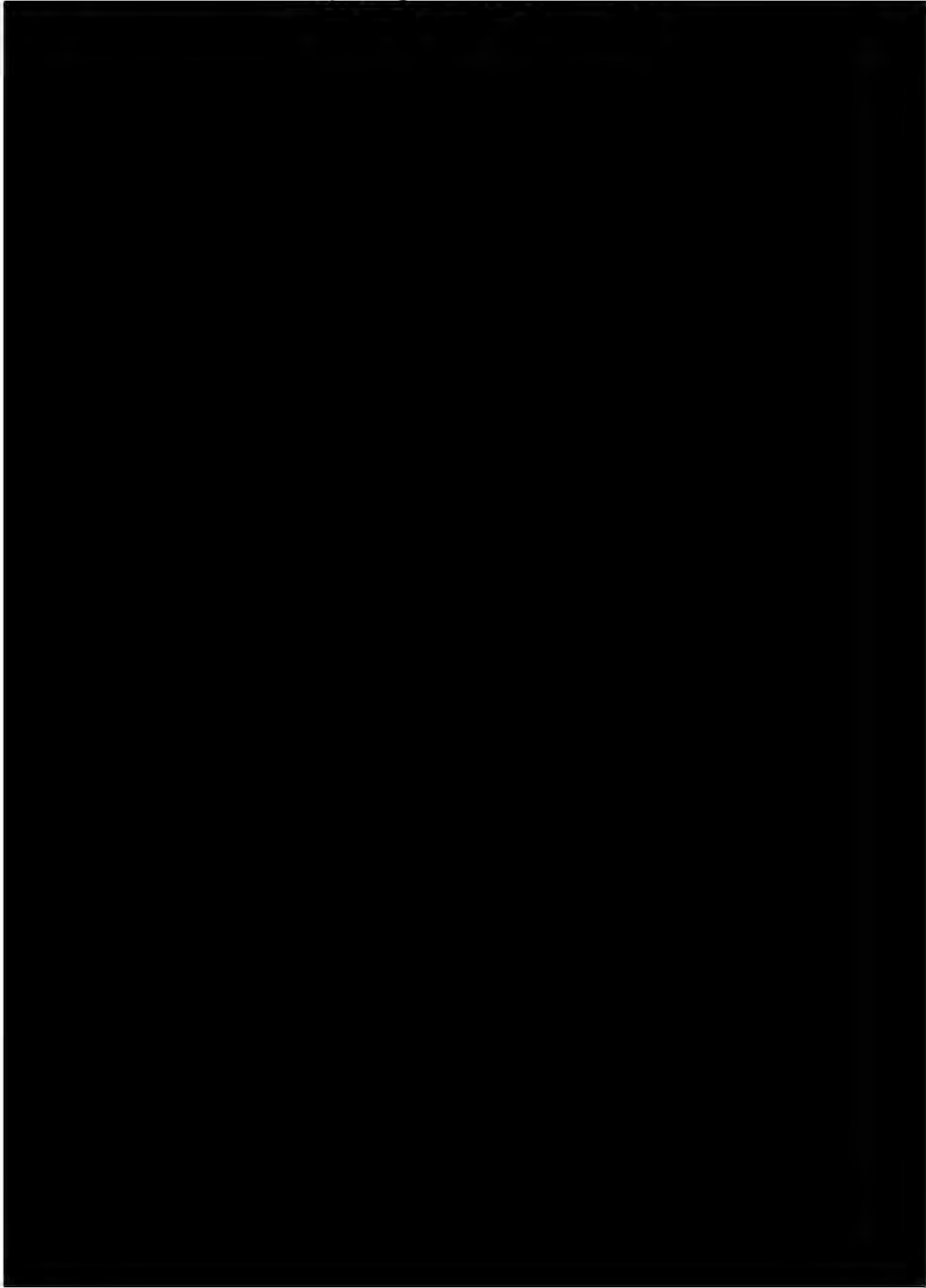
Period 02/28/2023

Wednesday, March 22, 2023

5:30

## Rancho San Juan HOA

Operating	Reserve	Total
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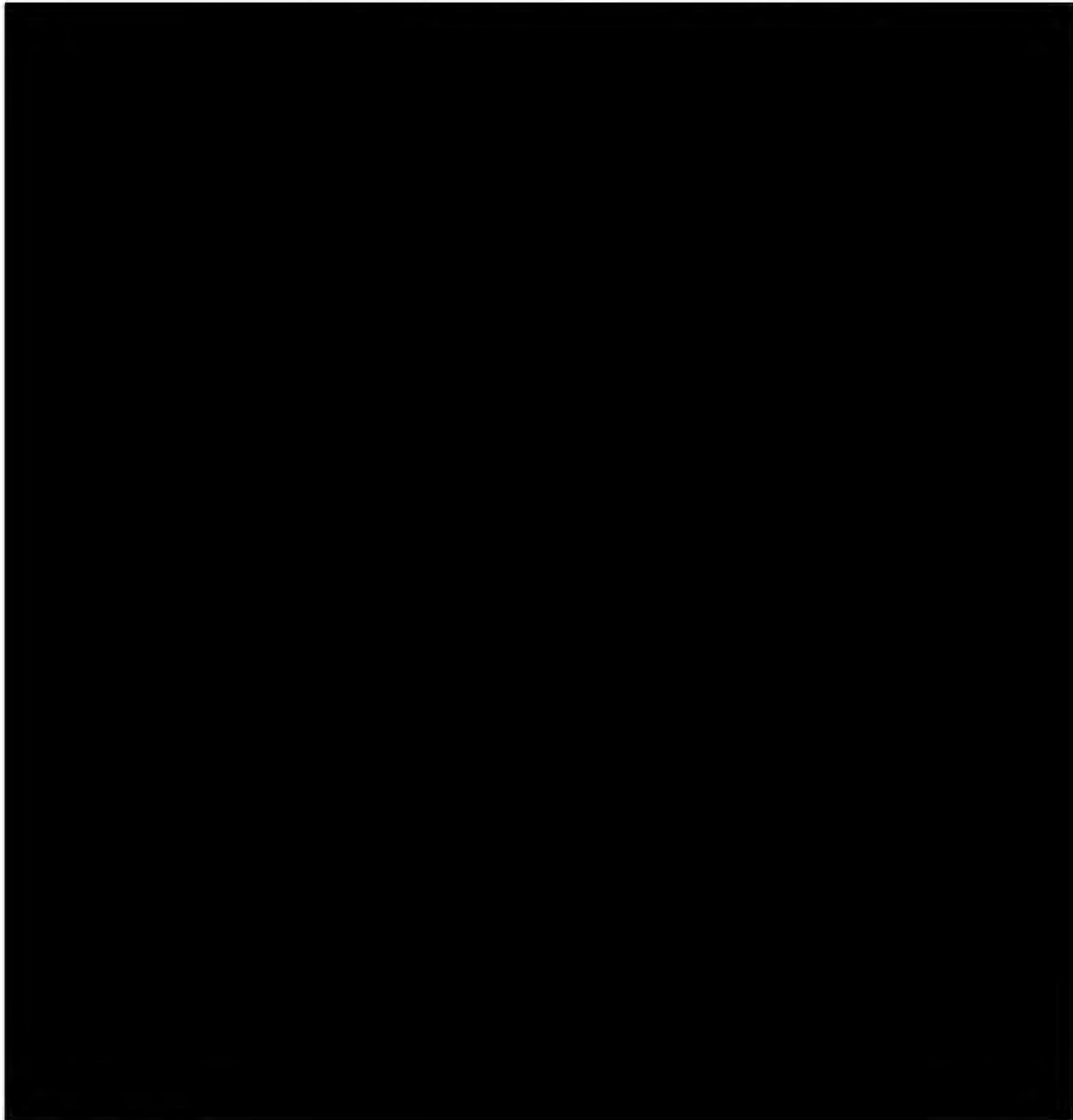


Rancho San Juan HOA  
Budget Comparison Standard Annual with Code

Period 2/1/2023 To 2/28/2023 11:59:00 PM

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Current Period Operating			Year to Date Operating			
Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual



**Rancho San Juan HOA**  
**Budget Comparison Standard Annual with Code**  
Period 2/1/2023 To 2/28/2023 11:59:00 PM

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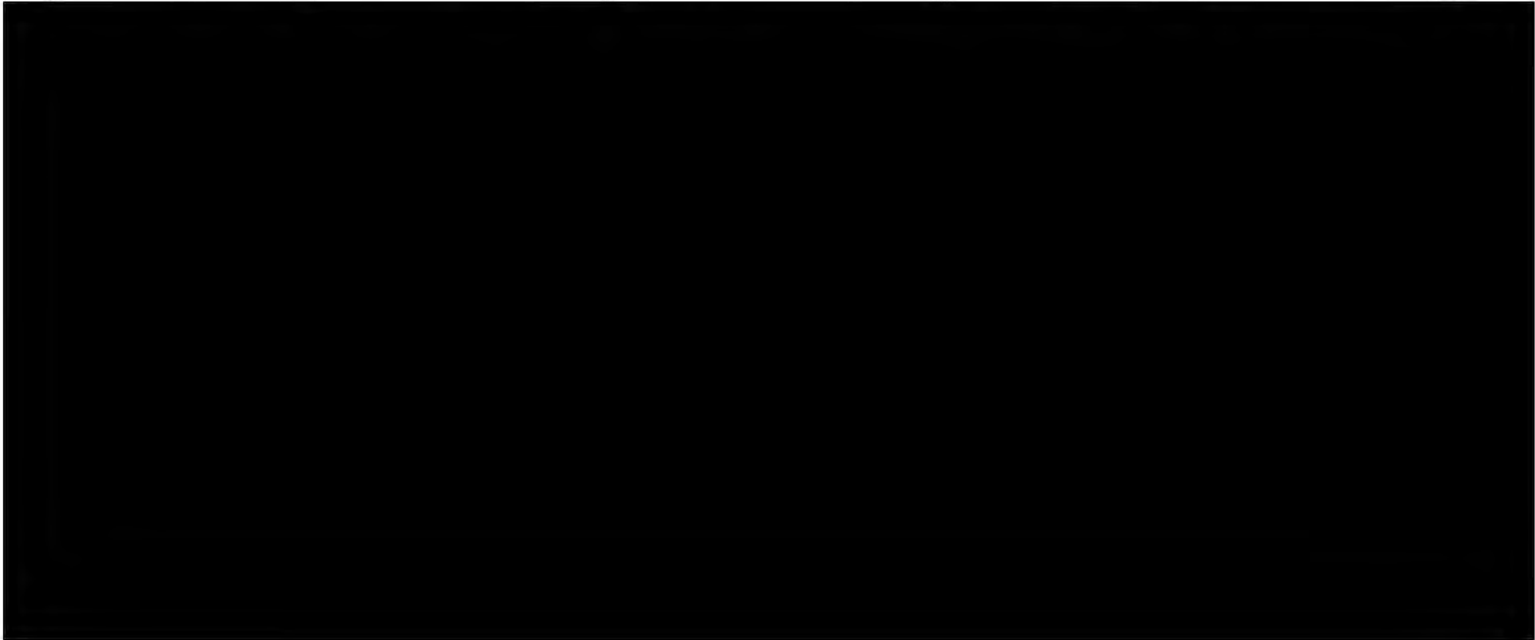
Current Period Operating

Year to Date Operating

Actual    Budget    \$ Var

Actual    Budget    \$ Var

Annual



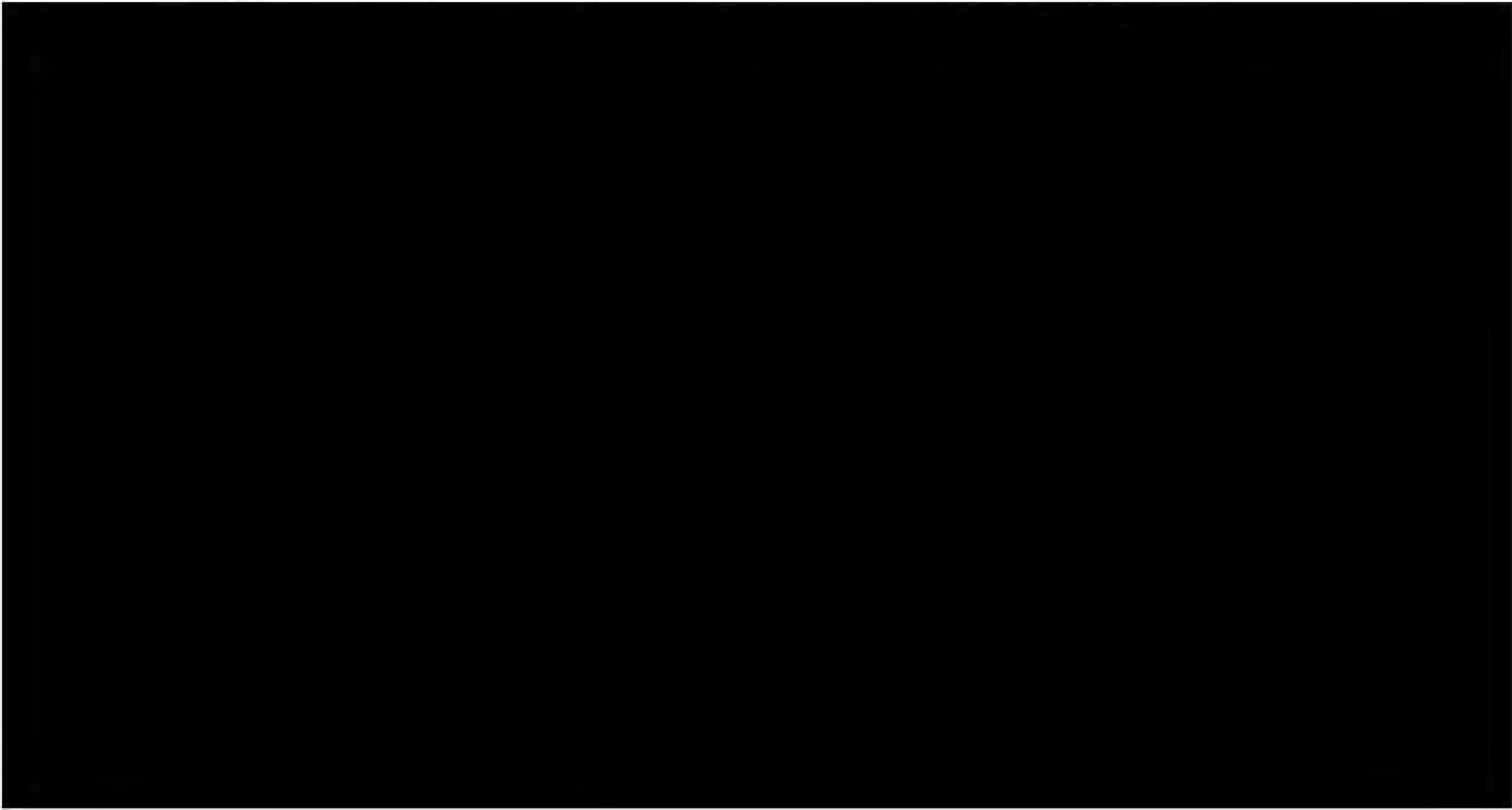


Rancho San Juan HOA  
Budget Comparison Standard Annual with Code

Period 2/1/2023 To 2/28/2023 11:59:00 PM

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Current Period Reserve			Year to Date Reserve			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var	



GL Income Statement Annual Current

Wednesday, March 22, 2023

5:30

Period 2/1/2023 To 2/28/2023 11:59:00 PM

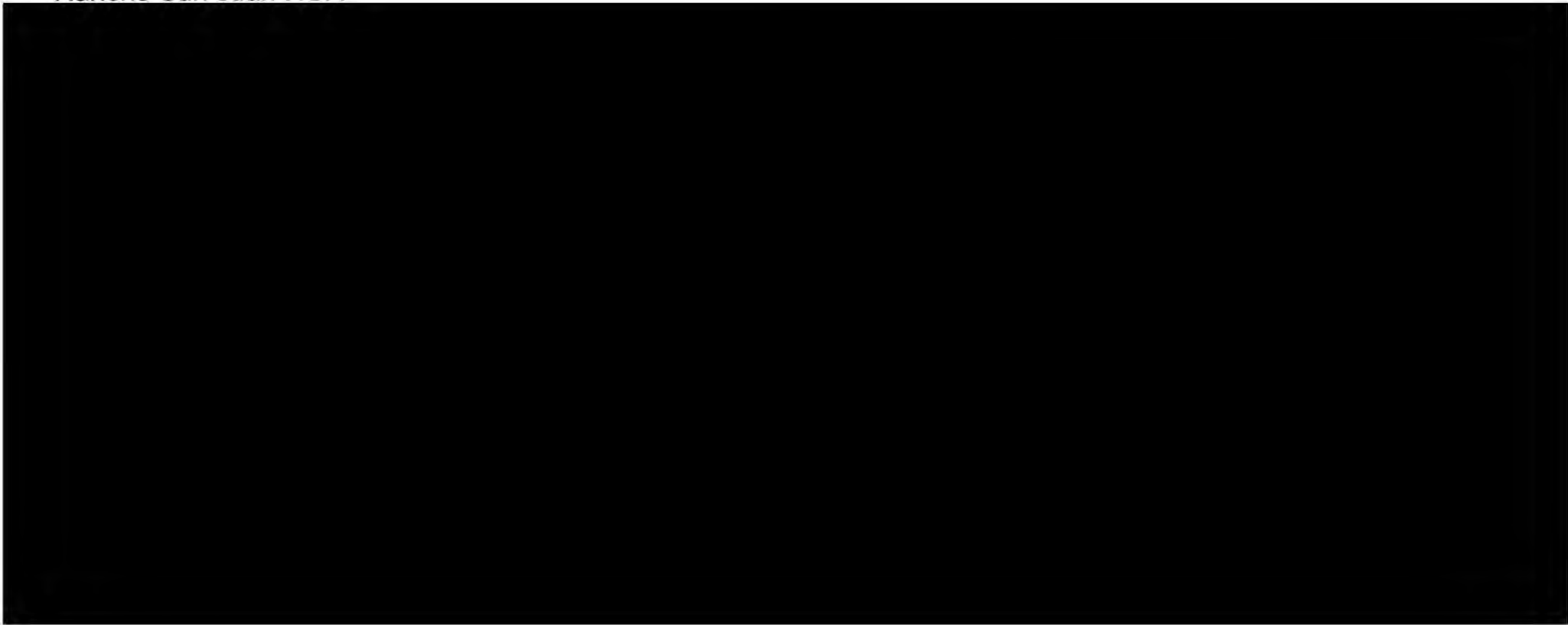
Rancho San Juan HOA

Operating

January February March April May June July August September October November December Total

Rancho San Juan HOA

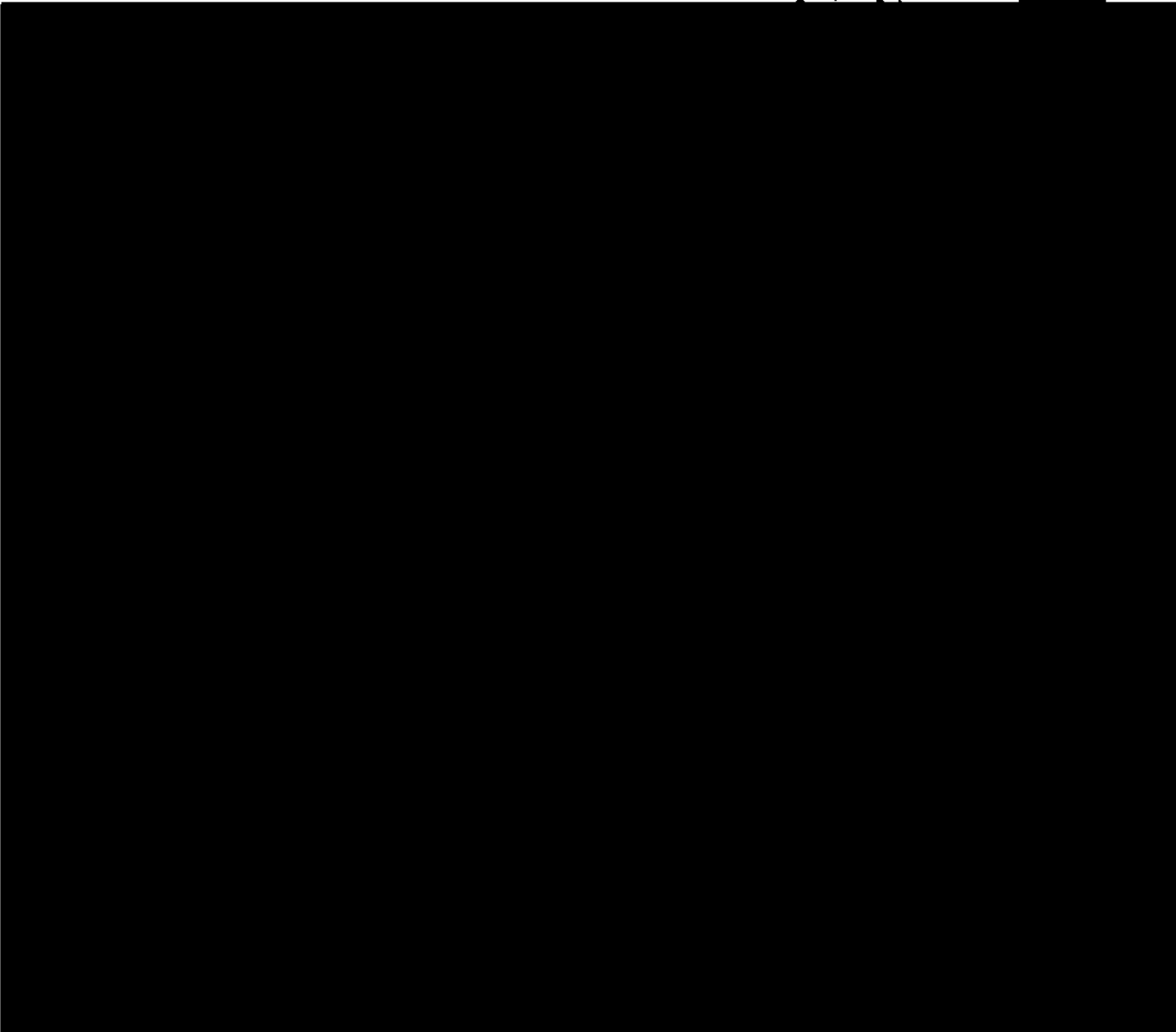




Rancho San Juan HOA  
Bank Reconciliation Expanded Detail Consolidated

Bank: Operating [REDACTED] Account [REDACTED]  
Statement Date: 2/28/2023 G/L Balance: [REDACTED]  
Linked Statement: [REDACTED] Statement Balance: [REDACTED]

