

Friday, February 29, 2008

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Accrual Accounting Year Starts January 1, 2008

\$243,470.56

Balance Sheet

Friday, February 29, 2008

River Rock Condominiums

Accrual Accounting Year Starts January 1, 2008

ASSETS

Operating Cash & Invest		
1010 River Rock CW Oper Acct	(\$2,486.16)	
	Total Operating Cash & Invest	(\$2,486.16)
Accounts Receivable		
1095 Due from Lawsuit Assessmt	\$27,839.38	
1210 Accounts Receivable	\$17,675.03	
1770 Due from Reserves	(\$5,458.70)	
	Total Accounts Receivable	\$40,055.71
Other Assets		
1310 Prepaid Taxes	\$500.00	
1320 Prepaid Insurance	\$3,163.24	
1330 Prepaid Expenses	\$4,631.74	
	Total Other Assets	\$8,294.98
	TOTAL ASSETS	<u>\$45,864.53</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$14,428.09	
2030 Advance Payments	\$6,948.86	
2760 Due to Lawsuit Assessment	\$1,758.00	
2770 Due to Reserves	\$47,384.76	
	Total Current Liabilities	\$70,519.71
	TOTAL LIABILITIES	<u>\$70,519.71</u>

EQUITY

Current Year Earnings	(\$4,872.35)	
Ret.Earnings-PRYR	(\$19,782.83)	
	TOTAL EQUITY	<u>(\$24,655.18)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$45,864.53</u>

Balance Sheet

Friday, February 29, 2008

Lawsuit Assessments

Accrual Accounting Year Starts January 1, 2008

ASSETS

Oper.Cash - Lawsuit Asses		
1060 River Rock CW Lawsuit A/C	\$2,567.66	
Total Oper.Cash - Lawsuit Asses		\$2,567.66
Accounts Receivable		
1215 AR-Lawsuit Assessment	\$1,568.00	
1750 Due From Operating	\$80.00	
Total Accounts Receivable		\$1,648.00
TOTAL ASSETS		\$4,215.66

LIABILITIES

Current Liabilities		
2750 Due to Operating	\$26,161.38	
2770 Due to Reserves	\$1,000.00	
Total Current Liabilities		\$27,161.38
TOTAL LIABILITIES		\$27,161.38

EQUITY

Ret.Earnings-PRYR	(\$22,945.72)	
TOTAL EQUITY		(\$22,945.72)
TOTAL LIABILITIES AND EQUITY		\$4,215.66

Unexpended Budget Report

Friday, February 29, 2008

River Rock Reserve Budget 2008

Reserves Accrual Accounting Year Starts January 1, 2008

		Month To Date			Year To Date			Annual Budget	
		Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME									
Reserve Income									
9410 Reserve Income		8,650	4,325	4,325	8,650	8,650	0	51,901	43,251
9440 Reserve Interest Income		424	0	424	1,051	0	1,051	0	(1,051)
Total Reserve Income		9,074	4,325	4,749	9,701	8,650	1,051	51,901	42,200
TOTAL INCOME		9,074	4,325	4,749	9,701	8,650	1,051	51,901	42,200
EXPENSES									
Reserve Expense									
9800 Reserve Expense		0	0	0	5,459	0	5,459	0	(5,459)
Total Reserve Expense		0	0	0	5,459	0	5,459	0	(5,459)
TOTAL EXPENSES		0	0	0	5,459	0	5,459	0	(5,459)
NET INCOME (LOSS)		9,074	4,325	4,749	4,242	8,650	(4,408)	51,901	
UNEXPENDED (OVER EXPENDED)									47,659

