

RIVER RANCH RV RESORT OWNERS ASSOCIATION

Balance Sheet
 As of 09/30/10

ASSETS

| | | |
|------|--------------------------------|----------------------|
| 1010 | Operating-CB&T 293 | \$ 28,577.45 |
| 1020 | Rental-CB&T256 | 36,466.05 |
| 1040 | Payroll-CB&T297 | 766.84 |
| 1050 | Activities-CB&T976 | 8,799.40 |
| 1080 | Cash on Hand | 700.00 |
| 1100 | Member Assessments Receivable | 9,692.37 |
| 1115 | Storage Area Receivable | 25.00 |
| 1350 | Legal Fees Receivable | 3,424.01 |
| 1360 | Misc. Owner Receivables | 948.26 |
| 1380 | Owner Expense Clearing | (1,029.85) |
| 1430 | Federal Estimated Tax Deposits | 1,600.00 |
| 1500 | Lots Held | 45,204.39 |
| 1524 | Common Property | 751,377.00 |
| 1527 | Accumulated Depreciation- comm | (375,399.08) |
| 1530 | Prepaid Insurance | 9,039.32 |
| 1550 | Equipment | 69,272.32 |
| 1551 | Real Property Improvements | 276,851.17 |
| 1559 | Accumulated Depreciation- Equ | (32,219.32) |
| 1660 | Accumulated Depreciation-Real | (41,967.92) |
| 1710 | Prepaid Expenses | 3,705.17 |
| 1720 | Inventory-Clothing | 1,579.00 |
| 1721 | P.O. Postage Inventory | 225.50 |
| 1730 | Loan to RRRV Lot Sales | 167.30 |
| 1790 | Organization Costs | 189.31 |
| | TOTAL ASSETS | \$ 797,993.69 |

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|------|-----------------------------|--------------|
| 2000 | Accounts Payable | \$ 12,666.04 |
| 2110 | Payroll Taxes/SUT Liability | 34.25 |
| 2130 | Payroll Taxes/940 Liability | 7.93 |
| 2200 | Sales Tax - Tourist | 854.10 |
| 2210 | Sales Tax-Sales Tax | 1,239.40 |
| 2300 | Prepaid Assessments | 97,877.40 |
| 2550 | Refundable Deposits | 500.00 |
| 2710 | P O Box Key Deposits | 944.00 |
| 2900 | Activities-Escrow | 8,645.79 |

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| | | | |
|------|-------------------------------|---------|---------------|
| 2902 | RR Emergency Team | 130.00 | |
| 2905 | Owners Lounge Remodel- Escrow | (16.39) | |
| | | <hr/> | |
| | Subtotal Current Liab. | | \$ 122,882.52 |

RESERVES:

| | | | |
|------|-----------------------------|----------------|----------------|
| 3010 | Reserves - Roads & Pavement | \$ (46,545.00) | |
| 3100 | Reserves - Pool/Spa | 15,955.97 | |
| 3200 | Reserves-Buildings | (18,705.00) | |
| 3300 | Reserves-Major Equipment | (6,595.85) | |
| | | <hr/> | |
| | Subtotal Reserves | | \$ (55,889.88) |

EQUITY:

| | | | |
|------|--------------------------------|---------------|---------------|
| 3900 | Fund Balance | \$ 741,804.87 | |
| | Current Year Net Income/(Loss) | (10,803.82) | |
| | | <hr/> | |
| | Subtotal Equity | | \$ 731,001.05 |
| | TOTAL LIABILITIES & EQUITY | | \$ 797,993.69 |
| | | | ===== |