Item	Date	Check #	Amount	Balance
------	------	---------	--------	---------



Outstanding Items:

Check #	Date	Reference	Uncleared Checks
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**Rancho San Juan HOA**  
**Bank Reconciliation Expanded Detail Consolidated**

---

**Bank Reconciliation Summary: Operating \*\***

G/L Balance:  
Uncleared Checks, Credits:  
Uncleared Deposits, Debits:  
G/L Difference:  
  
Statement Balance:  
G/L and Balance Difference:



**Rancho San Juan HOA**  
**Bank Reconciliation Expanded Detail Consolidated**

Statement Date: 2/28/2023

G/L Balance:

Linked Statement:

Statement Balance:

Item	Date	Check #	Amount	Balance
------	------	---------	--------	---------

Previous Balance

Bank Reconcile: Interest Earned

2/28/2023

Monthly Reserve Transfer

2/28/2023

Total Deposits / Adjustments

Outstanding Items:

**Bank Reconciliation Summary: MM Reserve**

G/L Balance:

Uncleared Checks, Credits:

Uncleared Deposits, Debits:

G/L Difference:

Statement Balance:

G/L and Balance Difference:

**Rancho San Juan HOA**  
**Bank Statement Attachments**



RANCHO SAN JUAN HOMEOWNERS  
C/O VARALINO COMMUNITY MGMT  
RANCHO SAN JUAN - DPR  
6345 S PECOS RD SU TE 211  
LAS VEGAS NV 89120

Last statement: January 31, 2023  
This statement: February 28, 2023  
Total days in statement period: 28

Page 1

( 3)

---

*THANK YOU FOR BANKING WITH US!*

---

Account number  
Enclosures  
Low balance  
Average balance  
Avg collected balance

Beginning balance  
Total additions  
Total subtractions  
Ending balance

**CHECKS**

Number	Date	Amount	Number	Date	Amount
--------	------	--------	--------	------	--------

**DEBITS**

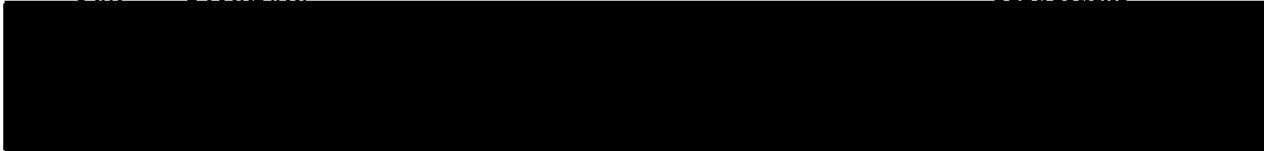
Date	Description	Subtractions
------	-------------	--------------

RANCHO SAN JUAN HOMEOWNERS  
February 28, 2023

Page 2

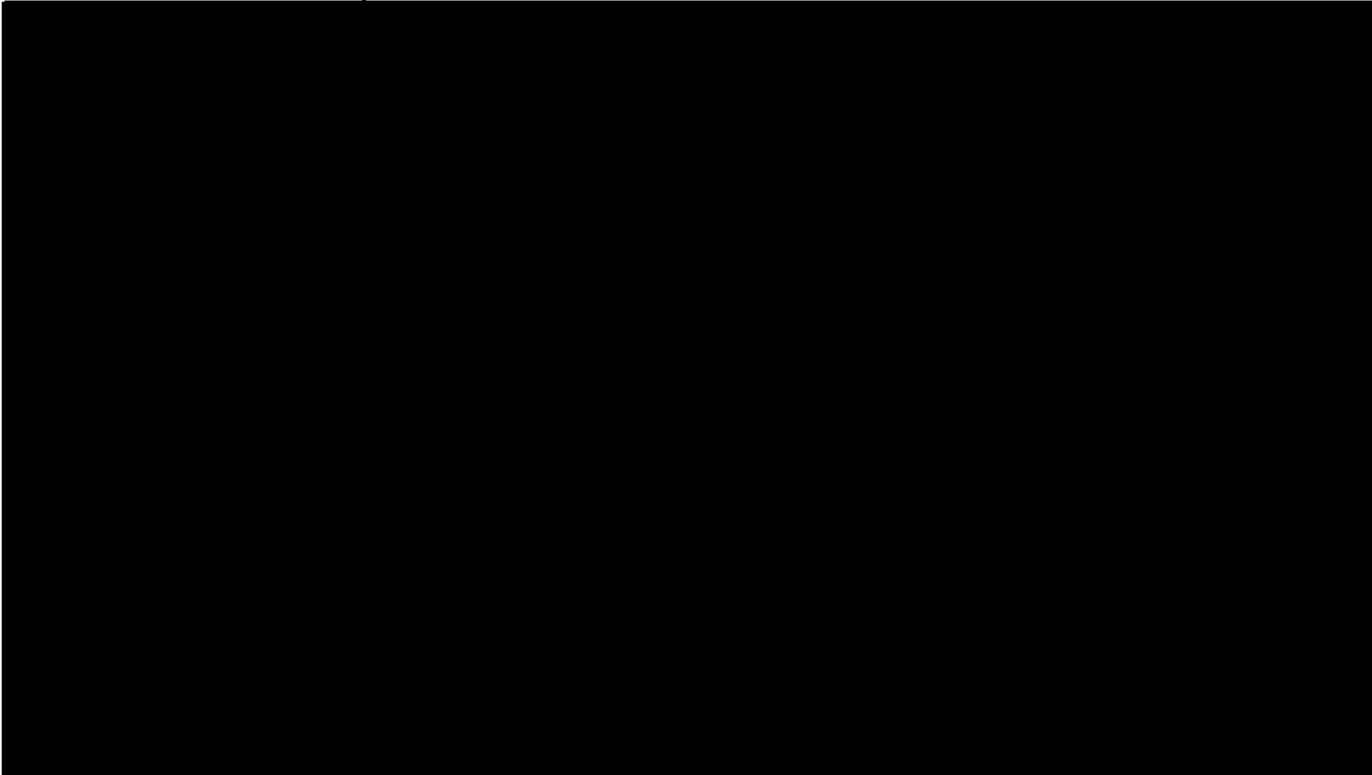


Date Description Subtractions



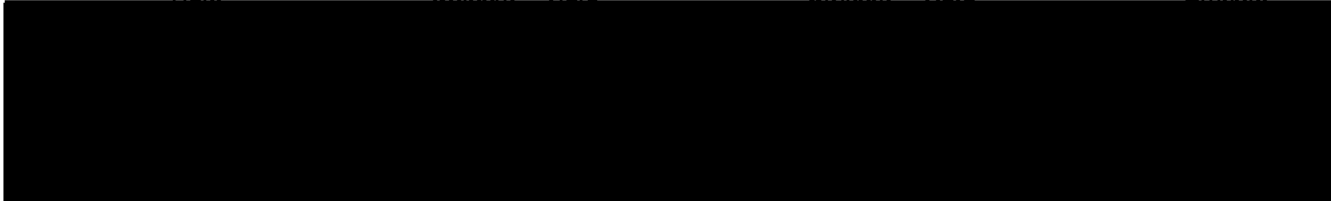
CREDITS

Date Description Additions



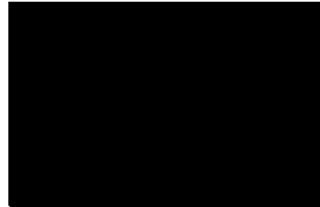
DAILY BALANCES

Date Amount Date Amount Date Amount



**INTEREST INFORMATION**

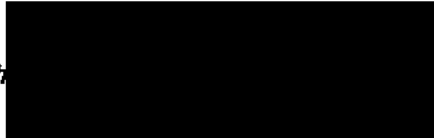
Annual percentage yield earned  
Interest-bearing days  
Average balance for APY  
Interest earned

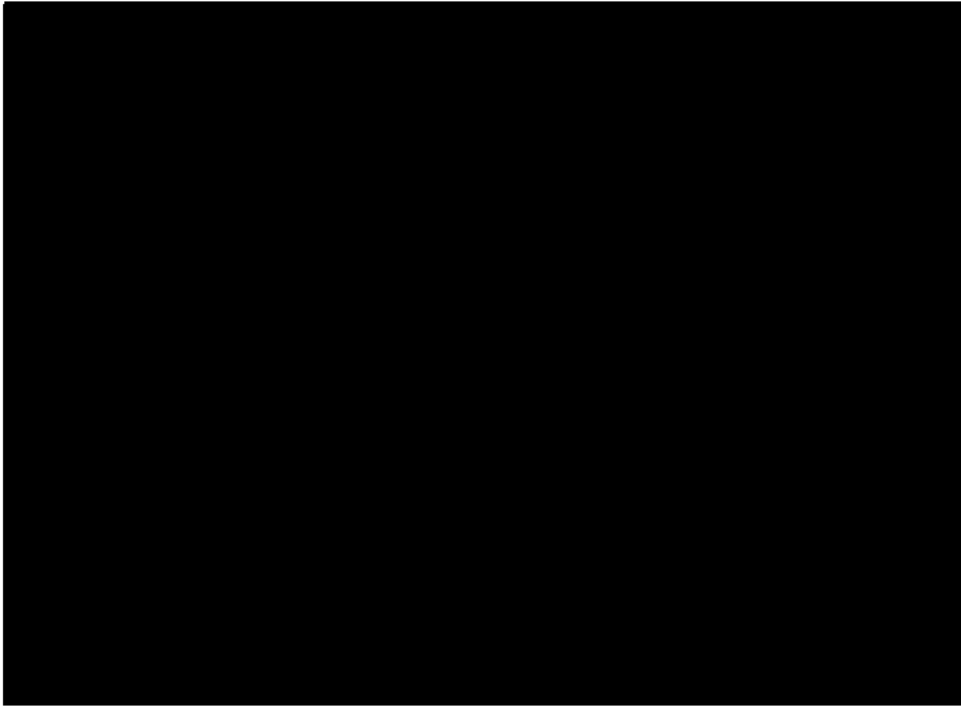


**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
A large black rectangular redaction box covering the data row for overdraft/return item fees.		

*Thank you for banking with*





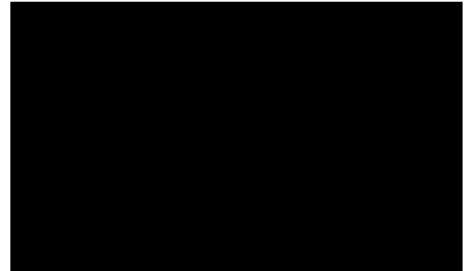


Last statement: January 31, 2023  
This statement: February 28, 2023  
Total days in statement period: 28

RANCHO SAN JUAN HOMEOWNERS  
C/O VARALINO COMMUNITY MGMT  
RANCHO SAN JUAN - RSV  
6345 S PECOS RD SUITE 211  
LAS VEGAS NV 89120

Page 1

(0)



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**THANK YOU FOR BANKING WITH US!**

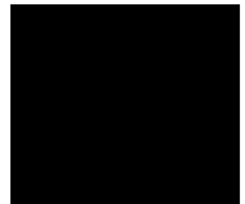
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Account number  
Low balance  
Average balance  
Avg collected balance  
Interest paid year to date

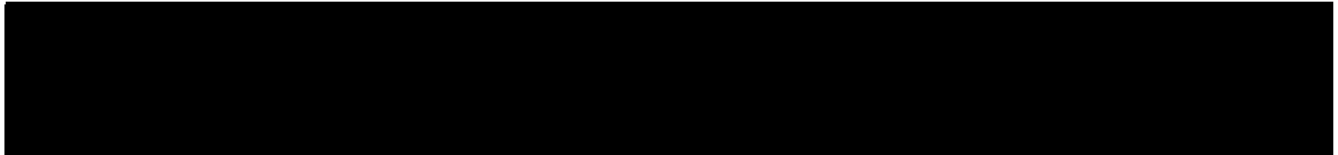


Beginning balance  
Total additions  
Total subtractions  
Ending balance



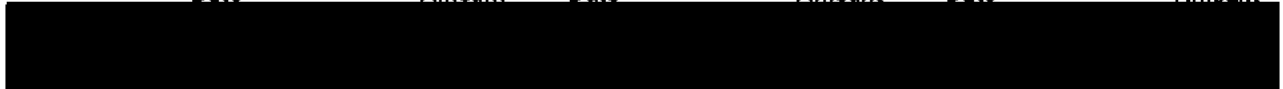
**CREDITS**

**Date Description Additions**



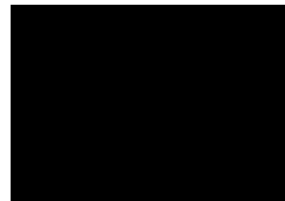
**DAILY BALANCES**

**Date Amount Date Amount Date Amount**



**INTEREST INFORMATION**

Annual percentage yield earned  
Interest-bearing days  
Average balance for APY  
Interest earned



**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
--	--------------------------	-----------------------

[REDACTED]		
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*Thank you for banking with* [REDACTED]

Rancho San Juan HOA

AP Reports

# AP Check Register with Detail

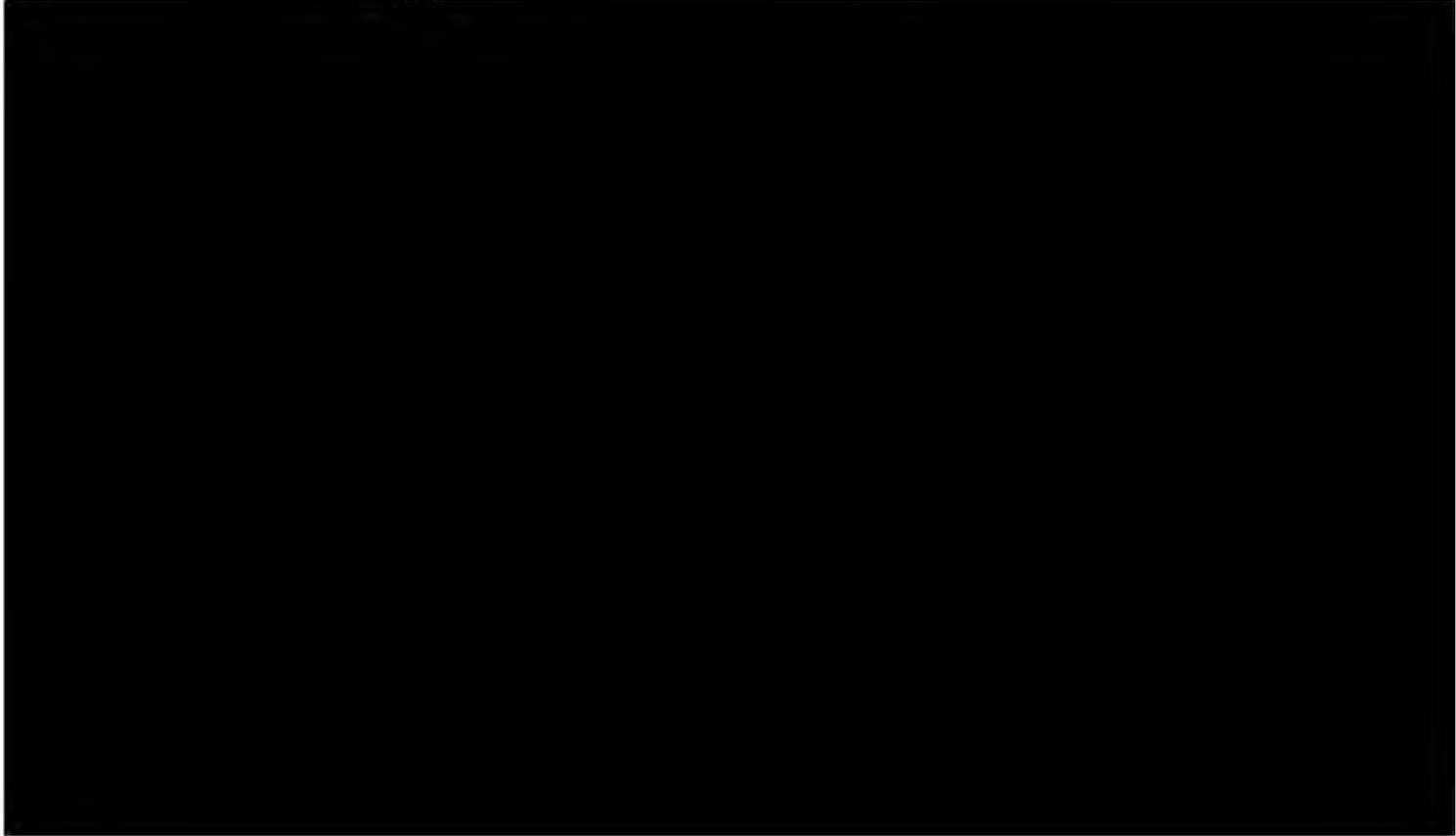
Check Date 2/1/2023 To 2/28/2023 11:59:00 PM

Voided No

## Rancho San Juan HOA

---

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				



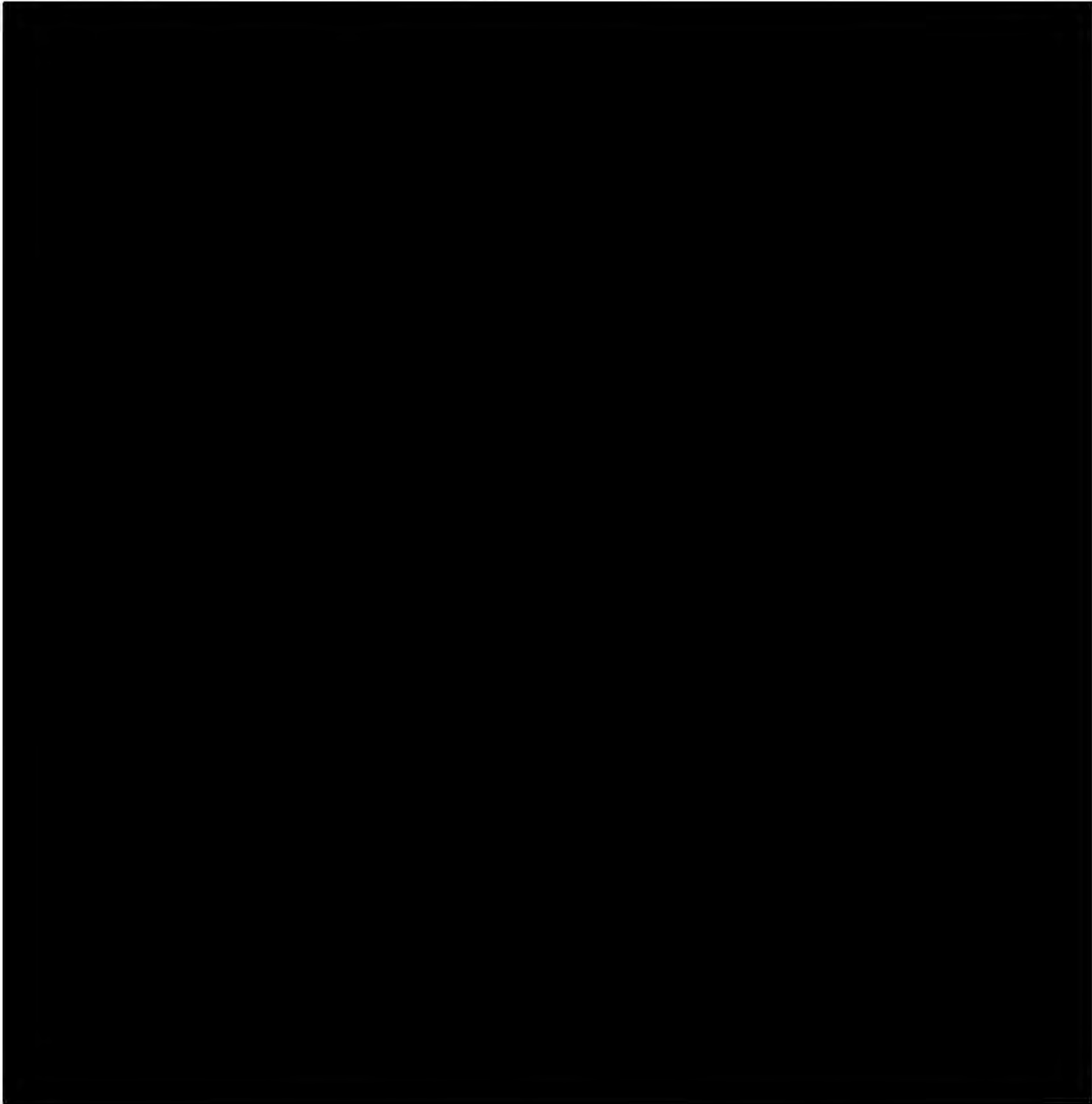


# AP DS Aging Detail Accrual

Period 02/28/2023

Rancho San Juan HOA

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
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Rancho San Juan HOA

GL Reports

# GL Ledger Summary

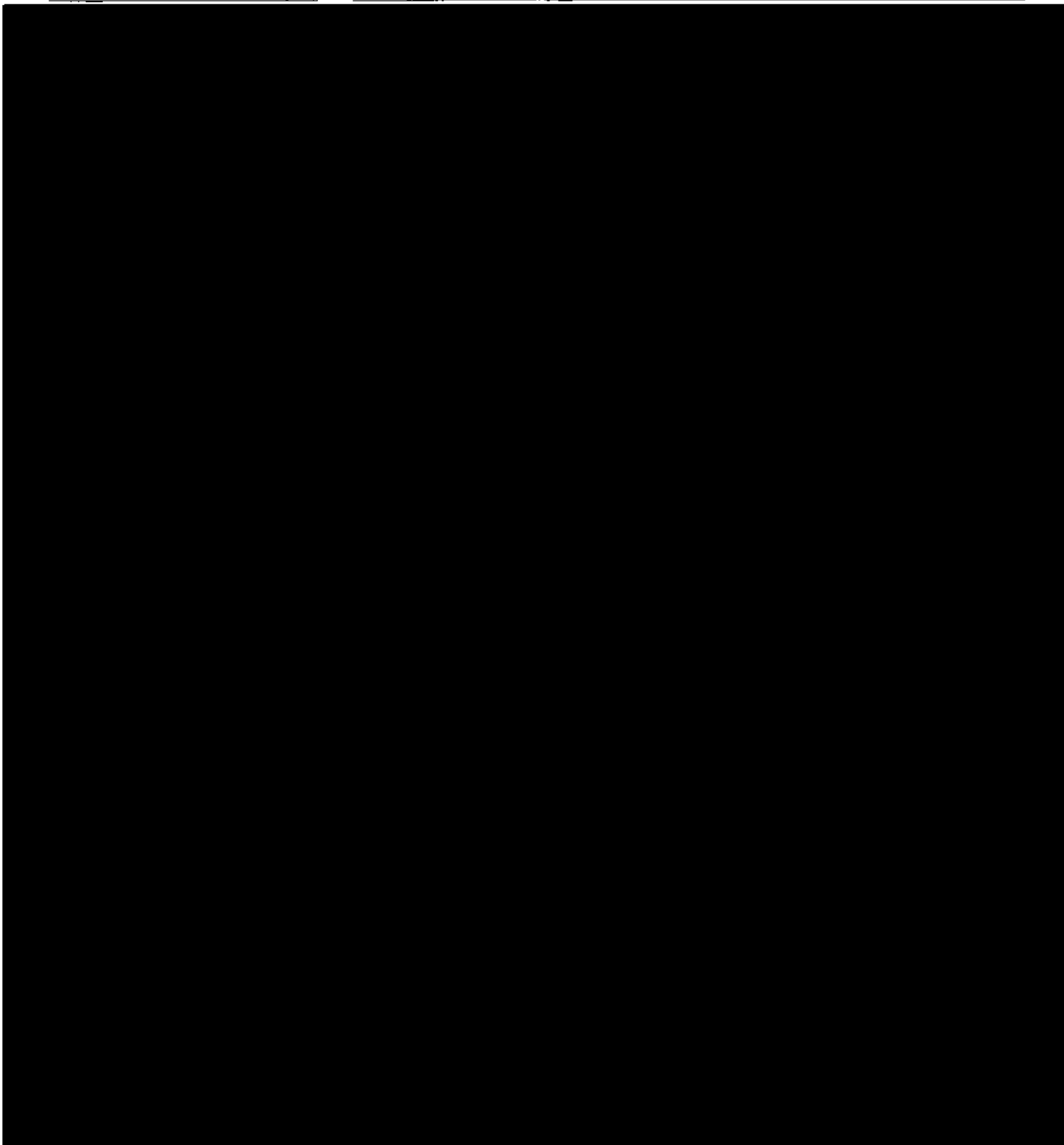
Wednesday, March 22, 2023

7:29

Posted 2/1/2023 To 2/28/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
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# GL Ledger Summary

