

Balance Sheet

Friday, October 31, 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

Friday, October 31, 2014

River Rock Condominiums

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest			
1010 River Rock CW Oper Acct	\$7,998.24		
	Total Operating Cash & Invest		\$7,998.24
Accounts Receivable			
1210 Accounts Receivable	\$18,253.91		
1299 Allowance-Uncollectible	(\$19,000.00)		
1770 Due from Reserves	(\$3,080.00)		
	Total Accounts Receivable		(\$3,826.09)
Other Assets			
1320 Prepaid Insurance	\$505.52		
1330 Prepaid Expenses	\$704.00		
	Total Other Assets		\$1,209.52
	TOTAL ASSETS		<u>\$5,381.67</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable	\$88,153.30		
2030 Advance Payments	\$10,517.07		
2035 Lock Box Clearing	\$200.00		
	Total Current Liabilities		\$98,870.37
	TOTAL LIABILITIES		<u>\$98,870.37</u>

EQUITY

Current Year Earnings	(\$41,403.96)		
Ret.Earnings-PRYR	(\$52,084.74)		
	TOTAL EQUITY		<u>(\$93,488.70)</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$5,381.67</u>

Unexpended Budget Report

Friday, October 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	62,230	(31,115)	74,676	43,561
9440 Reserve Interest Income	0	0	0	451	0	451	0	(451)
Total Reserve Income	0	6,223	(6,223)	31,566	62,230	(30,664)	74,676	43,110
TOTAL INCOME	0	6,223	(6,223)	31,566	62,230	(30,664)	74,676	43,110
EXPENSES								
Reserve Expense								
6080 Reserve Concrete Repairs	0	0	0	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	0	0	0	50,633	0	50,633	0	(50,633)
TOTAL EXPENSES	0	0	0	50,633	0	50,633	0	(50,633)
NET INCOME (LOSS)		6,223	(6,223)	(19,067)	62,230	(81,297)	74,676	
UNEXPENDED (OVER EXPENDED)								93,743

Unexpended Budget Report

Friday, October 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	344,000	344,000	0	412,800	68,800
4050 Clubhouse Rental Income	0	25	(25)	150	175	(25)	200	50
4080 Late Charge Income	110	100	10	1,084	1,700	(616)	2,000	916
4100 Legal Fee Income	110	417	(307)	3,758	4,170	(412)	5,000	1,242
4160 Miscellaneous Income	85	50	35	760	450	310	500	(260)
4170 Parking - Carport	160	160	0	1,600	1,600	0	1,920	320
4175 Parking - Garage	873	873	0	8,730	8,730	0	10,476	1,746
Total Income	35,738	36,025	(287)	360,082	360,825	(743)	432,896	72,814
TOTAL INCOME	35,738	36,025	(287)	360,082	360,825	(743)	432,896	72,814
EXPENSES								
Operating Expenses								
5021 Gas & Electric	598	916	(318)	9,707	9,168	539	11,000	1,293
5040 Trash Removal	1,926	3,750	(1,824)	13,696	37,500	(23,804)	45,000	31,304
5090 Water & Sewer	5,321	7,000	(1,679)	66,306	62,000	4,306	72,000	5,694
Total Operating Expenses	7,845	11,666	(3,821)	89,710	108,668	(18,958)	128,000	38,290
Maintenance Expense								
6008 Alarm/Fire	1,301	2,000	(699)	23,465	17,000	6,465	20,000	(3,465)
6050 General Building Maint	1,289	1,000	289	28,710	10,000	18,710	12,000	(16,710)
6070 Clubhouse	0	200	(200)	1,452	2,100	(648)	2,500	1,048
6135 Extermin./Pest Control	225	42	183	450	416	34	500	50
6140 Gates - Security	440	500	(60)	5,229	3,000	2,229	3,000	(2,229)
6240 General Grounds Maint.	1,070	1,000	70	14,596	9,700	4,896	11,000	(3,596)
6340 Landscape Contract	2,285	2,285	0	23,845	22,850	995	27,420	3,575
6360 Lighting - Common Area	240	200	40	3,455	2,000	1,455	2,400	(1,055)
6405 Parking Lot Monitoring	150	150	0	2,000	1,500	500	1,800	(200)
6430 Plumbing and Electric	0	250	(250)	600	1,750	(1,150)	2,000	1,400
6460 Pool/Hot Tub	575	1,000	(425)	7,853	7,000	853	7,000	(853)
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	126	500	(374)	3,410	3,500	(90)	4,000	590
6530 Streets	0	60	(60)	0	420	(420)	500	500

Unexpended Budget Report

Friday, October 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	1,196	0	1,196	10,938	9,700	1,238	11,000	62
Total Maintenance Expense	8,898	9,187	(289)	134,638	99,136	35,502	120,120	(14,518)
Administration Expense								
7030 Audit	0	0	0	3,450	3,400	50	3,400	(50)
7040 Bad Debts	487	0	487	8,555	800	7,755	1,000	(7,555)
7060 Copies, Printing, Postage	67	100	(33)	1,382	1,450	(68)	2,000	618
7100 Income Tax	0	0	0	0	500	(500)	500	500
7110 Master Insurance	7,985	5,920	2,065	78,966	59,200	19,766	71,000	(7,966)
7120 Legal	110	750	(640)	3,726	7,500	(3,774)	9,000	5,274
7130 Licenses & Inspections	0	200	(200)	0	200	(200)	200	200
7140 Management Fee	1,875	1,875	0	18,750	18,750	0	22,500	3,750
7180 Miscellaneous/Activities	0	40	(40)	80	420	(340)	500	420
Total Administration Expense	10,524	8,885	1,639	114,908	92,220	22,688	110,100	(4,808)
Reserve Contributions								
5900 Reserve Contribution	6,223	6,223	0	62,230	62,230	0	74,676	12,446
Total Reserve Contributions	6,223	6,223	0	62,230	62,230	0	74,676	12,446
TOTAL EXPENSES	33,491	35,961	(2,470)	401,486	362,254	39,232	432,896	31,410
NET INCOME (LOSS)	2,247	64	2,183	(41,404)	(1,429)	(39,975)		
UNEXPENDED (OVER EXPENDED)								41,404