

# RIVER RANCH RV RESORT

Run Date: 09/13/2021

Run Time: 12:41 PM

## BALANCE SHEET

As of: 08/31/2021

### Assets

Account #	Account Name	Total
<b>Asset</b>		
01020	CenterState - Operating	\$116,668.06
01022	CenterState - Hurricane Fund MM	\$21,002.65
01024	CenterState - Activities Account	\$8,373.80
01061	CenterState Reserve Account	\$261,606.20
01080	Cash on Hand	\$300.00
01100	Member Assessments Receivable	\$45,650.90
01110	Receivables - Other	\$29,166.66
01160	Due from RRRV, LLC	(\$509.97)
01350	Legal Fees Receivable	\$7.40
01360	Misc. Owner Receivables	\$763.16
01380	Owner Expense Clearing	\$595.01
01500	Lots Held	\$45,204.39
01524	Common Property	\$751,377.00
01527	Accumulated Depreciation- comm	(\$442,733.16)
01530	Prepaid Insurance	\$30,221.66
01550	Equipment	\$184,413.16
01551	Real Property Improvements	\$526,302.84
01559	Accumulated Depreciation- Equ	(\$106,526.84)
01660	Accumulated Depreciation-Real	(\$152,849.90)
01670	Accumulated Depreciation	(\$287,065.77)
01721	P.O. Postage Inventory	\$188.77
01790	Organization Costs	\$189.31
	ASSET TOTAL:	<u>\$1,032,345.33</u>
	TOTAL ASSETS:	<u>\$1,032,345.33</u>

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
02000	Accounts Payable	\$38.97
02300	Prepaid Assessments	\$38,801.50
02302	Accrued Assesments	\$83,391.11
02410	Accrued Expenses	\$7,113.53
02710	P O Box Key Deposits	\$2,194.00
02720	Key Dep. Maintenance Gate	\$550.00
02760	Hurricane Fund Deposit	\$21,000.00
02900	Activities-Escrow	\$13,402.29
	LIABILITY TOTAL:	<u>\$166,491.40</u>
	TOTAL LIABILITIES:	<u>\$166,491.40</u>

### Equity

Account #	Account Name	Total
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<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
03010	Reserves - Pooled Reserves	\$17,930,526.56
03020	Reserves - Spent from Pooled Reserves	(\$17,671,771.63)
03350	Reserve Funds-Interest	<u>\$2,851.27</u>
	RESERVES TOTAL:	\$261,606.20
<b>Members Equity</b>		
03900	Fund Balance	<u>\$616,449.70</u>
	MEMBERS EQUITY TOTAL:	\$616,449.70
	Current Year Net Income/(Loss)	<u>(\$12,201.97)</u>
	TOTAL EQUITY:	\$865,853.93
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,032,345.33</u>

**RIVER RANCH RV RESORT**  
**INCOME STATEMENT**  
Start: 08/01/2021 | End: 08/31/2021

Run Date: 09/13/2021  
Run Time: 12:47 PM

**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04010 Assessments	88,652.67	88,691.67	(39.00)	709,221.36	709,533.36	(312.00)	1,064,300.00
04050 Application Fees	0.00	0.00	0.00	6,100.00	0.00	6,100.00	0.00
04060 ARC Permit fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00
04110 Rental Fee Income	692.25	0.00	692.25	692.25	0.00	692.25	0.00
04200 Interest Income	(271.75)	0.00	(271.75)	1,031.36	0.00	1,031.36	0.00
04900 Misc. Income	641.67	0.00	641.67	15,706.52	0.00	15,706.52	0.00
04920 Excess Revenue from LLC	14,583.33	14,583.33	0.00	116,666.64	116,666.64	0.00	175,000.00
<b>Income Total</b>	<b>104,298.17</b>	<b>103,275.00</b>	<b>1,023.17</b>	<b>849,468.13</b>	<b>826,200.00</b>	<b>23,268.13</b>	<b>1,239,300.00</b>

