

# Balance Sheet

Saturday, November 30, 2013

## Reserves

Accrual Accounting Year Starts January 1, 2013

### ASSETS

#### Reserve Cash & Investment

1110 RBC Wealth Management

\$31,087.81

1130 RBC CDs

\$75,920.00

Total Reserve Cash & Investment

\$107,007.81

#### Accounts Receivable

1290 Accrued Interest -Reserve

\$152.62

Total Accounts Receivable

\$152.62

TOTAL ASSETS

\$107,160.43

### EQUITY

Current Year Earnings

(\$38,691.66)

Ret.Earnings-PRYR

\$145,852.09

TOTAL EQUITY

\$107,160.43

TOTAL LIABILITIES AND EQUITY

\$107,160.43

# Balance Sheet

Saturday, November 30, 2013

## River Rock Condominiums

Accrual Accounting Year Starts January 1, 2013

### ASSETS

|                              |                               |                    |
|------------------------------|-------------------------------|--------------------|
| Operating Cash & Invest      |                               |                    |
| 1010 River Rock CW Oper Acct | (\$960.24)                    |                    |
|                              | Total Operating Cash & Invest | (\$960.24)         |
| Accounts Receivable          |                               |                    |
| 1210 Accounts Receivable     | \$25,440.37                   |                    |
| 1299 Allowance-Uncollectible | (\$12,600.00)                 |                    |
|                              | Total Accounts Receivable     | \$12,840.37        |
| Other Assets                 |                               |                    |
| 1320 Prepaid Insurance       | \$413.43                      |                    |
| 1330 Prepaid Expenses        | \$352.00                      |                    |
|                              | Total Other Assets            | \$765.43           |
|                              | TOTAL ASSETS                  | <u>\$12,645.56</u> |

### LIABILITIES

|                       |                           |                    |
|-----------------------|---------------------------|--------------------|
| Current Liabilities   |                           |                    |
| 2010 Accounts Payable | \$52,843.36               |                    |
| 2030 Advance Payments | \$7,178.22                |                    |
| 2040 Open Credits     | \$436.78                  |                    |
|                       | Total Current Liabilities | \$60,458.36        |
|                       | TOTAL LIABILITIES         | <u>\$60,458.36</u> |

### EQUITY

|                       |                              |                      |
|-----------------------|------------------------------|----------------------|
| Current Year Earnings | (\$35,397.42)                |                      |
| Ret.Earnings-PRYR     | (\$12,415.38)                |                      |
|                       | TOTAL EQUITY                 | <u>(\$47,812.80)</u> |
|                       | TOTAL LIABILITIES AND EQUITY | <u>\$12,645.56</u>   |

# Unexpended Budget Report

Saturday, November 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)  | 23,592       | 64,878 | (41,286)  | 70,776        | 47,184     |
| 9440 Reserve Interest Income |  | 80            | 0      | 80       | 563          | 0      | 563       | 0             | (563)      |
| Total Reserve Income         |  | 80            | 5,898  | (5,818)  | 24,155       | 64,878 | (40,723)  | 70,776        | 46,621     |
|                              |  |               |        |          |              |        |           |               |            |
| TOTAL INCOME                 |  | 80            | 5,898  | (5,818)  | 24,155       | 64,878 | (40,723)  | 70,776        | 46,621     |
| <b>EXPENSES</b>              |  |               |        |          |              |        |           |               |            |
| Reserve Expense              |  |               |        |          |              |        |           |               |            |
| 9800 Reserve Expense         |  | 4,420         | 0      | 4,420    | 62,846       | 0      | 62,846    | 0             | (62,846)   |
| Total Reserve Expense        |  | 4,420         | 0      | 4,420    | 62,846       | 0      | 62,846    | 0             | (62,846)   |
|                              |  |               |        |          |              |        |           |               |            |
| TOTAL EXPENSES               |  | 4,420         | 0      | 4,420    | 62,846       | 0      | 62,846    | 0             | (62,846)   |
|                              |  |               |        |          |              |        |           |               |            |
| NET INCOME (LOSS)            |  | (4,340)       | 5,898  | (10,238) | (38,692)     | 64,878 | (103,570) | 70,776        |            |
|                              |  |               |        |          |              |        |           |               |            |
| UNEXPENDED (OVER EXPENDED)   |  |               |        |          |              |        |           |               | 109,468    |

