

Balance Sheet

Monday, June 30, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investment

1110 Rive Rock RBC Wealth Mgmt	\$62,207.04
1130 RBC CDs	\$55,813.80

Total Reserve Cash & Investment	\$118,020.84
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Accounts Receivable

1290 Accrued Interest -Reserve	\$105.11
1750 Due From Operating	\$47,184.00

Total Accounts Receivable	\$47,289.11
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TOTAL ASSETS	<u>\$165,309.95</u>
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LIABILITIES

Current Liabilities

2750 Due to Operating	\$4,000.00
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Total Current Liabilities	\$4,000.00
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TOTAL LIABILITIES	<u>\$4,000.00</u>
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EQUITY

Current Year Earnings

Ret.Earnings-PRYR	\$6,974.51
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	\$154,335.44
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TOTAL EQUITY	<u>\$161,309.95</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$165,309.95</u>
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Balance Sheet

Monday, June 30, 2014

River Rock Condominiums

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest			
1010 River Rock CW Oper Acct		\$6,109.44	
	Total Operating Cash & Invest		\$6,109.44
Accounts Receivable			
1210 Accounts Receivable		\$16,740.37	
1299 Allowance-Uncollectible		(\$19,000.00)	
1770 Due from Reserves		\$4,000.00	
	Total Accounts Receivable		\$1,740.37
Other Assets			
1320 Prepaid Insurance		\$873.20	
	Total Other Assets		\$873.20
	TOTAL ASSETS		<u>\$8,723.01</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable		\$70,583.80	
2030 Advance Payments		\$11,143.07	
2040 Open Credits		\$249.00	
	Total Current Liabilities		\$81,975.87
	TOTAL LIABILITIES		<u>\$81,975.87</u>

EQUITY

Current Year Earnings		(\$21,168.12)	
Ret.Earnings-PRYR		(\$52,084.74)	
	TOTAL EQUITY		<u>(\$73,252.86)</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$8,723.01</u>

Unexpended Budget Report

Monday, June 30, 2014

River Rock Reserve 2014

Reserves Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	6,223	6,223	0	31,115	37,338	(6,223)	74,676	43,561
9440 Reserve Interest Income	79	0	79	350	0	350	0	(350)
Total Reserve Income	6,302	6,223	79	31,465	37,338	(5,873)	74,676	43,211
TOTAL INCOME	6,302	6,223	79	31,465	37,338	(5,873)	74,676	43,211
EXPENSES								
Reserve Expense								
9625 Reserve - Clubhouse	0	0	0	4,000	0	4,000	0	(4,000)
9800 Reserve Expense	0	0	0	20,490	0	20,490	0	(20,490)
Total Reserve Expense	0	0	0	24,490	0	24,490	0	(24,490)
TOTAL EXPENSES	0	0	0	24,490	0	24,490	0	(24,490)
NET INCOME (LOSS)	6,302	6,223	79	6,975	37,338	(30,363)	74,676	
UNEXPENDED (OVER EXPENDED)								67,701

Unexpended Budget Report

Monday, June 30, 2014

River Rock Condominiums Operating 2014

River Rock Condominiums Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Homeowner Dues	34,400	34,400	0	206,400	206,400	0	412,800	206,400
4050 Clubhouse Rental Income	0	25	(25)	50	100	(50)	200	150
4080 Late Charge Income	170	200	(30)	634	1,100	(466)	2,000	1,366
4100 Legal Fee Income	316	417	(101)	2,736	2,502	234	5,000	2,264
4160 Miscellaneous Income	55	50	5	385	250	135	500	115
4170 Parking - Carport	160	160	0	960	960	0	1,920	960
4175 Parking - Garage	873	873	0	5,238	5,238	0	10,476	5,238
Total Income	35,974	36,125	(151)	216,403	216,550	(147)	432,896	216,493
TOTAL INCOME	35,974	36,125	(151)	216,403	216,550	(147)	432,896	216,493
EXPENSES								
Operating Expenses								
5021 Gas & Electric	1,469	917	552	5,757	5,502	255	11,000	5,243
5040 Trash Removal	1,979	3,750	(1,771)	5,707	22,500	(16,793)	45,000	39,293
5090 Water & Sewer	8,722	7,000	1,722	37,698	31,000	6,698	72,000	34,302
Total Operating Expenses	12,170	11,667	503	49,162	59,002	(9,840)	128,000	78,838
Maintenance Expense								
6008 Alarm/Fire	6,054	2,000	4,054	14,970	10,500	4,470	20,000	5,030
6050 General Building Maint	4,132	1,000	3,132	11,983	6,000	5,983	12,000	17
6070 Clubhouse	250	200	50	1,092	1,300	(208)	2,500	1,408
6135 Extermin./Pest Control	0	42	(42)	0	248	(248)	500	500
6140 Gates - Security	0	0	0	1,448	1,500	(52)	3,000	1,552
6240 General Grounds Maint.	1,094	1,000	94	9,446	5,700	3,746	11,000	1,554
6340 Landscape Contract	2,285	2,285	0	14,705	13,710	995	27,420	12,715
6360 Lighting - Common Area	190	200	(10)	2,435	1,200	1,235	2,400	(35)
6405 Parking Lot Monitoring	150	150	0	1,400	900	500	1,800	400
6430 Plumbing and Electric	0	250	(250)	600	1,000	(400)	2,000	1,400
6460 Pool/Hot Tub	1,576	1,000	576	3,276	3,000	276	7,000	3,724
6480 Roofs/Gutters	0	500	(500)	0	2,000	(2,000)	2,000	2,000
6510 Snow Removal	0	0	0	8,634	6,200	2,434	13,000	4,366
6512 Sprinkler Repairs	476	500	(24)	1,600	1,500	100	4,000	2,400
6530 Streets	0	40	(40)	0	240	(240)	500	500

Unexpended Budget Report

Monday, June 30, 2014

River Rock Condominiums Operating 2014 (Continued)

River Rock Condominiums Accrual Accounting Year Starts January 1, 2014

	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	600	(600)	5,864	7,300	(1,436)	11,000	5,136
Total Maintenance Expense	16,207	9,767	6,440	77,453	62,298	15,155	120,120	42,667
Administration Expense								
7030 Audit	0	3,400	(3,400)	3,450	3,400	50	3,400	(50)
7040 Bad Debts	0	0	0	8,002	800	7,202	1,000	(7,002)
7060 Copies, Printing, Postage	271	100	171	1,089	1,050	39	2,000	911
7100 Income Tax	0	0	0	0	500	(500)	500	500
7110 Master Insurance	7,985	5,920	2,065	47,027	35,520	11,507	71,000	23,973
7120 Legal	316	750	(434)	2,720	4,500	(1,780)	9,000	6,280
7130 Licenses & Inspections	0	0	0	0	0	0	200	200
7140 Management Fee	1,875	1,875	0	11,250	11,250	0	22,500	11,250
7180 Miscellaneous/Activities	0	60	(60)	80	260	(180)	500	420
Total Administration Expense	10,447	12,105	(1,658)	73,618	57,280	16,338	110,100	36,482
Reserve Contributions								
5900 Reserve Contribution	6,223	6,223	0	37,338	37,338	0	74,676	37,338
Total Reserve Contributions	6,223	6,223	0	37,338	37,338	0	74,676	37,338
TOTAL EXPENSES	45,048	39,762	5,286	237,571	215,918	21,653	432,896	195,325
NET INCOME (LOSS)	(9,074)	(3,637)	(5,437)	(21,168)	632	(21,800)		
UNEXPENDED (OVER EXPENDED)								21,168