RIVER RANCH RV RESORT OWNERS ASSOCIATION

Income/Expense Statement
Period: 09/01/10 to 09/30/10

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|----------------|-----------------------------|------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | | |
| 04010 | Assessments | 67,584.00 | 67,584.00 | .00 | 608,800.56 | 608,256.00 | 544.56 | 811,008.00 |
| 04050 | Application Fees | 200.00 | 166.67 | 33.33 | 1,100.00 | 1,500.03 | (400.03) | 2,000.00 |
| 04110 | Rental Fee Income | 17,082.00 | 18,765.08 | (1,683.08) | 158,181.00 | 168,885.72 | (10,704.72) | 225,181.00 |
| 04115 | Storage Area Income | 450.00 | 500.00 | (50.00) | 4,328.18 | 4,500.00 | (171.82) | 6,000.00 |
| 04200 | Interest Income | 127.25 | 83.33 | 43.92 | 950.69 | 749.97 | 200.72 | 1,000.00 |
| 04300 | Laundry Revenue | 260.75 | 833.33 | (572.58) | 6,074.38 | 7,499.97 | (1,425.59) | 10,000.00 |
| 04400 | Clothing Sales | .00 | .00 | .00 | 119.50 | .00 | 119.50 | .00 |
| 04410 | MULCH SALES | 222.50 | 541.67 | (319.17) | 3,753.30 | 4,875.03 | (1,121.73) | 6,500.00 |
| 04411 | Firewood sales | .00 | 83.33 | (83.33) | 486.00 | 749.97 | (263.97) | 1,000.00 |
| 04420 | Propane Sales | 342.00 | 1,666.67 | (1,324.67) | 12,486.40 | 15,000.03 | (2,513.63) | 20,000.00 |
| 04450 | Post Office Rental | .00 | 1,375.00 | (1,375.00) | 16,167.94 | 12,375.00 | 3,792.94 | 16,500.00 |
| 04600 | Building(s) Rental | .00 | 12.50 | (12.50) | 150.00 | 112.50 | 37.50 | 150.00 |
| 04700 | Landscape Income | 2,703.75 | 2,975.00 | (271.25) | 24,333.75 | 26,775.00 | (2,441.25) | 35,700.00 |
| 04800 | Phase I Reimburse | 5,543.92 | 5,511.00 | 32.92 | 49,895.28 | 49,599.00 | 296.28 | 66,132.00 |
| 04810 | Charges to Owners for Labor | .00 | .00 | .00 | 90.00 | .00 | 90.00 | .00 |
| 04900 | Misc. Income | 687.94 | 1,083.33 | (395.39) | 8,557.52 | 9,749.97 | (1,192.45) | 13,000.00 |
| 04920 | RRRV Lot Sales Income | .00 | 833.33 | (833.33) | .00 | 7,499.97 | (7,499.97) | 10,000.00 |
| 04950 | Prior Year Surplus | .00 | 99.33 | (99.33) | .00 | 893.97 | (893.97) | 1,192.00 |
| | Subtotal Income | 95,204.11 | 102,113.57 | (6,909.46) | 895,474.50 | 919,022.13 | (23,547.63) | 1,225,363.00 |

EXPENSES

General & Administrative

| | | | | | | | | |
|-------|-------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| 05010 | Management Fee | 4,000.00 | 5,096.00 | 1,096.00 | 38,000.00 | 45,864.00 | 7,864.00 | 61,152.00 |
| 05020 | Computer/Equip Repairs | 723.15 | 266.67 | (456.48) | 9,304.98 | 2,400.03 | (6,904.95) | 3,200.00 |
| 05030 | Clothing Purchases | .00 | 79.17 | 79.17 | 996.69 | 712.53 | (284.16) | 950.00 |
| 05050 | Legal | .00 | 791.67 | 791.67 | 5,146.66 | 7,125.03 | 1,978.37 | 9,500.00 |
| 05060 | Accounting | 875.00 | 875.00 | .00 | 6,675.00 | 7,875.00 | 1,200.00 | 10,500.00 |
| 05070 | Misc. & General | 6.42 | 375.00 | 368.58 | 7,708.97 | 3,375.00 | (4,333.97) | 4,500.00 |
| 05075 | Contributions | .00 | .00 | .00 | 100.00 | .00 | (100.00) | .00 |
| 05080 | Banking | 352.29 | 916.67 | 564.38 | 7,175.92 | 8,250.03 | 1,074.11 | 11,000.00 |
| 05090 | Advertising | .00 | 208.33 | 208.33 | 842.53 | 1,874.97 | 1,032.44 | 2,500.00 |
| 05100 | Insurance | 2,281.89 | 2,279.17 | (2.72) | 20,705.57 | 20,512.53 | (193.04) | 27,350.00 |
| 05210 | Telephone | 567.98 | 541.67 | (26.31) | 5,109.13 | 4,875.03 | (234.10) | 6,500.00 |
| 05310 | Licenses & Permits | 600.00 | 208.33 | (391.67) | 4,121.67 | 1,874.97 | (2,246.70) | 2,500.00 |
| 05330 | Taxes | .00 | 250.00 | 250.00 | (1,557.12) | 2,250.00 | 3,807.12 | 3,000.00 |
| 05340 | Printing/Reproduction | 500.19 | 666.67 | 166.48 | 5,655.79 | 6,000.03 | 344.24 | 8,000.00 |
| 05350 | Office Supplies & Postage | 1,323.54 | 750.00 | (573.54) | 7,283.83 | 6,750.00 | (533.83) | 9,000.00 |
| | General & Administrative | 11,230.46 | 13,304.35 | 2,073.89 | 117,269.62 | 119,739.15 | 2,469.53 | 159,652.00 |

