

Balance Sheet - Operating

River Ranch RV
End Date: 1/31/2022

Date: 3/1/2022

Time: 3:54 pm

Page: 1

Assets

Current Assets

10-000-000-00	Petty Cash	\$300.00
10-010-000-00	Cash-Checking	152,296.78
10-020-000-00	Cash-Reserve Account	304,821.10
10-025-000-00	Cash-Activities Checking	8,272.59
10-030-000-00	Cash-Hurricane Fund MM	20,803.53
10-220-000-00	Accounts Receivable	101,244.27
10-225-000-00	Accounts Receivable Other	58,333.32
10-250-000-00	Prepaid Insurance	54,584.38
10-270-000-00	Owner Expense Clearing	595.01
10-280-000-00	Due from RRRV, LLC	(509.97)
10-300-000-00	P.O. Postage Inventory	188.77

Total Current Assets:

\$700,929.78

Property and Equipment

11-035-000-00	Equipment	184,413.16
11-055-000-00	Lots Held	45,204.39
11-070-000-00	Common Property	751,377.00
11-080-000-00	Real Property Improvements	526,302.84
11-170-000-00	Accumulated Depreciation-Comm Prop	(442,733.16)
11-175-000-00	Accumulated Depreciation- Equipment	(106,526.84)
11-180-000-00	Accumulated Depreciation-Real Prop Impr	(152,849.90)
11-190-000-00	Accumulated Depreciation	(287,065.77)

Total Property and Equipment:

\$518,121.72

Other Assets

12-020-000-00	Organization Costs	189.31
---------------	--------------------	--------

Total Other Assets:

\$189.31**Total Assets:**\$1,219,240.81**Liabilities & Equity**

Current Liabilities

13-000-000-00	Accounts Payable	26,479.79
13-040-000-00	Prepaid Maintenance	30,877.98
13-120-000-00	Other Accounts Payable	38.97
13-140-000-00	Accrued Assessments	178,900.44
13-150-000-00	Accrued Expenses	4,480.18

Total Current Liabilities:

\$240,777.36

Notes Payable and Other Liabilities

15-040-000-00	P O Box Key Deposits	2,194.00
15-060-000-00	Key Deposit Maintenance Gate	550.00
15-070-000-00	Hurricane Escrow	20,800.00
15-090-000-00	Activities Escrow	12,841.54

Total Notes Payable and Other Liabilities:

\$36,385.54

Reserves

16-025-000-00	Reserves - Pooled Reserves	18,011,789.46
16-025-001-00	Reserves - Spent from Pooled Reserves	(17,682,675.38)
16-025-003-00	Pool Reserve	(10,903.75)
16-025-017-00	Bank Fees and Interest Reserve	2,851.27

Total Reserves:

\$321,061.60

Balance Sheet - Operating

River Ranch RV

End Date: 1/31/2022

Date: 3/1/2022

Time: 3:54 pm

Page: 2

Owners Equity

17-025-000-00 Paid-In Capital \$616,449.70

17-030-000-00 Retained Earnings 19,079.17

Total Owners Equity:

