

ROMEROCK ASSOCIATION, INC.
STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE-CASH BASIS
AS OF DECEMBER 31, 2012

	DEC 31 2012
ASSETS	
Petty Cash	\$ 600
Andover Bank Regular Checking	26,704
Certificates of Deposit Andover	0
Money Market Account	<u>25,313</u>
 CASH	 52,617
 Prepaid Payroll Tax	 -
 Property and Equipment	
Building And Improvements	3,650,143
Equipment	121,651
Vehicles	<u>186,036</u>
	3,957,830
 Less: Accumulated Depreciation	 (2,265,328)
Total Fixed Assets	<u>1,692,502</u>
TOTAL ASSETS	<u><u>\$ 1,745,119</u></u>
 LIABILITIES AND FUND BALANCES	
Building Plan Deposits	\$0
Andover Bank Short Term	0
HSA Withholding	0
Employee FICA/MED W/H	(3)
AFLAC W/H	(249)
Employee IRA W/H	130
Loan Payable - Andover Bank	<u>631,544</u>
TOTAL LIABILITIES	<u>631,422</u>
 FUND BALANCE	 <u>1,113,697</u>
 TOTAL LIABILITIES AND FUND BALANCE	 <u><u>\$ 1,745,119</u></u>

See accompanying notes and accountant's compilation report.

ROMEROCK ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES & CHANGES IN FUND BALANCE-CASH BASIS
FOR THE PERIOD ENDED DECEMBER 31, 2012

REVENUES		
Operating Income		\$ 1,098,196
EXPENSES		
Operating		<u>944,925</u>
Excess (Deficiency) of Revenues over Expenses		<u>153,271</u>
Beginning Fund Balance		<u>960,426</u>
Ending Fund Balance		<u><u>\$ 1,113,697</u></u>

See accompanying notes and accountant's compilation report.

ROMEROCK ASSOCIATION, INC.
STATEMENT OF CASH FLOWS-CASH BASIS
FOR THE PERIOD ENDED DECEMBER 31, 2012

Cash flows from Operating Activities		
Excess (deficiency) of revenues over expenses	153,271	Note 1
Adjustments to reconcile excess revenues over expenses to net cash provided by operating activities:		
Depreciation	178,409	
Increase (decrease) in Assets/Liabilities:		
Prepaid Payroll Taxes	0	
N/P Andover Bank Loan	(85,329)	
Employee W/H	(801)	
	<u>(86,130)</u>	
Net Cash Provided (Used) by Operating Activities	245,550	
Cash Flows from Investing Activities		
Acquisition of Improvements/Equipment	<u>(222,508)</u>	Note 2
Net Increase (Decrease) in Cash	23,042	
Cash at Beginning of Year	<u>29,575</u>	
Cash at End of Period	<u>\$ 52,617</u>	

Note 1-Represents operating income less operating expenses

Note 2-Represents fixed assets purchased current year

See accompanying notes and accountant's compilation report.

ROMEROCK ASSOCIATION, INC.
 DETAIL SCHEDULE OF REVENUE, EXPENSE AND BUDGET
 FOR THE PERIOD ENDED DECEMBER 31, 2012

REVENUE	DEC 31 2012 MTD	DEC 31 2012 YTD	TWELVE MONTH BUDGET
Dues	157	97,300	103,000
General Assessment	831	384,724	397,439
RSV Road Maintenance	0	25,000	20,000
Capital Improvement	259	124,163	132,479
Boat Decals	0	74,276	76,150
Interest Income	13	722	1,500
Miscellaneous	1,005	18,962	14,000
Clubhouse Rental	200	7,150	7,400
Concession Stand	0	8,042	8,100
Late Fees	62	6,364	11,400
Collections	150	38,748	48,000
New Member Impact Fee	2,500	25,500	40,500
Roads Assessment	490	287,245	300,363
Total Revenue	\$ 5,667	\$ 1,098,196	\$ 1,160,331

See accompanying notes and accountant's compilation report.

ROMEROCK ASSOCIATION, INC.
 DETAIL SCHEDULE OF REVENUE, EXPENSE AND BUDGET
 FOR THE PERIOD ENDED DECEMBER 31, 2012

EXPENSES	DEC 31 2012 MTD	DEC 31 2012 YTD	TWELVE MONTH BUDGET
Wages & Salaries	18,582	347,115	349,484
Employer Taxes	1,358	37,060	38,235
Employer IRA Match	558	7,914	10,000
Employer Medical Insurance	4,159	49,462	48,000
License & Permits	0	3,058	3,800
Insurance General	0	14,911	15,000
Legal Fees-Schraff & King	3,986	26,660	20,000
Collection Fees	0	18,127	17,000
Accounting Fees	800	4,800	4,800
ADP P/R Fees	226	3,400	3,900
Travel Expense	0	5,470	2,000
Gas & Fuel Oil	1,058	13,967	18,000
Equipment and Maintenance	2,566	31,445	15,000
Utilities	2,980	42,047	45,000
Bank Charges/CC Fees	44	959	1,000
Office Miscellaneous	2,583	9,818	20,000
Concession Supplies	0	4,858	5,600
Cleaning Services	0	7,866	10,500
Real Estate Taxes	0	19,273	12,800
Grounds Trash Removal	316	5,239	3,125
Grounds Landscaping	0	59	2,000
Culvert Pipe	786	7,521	5,000
Buildings & Maintenance	84	11,576	7,200
RomeRock News	6,138	6,244	7,000
Pools	0	10,629	12,000
Social Activity/F.W.	2,416	9,433	6,000
Early Bird Contests	0	2,750	2,750
Andover Bank Interest	2,614	33,898	61,140
Andover Bank Loan Fees	0	442	19,750
Road Maintenance	2,253	13,264	17,000