Unexpended Budget Report

Friday, February 29, 2008

River Rock 2008 Budget

River Rock Condominiums Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Homeowner Dues	28,800	28,800	0	57,600	57,600	0	345,600	288,000
4050 Clubhouse Rental Income	100	42	58	300	83	217	500	200
4066 Insurance Income	10	0	10	10	0	10	0	(10)
4080 Late Charge Income	150	167	(17)	195	333	(138)	2,000	1,805
4160 Miscellaneous Income	0	42	(42)	141	83	57	500	360
4170 Parking - Carport	160	160	0	320	320	0	1,920	1,600
4175 Parking - Garage	873	873	0	1,746	1,746	0	10,476	8,730
Total Income	30,093	30,083	10	60,312	60,166	145	360,996	300,685
TOTAL INCOME	30,093	30,083	10	60,312	60,166	145	360,996	300,685
EXPENSES								
Operating Expenses								
5021 Gas & Electric	1,084	1,250	(166)	2,038	2,500	(462)	15,000	12,962
5040 Trash Removal	2,732	2,844	(111)	5,566	5,688	(121)	34,125	28,559
5090 Water & Sewer	3,586	3,938	(351)	7,712	7,875	(163)	47,250	39,538
Total Operating Expenses	7,403	8,031	(629)	15,316	16,063	(746)	96,375	81,059
Maintenance Expense								
6008 Alarm/Fire	861	1,500	(639)	4,278	3,000	1,278	18,000	13,722
6050 General Building Maint	0	250	(250)	0	500	(500)	3,000	3,000
6070 Clubhouse	241	250	(9)	631	500	131	3,000	2,369
6135 Extermin./Pest Control	0	29	(29)	0	58	(58)	350	350
6140 Gates - Security	222	333	(111)	463	667	(204)	4,000	3,537
6240 General Grounds Maint.	233	667	(434)	588	1,333	(745)	8,000	7,412
6340 Landscape Contract	2,160	2,160	0	4,320	4,320	0	25,920	21,600
6360 Lighting - Common Area	0	333	(333)	206	667	(460)	4,000	3,794
6405 Parking Lot Monitoring	125	125	0	250	250	0	1,500	1,250
6430 Plumbing and Electric	95	250	(155)	95	500	(405)	3,000	2,905
6460 Pool/Hot Tub	0	667	(667)	0	1,333	(1,333)	8,000	8,000
6480 Roofs/Gutters	0	42	(42)	0	83	(83)	500	500
6510 Snow Removal	5,178	1,000	4,178	6,581	2,000	4,581	12,000	5,419
6512 Sprinkler Repairs	0	250	(250)	0	500	(500)	3,000	3,000
6530 Streets	0	42	(42)	0	83	(83)	500	500

Unexpended Budget Report

Friday, February 29, 2008

River Rock 2008 Budget (Continued)

River Rock Condominiums Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expense (Continued)								
6560 Tree Care	8,580	1,083	7,497	8,580	2,167	6,413	13,000	4,420
Total Maintenance Expense	17,694	8,981	8,713	25,992	17,962	8,030	107,770	81,778
Administration Expense								
7030 Audit	0	250	(250)	0	500	(500)	3,000	3,000
7040 Bad Debts	0	208	(208)	(935)	417	(1,351)	2,500	3,435
7051 Contingency	0	42	(42)	0	83	(83)	500	500
7060 Copies, Printing, Postage	218	208	9	265	417	(151)	2,500	2,235
7100 Income Tax	0	42	(42)	0	83	(83)	500	500
7110 Master Insurance	4,085	6,125	(2,040)	8,170	12,250	(4,080)	73,500	65,330
7120 Legal	0	83	(83)	0	167	(167)	1,000	1,000
7130 Licenses & Inspections	0	21	(21)	0	42	(42)	250	250
7140 Management Fee	1,700	1,700	0	3,400	3,400	0	20,400	17,000
7180 Miscellaneous/Activities	0	42	(42)	0	83	(83)	500	500
7190 Newsletter	0	25	(25)	0	50	(50)	300	300
Total Administration Expense	6,003	8,746	(2,743)	10,901	17,492	(6,591)	104,950	94,050
Reserve Contributions								
5900 Reserve Contribution	8,650	4,325	4,325	12,975	8,650	4,325	51,901	38,926
Total Reserve Contributions	8,650	4,325	4,325	12,975	8,650	4,325	51,901	38,926
TOTAL EXPENSES	39,750	30,083	9,667	65,184	60,166	5,018	360,996	295,812
NET INCOME (LOSS)	(9,657)	0	(9,657)	(4,872)	0	(4,872)		
UNEXPENDED (OVER EXPENDED)								4,872