

Balance Sheet

Tuesday, September 30, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investment

1110 Rive Rock RBC Wealth Mgmt	\$54,085.40
1130 RBC CDs	\$30,813.80

Total Reserve Cash & Investment \$84,899.20

Accounts Receivable

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

Total Accounts Receivable \$47,289.11

TOTAL ASSETS \$132,188.31

LIABILITIES

Current Liabilities

2750 Due to Operating	(\$3,080.00)
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Total Current Liabilities (\$3,080.00)

TOTAL LIABILITIES (\$3,080.00)

EQUITY

Current Year Earnings	(\$19,067.13)
Ret.Earnings-PRYR	\$154,335.44

TOTAL EQUITY \$135,268.31

TOTAL LIABILITIES AND EQUITY \$132,188.31

Balance Sheet

Tuesday, September 30, 2014

River Rock Condominiums

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest		
1010 River Rock CW Oper Acct	\$7,062.47	
	Total Operating Cash & Invest	\$7,062.47
Accounts Receivable		
1210 Accounts Receivable	\$18,062.33	
1299 Allowance-Uncollectible	(\$19,000.00)	
1770 Due from Reserves	(\$3,080.00)	
	Total Accounts Receivable	(\$4,017.67)
Other Assets		
1320 Prepaid Insurance	\$597.44	
	Total Other Assets	\$597.44
	TOTAL ASSETS	<u>\$3,642.24</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$85,188.61	
2030 Advance Payments	\$13,737.67	
2040 Open Credits	\$452.00	
	Total Current Liabilities	\$99,378.28
	TOTAL LIABILITIES	<u>\$99,378.28</u>

EQUITY

Current Year Earnings	(\$43,651.30)	
Ret.Earnings-PRYR	(\$52,084.74)	
	TOTAL EQUITY	<u>(\$95,736.04)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$3,642.24</u>

Unexpended Budget Report

Tuesday, September 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	0	6,223	(6,223)	31,115	56,007	(24,892)	74,676	43,561
9440 Reserve Interest Income	1	0	1	451	0	451	0	(451)
Total Reserve Income	1	6,223	(6,222)	31,566	56,007	(24,441)	74,676	43,110
TOTAL INCOME	1	6,223	(6,222)	31,566	56,007	(24,441)	74,676	43,110
EXPENSES								
Reserve Expense								
6080 Reserve Concrete Repairs	8,963	0	8,963	8,963	0	8,963	0	(8,963)
9625 Reserve - Clubhouse	0	0	0	11,080	0	11,080	0	(11,080)
9800 Reserve Expense	0	0	0	30,590	0	30,590	0	(30,590)
Total Reserve Expense	8,963	0	8,963	50,633	0	50,633	0	(50,633)
TOTAL EXPENSES	8,963	0	8,963	50,633	0	50,633	0	(50,633)
NET INCOME (LOSS)	(8,962)	6,223	(15,185)	(19,067)	56,007	(75,074)	74,676	
UNEXPENDED (OVER EXPENDED)								93,743

Unexpended Budget Report

Tuesday, September 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	309,600	309,600	0	412,800	103,200
4050 Clubhouse Rental Income	50	25	25	150	150	0	200	50
4080 Late Charge Income	100	200	(100)	974	1,600	(626)	2,000	1,026
4100 Legal Fee Income	262	417	(155)	3,648	3,753	(105)	5,000	1,352
4160 Miscellaneous Income	155	50	105	675	400	275	500	(175)
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	36,000	36,125	(125)	324,344	324,800	(456)	432,896	108,552
TOTAL INCOME	36,000	36,125	(125)	324,344	324,800	(456)	432,896	108,552
EXPENSES								
Operating Expenses								
5021 Gas & Electric	787	916	(129)	9,109	8,252	857	11,000	1,891
5040 Trash Removal	1,972	3,750	(1,778)	11,770	33,750	(21,980)	45,000	33,230
5090 Water & Sewer	7,415	7,800	(385)	60,985	55,000	5,985	72,000	11,015
Total Operating Expenses	10,174	12,466	(2,292)	81,864	97,002	(15,138)	128,000	46,136
Maintenance Expense								
6008 Alarm/Fire	1,300	500	800	22,164	15,000	7,164	20,000	(2,164)
6050 General Building Maint	2,908	1,000	1,908	27,421	9,000	18,421	12,000	(15,421)
6070 Clubhouse	0	200	(200)	1,452	1,900	(448)	2,500	1,048
6135 Extermin./Pest Control	225	42	183	225	374	(149)	500	275
6140 Gates - Security	515	0	515	4,789	2,500	2,289	3,000	(1,789)
6240 General Grounds Maint.	1,785	1,000	785	13,526	8,700	4,826	11,000	(2,526)
6340 Landscape Contract	2,285	2,285	0	21,560	20,565	995	27,420	5,860
6360 Lighting - Common Area	185	200	(15)	3,215	1,800	1,415	2,400	(815)
6405 Parking Lot Monitoring	150	150	0	1,850	1,350	500	1,800	(50)
6430 Plumbing and Electric	0	0	0	600	1,500	(900)	2,000	1,400
6460 Pool/Hot Tub	625	1,000	(375)	7,278	6,000	1,278	7,000	(278)
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	565	500	65	3,284	3,000	284	4,000	716
6530 Streets	0	40	(40)	0	360	(360)	500	500

Unexpended Budget Report

Tuesday, September 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	1,482	1,400	82	9,742	9,700	42	11,000	1,258
Total Maintenance Expense	12,024	8,317	3,707	125,740	89,949	35,791	120,120	(5,620)
Administration Expense								
7030 Audit	0	0	0	3,450	3,400	50	3,400	(50)
7040 Bad Debts	0	0	0	8,068	800	7,268	1,000	(7,068)
7060 Copies, Printing, Postage	65	100	(35)	1,314	1,350	(36)	2,000	686
7100 Income Tax	0	0	0	0	500	(500)	500	500
7110 Master Insurance	7,985	5,920	2,065	70,981	53,280	17,701	71,000	19
7120 Legal	246	750	(504)	3,616	6,750	(3,134)	9,000	5,384
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)	80	380	(300)	500	420
Total Administration Expense	10,171	8,685	1,486	104,384	83,335	21,049	110,100	5,716
Reserve Contributions								
5900 Reserve Contribution	6,223	6,223	0	56,007	56,007	0	74,676	18,669
Total Reserve Contributions	6,223	6,223	0	56,007	56,007	0	74,676	18,669
TOTAL EXPENSES	38,592	35,691	2,901	367,995	326,293	41,702	432,896	64,901
NET INCOME (LOSS)	(2,592)	434	(3,026)	(43,651)	(1,493)	(42,158)		
UNEXPENDED (OVER EXPENDED)								43,651