

Balance Sheet

Monday, September 30, 2013

Reserves

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investment		
1110 RBC Wealth Management	\$26,962.89	
1130 RBC CDs	\$75,920.00	
Total Reserve Cash & Investment		\$102,882.89
Accounts Receivable		
1290 Accrued Interest -Reserve	\$152.62	
1750 Due From Operating	\$13,815.00	
Total Accounts Receivable		\$13,967.62
TOTAL ASSETS		<u>\$116,850.51</u>

LIABILITIES

Current Liabilities		
2750 Due to Operating	\$1,350.00	
Total Current Liabilities		\$1,350.00
TOTAL LIABILITIES		<u>\$1,350.00</u>

EQUITY

Current Year Earnings	(\$30,351.58)	
Ret.Earnings-PRYR	\$145,852.09	
TOTAL EQUITY		<u>\$115,500.51</u>
TOTAL LIABILITIES AND EQUITY		<u>\$116,850.51</u>

Balance Sheet

Monday, September 30, 2013

River Rock Condominiums

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Invest		
1010 River Rock CW Oper Acct	\$70.88	
	Total Operating Cash & Invest	\$70.88
Accounts Receivable		
1210 Accounts Receivable	\$26,349.87	
1299 Allowance-Uncollectible	(\$12,600.00)	
1770 Due from Reserves	\$1,350.00	
	Total Accounts Receivable	\$15,099.87
Other Assets		
1320 Prepaid Insurance	\$591.93	
	Total Other Assets	\$591.93
	TOTAL ASSETS	<u>\$15,762.68</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$42,301.61	
2030 Advance Payments	\$9,330.42	
2040 Open Credits	\$478.28	
2770 Due to Reserves	\$13,815.00	
	Total Current Liabilities	\$65,925.31
	TOTAL LIABILITIES	<u>\$65,925.31</u>

EQUITY

Current Year Earnings	(\$36,847.25)	
Ret.Earnings-PRYR	(\$13,315.38)	
	TOTAL EQUITY	<u>(\$50,162.63)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$15,762.68</u>

Unexpended Budget Report

Monday, September 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
INCOME									
Reserve Income									
9410 Reserve Income		5,898	5,898	0	23,592	53,082	(29,490)	70,776	47,184
9440 Reserve Interest Income		80	0	80	483	0	483	0	(483)
Total Reserve Income		5,978	5,898	80	24,075	53,082	(29,007)	70,776	46,701
TOTAL INCOME		5,978	5,898	80	24,075	53,082	(29,007)	70,776	46,701
EXPENSES									
Reserve Expense									
9800 Reserve Expense		0	0	0	54,426	0	54,426	0	(54,426)
Total Reserve Expense		0	0	0	54,426	0	54,426	0	(54,426)
TOTAL EXPENSES		0	0	0	54,426	0	54,426	0	(54,426)
NET INCOME (LOSS)		5,978	5,898	80	(30,352)	53,082	(83,434)	70,776	
UNEXPENDED (OVER EXPENDED)									101,128

Unexpended Budget Report

Monday, September 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
INCOME								
Income								
4010 Homeowner Dues	33,600	33,600	0	302,400	302,400	0	403,200	100,800
4040 CC&R Fines	0	0	0	0	0	0	0	0
4050 Clubhouse Rental Income	0	25	(25)	100	150	(50)	200	100
4080 Late Charge Income	120	200	(80)	1,161	1,600	(439)	2,000	839
4100 Legal Fee Income	801	417	384	3,541	3,753	(212)	5,000	1,459
4160 Miscellaneous Income	30	50	(20)	354	400	(46)	500	146
4170 Parking - Carport	160	160	0	1,440	1,440	0	1,920	480
4175 Parking - Garage	873	873	0	7,857	7,857	0	10,476	2,619
Total Income	35,584	35,325	259	316,853	317,600	(747)	423,296	106,443
TOTAL INCOME	35,584	35,325	259	316,853	317,600	(747)	423,296	106,443
EXPENSES								
Operating Expenses								
5021 Gas & Electric	790	916	(126)	8,569	8,252	317	11,000	2,431
5040 Trash Removal	4,128	3,580	548	33,392	32,220	1,172	43,000	9,608
5090 Water & Sewer	6,948	5,250	1,698	58,084	49,250	8,834	65,000	6,916
Total Operating Expenses	11,867	9,746	2,121	100,045	89,722	10,323	119,000	18,955
Maintenance Expense								
6008 Alarm/Fire	3,287	500	2,787	23,348	15,000	8,348	20,000	(3,348)
6050 General Building Maint	150	1,250	(1,100)	7,555	11,250	(3,695)	15,000	7,445
6070 Clubhouse	165	200	(35)	1,729	1,900	(171)	2,500	771
6135 Extermin./Pest Control	0	42	(42)	0	374	(374)	500	500
6140 Gates - Security	105	0	105	3,067	1,500	1,567	2,000	(1,067)
6240 General Grounds Maint.	979	1,000	(22)	9,692	8,700	992	11,000	1,308
6340 Landscape Contract	2,285	2,285	0	21,560	20,565	995	27,420	5,860
6360 Lighting - Common Area	233	200	33	2,378	1,800	578	2,400	22
6405 Parking Lot Monitoring	150	150	0	1,350	1,350	0	1,800	450
6430 Plumbing and Electric	0	250	(250)	0	2,250	(2,250)	3,000	3,000
6460 Pool/Hot Tub	625	1,000	(375)	5,626	6,000	(374)	7,000	1,374
6480 Roofs/Gutters	0	0	0	2,628	2,000	628	2,000	(628)
6510 Snow Removal	0	0	0	11,716	6,200	5,516	13,000	1,284
6512 Sprinkler Repairs	69	500	(431)	1,811	3,000	(1,189)	4,000	2,189

Unexpended Budget Report

Monday, September 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)								
6530 Streets	0	40	(40)	0	360	(360)	500	500
6560 Tree Care	1,286	1,400	(114)	13,385	9,700	3,685	11,000	(2,385)
Total Maintenance Expense	9,334	8,817	517	105,846	91,949	13,897	123,120	17,274
Administration Expense								
7030 Audit	0	0	0	3,400	3,300	100	3,300	(100)
7040 Bad Debts	(108)	0	(108)	2,586	800	1,786	1,000	(1,586)
7060 Copies, Printing, Postage	46	100	(54)	1,380	1,500	(120)	2,300	920
7100 Income Tax	0	0	0	0	500	(500)	500	500
7110 Master Insurance	7,098	5,920	1,178	63,366	53,280	10,086	71,000	7,634
7120 Legal	1,596	750	846	6,939	6,750	189	9,000	2,061
7130 Licenses & Inspections	0	0	0	0	0	0	200	200
7140 Management Fee	1,875	1,875	0	16,875	16,875	0	22,500	5,625
7180 Miscellaneous/Activities	0	40	(40)	181	380	(199)	500	319
7190 Newsletter	0	0	0	0	100	(100)	100	100
Total Administration Expense	10,507	8,685	1,822	94,727	83,485	11,242	110,400	15,673
Reserve Contributions								
5900 Reserve Contribution	5,898	5,898	0	53,082	53,082	0	70,776	17,694
Total Reserve Contributions	5,898	5,898	0	53,082	53,082	0	70,776	17,694
TOTAL EXPENSES	37,606	33,146	4,460	353,700	318,238	35,462	423,296	69,596
NET INCOME (LOSS)	(2,022)	2,179	(4,201)	(36,847)	(638)	(36,209)		
UNEXPENDED (OVER EXPENDED)								36,847