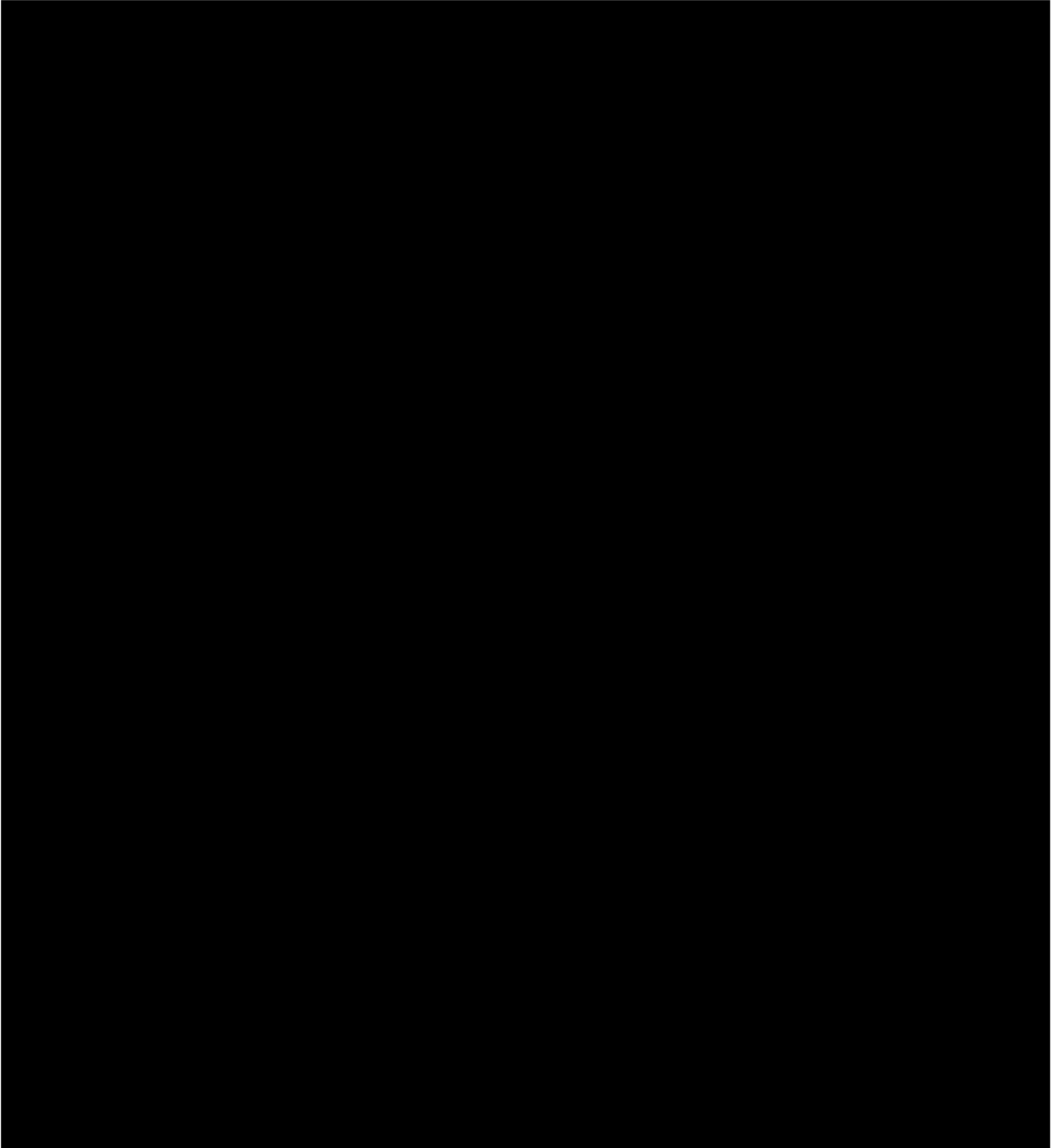
Wednesday, March 22, 2023

7:29

Posted 2/1/2023 To 2/28/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
--------	--------------------	------------	------	-------	--------	---------



GL Ledger Summary

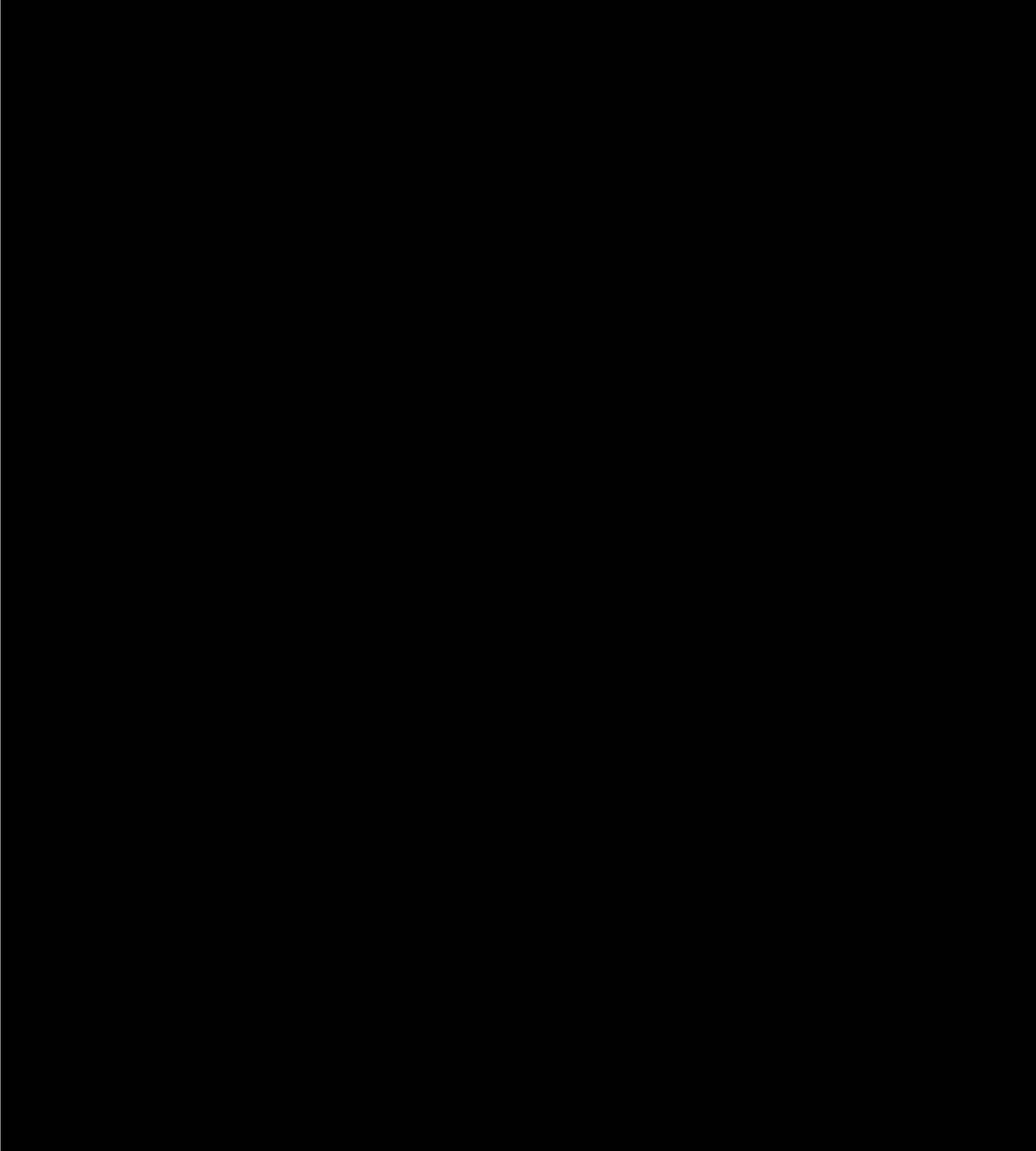
Wednesday, March 22, 2023

7:29

Posted 2/1/2023 To 2/28/2023 11:59:00 PM

Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
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# GL Ledger Summary

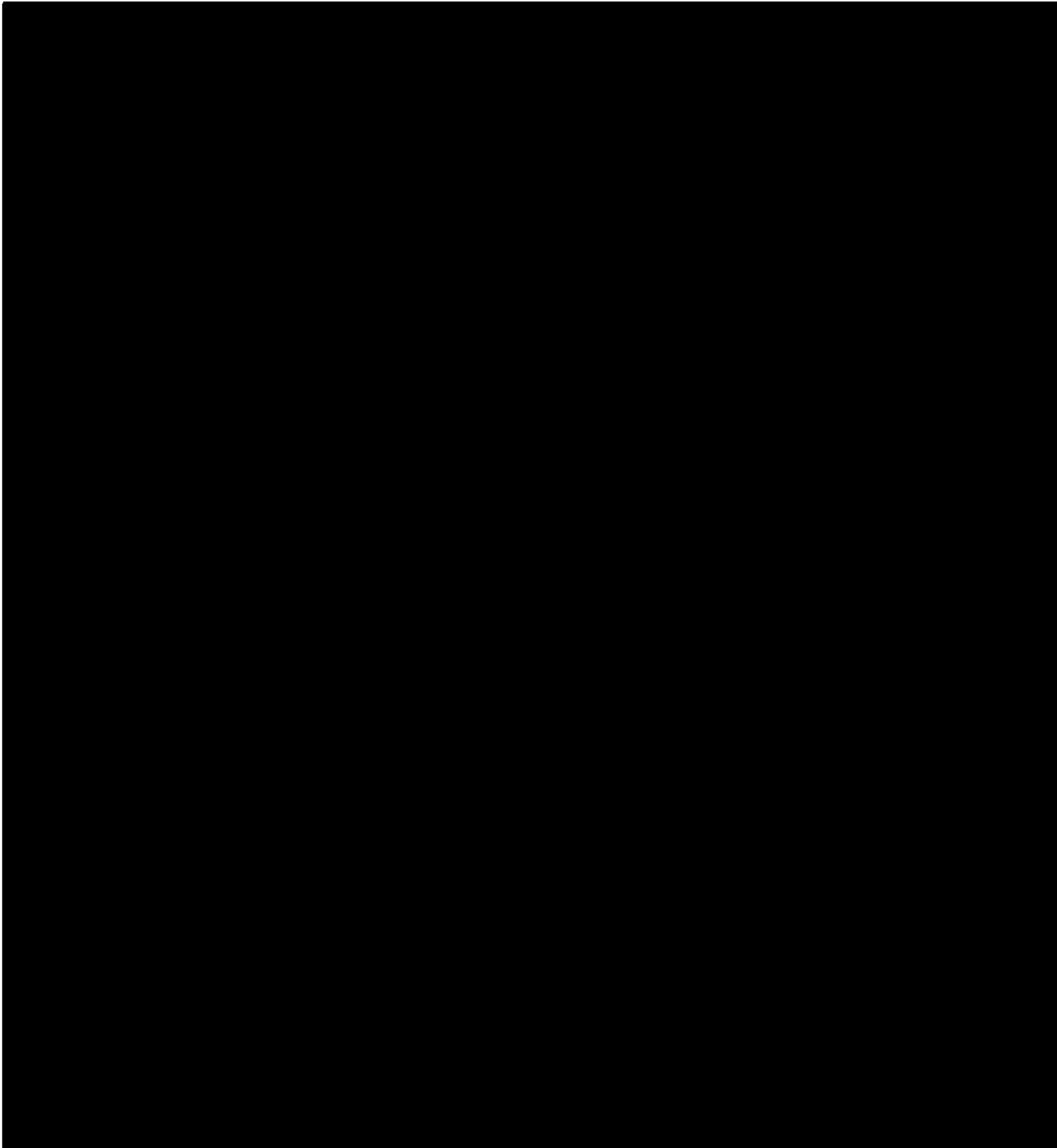
Wednesday, March 22, 2023

7:29

Posted 2/1/2023 To 2/28/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
--------	--------------------	------------	------	-------	--------	---------



# GL Ledger Summary

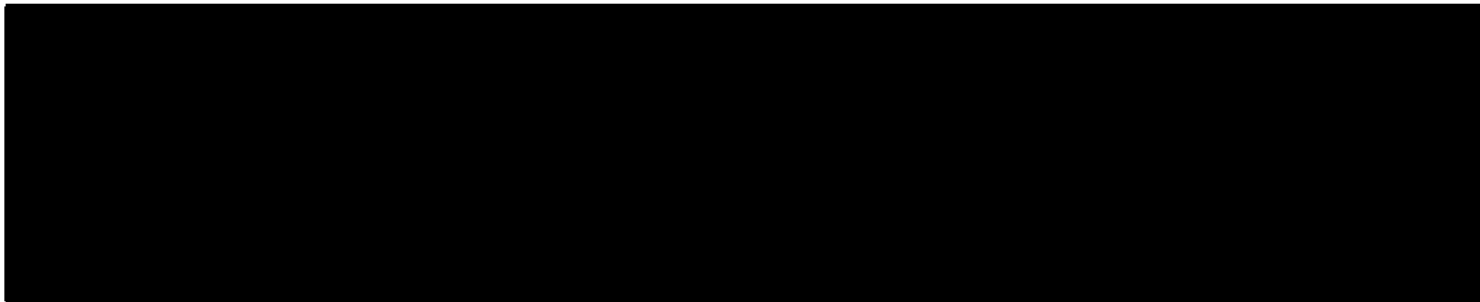
Posted 2/1/2023 To 2/28/2023 11:59:00 PM

Wednesday, March 22, 2023

7:29

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
--------	--------------------	------------	------	-------	--------	---------



Rancho San Juan  
Allowance For Doubtful Accts  
2/28/2023



Date	Description	Bad Debt Accrual	Bad Debt Write-off	Balance
------	-------------	---------------------	-----------------------	---------





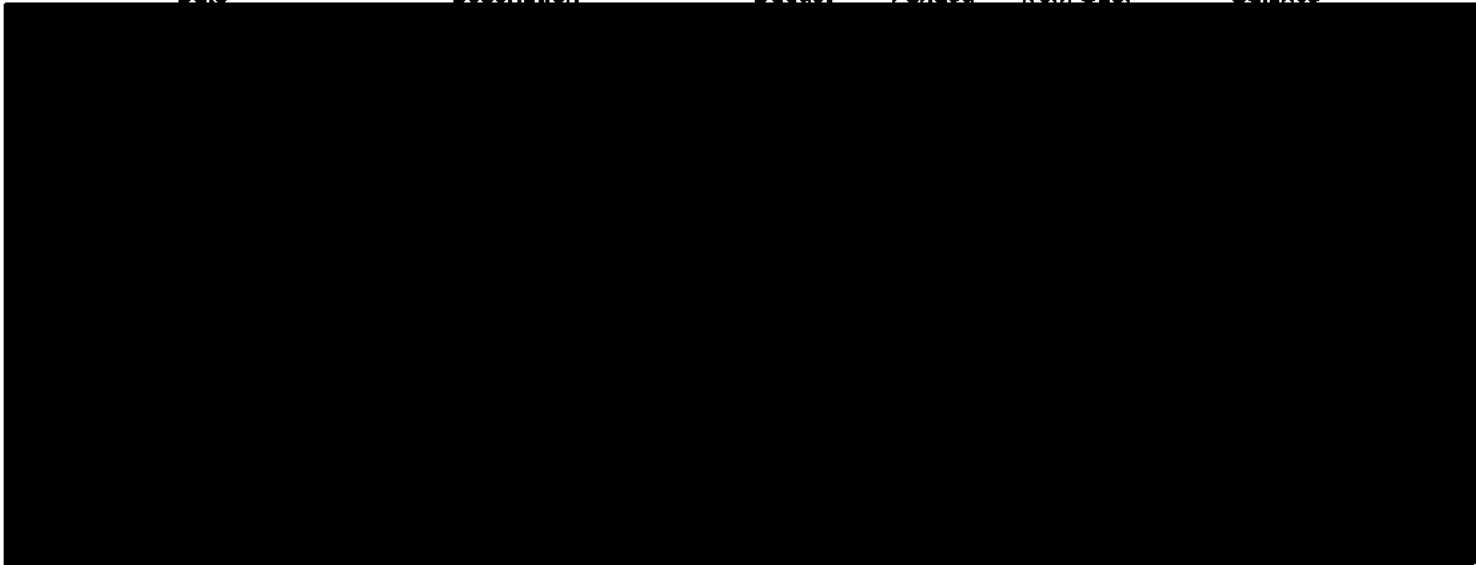
Rancho San Juan  
Due to/from  
2/28/2023



		Reserve Transfer Budget	Reserve Transfer Funded	Reserve Exp Paid from Oper	Due from/(to) Oper (from)/to Reserve Balance
--	--	-------------------------------	-------------------------------	----------------------------------	--

Date

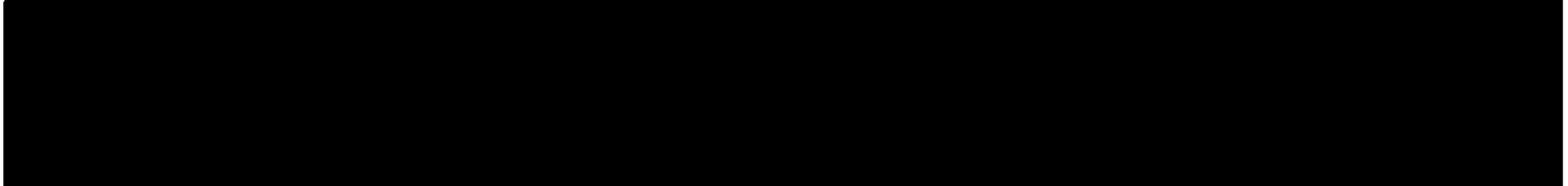
Description



Rancho San Juan  
Prepaid Expenses  
2/28/2023



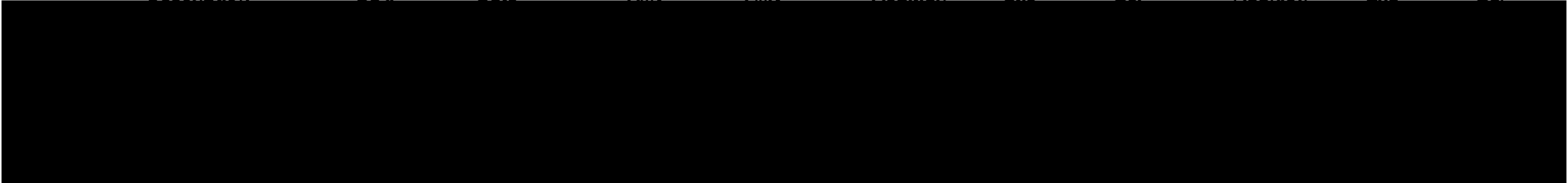
Description	GL #	Date	Total Amt	Monthly Amt	Addition	Jan-23 Exp	Bal	Addition	Feb-23 Exp	Bal
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Rancho San Juan  
Prepaid Insurance  
2/28/2023



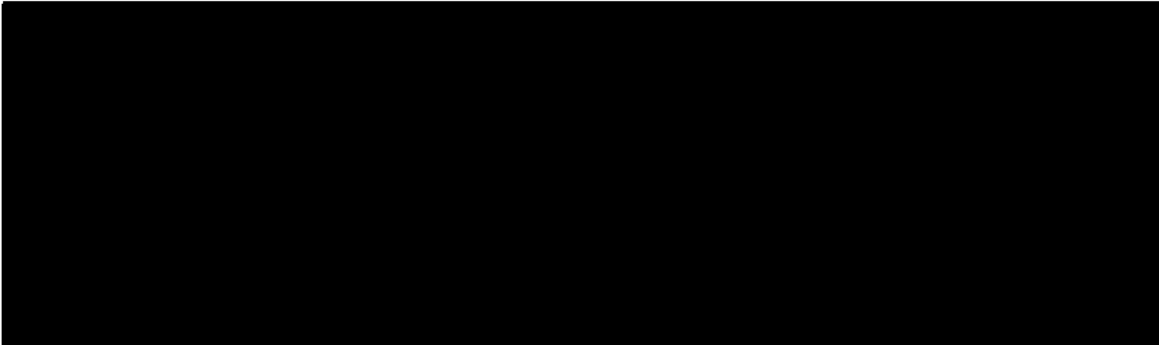
Description	GL #	Date	Total Amt	Monthly Amt	Addition	Jan-23 Exp	Bal	Addition	Feb-23 Exp	Bal
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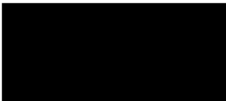
Rancho San Juan  
Due to Management  
2/28/2023



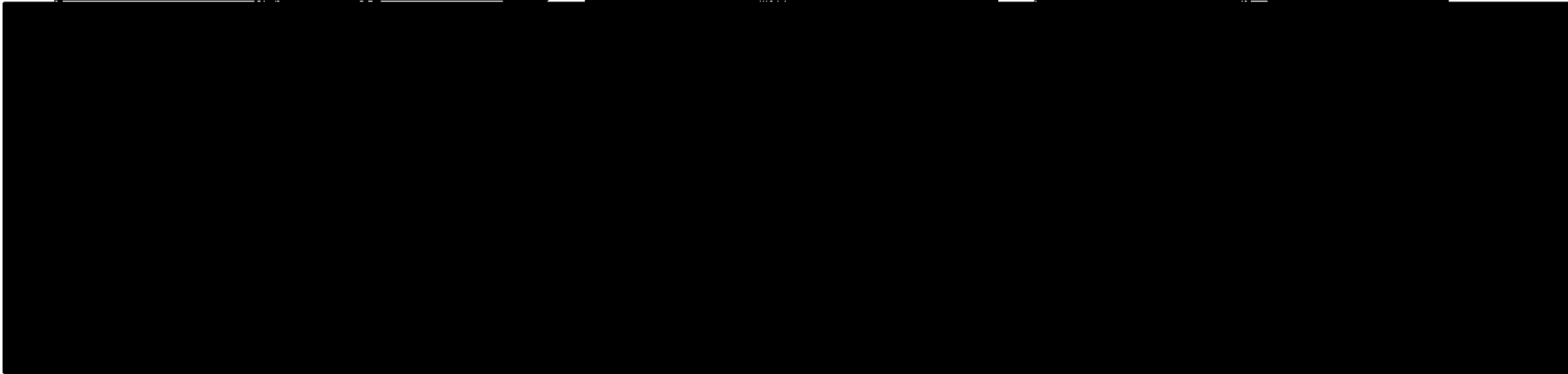
<u>Date</u>	<u>Owner Acct #</u>	<u>Desc</u>	<u>Amount</u>
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Rancho San Juan  
Accrued Expenses  
2/28/2023



Description	GL #	Accrual	Jan-23 Reversal	Bal	Accruai	Feb-23 Reversal	Bal
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Rancho San Juan  
Refundable Deposits - Facility Rental  
2/28/2023



Date

Description

Balance

Date	Description	Balance
[Redacted Table Content]		

Rancho San Juan  
Deferred Reserve Revenue  
2/28/2023



Date	Reserve Transfer	Reserve Assessments	Reserve Expenses	Balance
------	---------------------	------------------------	---------------------	---------

A large solid black rectangular redaction box covering the entire body of the table below the header.

