

# Balance Sheet

Tuesday, April 30, 2013

## Reserves

Accrual Accounting Year Starts January 1, 2013

### ASSETS

#### Reserve Cash & Investment

1110 RBC Wealth Management

\$84,128.78

1130 RBC CDs

\$25,654.25

Total Reserve Cash & Investment

\$109,783.03

#### Accounts Receivable

1290 Accrued Interest -Reserve

\$152.62

1750 Due From Operating

\$13,815.00

Total Accounts Receivable

\$13,967.62

TOTAL ASSETS

\$123,750.65

### EQUITY

Current Year Earnings

(\$22,101.44)

Ret.Earnings-PRYR

\$145,852.09

TOTAL EQUITY

\$123,750.65

TOTAL LIABILITIES AND EQUITY

\$123,750.65

# Balance Sheet

Tuesday, April 30, 2013

## River Rock Condominiums

Accrual Accounting Year Starts January 1, 2013

### ASSETS

|                              |                               |                    |
|------------------------------|-------------------------------|--------------------|
| Operating Cash & Invest      |                               |                    |
| 1010 River Rock CW Oper Acct | \$5,475.85                    |                    |
|                              | Total Operating Cash & Invest | \$5,475.85         |
| Accounts Receivable          |                               |                    |
| 1210 Accounts Receivable     | \$31,937.97                   |                    |
| 1299 Allowance-Uncollectible | (\$12,600.00)                 |                    |
|                              | Total Accounts Receivable     | \$19,337.97        |
| Other Assets                 |                               |                    |
| 1320 Prepaid Insurance       | \$380.18                      |                    |
| 1330 Prepaid Expenses        | \$654.00                      |                    |
|                              | Total Other Assets            | \$1,034.18         |
|                              | TOTAL ASSETS                  | <u>\$25,848.00</u> |

### LIABILITIES

|                       |                           |                    |
|-----------------------|---------------------------|--------------------|
| Current Liabilities   |                           |                    |
| 2010 Accounts Payable | \$21,100.89               |                    |
| 2030 Advance Payments | \$8,401.60                |                    |
| 2770 Due to Reserves  | \$13,815.00               |                    |
|                       | Total Current Liabilities | \$43,317.49        |
|                       | TOTAL LIABILITIES         | <u>\$43,317.49</u> |

### EQUITY

|                       |                              |                      |
|-----------------------|------------------------------|----------------------|
| Current Year Earnings | (\$5,054.11)                 |                      |
| Ret.Earnings-PRYR     | (\$12,415.38)                |                      |
|                       | TOTAL EQUITY                 | <u>(\$17,469.49)</u> |
|                       | TOTAL LIABILITIES AND EQUITY | <u>\$25,848.00</u>   |

# Unexpended Budget Report

Tuesday, April 30, 2013

## River Rock Reserve 2013

Reserves Accrual Accounting Year Starts January 1, 2013

|                              |  | Month To Date |        |          | Year To Date |        |          | Annual Budget |            |
|------------------------------|--|---------------|--------|----------|--------------|--------|----------|---------------|------------|
|                              |  | Actual        | Budget | Variance | Actual       | Budget | Variance | Budget        | Unexpended |
| <b>INCOME</b>                |  |               |        |          |              |        |          |               |            |
| Reserve Income               |  |               |        |          |              |        |          |               |            |
| 9410 Reserve Income          |  | 0             | 5,898  | (5,898)  | 11,796       | 23,592 | (11,796) | 70,776        | 58,980     |
| 9440 Reserve Interest Income |  | 101           | 0      | 101      | 241          | 0      | 241      | 0             | (241)      |
| Total Reserve Income         |  | 101           | 5,898  | (5,797)  | 12,037       | 23,592 | (11,555) | 70,776        | 58,739     |
|                              |  |               |        |          |              |        |          |               |            |
| TOTAL INCOME                 |  | 101           | 5,898  | (5,797)  | 12,037       | 23,592 | (11,555) | 70,776        | 58,739     |
| <b>EXPENSES</b>              |  |               |        |          |              |        |          |               |            |
| Reserve Expense              |  |               |        |          |              |        |          |               |            |
| 9800 Reserve Expense         |  | 140           | 0      | 140      | 34,138       | 0      | 34,138   | 0             | (34,138)   |
| Total Reserve Expense        |  | 140           | 0      | 140      | 34,138       | 0      | 34,138   | 0             | (34,138)   |
|                              |  |               |        |          |              |        |          |               |            |
| TOTAL EXPENSES               |  | 140           | 0      | 140      | 34,138       | 0      | 34,138   | 0             | (34,138)   |
|                              |  |               |        |          |              |        |          |               |            |
| NET INCOME (LOSS)            |  | (39)          | 5,898  | (5,937)  | (22,101)     | 23,592 | (45,693) | 70,776        |            |
|                              |  |               |        |          |              |        |          |               |            |
| UNEXPENDED (OVER EXPENDED)   |  |               |        |          |              |        |          |               | 92,877     |