RIVER RANCH RV RESORT OWNERS ASSOCIATION

Income/Expense Statement

Period: 09/01/10 to 09/30/10

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|------------------------------|------------------------------|----------------|-----------|----------|--------------|------------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| Payroll | | | | | | | | |
| 05410 | Salary | 24,397.18 | 26,262.75 | 1,865.57 | 227,816.27 | 236,364.75 | 8,548.48 | 315,153.00 |
| 05430 | Payroll Taxes | 1,803.31 | 2,273.92 | 470.61 | 20,687.68 | 20,465.28 | (222.40) | 27,287.00 |
| 05440 | Health Insurance | 3,417.42 | 3,622.50 | 205.08 | 30,120.78 | 32,602.50 | 2,481.72 | 43,470.00 |
| 05450 | Worker's Comp | 731.25 | 756.92 | 25.67 | 6,581.25 | 6,812.28 | 231.03 | 9,083.00 |
| | Payroll | 30,349.16 | 32,916.09 | 2,566.93 | 285,205.98 | 296,244.81 | 11,038.83 | 394,993.00 |
| Utilities | | | | | | | | |
| 05520 | Trash Removal | 300.00 | 1,283.33 | 983.33 | 9,340.10 | 11,549.97 | 2,209.87 | 15,400.00 |
| 05540 | Sewer/Water | 11,490.60 | 11,666.67 | 176.07 | 103,415.40 | 105,000.03 | 1,584.63 | 140,000.00 |
| 05550 | Cable TV | 7,687.41 | 7,000.00 | (687.41) | 68,856.79 | 63,000.00 | (5,856.79) | 84,000.00 |
| 05600 | Electric - Lot 386 | 69.00 | 41.25 | (27.75) | 370.00 | 371.25 | 1.25 | 495.00 |
| 05610 | Electric - Mustang Cente | 1,002.00 | 1,029.50 | 27.50 | 11,684.00 | 9,265.50 | (2,418.50) | 12,354.00 |
| 05620 | Electric-Maint. Area | 386.00 | 469.33 | 83.33 | 4,504.00 | 4,223.97 | (280.03) | 5,632.00 |
| 05630 | Electric- Phase III Pool | 909.00 | 593.42 | (315.58) | 4,672.00 | 5,340.78 | 668.78 | 7,121.00 |
| 05640 | Electric-Possum Path | 466.00 | 476.42 | 10.42 | 4,821.00 | 4,287.78 | (533.22) | 5,717.00 |
| 05650 | Electric-Post Office | 84.00 | 50.58 | (33.42) | 520.00 | 455.22 | (64.78) | 607.00 |
| | Electric- Trails End | 814.00 | 831.33 | 17.33 | 7,541.00 | 7,481.97 | (59.03) | 9,976.00 |
| | Utilities | 23,208.01 | 23,441.83 | 233.82 | 215,724.29 | 210,976.47 | (4,747.82) | 281,302.00 |
| Recreation Facilities | | | | | | | | |
| 05720 | Pool Equipment/Repair | .00 | 625.00 | 625.00 | 480.55 | 5,625.00 | 5,144.45 | 7,500.00 |
| 05730 | Pool Supplies | 126.26 | 475.00 | 348.74 | 5,164.08 | 4,275.00 | (889.08) | 5,700.00 |
| 05750 | Pool & Dryer Propane | 629.97 | 1,250.00 | 620.03 | 16,868.34 | 11,250.00 | (5,618.34) | 15,000.00 |
| | Recreation Facilities | 756.23 | 2,350.00 | 1,593.77 | 22,512.97 | 21,150.00 | (1,362.97) | 28,200.00 |
| Landscape/Grounds | | | | | | | | |
| 06260 | Landscaping | 758.27 | 833.33 | 75.06 | 8,532.81 | 7,499.97 | (1,032.84) | 10,000.00 |
| 06270 | Mulch | .00 | 666.67 | 666.67 | 5,976.28 | 6,000.03 | 23.75 | 8,000.00 |
| 06300 | Imigation Maint/Supplies | .00 | 416.67 | 416.67 | 2,252.00 | 3,750.03 | 1,498.03 | 5,000.00 |
| 06340 | Equipment Repairs/Supplies | 1,084.86 | 1,458.33 | 373.47 | 12,003.88 | 13,124.97 | 1,121.09 | 17,500.00 |
| 06350 | Equipment Purchase | .00 | 300.00 | 300.00 | 1,782.14 | 2,700.00 | 917.86 | 3,600.00 |
| 06360 | Fuel (All types) | 598.90 | 750.00 | 151.10 | 6,687.69 | 6,750.00 | 62.31 | 9,000.00 |
| 06370 | Water & Sewer Repairs | .00 | 625.00 | 625.00 | 315.00 | 5,625.00 | 5,310.00 | 7,500.00 |
| 06375 | Road Repairs | .00 | 625.00 | 625.00 | 795.97 | 5,625.00 | 4,829.03 | 7,500.00 |
| 06380 | Drainage Repairs | .00 | 625.00 | 625.00 | 15,207.00 | 5,625.00 | (9,582.00) | 7,500.00 |
| 06385 | Common Area Concrete Repairs | .00 | 541.67 | 541.67 | 300.00 | 4,875.03 | 4,575.03 | 6,500.00 |
| | Acquisition Expense | .00 | 833.33 | 833.33 | .00 | 7,499.97 | 7,499.97 | 10,000.00 |