Rancho San Juan HOA  
AR Reports



# Resident AR Balances

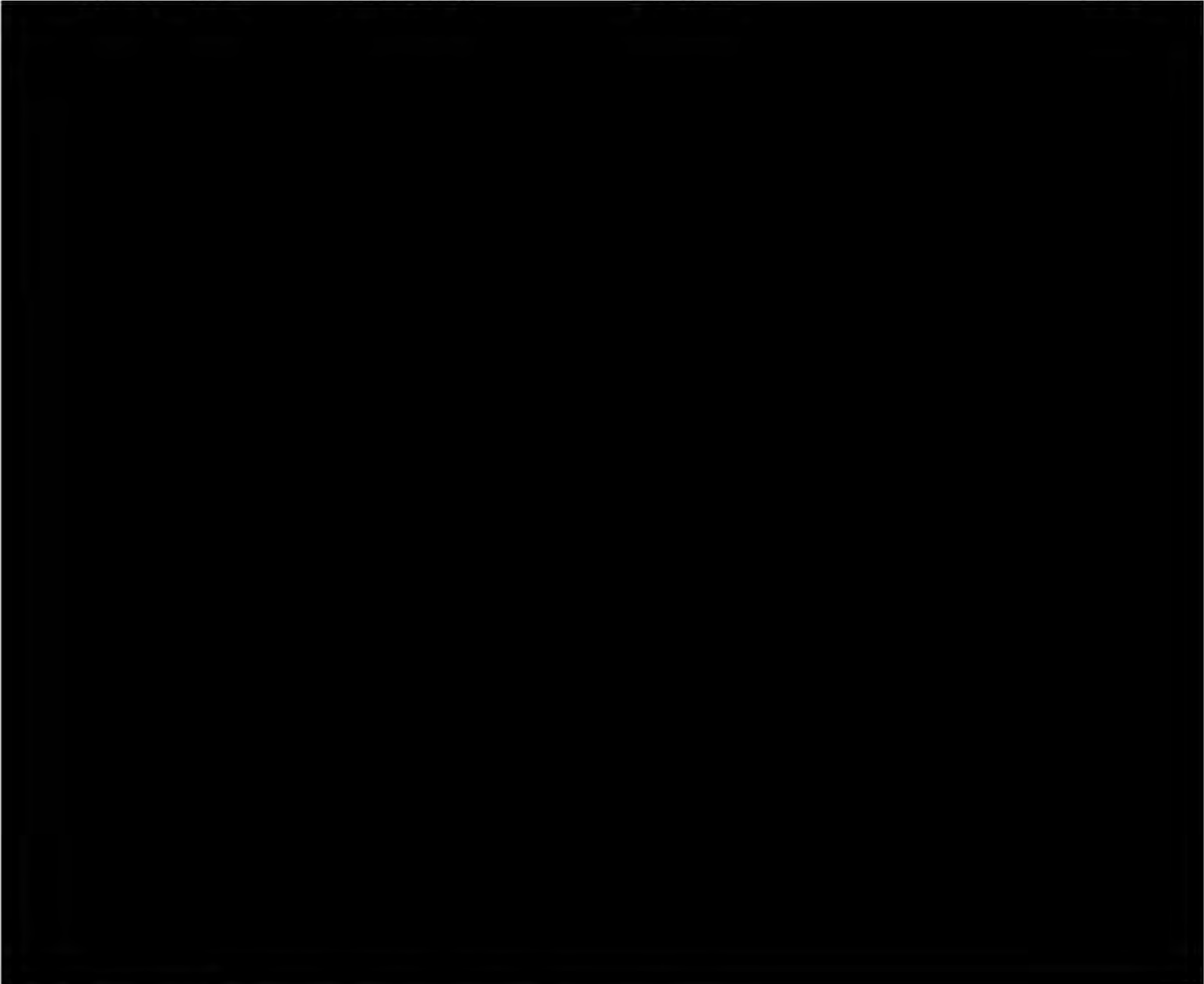
Wednesday, March 22, 2023

5:30

Period 02/28/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
-----------	--------	------------------	--------------	---------



### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
---------	-----------	------------	----------	-----------	-------------



# Resident AR Balances

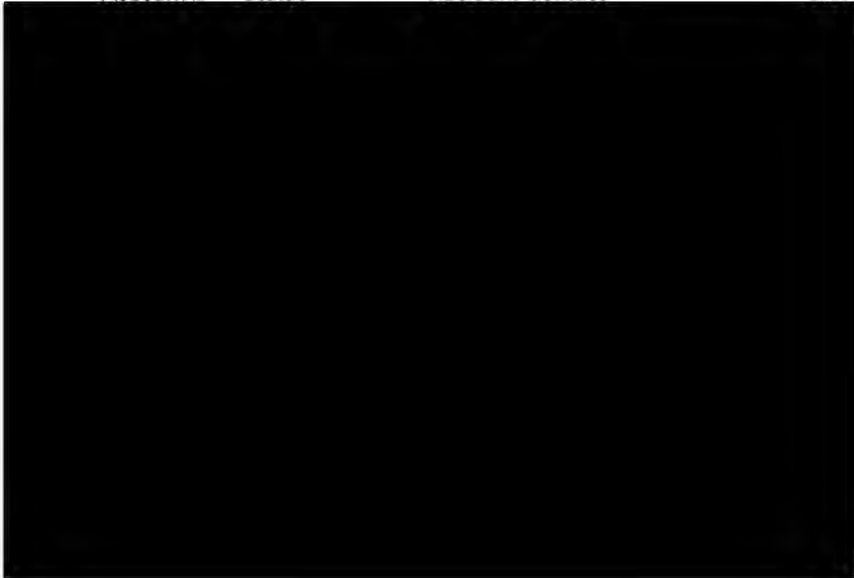
Wednesday, March 22, 2023

5:30

Period 02/28/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
-----------	--------	------------------	--------------	---------



# Resident Prepaid Balances

Wednesday, March 22, 2023

5:30

Posted Date 02/28/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
-----------	--------	------------------	--------------	---------



### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
---------	-----------	------------	----------	-----------	-------------




# Resident Prepaid Balances

Wednesday, March 22, 2023

5:30

Posted Date 02/28/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
				

**FILED**

JUN 03 2024

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*neallo*

## Rancho San Juan HOA

Professionally Managed by:

**Varalino Community Management**

March 2023

Phone: 702-968-0405

Web: [varalino.vmsclientonline.com](http://varalino.vmsclientonline.com)

Email: [info@varalino.com](mailto:info@varalino.com)



## **Rancho San Juan HOA**

Financial Review

March 31, 2023

In accordance with NRS 116.31083, the financial statements have been provided to the Board of Directors by Varalino Community Management for their review and acceptance. The association uses the accrual method of accounting. Financial statements are available to each homeowner via the community website or upon written request.

The AP Check register and bank account reconciliation reports and the related bank statements have been provided and there were no unusual or unexplained reconciling items.

The association is in compliance with paragraph (b) of subsection 2 of NRS 116.3115 as reserve funds have not been used for daily maintenance items.

Delinquent receivables have been reported via the monthly delinquency report. Delinquencies are collected in accordance with direction from the Board and the association's collection policy.

The income/expense statement has been provided. Board members are encouraged to review the comparison of budget to actual and inquire about any significant variances they are unaware of.

No member of the Board of Directors has reported accepting any gifts or incentive from any vendor contracted by the association.

### NOTES:

- [REDACTED] was transferred to Reserve this month as directed by the Board.



**Rancho San Juan HOA**  
**Treasurer's Report**  
March 31, 2023

In accordance with NRS 116.31083, I have examined the financial statements for the Association for the period(s) ending March 31, 2023 and offer the following report to the Board of Directors. The Association uses the accrual method of accounting; monthly financials are produced and provided to the Board Members. Financial statements are available to each homeowner upon request.

I have reviewed the Bank account reconciliations of the Association and the related Bank statements: there were no unusual or unexplained reconciling items.

**BALANCE SHEET**

Cash in the operating accounts totaled [REDACTED] as of March 31, 2023

Cash in the reserve accounts totaled [REDACTED] as of March 31, 2023.

**REVENUE & EXPENSE STATEMENT**

Operating revenue for the period was [REDACTED] while the Association incurred [REDACTED] in expenses that included [REDACTED] transferred to the reserve fund, leaving an excess revenue/(expense) amount of [REDACTED]

\_\_\_\_\_  
Treasurer or Other Board Member

[REDACTED]

\_\_\_\_\_  
Date

GL Balance Sheet

Thursday, April 13, 2023

14:02

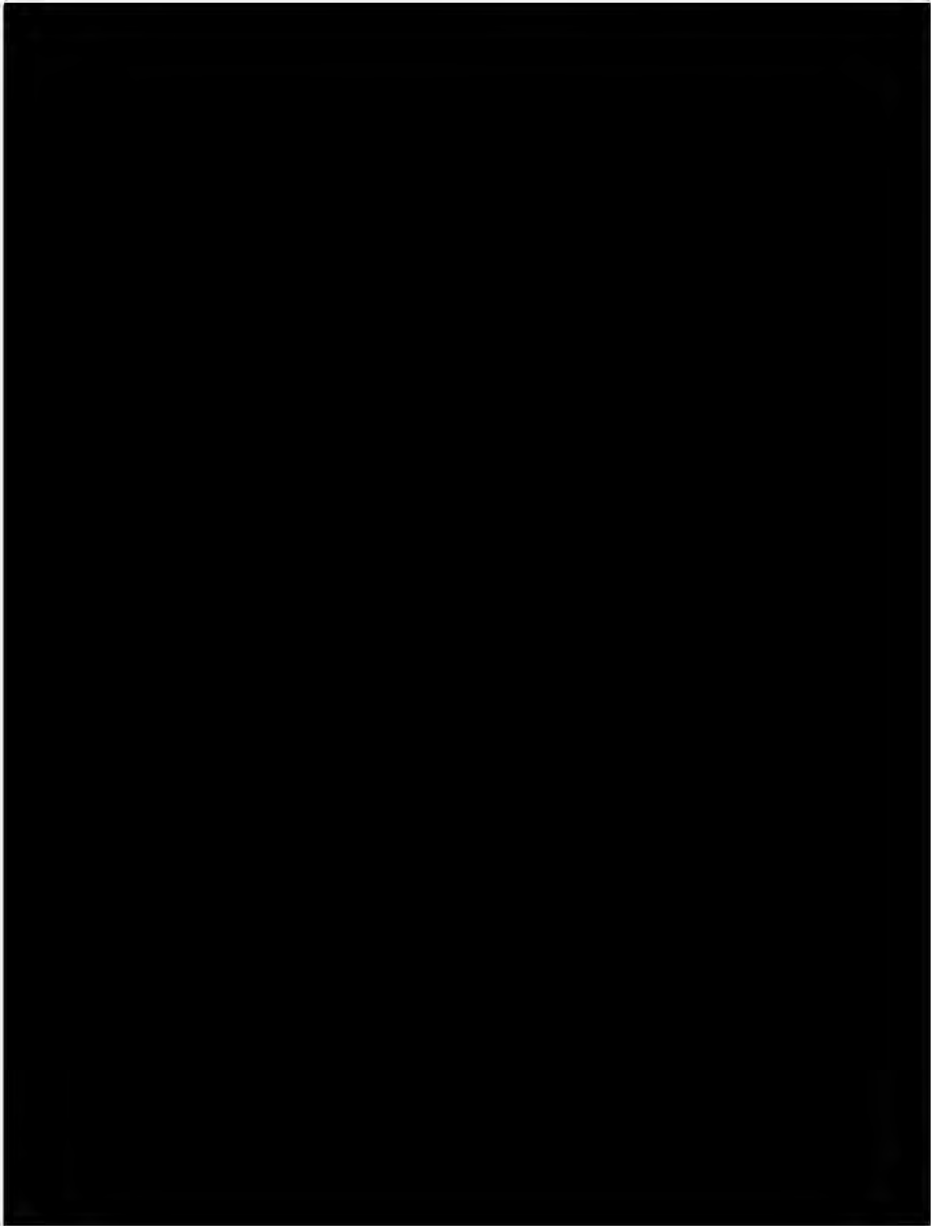
Period 03/31/2023

Rancho San Juan HOA

Operating      Reserve      Total

Assets

---





Rancho San Juan HOA  
Budget Comparison Standard Annual with Code

Period 3/1/2023 To 3/31/2023 11:59:00 PM

Current Period Operating			Year to Date Operating			
Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual

Income



Rancho San Juan HOA  
Budget Comparison Standard Annual with Code

Period 3/1/2023 To 3/31/2023 11:59:00 PM

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Current Period Operating			Year to Date Operating			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var	

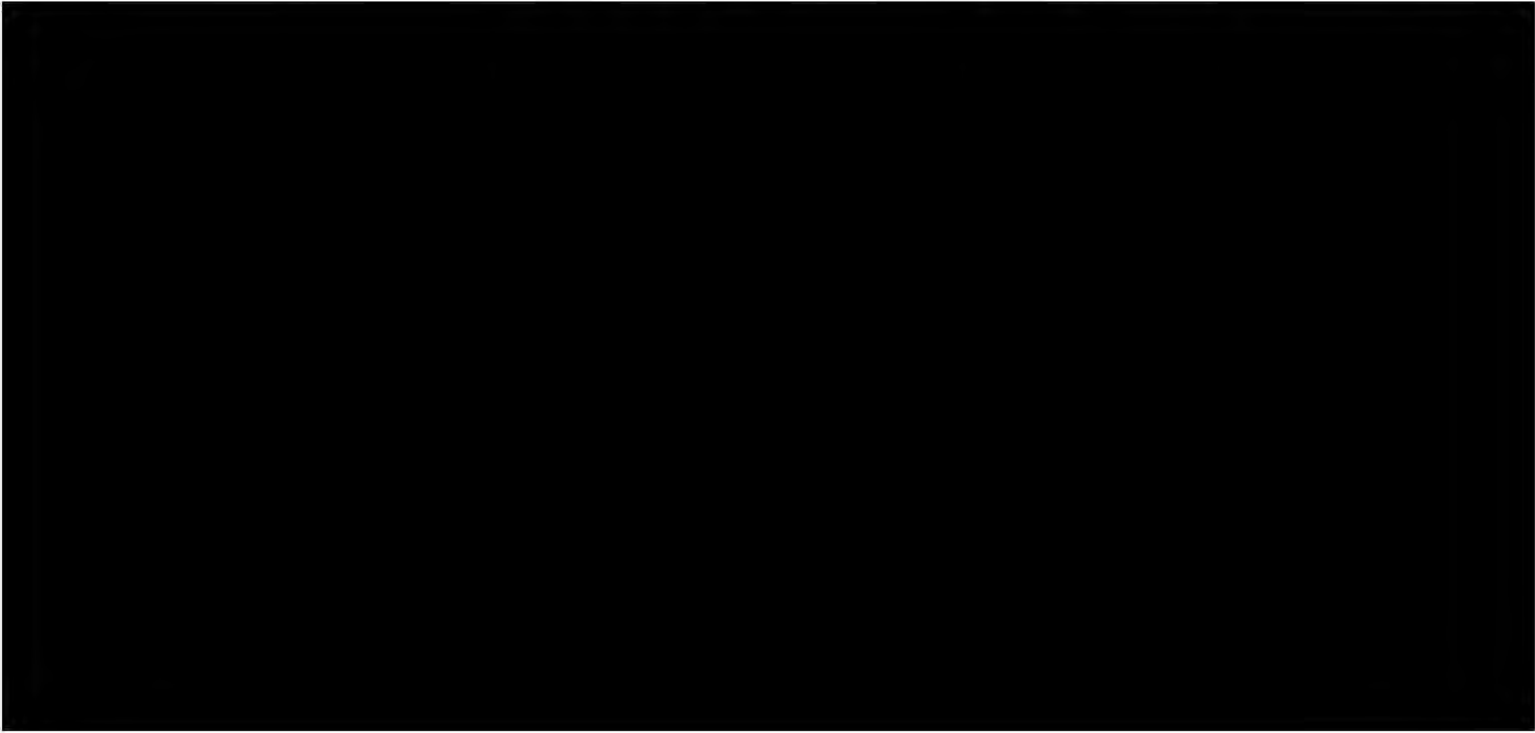


Rancho San Juan HOA  
Budget Comparison Standard Annual with Code

Period 3/1/2023 To 3/31/2023 11:59:00 PM

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Current Period Reserve			Year to Date Reserve			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var	



GL Income Statement Annual Current

Thursday, April 13, 2023 14:02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

Rancho San Juan HOA

Operating



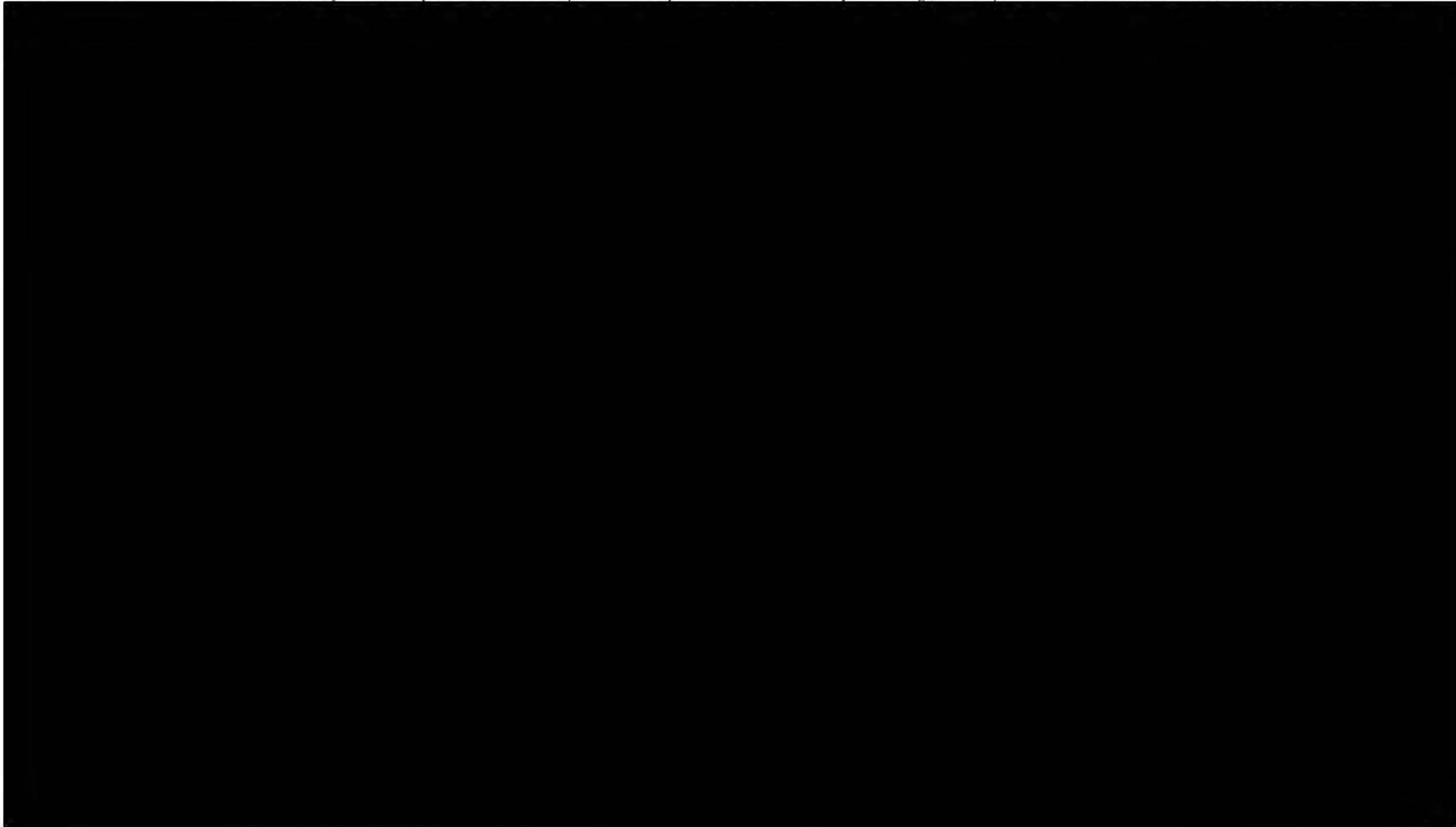
GL Income Statement Annual Current

Period 3/1/2023 To 3/31/2023 11:59:00 PM

Rancho San Juan HOA

Operating

January February March April May June July August September October November December Total