# Unexpended Budget Report

Tuesday, April 30, 2013

## River Rock Condominiums Operating 2013

River Rock Condominiums Accrual Accounting Year Starts January 1, 2013

|                              | Month To Date |               |              | Year To Date   |                |                | Annual Budget  |                |
|------------------------------|---------------|---------------|--------------|----------------|----------------|----------------|----------------|----------------|
|                              | Actual        | Budget        | Variance     | Actual         | Budget         | Variance       | Budget         | Unexpended     |
| <b>INCOME</b>                |               |               |              |                |                |                |                |                |
| Income                       |               |               |              |                |                |                |                |                |
| 4010 Homeowner Dues          | 33,600        | 33,600        | 0            | 134,400        | 134,400        | 0              | 403,200        | 268,800        |
| 4050 Clubhouse Rental Income | 50            | 25            | 25           | 50             | 50             | 0              | 200            | 150            |
| 4080 Late Charge Income      | 150           | 200           | (50)         | 589            | 800            | (211)          | 2,000          | 1,411          |
| 4100 Legal Fee Income        | (9)           | 417           | (426)        | 433            | 1,668          | (1,235)        | 5,000          | 4,567          |
| 4160 Miscellaneous Income    | 58            | 50            | 8            | 171            | 150            | 21             | 500            | 329            |
| 4170 Parking - Carport       | 160           | 160           | 0            | 640            | 640            | 0              | 1,920          | 1,280          |
| 4175 Parking - Garage        | 873           | 873           | 0            | 3,492          | 3,492          | 0              | 10,476         | 6,984          |
| Total Income                 | 34,882        | 35,325        | (443)        | 139,776        | 141,200        | (1,424)        | 423,296        | 283,520        |
| <b>TOTAL INCOME</b>          | <b>34,882</b> | <b>35,325</b> | <b>(443)</b> | <b>139,776</b> | <b>141,200</b> | <b>(1,424)</b> | <b>423,296</b> | <b>283,520</b> |
| <b>EXPENSES</b>              |               |               |              |                |                |                |                |                |
| Operating Expenses           |               |               |              |                |                |                |                |                |
| 5021 Gas & Electric          | 794           | 917           | (123)        | 3,566          | 3,668          | (102)          | 11,000         | 7,434          |
| 5040 Trash Removal           | 3,532         | 3,580         | (48)         | 14,208         | 14,320         | (112)          | 43,000         | 28,792         |
| 5090 Water & Sewer           | 4,919         | 5,250         | (331)        | 19,739         | 21,000         | (1,261)        | 65,000         | 45,261         |
| Total Operating Expenses     | 9,245         | 9,747         | (502)        | 37,513         | 38,988         | (1,475)        | 119,000        | 81,487         |
| Maintenance Expense          |               |               |              |                |                |                |                |                |
| 6008 Alarm/Fire              | 1,245         | 500           | 745          | 5,993          | 6,500          | (507)          | 20,000         | 14,007         |
| 6050 General Building Maint  | 0             | 1,250         | (1,250)      | 0              | 5,000          | (5,000)        | 15,000         | 15,000         |
| 6070 Clubhouse               | 174           | 200           | (26)         | 983            | 900            | 83             | 2,500          | 1,517          |
| 6135 Extermin./Pest Control  | 0             | 42            | (42)         | 0              | 164            | (164)          | 500            | 500            |
| 6140 Gates - Security        | 0             | 0             | 0            | 1,706          | 500            | 1,206          | 2,000          | 294            |
| 6240 General Grounds Maint.  | 692           | 1,000         | (308)        | 4,228          | 3,700          | 528            | 11,000         | 6,772          |
| 6340 Landscape Contract      | 2,285         | 2,285         | 0            | 9,140          | 9,140          | 0              | 27,420         | 18,280         |
| 6360 Lighting - Common Area  | 185           | 200           | (15)         | 795            | 800            | (5)            | 2,400          | 1,605          |
| 6405 Parking Lot Monitoring  | 150           | 150           | 0            | 600            | 600            | 0              | 1,800          | 1,200          |
| 6430 Plumbing and Electric   | 0             | 250           | (250)        | 0              | 1,000          | (1,000)        | 3,000          | 3,000          |
| 6460 Pool/Hot Tub            | 625           | 1,000         | (375)        | 775            | 1,000          | (225)          | 7,000          | 6,225          |
| 6480 Roofs/Gutters           | 0             | 0             | 0            | 700            | 1,500          | (800)          | 2,000          | 1,300          |
| 6510 Snow Removal            | 1,170         | 0             | 1,170        | 11,716         | 6,200          | 5,516          | 13,000         | 1,284          |
| 6512 Sprinkler Repairs       | 0             | 500           | (500)        | 0              | 500            | (500)          | 4,000          | 4,000          |
| 6530 Streets                 | 0             | 40            | (40)         | 0              | 160            | (160)          | 500            | 500            |