# Unexpended Budget Report

Saturday, November 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          | 369,600        | 369,600        | 0          | 403,200        | 33,600        |
| 4040 CC&R Fines              | 0             | 0             | 0          | 0              | 0              | 0          | 0              | 0             |
| 4050 Clubhouse Rental Income | 50            | 0             | 50         | 230            | 175            | 55         | 200            | (30)          |
| 4080 Late Charge Income      | 200           | 200           | 0          | 1,511          | 1,900          | (389)      | 2,000          | 489           |
| 4100 Legal Fee Income        | 1,045         | 417           | 628        | 5,125          | 4,587          | 538        | 5,000          | (125)         |
| 4160 Miscellaneous Income    | 80            | 50            | 30         | 464            | 500            | (36)       | 500            | 36            |
| 4170 Parking - Carport       | 160           | 160           | 0          | 1,760          | 1,760          | 0          | 1,920          | 160           |
| 4175 Parking - Garage        | 873           | 873           | 0          | 9,603          | 9,603          | 0          | 10,476         | 873           |
| Total Income                 | 36,008        | 35,300        | 708        | 388,293        | 388,125        | 168        | 423,296        | 35,003        |
| <b>TOTAL INCOME</b>          | <b>36,008</b> | <b>35,300</b> | <b>708</b> | <b>388,293</b> | <b>388,125</b> | <b>168</b> | <b>423,296</b> | <b>35,003</b> |
| <b>EXPENSES</b>              |               |               |            |                |                |            |                |               |
| Operating Expenses           |               |               |            |                |                |            |                |               |
| 5021 Gas & Electric          | 757           | 916           | (159)      | 9,973          | 10,084         | (111)      | 11,000         | 1,027         |
| 5040 Trash Removal           | 3,938         | 3,580         | 358        | 41,632         | 39,380         | 2,252      | 43,000         | 1,368         |
| 5090 Water & Sewer           | 4,986         | 5,250         | (264)      | 68,026         | 59,750         | 8,276      | 65,000         | (3,026)       |
| Total Operating Expenses     | 9,681         | 9,746         | (65)       | 119,631        | 109,214        | 10,417     | 119,000        | (631)         |
| Maintenance Expense          |               |               |            |                |                |            |                |               |
| 6008 Alarm/Fire              | 1,296         | 1,500         | (204)      | 25,941         | 18,500         | 7,441      | 20,000         | (5,941)       |
| 6050 General Building Maint  | 3,390         | 1,250         | 2,140      | 11,145         | 13,750         | (2,605)    | 15,000         | 3,855         |
| 6070 Clubhouse               | 139           | 200           | (61)       | 1,978          | 2,300          | (322)      | 2,500          | 522           |
| 6135 Extermin./Pest Control  | 225           | 42            | 183        | 225            | 458            | (233)      | 500            | 275           |
| 6140 Gates - Security        | 0             | 0             | 0          | 3,067          | 2,000          | 1,067      | 2,000          | (1,067)       |
| 6240 General Grounds Maint.  | 896           | 500           | 396        | 12,215         | 10,200         | 2,015      | 11,000         | (1,215)       |
| 6340 Landscape Contract      | 2,285         | 2,285         | 0          | 26,130         | 25,135         | 995        | 27,420         | 1,290         |
| 6360 Lighting - Common Area  | 185           | 200           | (15)       | 2,807          | 2,200          | 607        | 2,400          | (407)         |
| 6405 Parking Lot Monitoring  | 150           | 150           | 0          | 1,650          | 1,650          | 0          | 1,800          | 150           |
| 6430 Plumbing and Electric   | 0             | 250           | (250)      | 0              | 2,750          | (2,750)    | 3,000          | 3,000         |
| 6460 Pool/Hot Tub            | 0             | 0             | 0          | 6,126          | 7,000          | (874)      | 7,000          | 874           |
| 6480 Roofs/Gutters           | 0             | 0             | 0          | 4,578          | 2,000          | 2,578      | 2,000          | (2,578)       |
| 6510 Snow Removal            | 1,004         | 1,800         | (796)      | 12,720         | 8,000          | 4,720      | 13,000         | 280           |
| 6512 Sprinkler Repairs       | 0             | 500           | (500)      | 1,811          | 4,000          | (2,189)    | 4,000          | 2,189         |