# GL Income Statement Annual Current

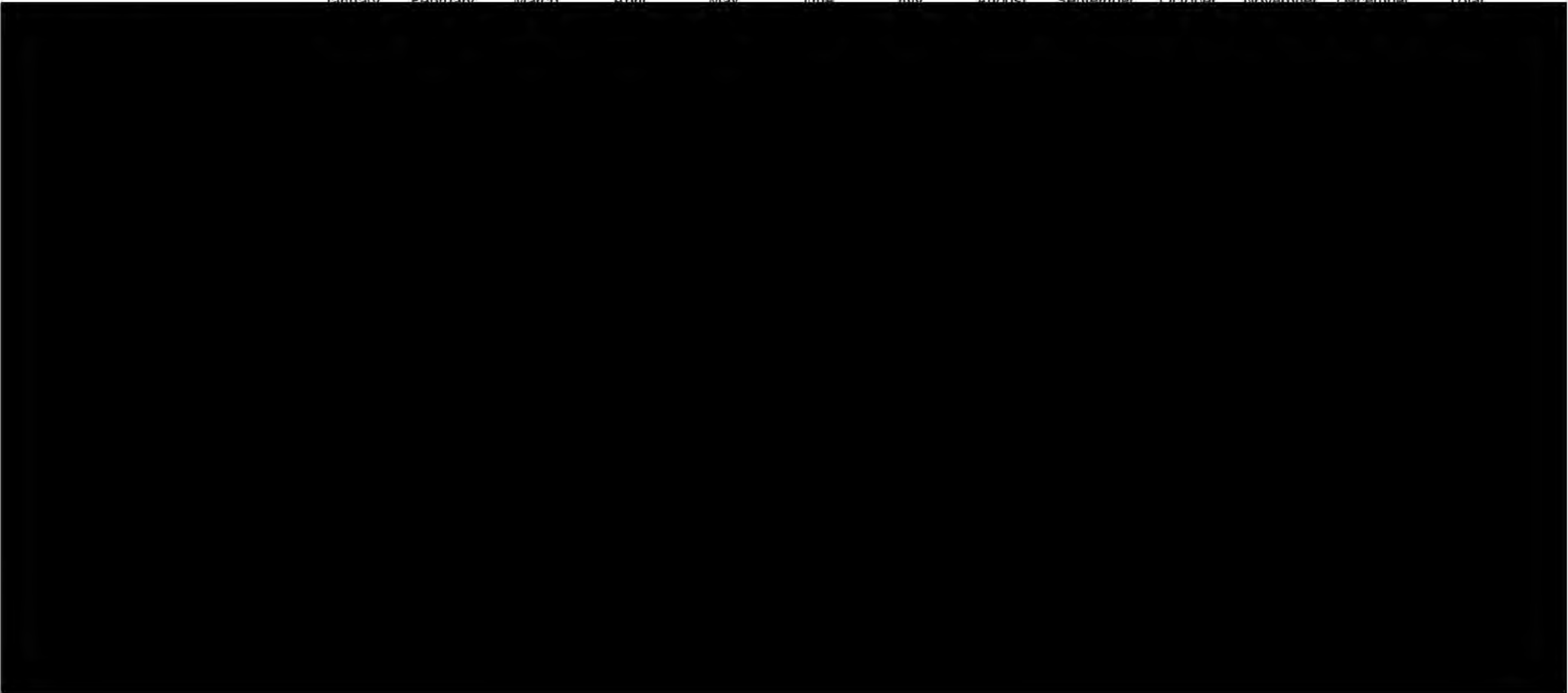
Thursday, April 13, 2023 14:02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

## Rancho San Juan HOA

### Reserve

January February March April May June July August September October November December Total



**Rancho San Juan HOA**  
Bank Reconciliation Expanded Detail Consolidated

Bank: Operating [REDACTED] [REDACTED]

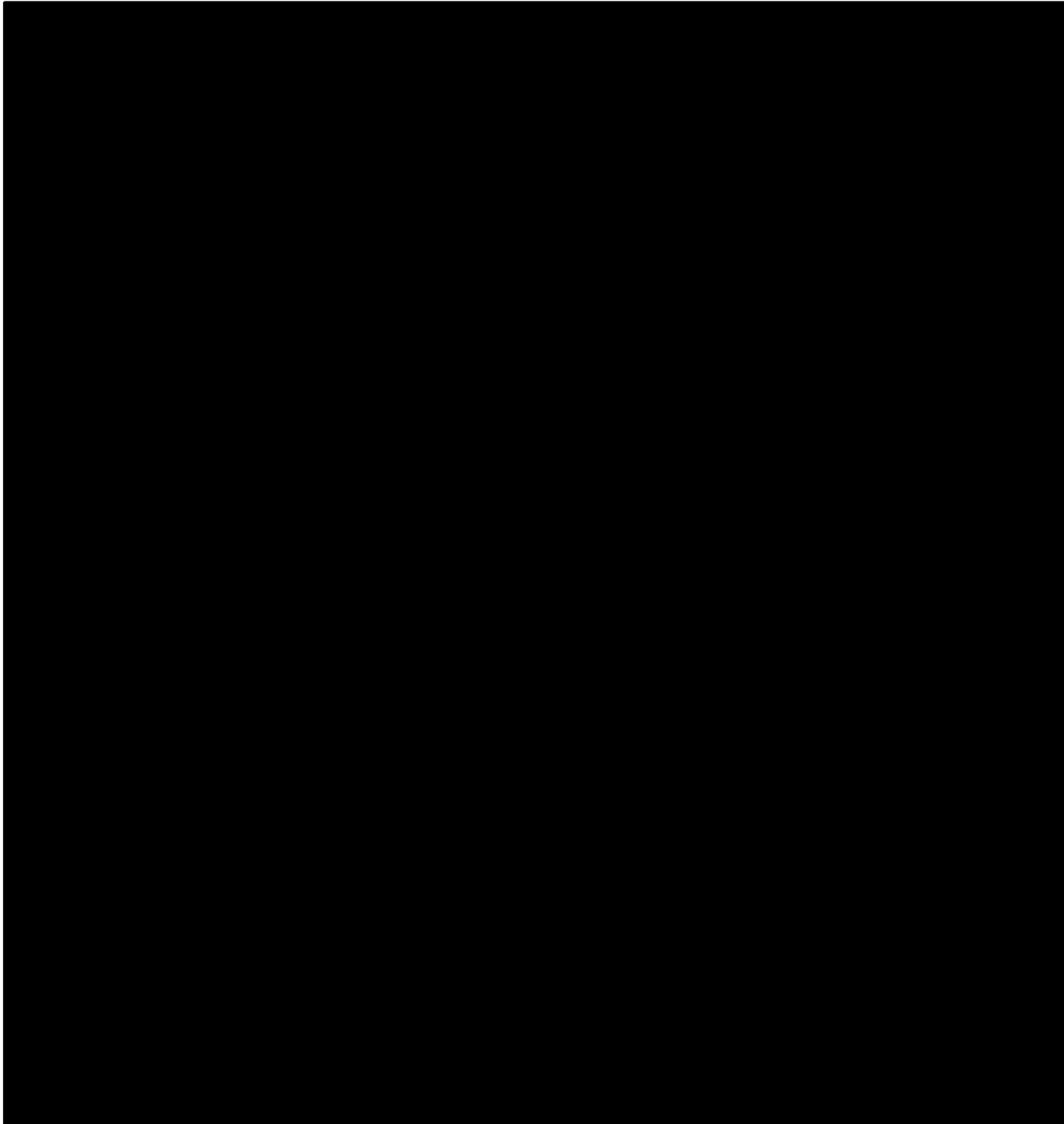
Statement Date: 3/31/2023

G/L Balance: [REDACTED]

Linked Statement: [REDACTED]

Statement Balance: [REDACTED]

Item	Date	Check #	Amount	Balance
------	------	---------	--------	---------

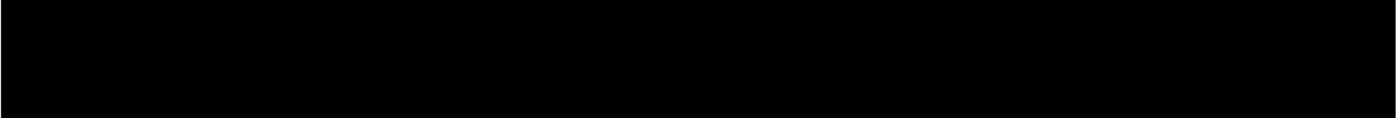


\* voided check

Rancho San Juan HOA  
Bank Reconciliation Expanded Detail Consolidated

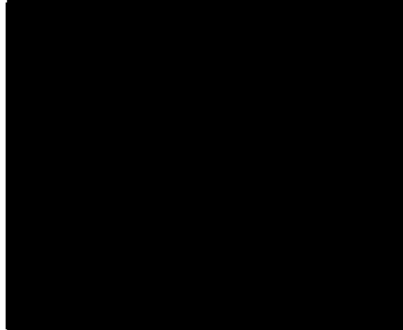


Outstanding Items:



Bank Reconciliation Summary: Operating

G/L Balance:  
Uncleared Checks, Credits:  
Uncleared Deposits, Debits:  
G/L Difference:  
  
Statement Balance:  
G/L and Balance Difference:





**Rancho San Juan HOA**  
Bank Reconciliation Expanded Detail Consolidated

Bank: MM Reserve [REDACTED] [REDACTED]

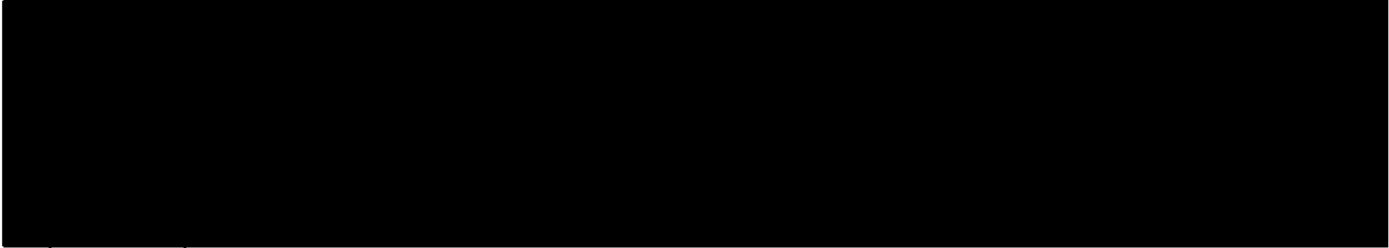
Statement Date: 3/31/2023

G/L Balance:

Linked Statement: [REDACTED]

Statement Balance:

Item	Date	Check #	Amount	Balance
------	------	---------	--------	---------



Outstanding Items:

Bank Reconciliation Summary: MM Reserv

G/L Balance:

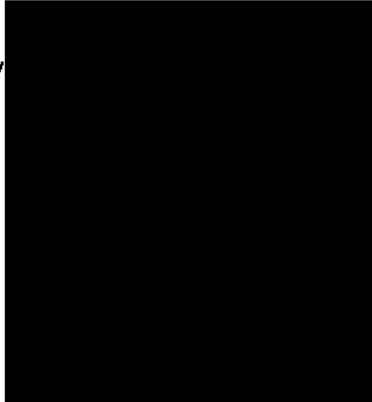
Uncleared Checks, Credits:

Uncleared Deposits, Debits:

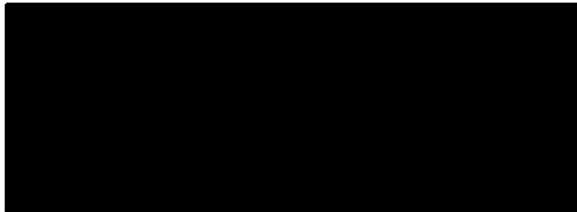
G/L Difference:

Statement Balance:

G/L and Balance Difference:



Rancho San Juan HOA  
Bank Statement Attachments

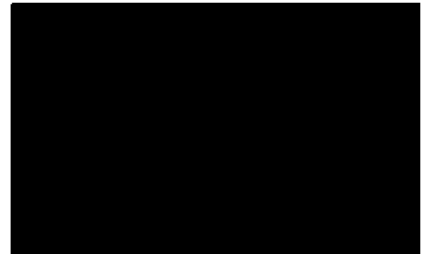


Last statement: February 28, 2023  
This statement: March 31, 2023  
Total days in statement period: 31

RANCHO SAN JUAN HOMEOWNERS  
C/O VARALINO COMMUNITY MGMT  
RANCHO SAN JUAN - OPR  
6345 S PECOS RD SUITE 211  
LAS VEGAS NV 89120-6224

Page 1

(7)



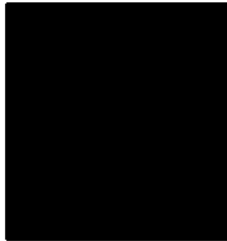
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*THANK YOU FOR BANKING WITH US!*

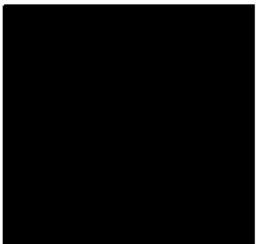
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Account number  
Enclosures  
Low balance  
Average balance  
Avg collected balance



Beginning balance  
Total additions  
Total subtractions  
Ending balance



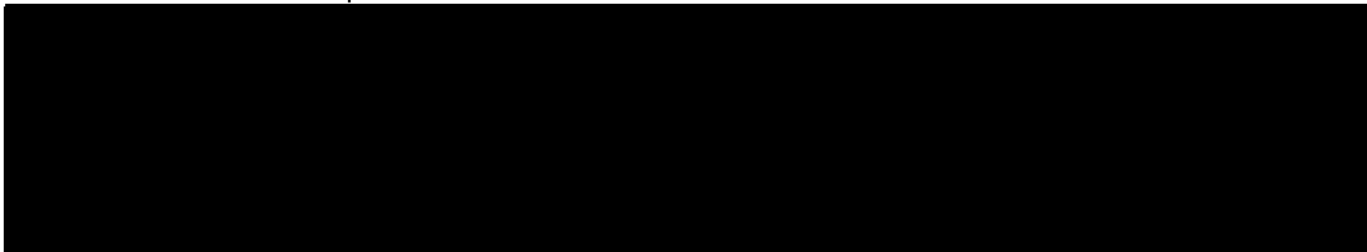
**CHECKS**

Number      Date      Amount      Number      Date      Amount



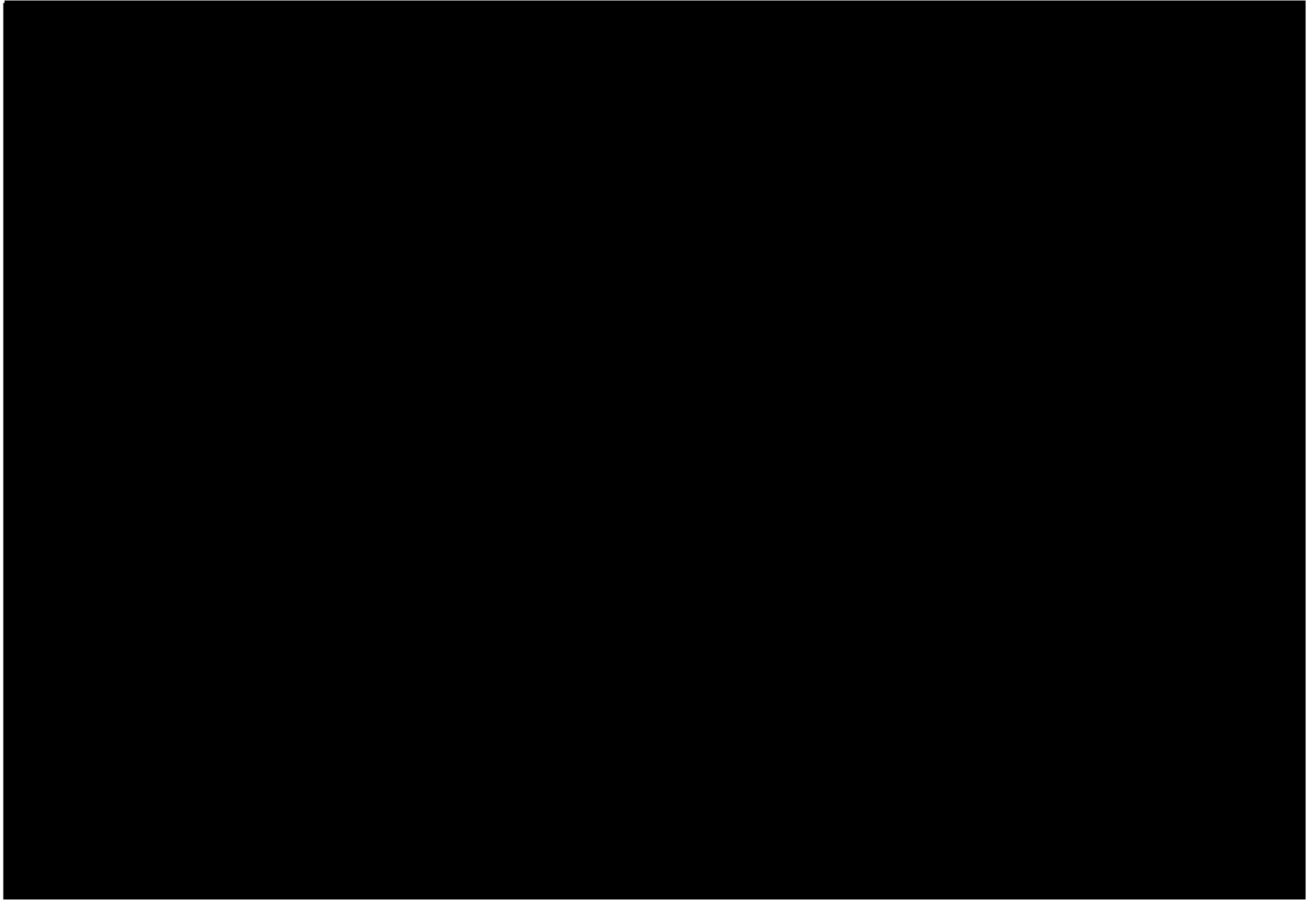
**DEBITS**

Date      Description      Subtractions

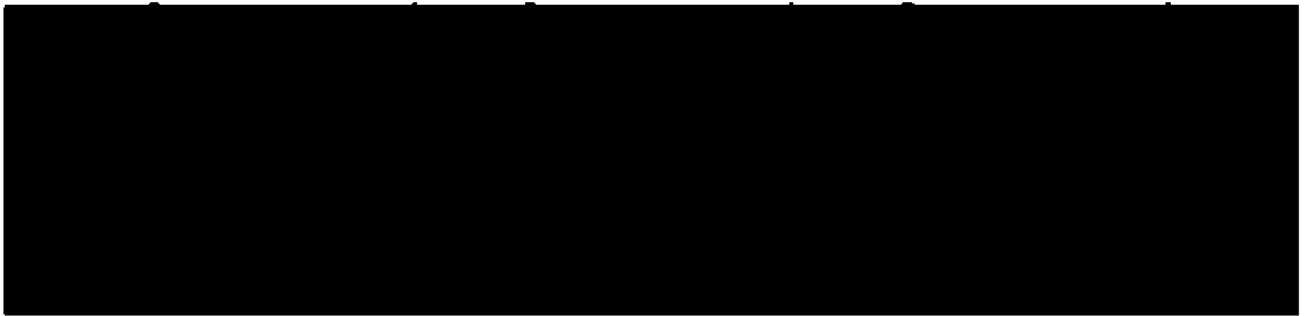




**CREDITS**

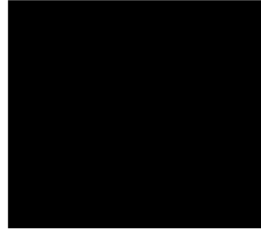


**DAILY BALANCES**



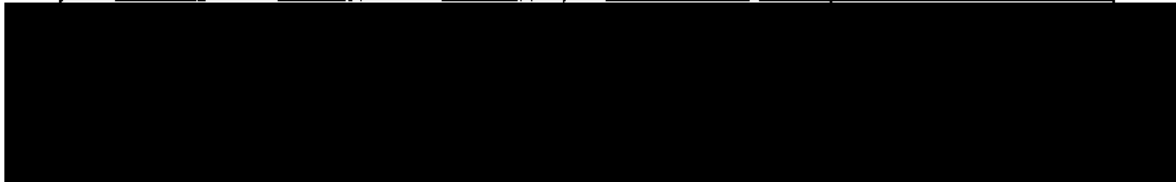
**INTEREST INFORMATION**

Annual percentage yield earned  
Interest-bearing days  
Average balance for APY  
Interest earned