ROMEROCK ASSOCIATION, INC.
 DETAIL SCHEDULE OF REVENUE, EXPENSE AND BUDGET
 FOR THE PERIOD ENDED DECEMBER 31, 2012

EXPENSES	DEC 31 2012 MTD	DEC 31 2012 YTD	TWELVE MONTH BUDGET
Lake Management	0	6,301	15,000
Lake Safety Comm. Requests	0	0	0
RSV Dam Maintenance	0	5,150	4,000
Dredging Operating	0	5,800	100,000
Depreciation Expense	5,643	178,409	0
Total of Expenses	59,150	944,925	902,084
Excess Revenue over Expense	<u>(53,483)</u>	<u>153,271</u>	<u>258,247</u>

See accompanying notes and accountant's compilation report.

RomeRock Association, Inc.
NOTES TO FINANCIAL STATEMENTS

BACKGROUND

RomeRock Association, Inc. (the Association) is a homeowners association incorporated on June 17, 1966 under the nonprofit laws of the State of Ohio. The Association was formed to operate, manage, maintain, and promote the common areas of Roaming Shores, a private lakefront community located in Ashtabula County, Ohio. The association consists of approximately 2,190 residential lots owned by homeowners and developers.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding and evaluating the financial statements of RomeRock Association, Inc.

Basis of Accounting

The Association's financial statements are prepared on the cash basis. Under this basis, revenues are recognized when collected rather than earned, and expenses are generally recognized when paid rather than incurred. Consequently, accounts receivable due from homeowners, deferred revenues and accrued expenses are not included in the financial statements.

Cash

RomeRock Association, Inc. considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Equipment and Property Improvements

Equipment and property improvements are stated at cost and are being depreciated using the straight-line method over their estimated useful lives of the assets ranging from five to thirty years.

Income Taxes

The Association elects on an annual basis to file its tax return as either a regular corporation or as a homeowners association under Section 528 of the Internal Revenue Code. For 2011, the Association elected to file under Section 528 of the Internal Revenue Code as a homeowners association.

The Association's forms 1120-H, U.S. Income Tax Return for Homeowners Associations, for the years ending 2008, 2009, 2010, and 2011 are subject to examination by the IRS, generally for 3 years after they were filed.

See accountant's compilation report.

RomeRock Association, Inc.
NOTES TO FINANCIAL STATEMENTS (Continued)

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates

Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

Future Major Repairs and Maintenance

The Association's governing documents do not require the accumulation of funds to finance estimated future major repairs and replacements. The Association has not conducted a study to determine the remaining useful lives of the components of common property and estimates of the costs of major repairs and replacements that may be required in the future, nor has the board of directors developed a plan to fund those needs. When funds are required for major repairs and replacements, the Association plans to borrow, increased assessments, or delay repairs and replacements until funds are available. The effect on future assessments has not been determined.

CASH

Cash is comprised of the following:

	<u>December 31, 2012</u>
Petty cash	\$ 600
Cash in checking	26,704
Cash in money market	25,313
Total	<u>\$ 52,617</u>

Cash deposits in financial institutions at times, may exceed federal insured limits. RomeRock Association, Inc. has not experienced any losses on these accounts and believes it is not exposed to any significant credit risk on cash or cash equivalents.

See accountant's compilation report.

RomeRock Association, Inc.
 NOTES TO FINANCIAL STATEMENTS (Continued)

FIXED ASSETS

Fixed assets are comprised of the following:

		December 31, 2012
Buildings and improvements	\$	3,650,143
Equipment		121,651
Vehicles		186,036
		3,957,830
Less accumulated depreciation		2,265,328
Net fixed assets	\$	1,692,502

LONG-TERM DEBT

The Association's obligation under long-term debt consisted of the following:

		December 31, 2012
Note payable to bank due in 180 monthly installments through February 2019. The rate is variable and may change every twelve months. Currently the monthly payment is \$9,937.01 at a rate of 5.0 percent per annum. All assets of the Association secure this loan.	\$	631,544
		631,544
Less current maturities		79,897
Net long-term debt	\$	551,647

See accountant's compilation report.

RomeRock Association, Inc.
NOTES TO FINANCIAL STATEMENTS (Continued)

Required principal payments on long-term debt for the next five years are as follows:

2012	\$	0
2013		93,505
2014		96,000
2015		100,000
2016		104,000
Thereafter		238,039
	\$	<u>631,544</u>

SUBSEQUENT EVENTS

Subsequent events were evaluated through January 13, 2013, which is the date the financial statements were available.

See accountant's compilation report.