\$635,528.87

Net Income Gain / Loss

(14,512.56)(\$14,512.56)**Total Liabilities & Equity:**\$1,219,240.81

Income Statement - Operating

River Ranch RV

01/31/2022

Date: 3/1/2022

Time: 3:52 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-010 Maintenance Fees	\$92,081.00	\$92,062.67	\$18.33	\$92,081.00	\$92,062.67	\$18.33	\$ 1,104,752.00
Total Rental Income	\$92,081.00	\$92,062.67	\$18.33	\$92,081.00	\$92,062.67	\$18.33	\$ 1,104,752.00
Other Income							
22-170 Interest Income	(18.66)	-	(18.66)	(18.66)	-	(18.66)	-
22-240 Application Fees	200.00	-	200.00	200.00	-	200.00	-
22-245 Estoppel Fees	800.00	-	800.00	800.00	-	800.00	-
Total Other Income	\$981.34	\$-	\$981.34	\$981.34	\$-	\$981.34	\$ -
Total Operating Income	\$93,062.34	\$92,062.67	\$999.67	\$93,062.34	\$92,062.67	\$999.67	\$ 1,104,752.00
Operating Expense							
Park Maintenance							
26-170 Sign Repairs and Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
26-180 Building Repairs and Maintenance	4,166.67	4,166.67	-	4,166.67	4,166.67	-	50,000.00
26-200 Lawn Contractor	20,983.33	20,983.33	-	20,983.33	20,983.33	-	251,800.00
26-215 Phase II Retention Pond	1,750.00	-	(1,750.00)	1,750.00	-	(1,750.00)	-
26-220 Irrigation Maintenance and Supplies	1,833.33	1,833.33	-	1,833.33	1,833.33	-	22,000.00
26-305 Housekeeping	4,583.33	4,583.33	-	4,583.33	4,583.33	-	55,000.00
Total Park Maintenance	\$33,316.66	\$31,733.33	(\$1,583.33)	\$33,316.66	\$31,733.33	(\$1,583.33)	\$ 380,800.00
Pool Maintenance							
32-360 Pool Supplies	963.00	1,500.00	537.00	963.00	1,500.00	537.00	18,000.00
Total Pool Maintenance	\$963.00	\$1,500.00	\$537.00	\$963.00	\$1,500.00	\$537.00	\$ 18,000.00
Utilities							
36-461 Electric - Lot 386	114.15	115.25	1.10	114.15	115.25	1.10	1,383.00
36-462 Electric - Trash Compactor	45.00	48.75	3.75	45.00	48.75	3.75	585.00
36-463 Electric - Mustang Center	900.42	871.75	(28.67)	900.42	871.75	(28.67)	10,461.00
36-464 Electric - Staging Area	61.91	73.25	11.34	61.91	73.25	11.34	879.00
36-465 Electric - Maintenance Area	301.40	379.83	78.43	301.40	379.83	78.43	4,558.00
36-466 Electric - Phase III Pool	695.47	713.08	17.61	695.47	713.08	17.61	8,557.00
36-467 Electric - Possum Path	203.98	335.75	131.77	203.98	335.75	131.77	4,029.00
36-468 Electric - Post Office	47.18	64.67	17.49	47.18	64.67	17.49	776.00
36-469 Electric - Trails End	753.34	954.25	200.91	753.34	954.25	200.91	11,451.00
36-485 Water and Sewer	15,364.34	15,499.00	134.66	15,364.34	15,499.00	134.66	185,988.00
36-490 Garbage	6,414.26	4,416.67	(1,997.59)	6,414.26	4,416.67	(1,997.59)	53,000.00
36-500 Cable Television	8,672.25	8,654.50	(17.75)	8,672.25	8,654.50	(17.75)	103,854.00
Total Utilities	\$33,573.70	\$32,126.75	(\$1,446.95)	\$33,573.70	\$32,126.75	(\$1,446.95)	\$ 385,521.00
Office Expense							
38-550 Office Supplies	-	208.33	208.33	-	208.33	208.33	2,500.00
38-560 Computer, Copier and Fax Charges	19.50	-	(19.50)	19.50	-	(19.50)	-
38-568 Software Expense	925.00	-	(925.00)	925.00	-	(925.00)	-
38-570 Postage	-	41.67	41.67	-	41.67	41.67	500.00
38-580 Printing	-	125.00	125.00	-	125.00	125.00	1,500.00
38-585 Credit Card Processing Fees	-	416.67	416.67	-	416.67	416.67	5,000.00
38-590 Bank Fees	6.00	83.33	77.33	6.00	83.33	77.33	1,000.00
38-595 Coupon Books	5.15	-	(5.15)	5.15	-	(5.15)	-
38-600 Miscellaneous	-	208.33	208.33	-	208.33	208.33	2,500.00
Total Office Expense	\$955.65	\$1,083.33	\$127.68	\$955.65	\$1,083.33	\$127.68	\$ 13,000.00
Licenses and Permits							
40-620 Licenses and Permits	-	166.67	166.67	-	166.67	166.67	2,000.00
Total Licenses and Permits	\$-	\$166.67	\$166.67	\$-	\$166.67	\$166.67	\$ 2,000.00
Professional Fees							

Income Statement - Operating

River Ranch RV

01/31/2022

Date: 3/1/2022

Time: 3:52 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
42-630 Accounting and Tax Preparation	\$833.33	\$833.33	\$-	\$833.33	\$833.33	\$-	\$ 10,000.00
42-640 Legal	17,562.84	833.34	(16,729.50)	17,562.84	833.34	(16,729.50)	10,000.00
42-643 Legal Document Review Fee	-	833.34	833.34	-	833.34	833.34	10,000.00
Total Professional Fees	\$18,396.17	\$2,500.01	(\$15,896.16)	\$18,396.17	\$2,500.01	(\$15,896.16)	\$ 30,000.00
Insurance							
46-730 General Liability	2,817.14	4,166.67	1,349.53	2,817.14	4,166.67	1,349.53	50,000.00
Total Insurance	\$2,817.14	\$4,166.67	\$1,349.53	\$2,817.14	\$4,166.67	\$1,349.53	\$ 50,000.00
Taxes							
48-780 Real Estate	-	150.00	150.00	-	150.00	150.00	1,800.00
Total Taxes	\$-	\$150.00	\$150.00	\$-	\$150.00	\$150.00	\$ 1,800.00
Park Management							
50-790 Management Fees	1,300.00	2,383.33	1,083.33	1,300.00	2,383.33	1,083.33	28,600.00
Total Park Management	\$1,300.00	\$2,383.33	\$1,083.33	\$1,300.00	\$2,383.33	\$1,083.33	\$ 28,600.00
Reserves							
52-815 Pooled Reserves	16,252.58	16,252.58	-	16,252.58	16,252.58	-	195,031.00
Total Reserves	\$16,252.58	\$16,252.58	\$-	\$16,252.58	\$16,252.58	\$-	\$ 195,031.00
Total Operating Expense	\$107,574.90	\$92,062.67	\$15,512.23	\$107,574.90	\$92,062.67	(\$15,512.23)	\$ 1,104,752.00
COMBINED NET INCOME	(\$14,512.56)	\$0.00	(\$14,512.56)	(\$14,512.56)	\$0.00	(\$14,512.56)	\$0.00