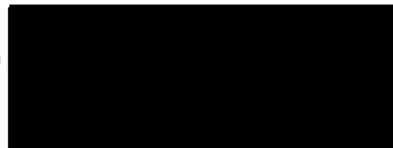


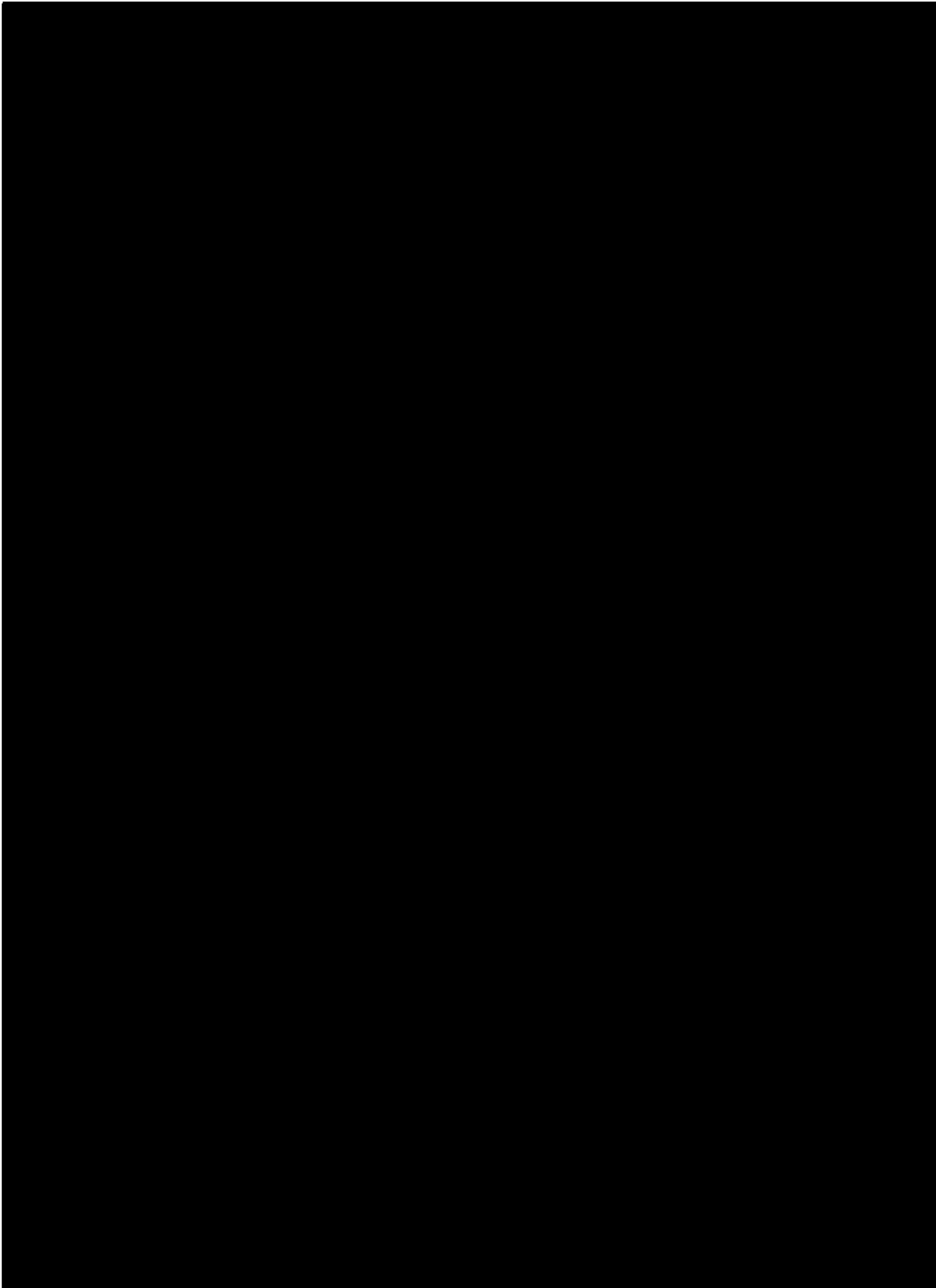
**OVERDRAFT/RETURN ITEM FEES**

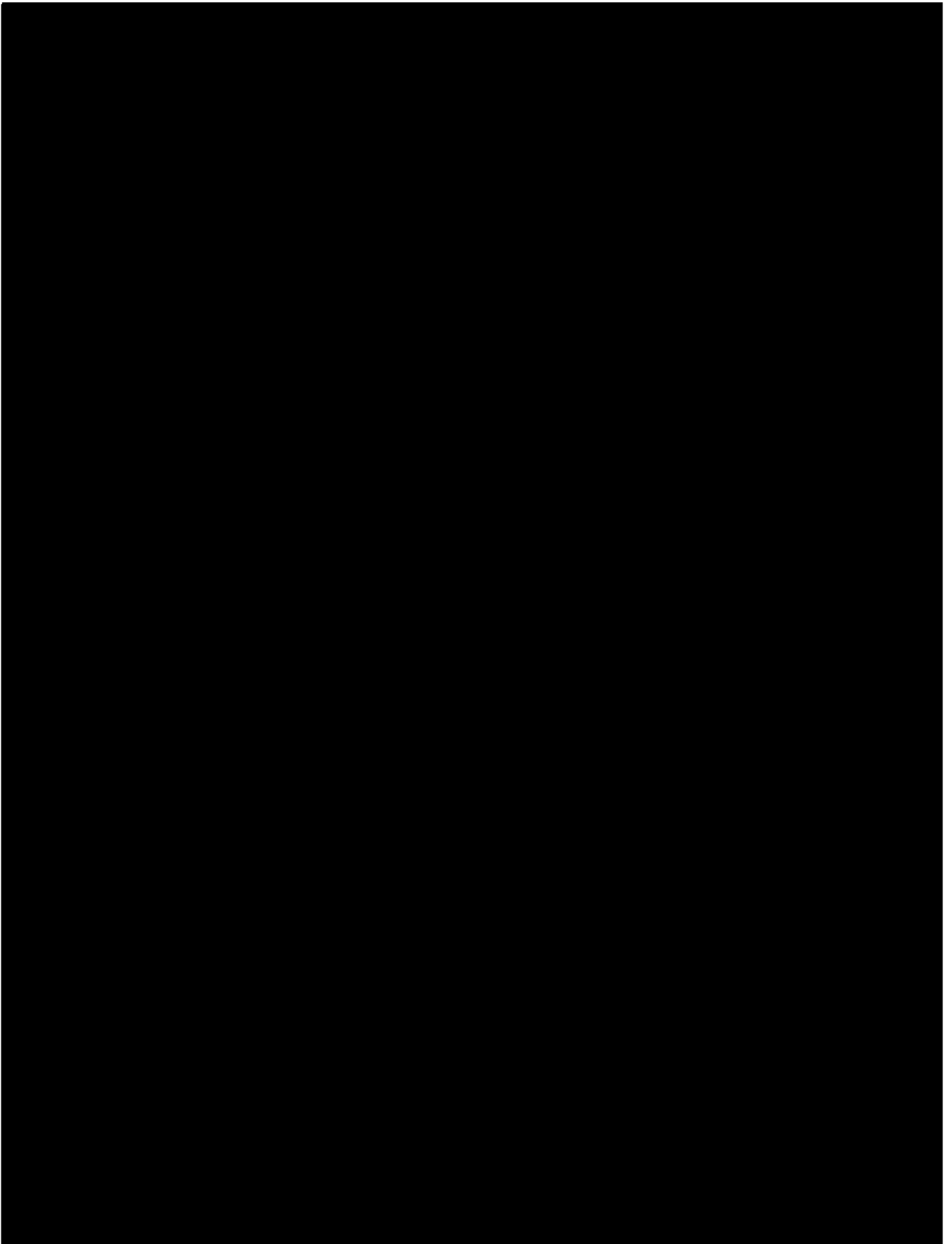
	Total for this period	Total year-to-date
--	--------------------------	-----------------------

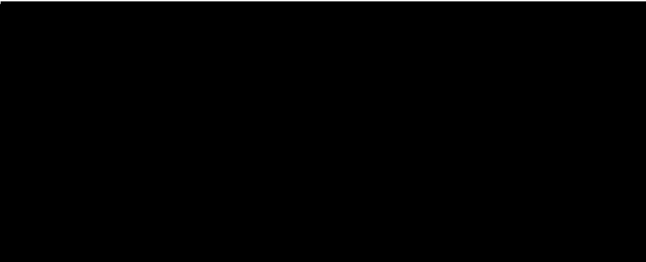


*Thank you for banking with*







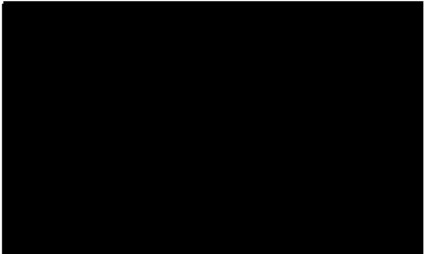


Last statement: February 28, 2023  
This statement: March 31, 2023  
Total days in statement period: 31

RANCHO SAN JUAN HOMEOWNERS  
C/O VARALINO COMMUNITY MGMT  
RANCHO SAN JUAN - RSV  
6345 S PECOS RD SUITE 211  
LAS VEGAS NV 89120-6224

Page 1

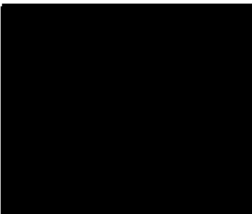
(0)



THANK YOU FOR BANKING WITH US!



Account number  
Low balance  
Average balance  
Avg collected balance  
Interest paid year to date



Beginning balance  
Total additions  
Total subtractions  
Ending balance



CREDITS

Date	Description	Additions

DAILY BALANCES

Date	Amount	Date	Amount

INTEREST INFORMATION

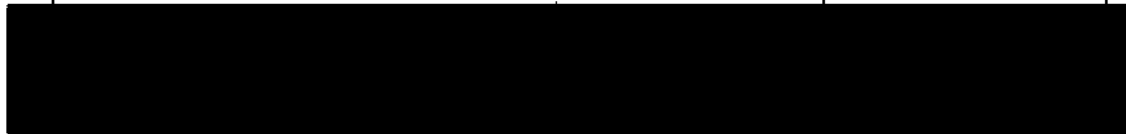
Annual percentage yield earned  
Interest-bearing days  
Average balance for APY  
Interest earned



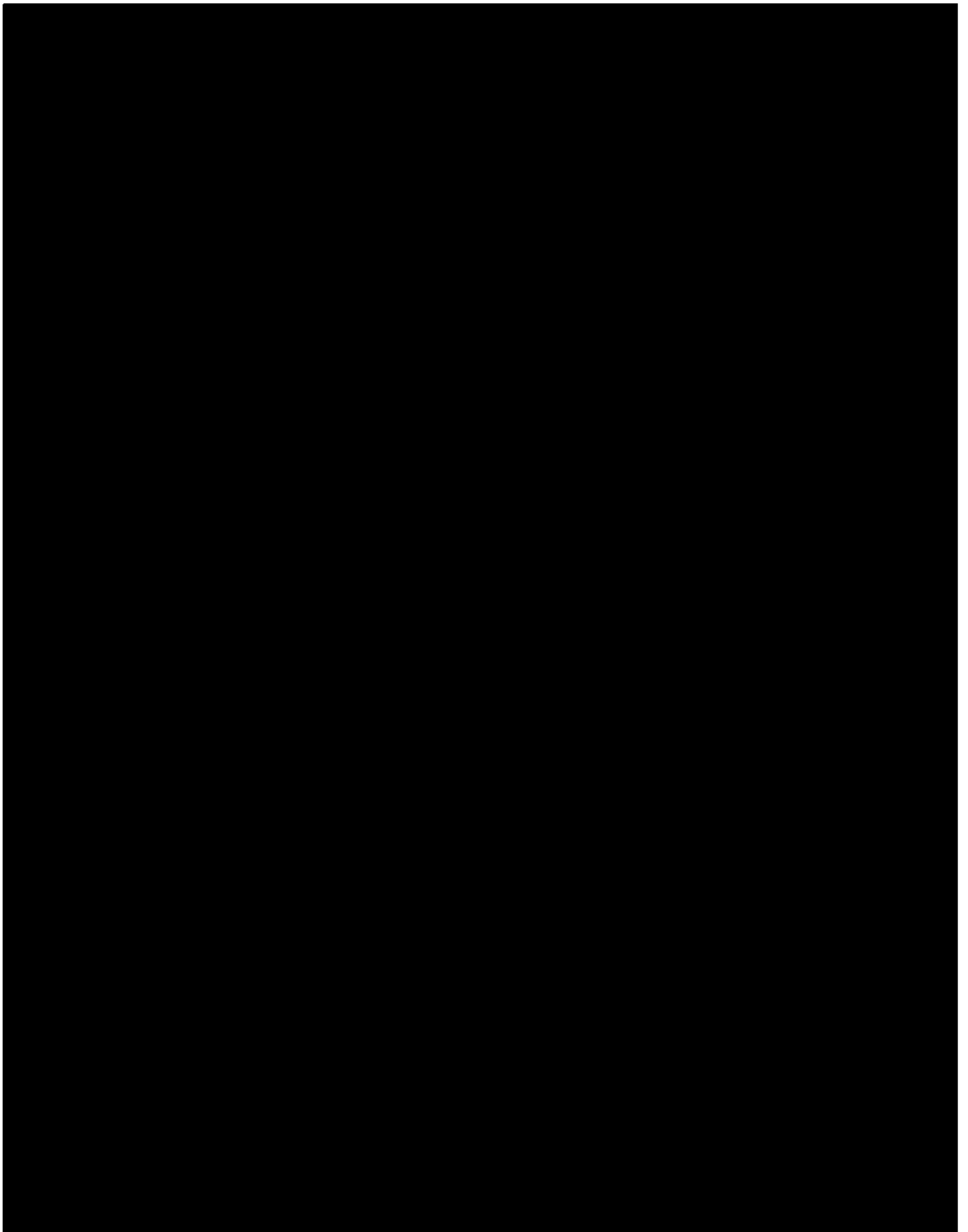


OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
--	--------------------------	-----------------------



*Thank you for banking with* [REDACTED]



Rancho San Juan HOA

AP Reports

# AP Check Register with Detail

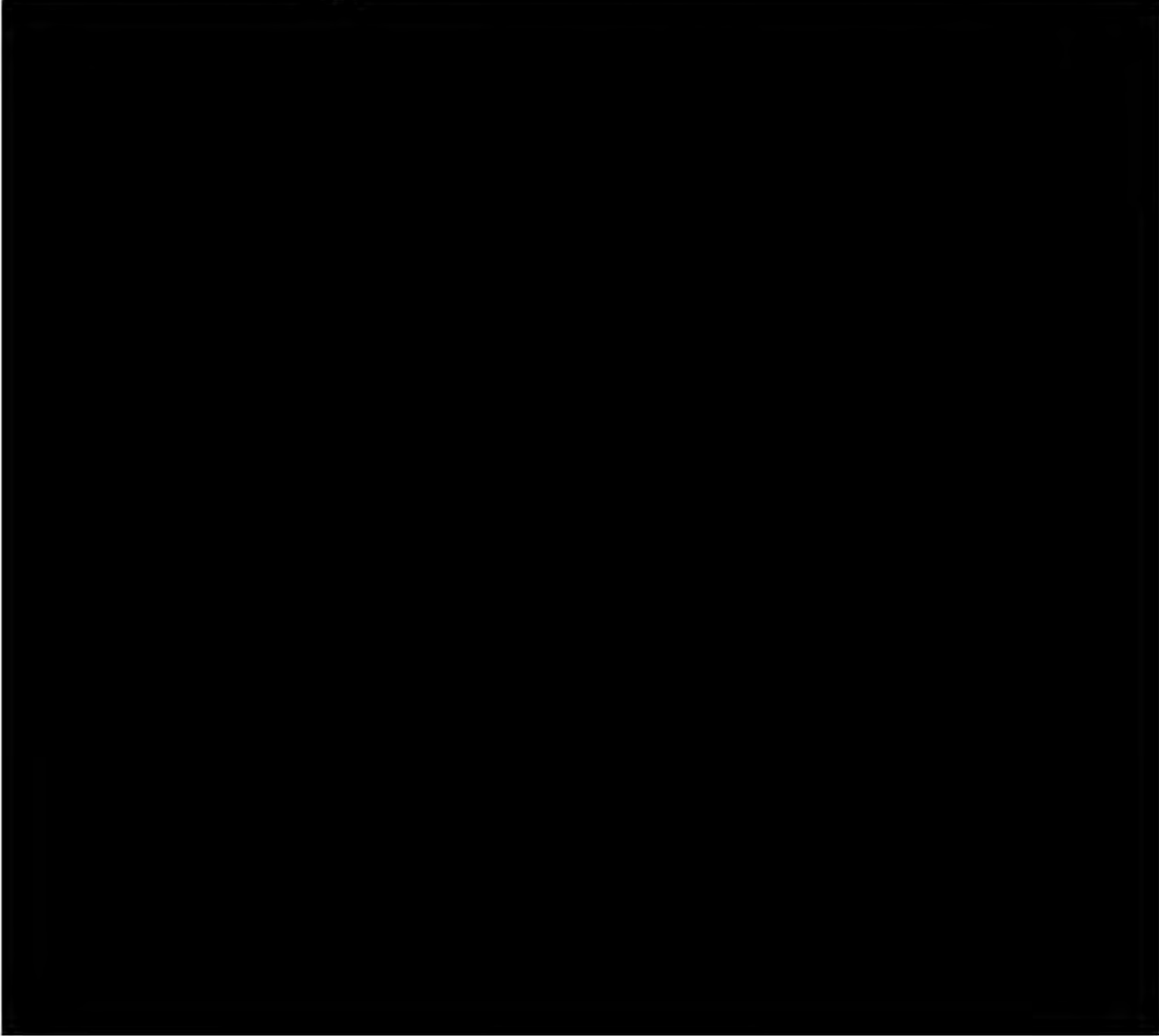
Check Date 3/1/2023 To 3/31/2023 11:59:00 PM

Voided No

## Rancho San Juan HOA

---

Check #	Check Date	Ctrl #	Vendor				
Invoice #		Expense		Department		Amount	Status
		Memo					

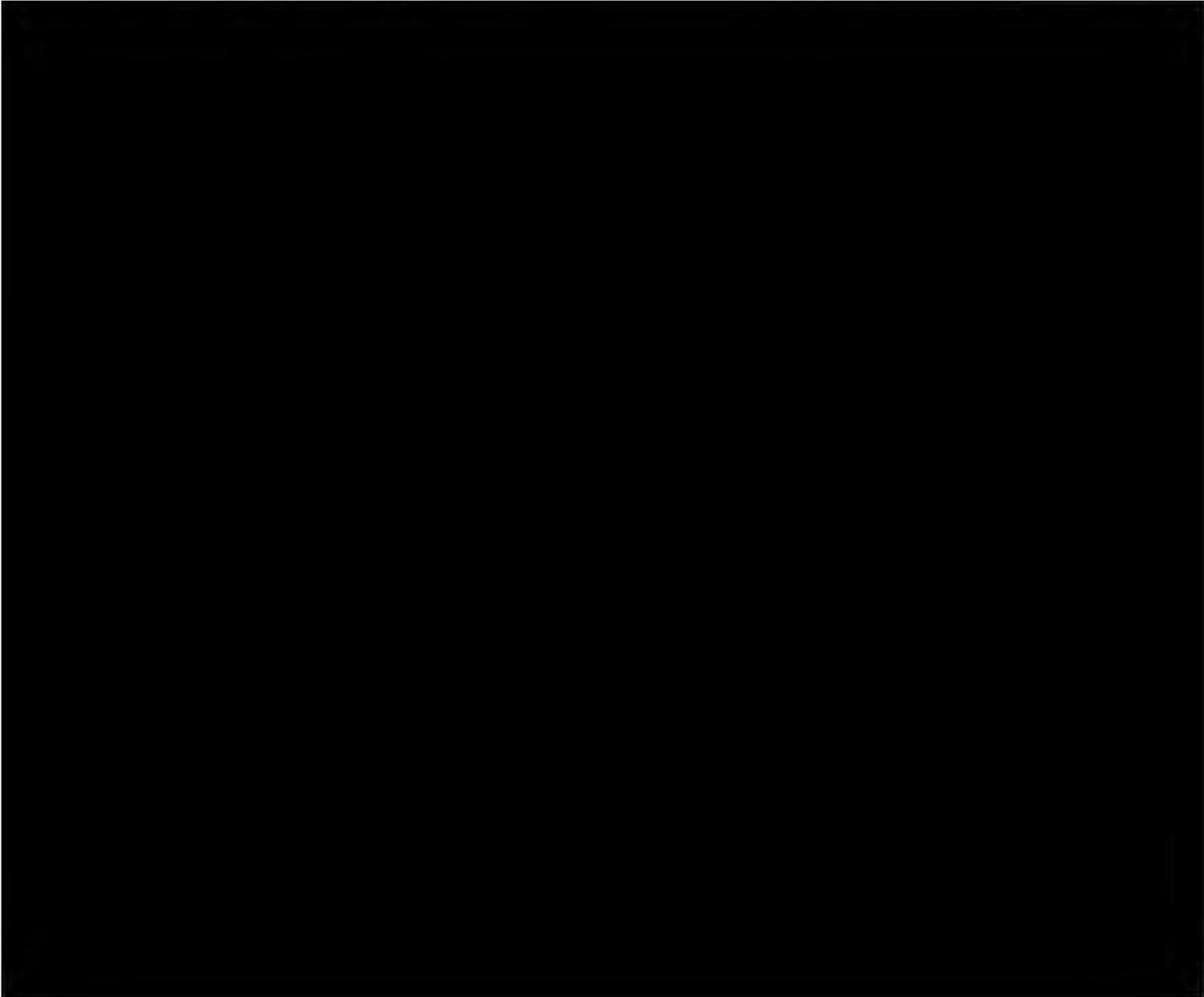


# AP DS Aging Detail Accrual

Period 03/31/2023

Rancho San Juan HOA

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
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Rancho San Juan HOA

GL Reports

# General Ledger Summary

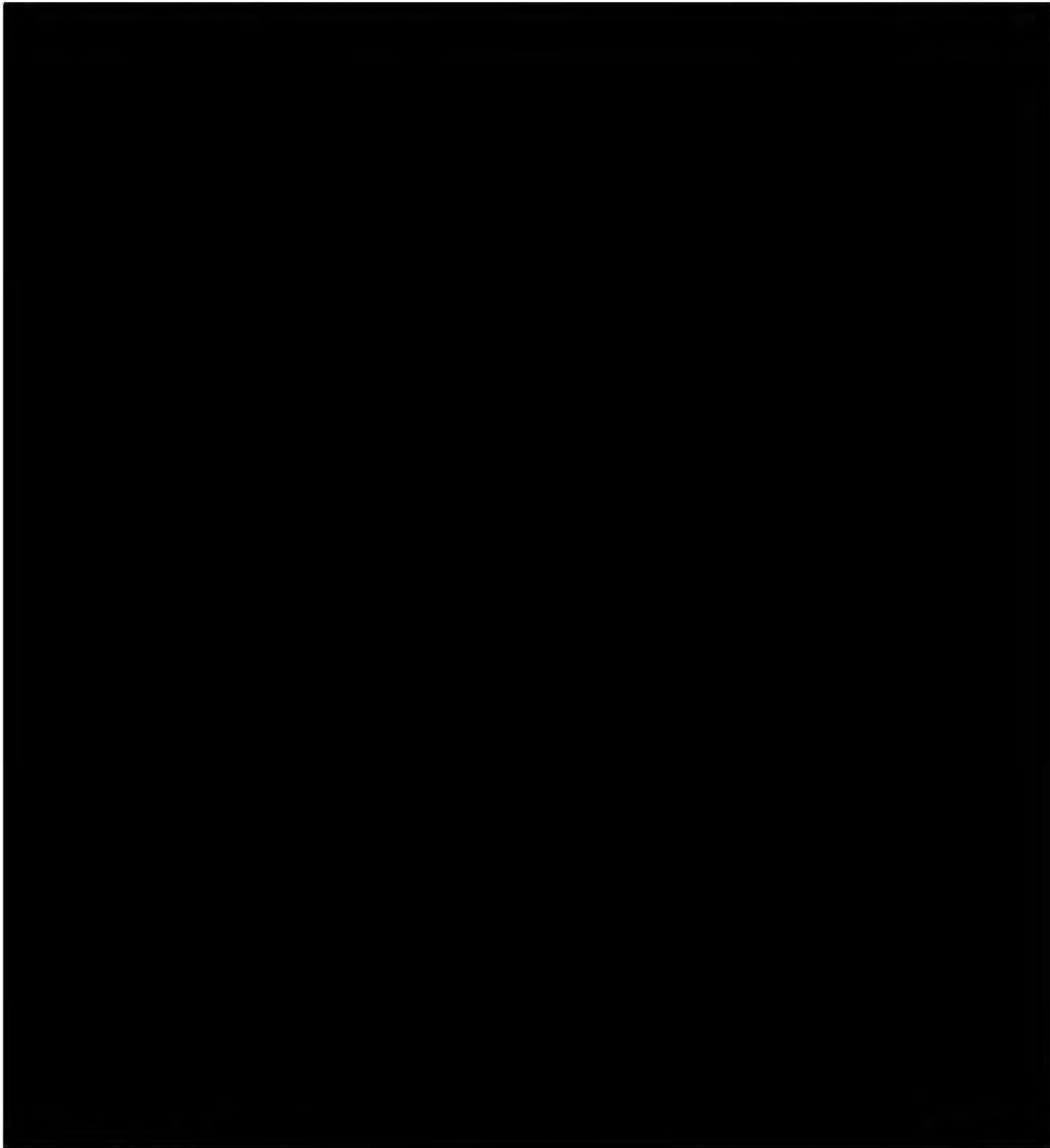
Thursday, April 13, 2023

14.02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
--------	-------------	--------	------------	------	-------	--------	---------



