

Balance Sheet

Thursday, July 31, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investment

1110 Rive Rock RBC Wealth Mgmt \$48,047.49

1130 RBC CDs \$55,813.80

Total Reserve Cash & Investment \$103,861.29

Accounts Receivable

1290 Accrued Interest -Reserve \$105.11

1750 Due From Operating \$47,184.00

Total Accounts Receivable \$47,289.11

TOTAL ASSETS \$151,150.40

LIABILITIES

Current Liabilities

2750 Due to Operating (\$3,080.00)

Total Current Liabilities (\$3,080.00)

TOTAL LIABILITIES (\$3,080.00)

EQUITY

Current Year Earnings (\$105.04)

Ret.Earnings-PRYR \$154,335.44

TOTAL EQUITY \$154,230.40

TOTAL LIABILITIES AND EQUITY \$151,150.40

Balance Sheet

Thursday, July 31, 2014

River Rock Condominiums

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest		
1010 River Rock CW Oper Acct	\$8,224.41	
	Total Operating Cash & Invest	\$8,224.41
Accounts Receivable		
1210 Accounts Receivable	\$18,462.37	
1299 Allowance-Uncollectible	(\$19,000.00)	
1770 Due from Reserves	(\$3,080.00)	
	Total Accounts Receivable	(\$3,617.63)
Other Assets		
1320 Prepaid Insurance	\$781.28	
1330 Prepaid Expenses	\$704.00	
	Total Other Assets	\$1,485.28
	TOTAL ASSETS	<u>\$6,092.06</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$75,780.43	
2030 Advance Payments	\$12,708.87	
2040 Open Credits	\$224.00	
	Total Current Liabilities	\$88,713.30
	TOTAL LIABILITIES	<u>\$88,713.30</u>

EQUITY

Current Year Earnings	(\$30,536.50)	
Ret.Earnings-PRYR	(\$52,084.74)	
	TOTAL EQUITY	<u>(\$82,621.24)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$6,092.06</u>

Unexpended Budget Report

Thursday, July 31, 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	0	6,223	(6,223)	31,115	43,561	(12,446)	74,676	43,561
9440 Reserve Interest Income	0	0	0	350	0	350	0	(350)
Total Reserve Income	0	6,223	(6,223)	31,465	43,561	(12,096)	74,676	43,211
TOTAL INCOME	0	6,223	(6,223)	31,465	43,561	(12,096)	74,676	43,211
EXPENSES								
Reserve Expense								
9625 Reserve - Clubhouse	7,080	0	7,080	11,080	0	11,080	0	(11,080)
9800 Reserve Expense	0	0	0	20,490	0	20,490	0	(20,490)
Total Reserve Expense	7,080	0	7,080	31,570	0	31,570	0	(31,570)
TOTAL EXPENSES	7,080	0	7,080	31,570	0	31,570	0	(31,570)
NET INCOME (LOSS)	(7,080)	6,223	(13,303)	(105)	43,561	(43,666)	74,676	
UNEXPENDED (OVER EXPENDED)								74,781

Unexpended Budget Report

Thursday, July 31, 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	240,800	240,800	0	412,800	172,000
4050 Clubhouse Rental Income	50	25	25	100	125	(25)	200	100
4080 Late Charge Income	120	200	(80)	754	1,300	(546)	2,000	1,246
4100 Legal Fee Income	520	417	103	3,256	2,919	337	5,000	1,744
4160 Miscellaneous Income	105	50	55	490	300	190	500	10
4170 Parking - Carport	160	160	0	1,120	1,120	0	1,920	800
4175 Parking - Garage	873	873	0	6,111	6,111	0	10,476	4,365
Total Income	36,228	36,125	103	252,631	252,675	(44)	432,896	180,265
TOTAL INCOME	36,228	36,125	103	252,631	252,675	(44)	432,896	180,265
EXPENSES								
Operating Expenses								
5021 Gas & Electric	1,371	917	454	7,128	6,419	709	11,000	3,872
5040 Trash Removal	2,157	3,750	(1,593)	7,864	26,250	(18,386)	45,000	37,136
5090 Water & Sewer	8,145	7,000	1,145	45,844	38,000	7,844	72,000	26,156
Total Operating Expenses	11,674	11,667	7	60,836	70,669	(9,833)	128,000	67,164
Maintenance Expense								
6008 Alarm/Fire	1,299	2,000	(701)	16,269	12,500	3,769	20,000	3,731
6050 General Building Maint	6,218	1,000	5,218	18,201	7,000	11,201	12,000	(6,201)
6070 Clubhouse	360	200	160	1,452	1,500	(48)	2,500	1,048
6135 Extermin./Pest Control	0	42	(42)	0	290	(290)	500	500
6140 Gates - Security	0	500	(500)	1,448	2,000	(552)	3,000	1,552
6240 General Grounds Maint.	1,272	1,000	272	10,717	6,700	4,017	11,000	283
6340 Landscape Contract	2,285	2,285	0	16,990	15,995	995	27,420	10,430
6360 Lighting - Common Area	410	200	210	2,845	1,400	1,445	2,400	(445)
6405 Parking Lot Monitoring	150	150	0	1,550	1,050	500	1,800	250
6430 Plumbing and Electric	0	250	(250)	600	1,250	(650)	2,000	1,400
6460 Pool/Hot Tub	2,752	1,000	1,752	6,028	4,000	2,028	7,000	972
6480 Roofs/Gutters	0	0	0	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	684	500	184	2,285	2,000	285	4,000	1,715
6530 Streets	0	40	(40)	0	280	(280)	500	500

Unexpended Budget Report

Thursday, July 31, 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	1,796	1,000	796	7,660	8,300	(640)	11,000	3,340
Total Maintenance Expense	17,226	10,167	7,059	94,679	72,465	22,214	120,120	25,441
Administration Expense								
7030 Audit	0	0	0	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	93	100	(7)	1,183	1,150	33	2,000	817
7100 Income Tax	0	0	0	0	500	(500)	500	500
7110 Master Insurance	7,985	5,920	2,065	55,012	41,440	13,572	71,000	15,988
7120 Legal	520	750	(230)	3,240	5,250	(2,010)	9,000	5,760
7130 Licenses & Inspections	0	0	0	0	0	0	200	200
7140 Management Fee	1,875	1,875	0	13,125	13,125	0	22,500	9,375
7180 Miscellaneous/Activities	0	40	(40)	80	300	(220)	500	420
Total Administration Expense	10,473	8,685	1,788	84,091	65,965	18,126	110,100	26,009
Reserve Contributions								
5900 Reserve Contribution	6,223	6,223	0	43,561	43,561	0	74,676	31,115
Total Reserve Contributions	6,223	6,223	0	43,561	43,561	0	74,676	31,115
TOTAL EXPENSES	45,596	36,742	8,854	283,167	252,660	30,507	432,896	149,729
NET INCOME (LOSS)	(9,368)	(617)	(8,751)	(30,537)	15	(30,552)		
UNEXPENDED (OVER EXPENDED)								30,537