# Unexpended Budget Report

Tuesday, April 30, 2013

## River Rock Condominiums Operating 2013 (Continued)

River Rock Condominiums Accrual Accounting Year Starts January 1, 2013

|                                 | Month To Date |        |          | Year To Date |         |          | Annual Budget |            |
|---------------------------------|---------------|--------|----------|--------------|---------|----------|---------------|------------|
|                                 | Actual        | Budget | Variance | Actual       | Budget  | Variance | Budget        | Unexpended |
| EXPENSES (Continued)            |               |        |          |              |         |          |               |            |
| Maintenance Expense (Continued) |               |        |          |              |         |          |               |            |
| 6560 Tree Care                  | 0             | 1,200  | (1,200)  | 9,413        | 6,200   | 3,213    | 11,000        | 1,587      |
| Total Maintenance Expense       | 6,526         | 8,617  | (2,091)  | 46,050       | 43,864  | 2,186    | 123,120       | 77,070     |
| Administration Expense          |               |        |          |              |         |          |               |            |
| 7030 Audit                      | 0             | 0      | 0        | 0            | 0       | 0        | 3,300         | 3,300      |
| 7040 Bad Debts                  | (75)          | 0      | (75)     | 770          | 800     | (30)     | 1,000         | 230        |
| 7060 Copies, Printing, Postage  | 77            | 100    | (23)     | 655          | 850     | (195)    | 2,300         | 1,645      |
| 7100 Income Tax                 | 0             | 0      | 0        | 0            | 0       | 0        | 500           | 500        |
| 7110 Master Insurance           | 7,042         | 5,920  | 1,122    | 27,876       | 23,680  | 4,196    | 71,000        | 43,124     |
| 7120 Legal                      | 0             | 750    | (750)    | 693          | 3,000   | (2,308)  | 9,000         | 8,308      |
| 7130 Licenses & Inspections     | 0             | 0      | 0        | 0            | 0       | 0        | 200           | 200        |
| 7140 Management Fee             | 1,875         | 1,875  | 0        | 7,500        | 7,500   | 0        | 22,500        | 15,000     |
| 7180 Miscellaneous/Activities   | 0             | 40     | (40)     | 181          | 160     | 21       | 500           | 319        |
| 7190 Newsletter                 | 0             | 0      | 0        | 0            | 100     | (100)    | 100           | 100        |
| Total Administration Expense    | 8,918         | 8,685  | 233      | 37,675       | 36,090  | 1,585    | 110,400       | 72,725     |
| Reserve Contributions           |               |        |          |              |         |          |               |            |
| 5900 Reserve Contribution       | 5,898         | 5,898  | 0        | 23,592       | 23,592  | 0        | 70,776        | 47,184     |
| Total Reserve Contributions     | 5,898         | 5,898  | 0        | 23,592       | 23,592  | 0        | 70,776        | 47,184     |
| TOTAL EXPENSES                  | 30,588        | 32,947 | (2,359)  | 144,830      | 142,534 | 2,296    | 423,296       | 278,466    |
| NET INCOME (LOSS)               | 4,294         | 2,378  | 1,916    | (5,054)      | (1,334) | (3,720)  |               |            |
| UNEXPENDED (OVER EXPENDED)      |               |        |          |              |         |          |               | 5,054      |