General Ledger Summary

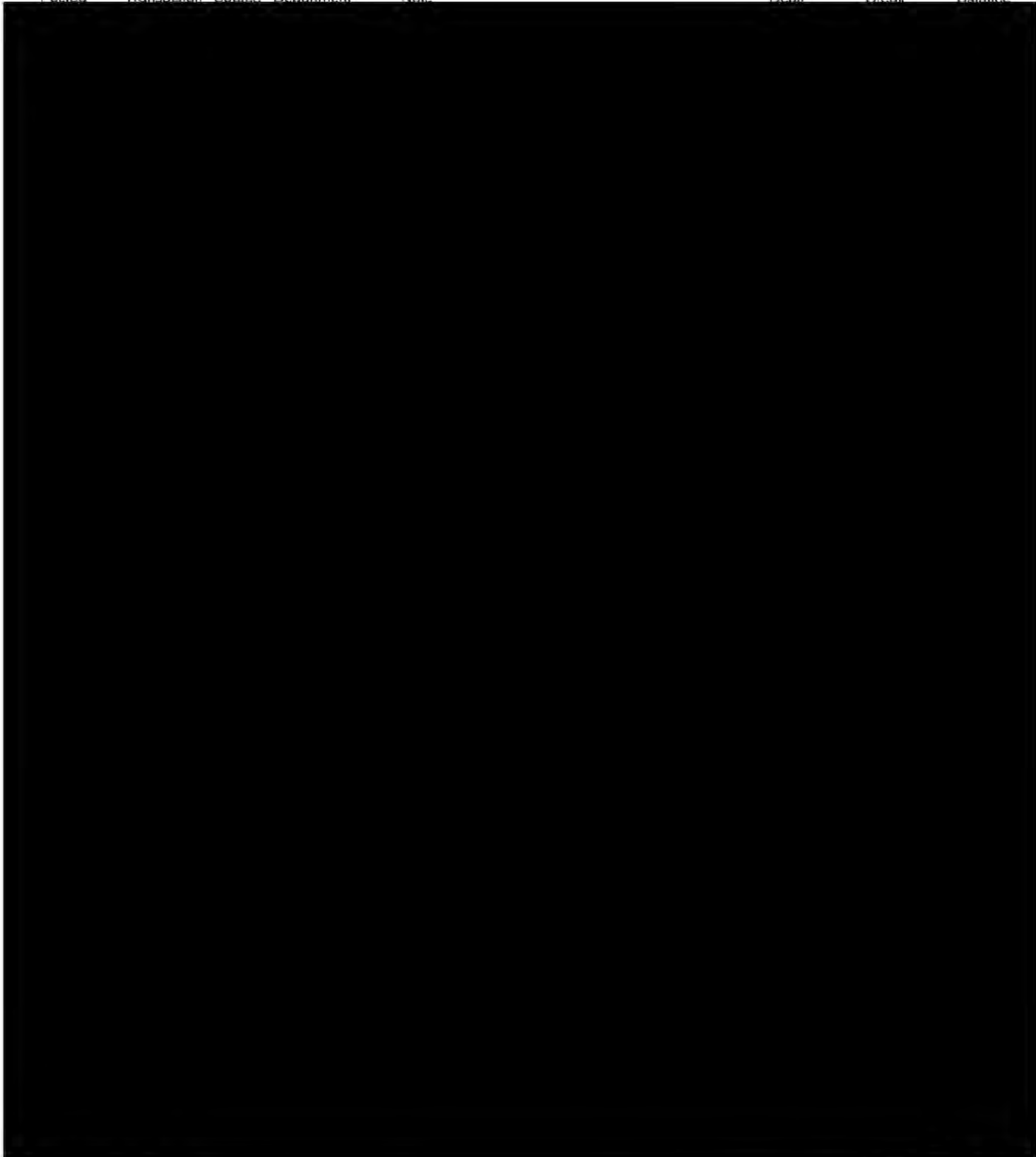
Thursday, April 13, 2023

14:02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
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# General Ledger Summary

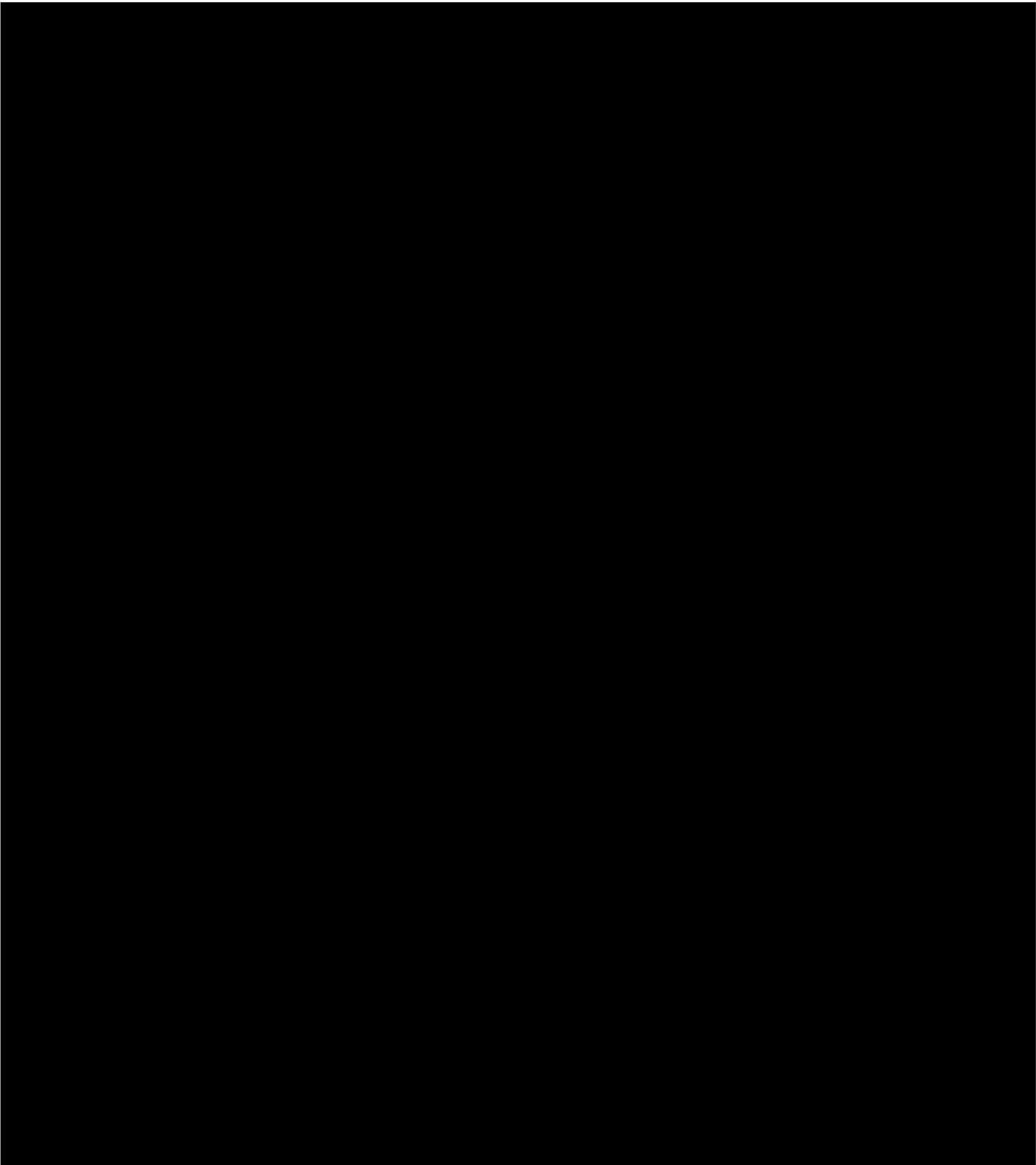
Thursday, April 13, 2023

14:02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
--------	--------------------	------------	------	-------	--------	---------

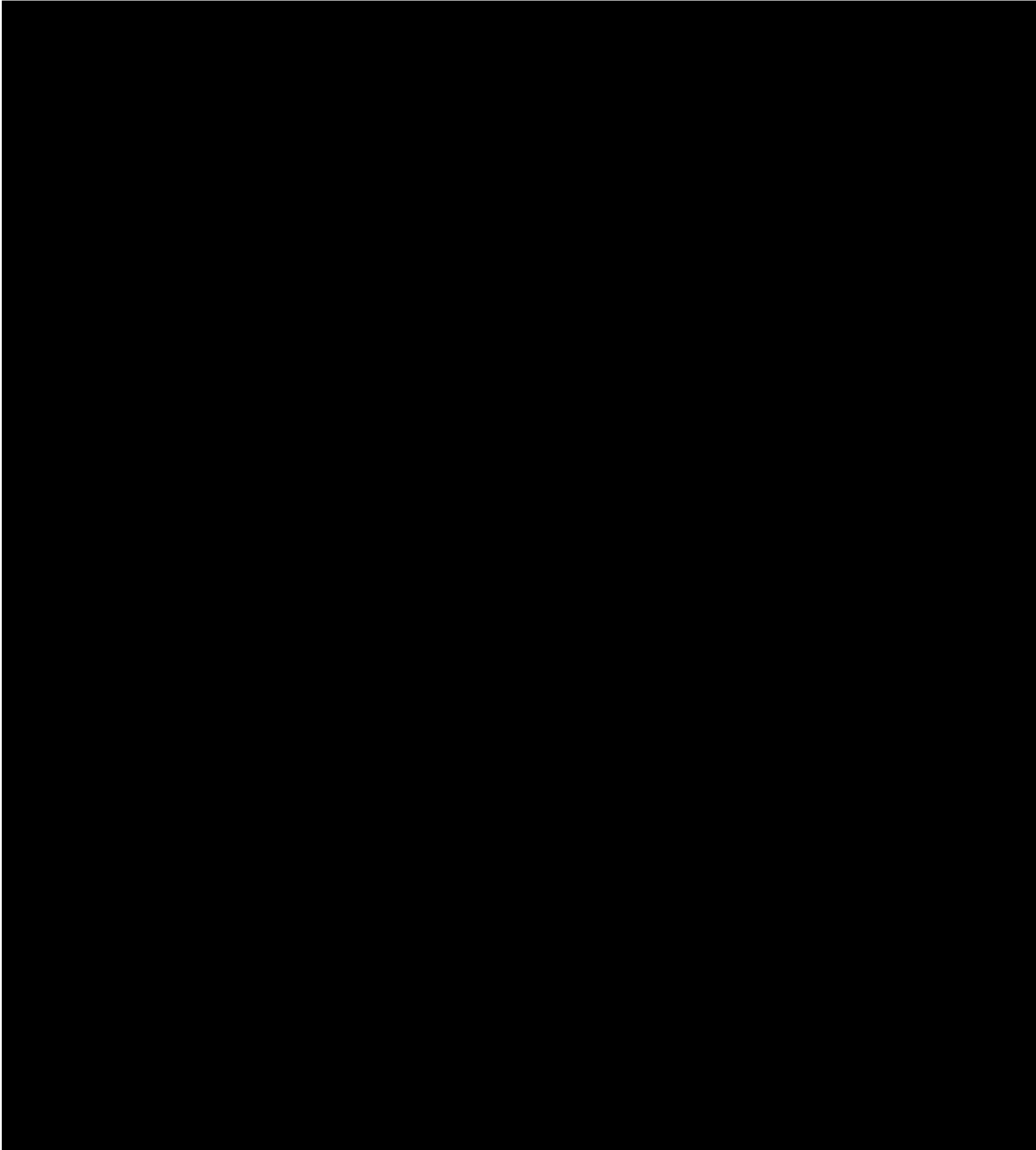


**General Ledger Summary**  
Period 3/1/2023 To 3/31/2023 11:59:00 PM

Thursday, April 13, 2023 14:02

**Rancho San Juan HOA**

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
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# General Ledger Summary

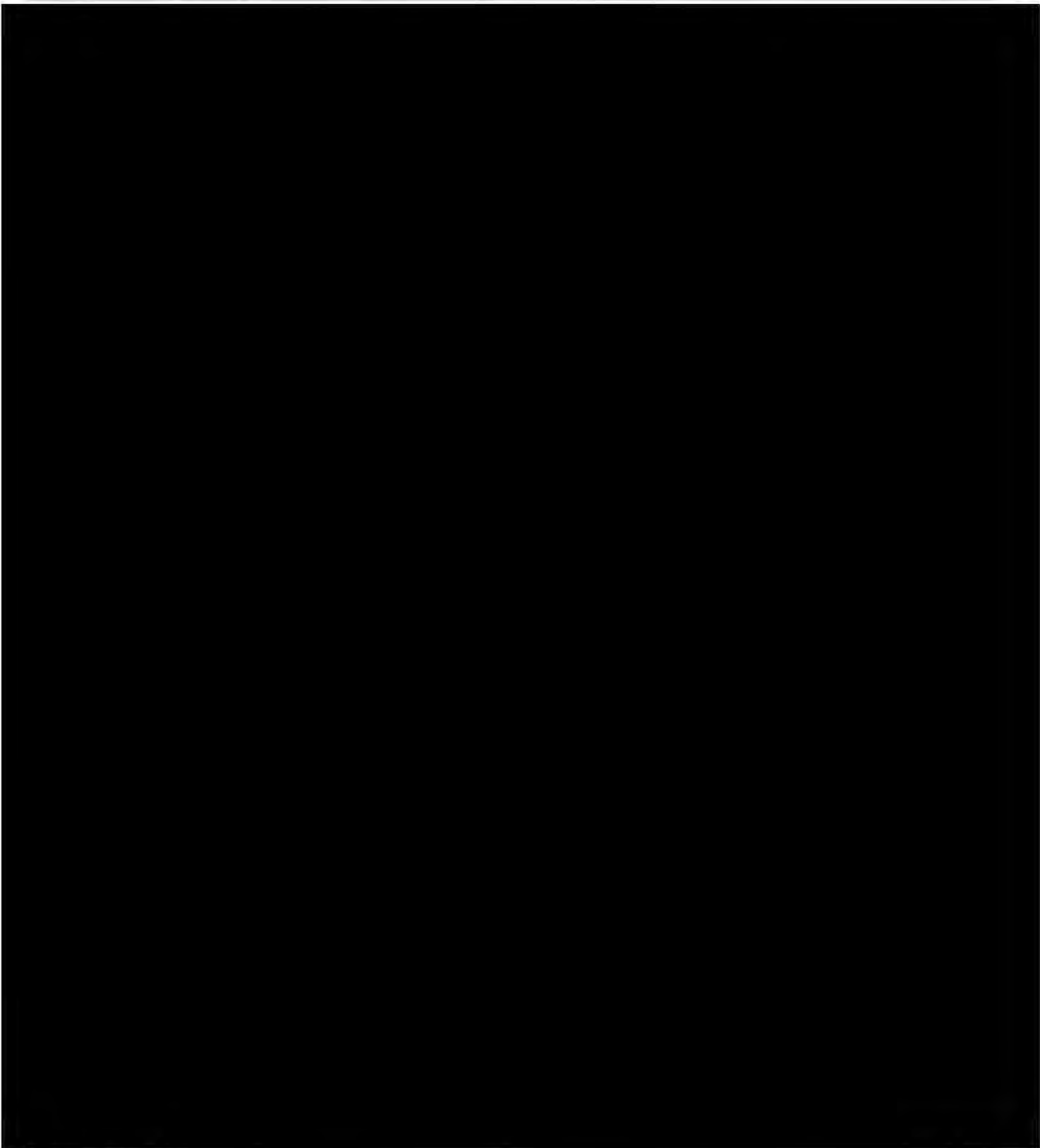
Period 3/1/2023 To 3/31/2023 11:59:00 PM

Thursday, April 13, 2023

14:02

## Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
--------	-------------	--------	------------	------	-------	--------	---------



# General Ledger Summary

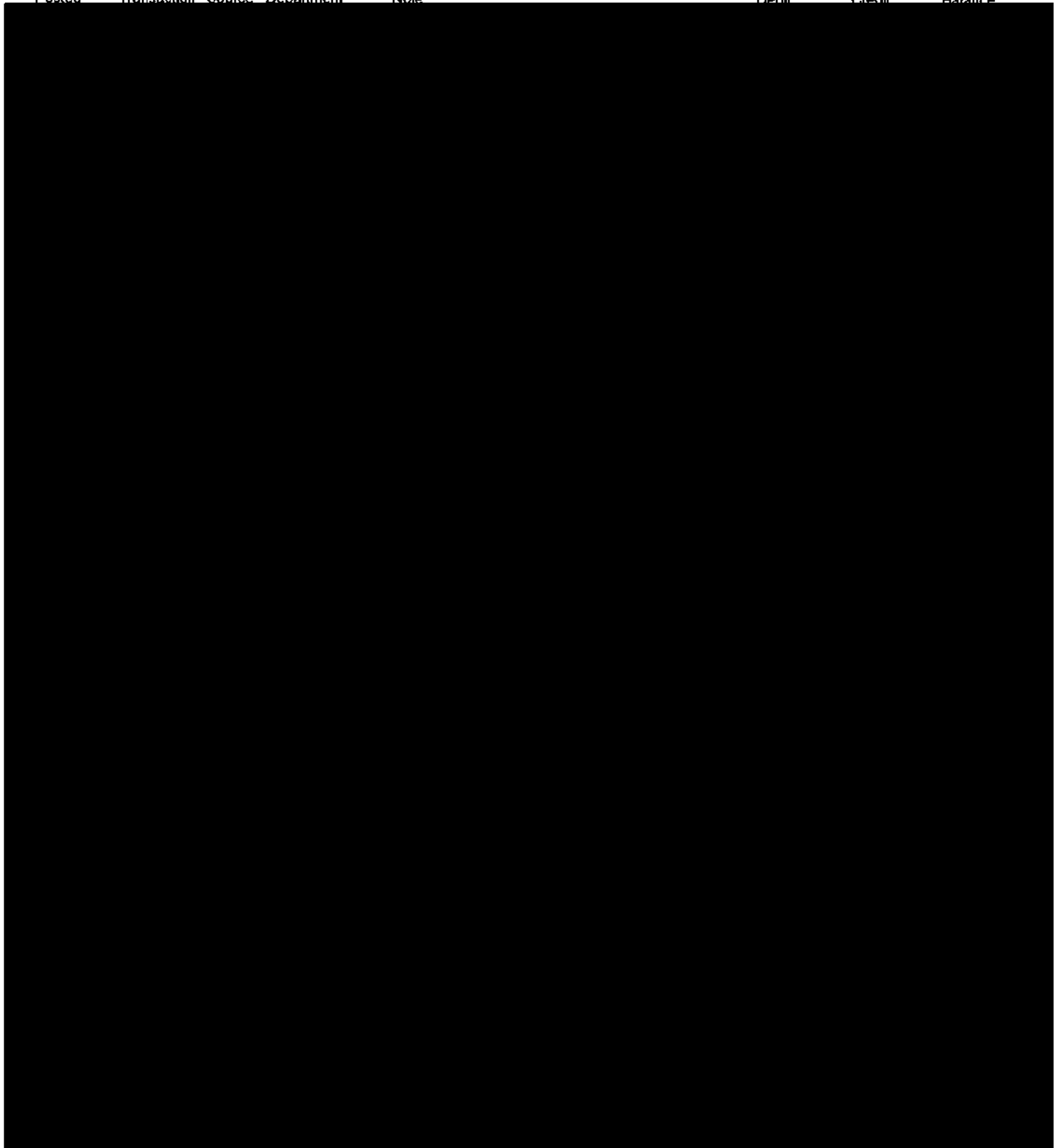
Thursday, April 13, 2023

14:02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

## Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
--------	-------------	--------	------------	------	-------	--------	---------