# Unexpended Budget Report

Saturday, November 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 |
| <b>EXPENSES (Continued)</b>     |               |        |          |              |         |          |               |            |
| Maintenance Expense (Continued) |               |        |          |              |         |          |               |            |
| 6530 Streets                    | 0             | 40     | (40)     | 0            | 460     | (460)    | 500           | 500        |
| 6560 Tree Care                  | 0             | 0      | 0        | 14,285       | 9,700   | 4,585    | 11,000        | (3,285)    |
| Total Maintenance Expense       | 9,570         | 8,717  | 853      | 124,679      | 110,103 | 14,576   | 123,120       | (1,559)    |
| Administration Expense          |               |        |          |              |         |          |               |            |
| 7030 Audit                      | 0             | 0      | 0        | 3,400        | 3,300   | 100      | 3,300         | (100)      |
| 7040 Bad Debts                  | 0             | 200    | (200)    | 2,586        | 1,000   | 1,586    | 1,000         | (1,586)    |
| 7060 Copies, Printing, Postage  | 135           | 150    | (15)     | 1,594        | 1,750   | (156)    | 2,300         | 706        |
| 7100 Income Tax                 | 0             | 0      | 0        | 0            | 500     | (500)    | 500           | 500        |
| 7110 Master Insurance           | 7,098         | 5,900  | 1,198    | 77,562       | 65,100  | 12,462   | 71,000        | (6,562)    |
| 7120 Legal                      | 1,076         | 750    | 326      | 8,555        | 8,250   | 305      | 9,000         | 445        |
| 7130 Licenses & Inspections     | 0             | 0      | 0        | 0            | 200     | (200)    | 200           | 200        |
| 7140 Management Fee             | 1,875         | 1,875  | 0        | 20,625       | 20,625  | 0        | 22,500        | 1,875      |
| 7180 Miscellaneous/Activities   | 0             | 40     | (40)     | 181          | 460     | (279)    | 500           | 319        |
| 7190 Newsletter                 | 0             | 0      | 0        | 0            | 100     | (100)    | 100           | 100        |
| Total Administration Expense    | 10,185        | 8,915  | 1,270    | 114,503      | 101,285 | 13,218   | 110,400       | (4,103)    |
| Reserve Contributions           |               |        |          |              |         |          |               |            |
| 5900 Reserve Contribution       | 5,898         | 5,898  | 0        | 64,878       | 64,878  | 0        | 70,776        | 5,898      |
| Total Reserve Contributions     | 5,898         | 5,898  | 0        | 64,878       | 64,878  | 0        | 70,776        | 5,898      |
| TOTAL EXPENSES                  | 35,334        | 33,276 | 2,058    | 423,691      | 385,480 | 38,211   | 423,296       | (395)      |
| NET INCOME (LOSS)               | 674           | 2,024  | (1,351)  | (35,397)     | 2,645   | (38,042) |               |            |
| UNEXPENDED (OVER EXPENDED)      |               |        |          |              |         |          |               | 35,397     |