RIVER RANCH RV RESORT OWNERS ASSOCIATION

Income/Expense Statement
 Period: 09/01/10 to 09/30/10

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|------------------------------|---------------------------------------|----------------|------------|-------------|--------------|------------|-------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| | Landscape/Grounds | 2,442.03 | 7,675.00 | 5,232.97 | 53,852.77 | 69,075.00 | 15,222.23 | 92,100.00 |
| Buildings | | | | | | | | |
| 06460 | Housekeeping Supplies | 243.58 | 500.00 | 256.42 | 4,252.99 | 4,500.00 | 247.01 | 6,000.00 |
| 06470 | Building Maint. & Material | 41.50 | 833.33 | 791.83 | 6,045.16 | 7,499.97 | 1,454.81 | 10,000.00 |
| 06480 | Electrical Supplies | .00 | .00 | .00 | 72.76 | .00 | (72.76) | .00 |
| 06530 | Pest Control | 429.57 | 525.00 | 95.43 | 3,723.13 | 4,725.00 | 1,001.87 | 6,300.00 |
| | Buildings | 714.65 | 1,858.33 | 1,143.68 | 14,094.04 | 16,724.97 | 2,630.93 | 22,300.00 |
| Other | | | | | | | | |
| 06610 | Propane RV Disp | .00 | 825.00 | 825.00 | 8,059.29 | 7,425.00 | (634.29) | 9,900.00 |
| 06620 | Replace Owner Property | 142.50 | .00 | (142.50) | 822.95 | .00 | (822.95) | .00 |
| 06640 | Rental Inc. to Owners | 10,501.50 | 11,009.00 | 507.50 | 98,726.50 | 99,081.00 | 354.50 | 132,108.00 |
| 06650 | Security | 1,442.07 | 2,916.67 | 1,474.60 | 15,009.94 | 26,250.03 | 11,240.09 | 35,000.00 |
| | Other | 12,086.07 | 14,750.67 | 2,664.60 | 122,618.68 | 132,756.03 | 10,137.35 | 177,008.00 |
| Reserve Contributions | | | | | | | | |
| | Paving & Drainage Reserves | 3,333.34 | 833.33 | (2,500.01) | 15,000.03 | 7,499.97 | (7,500.06) | 10,000.00 |
| 07320 | Pool & Spas Reserve | 7,500.00 | 2,083.33 | (5,416.67) | 33,750.00 | 18,749.97 | (15,000.03) | 25,000.00 |
| 07340 | Buildings Reserve | 4,166.66 | 2,083.33 | (2,083.33) | 18,749.97 | 18,749.97 | .00 | 25,000.00 |
| 07360 | Equipment Reserves | 1,666.66 | 833.33 | (833.33) | 7,499.97 | 7,499.97 | .00 | 10,000.00 |
| | Reserve Contributions | 16,666.66 | 5,833.32 | (10,833.34) | 74,999.97 | 52,499.88 | (22,500.09) | 70,000.00 |
| | TOTAL EXPENSES | 97,453.27 | 102,129.59 | 4,676.32 | 906,278.32 | 919,166.31 | 12,887.99 | 1,225,555.00 |
| | Current Year Net Income/(loss) | (2,249.16) | (16.02) | (2,233.14) | (10,803.82) | (144.18) | (10,659.64) | (192.00) |