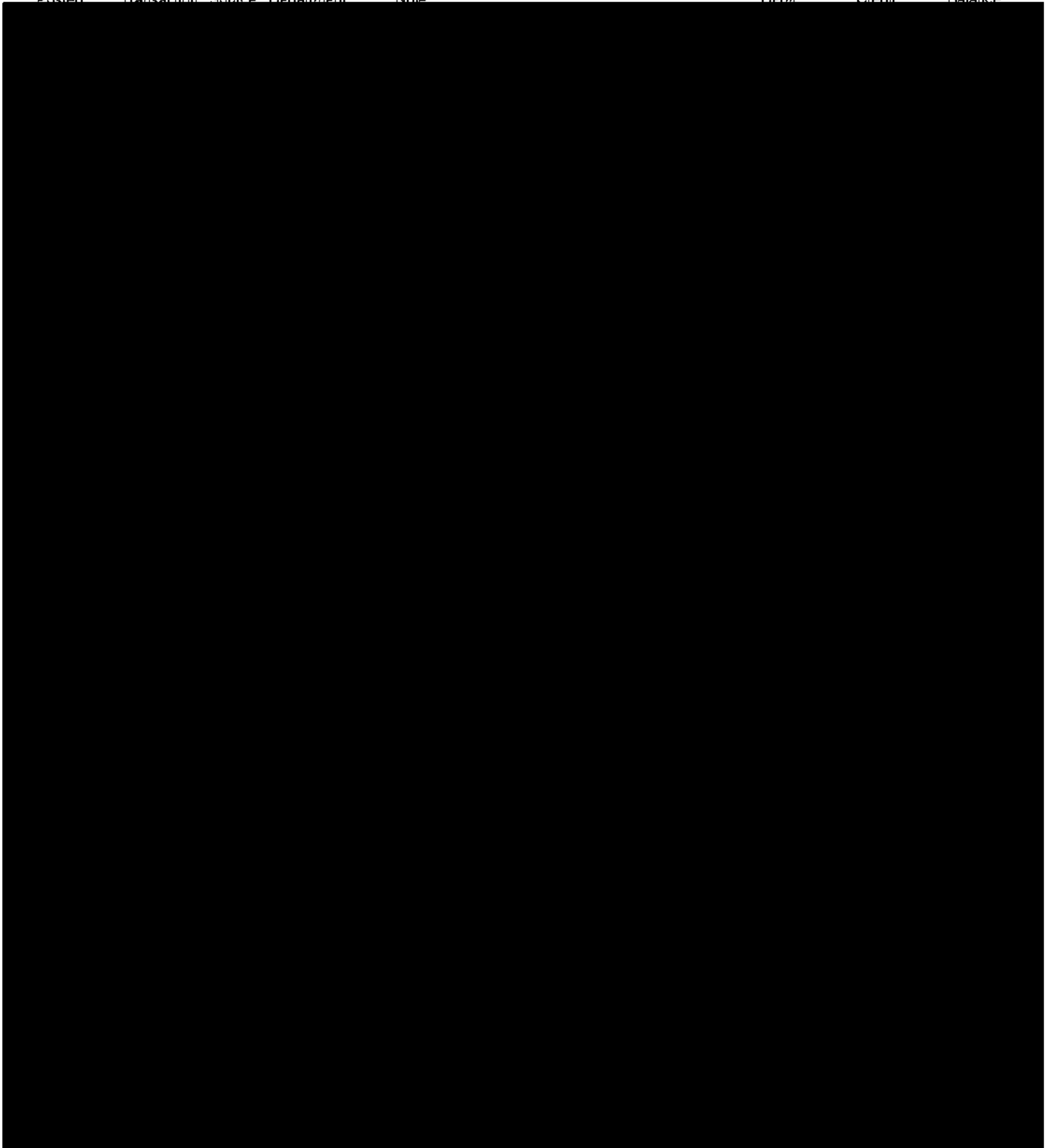


**General Ledger Summary**  
Period 3/1/2023 To 3/31/2023 11:59:00 PM

Thursday, April 13, 2023 14:02

**Rancho San Juan HOA**

Posted Transaction Source Department Note Debit Credit Balance



General Ledger Summary

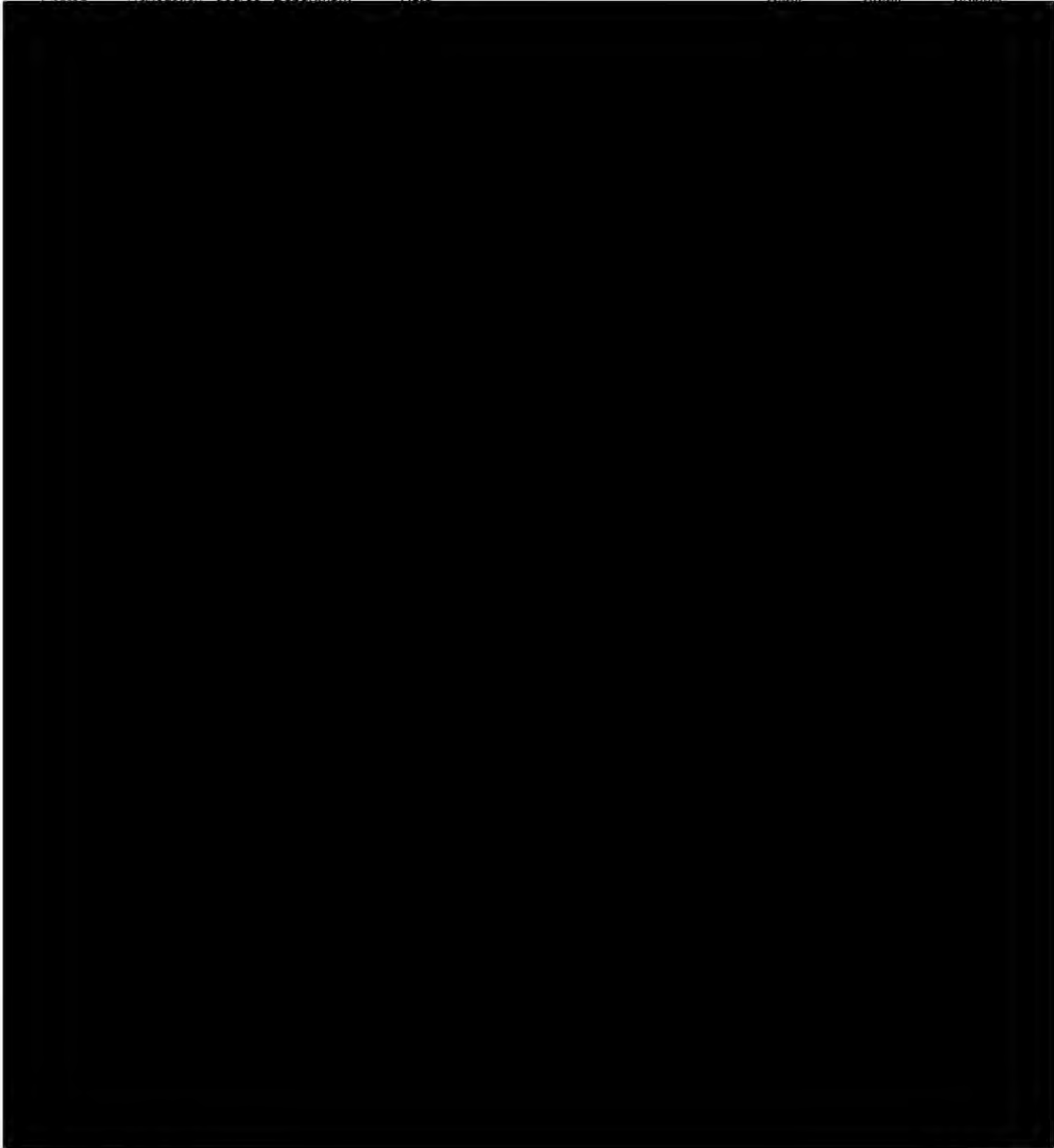
Thursday, April 13, 2023

14:02

Period 3/1/2023 To 3/31/2023 11:59:00 PM

Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
--------	-------------	--------	------------	------	-------	--------	---------

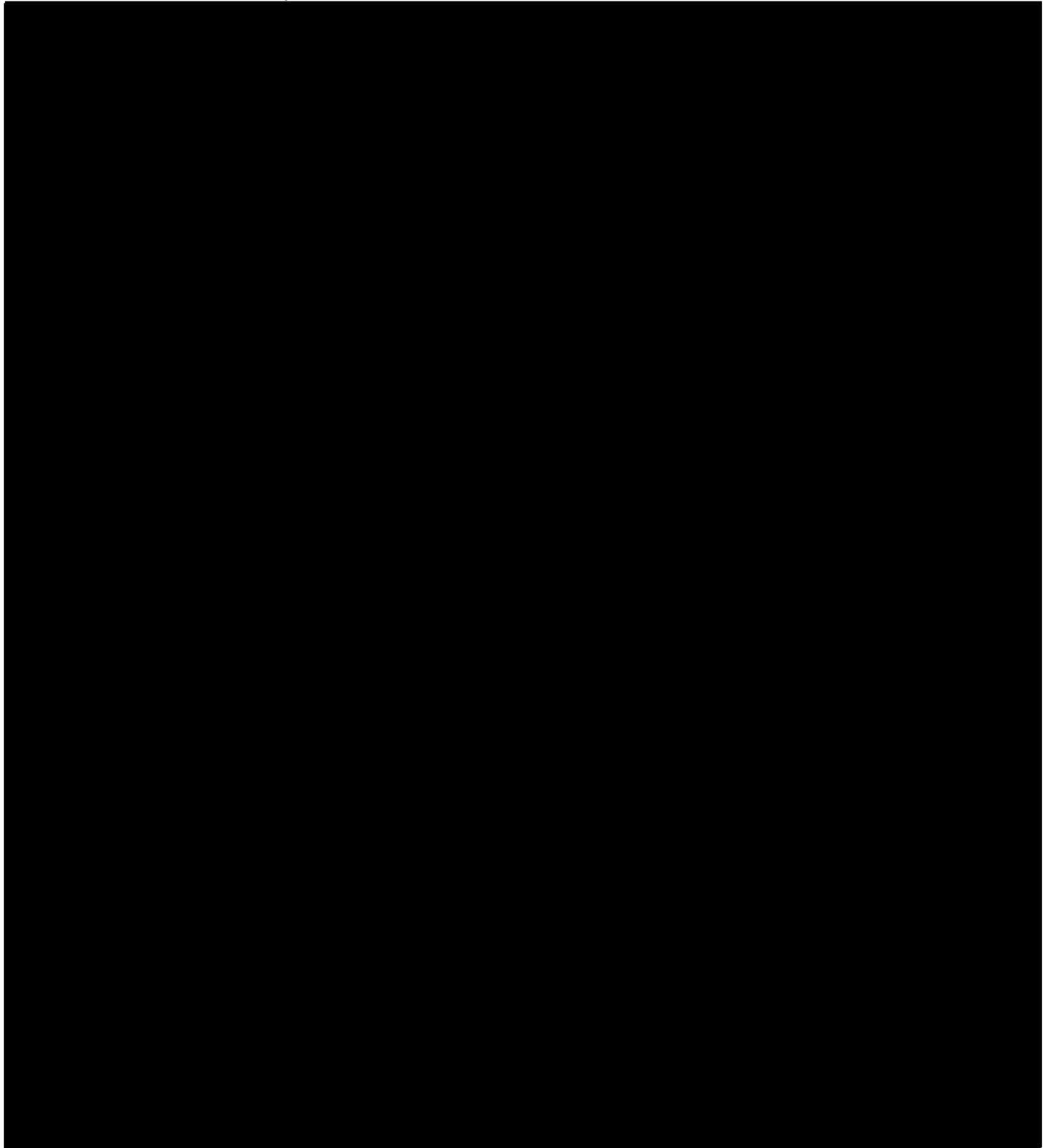


General Ledger Summary  
Period 3/1/2023 To 3/31/2023 11:59:00 PM

Thursday, April 13, 2023 14:02

Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
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# General Ledger Summary

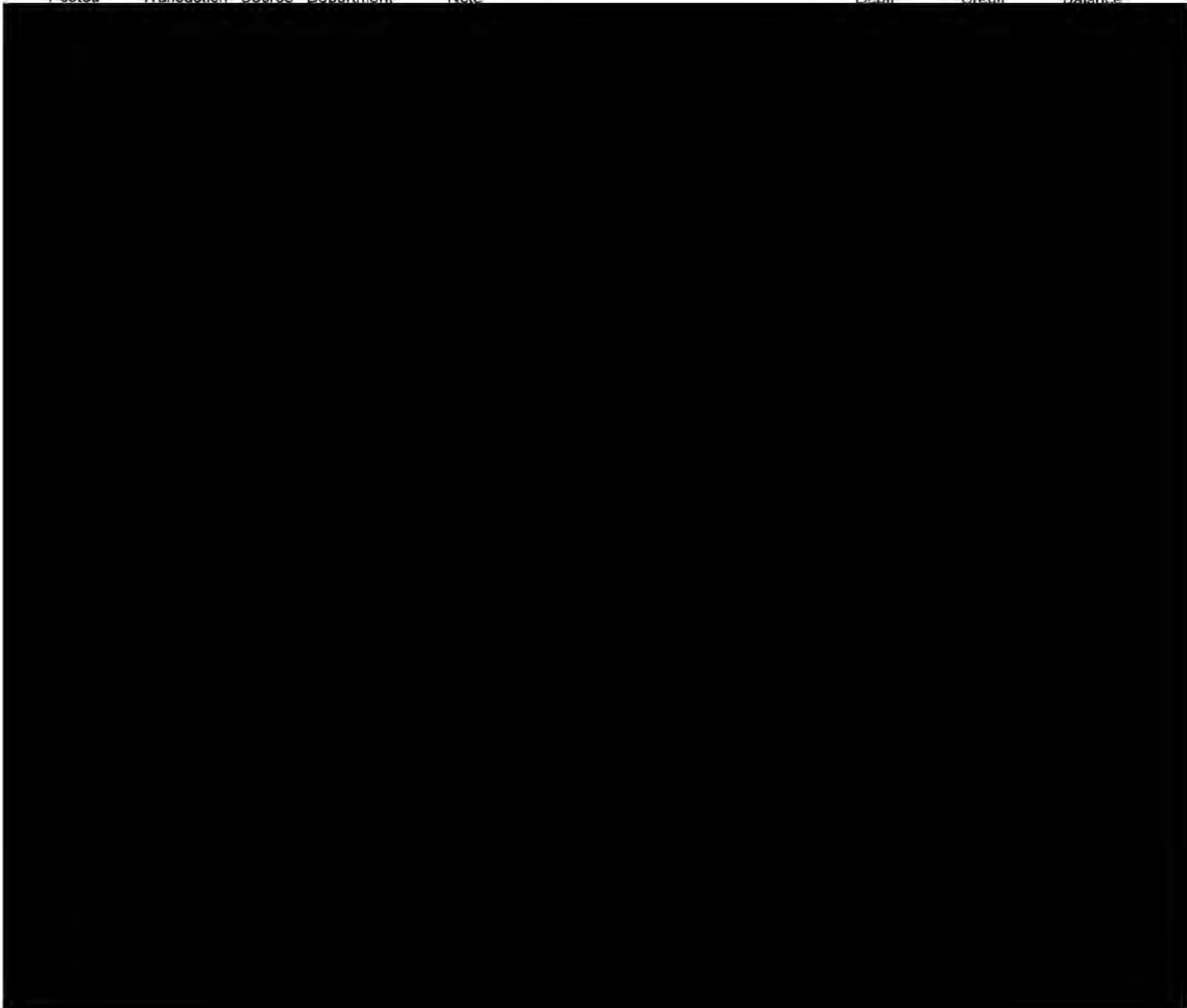
Period 3/1/2023 To 3/31/2023 11:59:00 PM

Thursday, April 13, 2023

14:02

## Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
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Rancho San Juan HOA  
Allowance for Doubtful Accounts  
3/31/2023

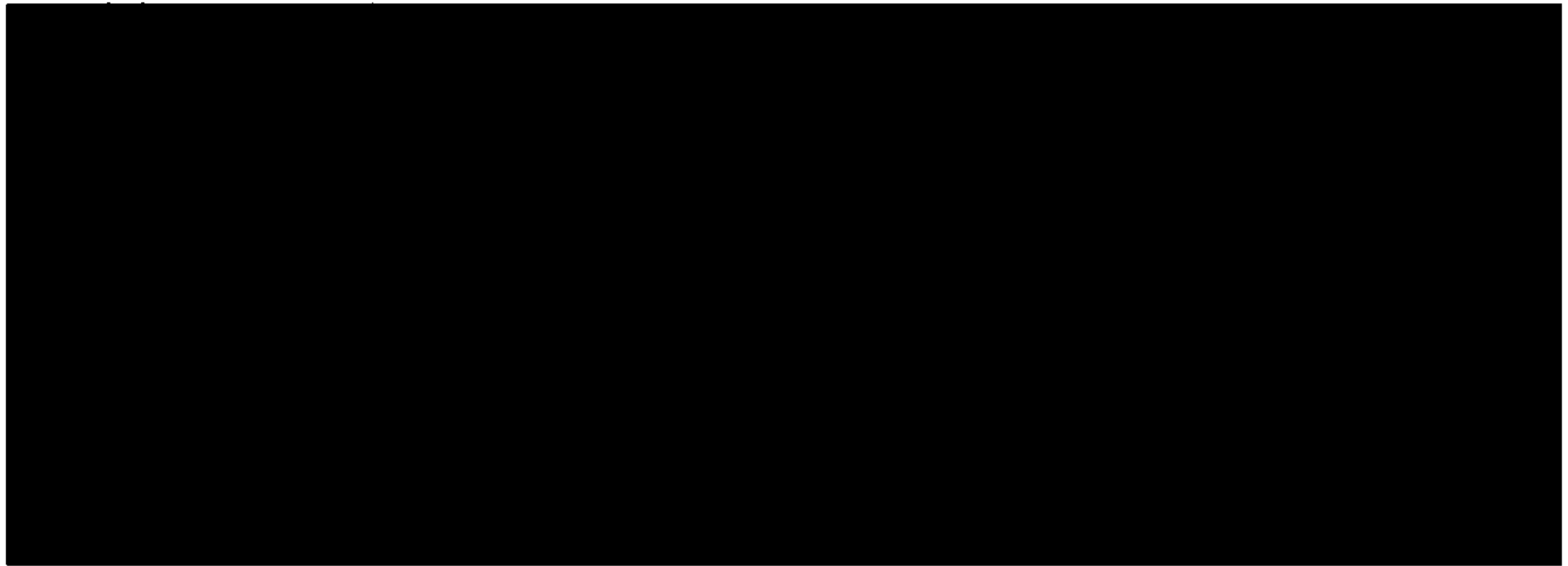


Date	Description	Bad Debt Accrual	Bad Debt Write-off	Balance
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A large solid black rectangular redaction box covering the entire body of the table, obscuring all data rows.

Rancho San Juan HOA  
Due to/from  
3/31/23

Date	Description	Reserve Transfer Budget	Reserve Transfer Funded	Reserve Exp Paid from Oper	Due from/(to) Oper (from)/to Reserve Balance
------	-------------	-------------------------------	-------------------------------	----------------------------------	--



Rancho San Juan HOA  
Prepaid Expenses - [REDACTED]  
3/31/2023

Description	GL#	Date	Total Amt	Monthly Amt	Addition	Feb 28 Reversal	Bal	Addition	March 31 Exp	Bal
[REDACTED]										

Country Club Shadows HOA

Accrued Expenses - [REDACTED]

3/31/2023

Description	GL#	Accrual	Feb 23 Reversal	Bal	Accrual	March 31 Reversal	Bal
[REDACTED]							

Rancho San Juan HOA  
Prepaid insurance - [REDACTED]  
3/31/2023

Description	GL#	Date	Total Amt	Monthly Amt	Addition	Feb 28 Exp	Bal	Addition	March 31 Exp	Bal
[REDACTED]										

Rancho San Juan HOA  
Deferred Reserved Revenue  
3/31/2023



Date	Reserve Transfer	Reserve Assessments	Reserve Expenses	Balance
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Rancho San Juan HOA

AR Reports

# Resident AR Balances

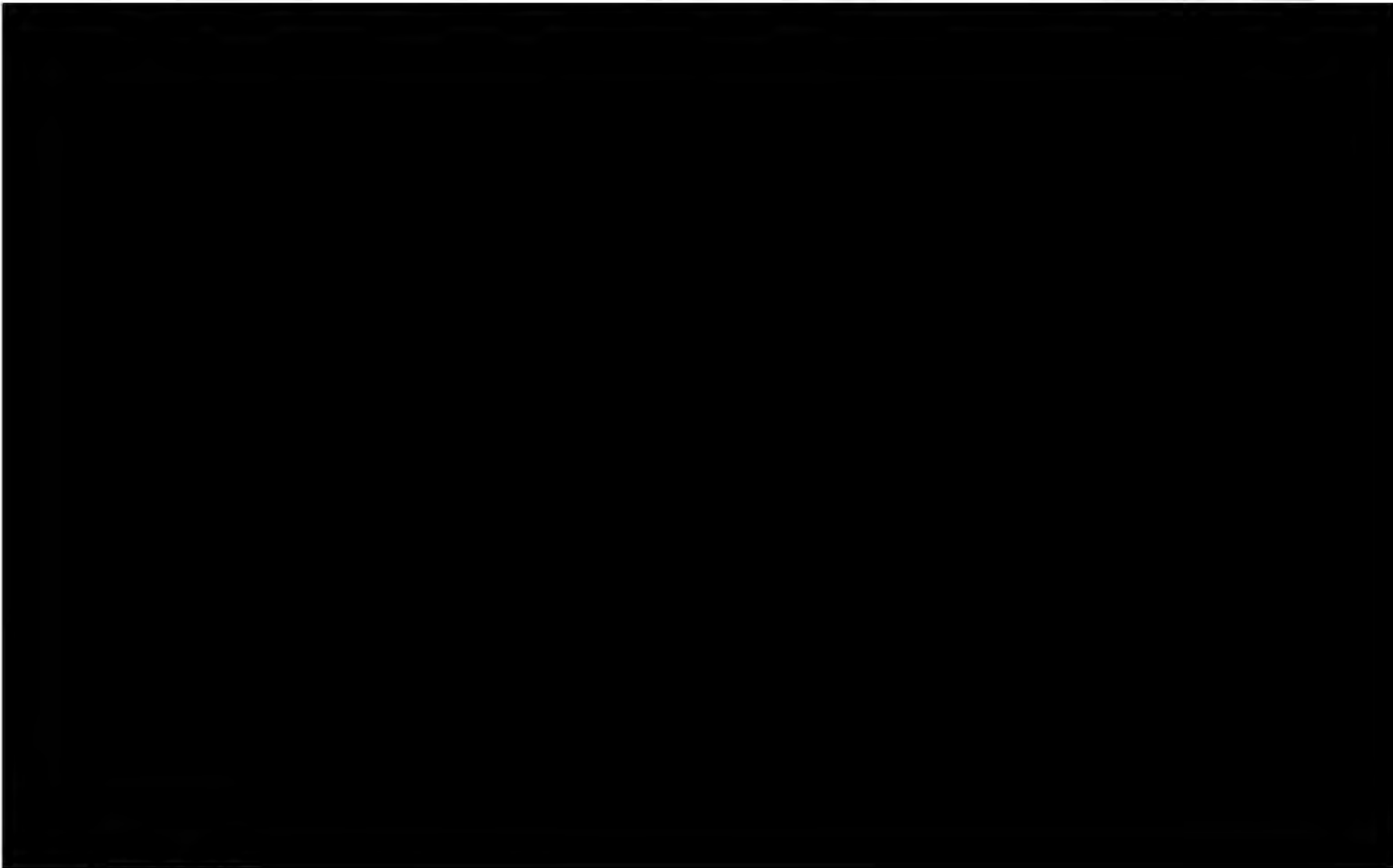
Thursday, April 13, 2023

14:02

Period 03/31/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
---------	-----------	------------	----------	-----------	-------------





# Resident AR Balances

Thursday, April 13, 2023

14:02

Period 03/31/2023

## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
				

# Resident Prepaid Balances

Thursday, April 13, 2023

14:02

Posted Date 03/31/2023

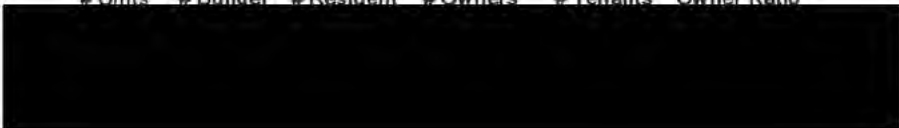
## Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
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Resident Prepaid Balances

Thursday, April 13, 2023 14:02

Posted Date 03/31/2023

Rancho San Juan HOA

Account #	Status	Resident Contact	Unit Address	Balance
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