<b>Total Income</b>	<b>104,298.17</b>	<b>103,275.00</b>	<b>1,023.17</b>	<b>849,468.13</b>	<b>826,200.00</b>	<b>23,268.13</b>	<b>1,239,300.00</b>
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**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
05010 Management Fee	0.00	2,734.50	2,734.50	19,100.00	21,876.00	2,776.00	32,814.00
05015 Management Workers' Comp	0.00	350.00	350.00	0.00	2,800.00	2,800.00	4,200.00
05020 IT Technical Services	350.00	0.00	(350.00)	1,050.00	0.00	(1,050.00)	0.00
05025 Software expense	225.00	0.00	(225.00)	4,044.90	0.00	(4,044.90)	0.00
05050 Legal	1,450.00	833.33	(616.67)	8,485.00	6,666.64	(1,818.36)	10,000.00
05060 Accounting	833.33	833.33	0.00	6,666.64	6,666.64	0.00	10,000.00
05070 Misc. & General	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
05071 Processing fees	0.00	416.67	416.67	4,361.05	3,333.36	(1,027.69)	5,000.00
05072 Signs & Safety	0.00	166.67	166.67	749.00	1,333.36	584.36	2,000.00
05080 Banking	0.00	83.33	83.33	144.00	666.64	522.64	1,000.00
05100 Insurance	14,942.97	4,583.33	(10,359.64)	67,435.20	36,666.64	(30,768.56)	55,000.00
05310 Licenses & Permits	0.00	166.67	166.67	1,044.35	1,333.36	289.01	2,000.00
05330 Taxes	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
05340 Printing/Reproduction	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
05350 Office Supplies & Postage	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
<b>General &amp; Administrative Total</b>	<b>17,801.30</b>	<b>10,901.16</b>	<b>(6,900.14)</b>	<b>113,080.14</b>	<b>87,209.28</b>	<b>(25,870.86)</b>	<b>130,814.00</b>

<b>Utilities</b>							
05520 Trash Removal	4,193.60	3,191.92	(1,001.68)	35,598.33	25,535.36	(10,062.97)	38,303.00
05540 Sewer/Water	15,235.38	15,235.42	0.04	121,883.04	121,883.36	0.32	182,825.00
05550 Cable TV	8,673.25	8,915.17	241.92	69,382.34	71,321.36	1,939.02	106,982.00
05600 Electric - Lot 386	70.98	33.83	(37.15)	1,011.86	270.64	(741.22)	406.00
05607 Elec. trash compactor	41.00	50.00	9.00	367.00	400.00	33.00	600.00
05610 Electric - Mustang Center	1,009.79	941.67	(68.12)	7,031.31	7,533.36	502.05	11,300.00
05615 Electric-Staging Area Lights	76.74	75.00	(1.74)	556.14	600.00	43.86	900.00
05620 Electric-Maint. Area	451.93	394.08	(57.85)	2,913.15	3,152.64	239.49	4,729.00
05630 Electric- Phase III Pool	722.68	639.58	(83.10)	5,062.55	5,116.64	54.09	7,675.00
05640 Electric-Possum Path	334.97	333.33	(1.64)	2,382.56	2,666.64	284.08	4,000.00
05650 Electric-Post Office	55.13	54.17	(0.96)	464.69	433.36	(31.33)	650.00
05660 Electric- Trails End	953.97	838.83	(115.14)	6,940.96	6,710.64	(230.32)	10,066.00
<b>Utilities Total</b>	<b>31,819.42</b>	<b>30,703.00</b>	<b>(1,116.42)</b>	<b>253,593.93</b>	<b>245,624.00</b>	<b>(7,969.93)</b>	<b>368,436.00</b>

<b>Landscape &amp; Grounds</b>							
06260 Landscaping (contract)	26,524.67	26,524.67	0.00	212,197.36	212,197.36	0.00	318,296.00
06300 Irrigation Maint/Supplies	2,416.67	2,416.67	0.00	19,333.36	19,333.36	0.00	29,000.00
<b>Landscape &amp; Grounds Total</b>	<b>28,941.34</b>	<b>28,941.34</b>	<b>0.00</b>	<b>231,530.72</b>	<b>231,530.72</b>	<b>0.00</b>	<b>347,296.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Buildings</b>							
06460 Housekeeping (paid to LLC)	7,017.67	7,017.67	0.00	56,141.36	56,141.36	0.00	84,212.00
06470 Building Maint. & Material	8,641.67	8,641.67	0.00	69,211.36	69,133.36	(78.00)	103,700.00
<b>Buildings Total</b>	<b>15,659.34</b>	<b>15,659.34</b>	<b>0.00</b>	<b>125,352.72</b>	<b>125,274.72</b>	<b>(78.00)</b>	<b>187,912.00</b>
<b>Other</b>							
06630 Phase II Retention Pond	0.00	0.00	0.00	3,368.75	0.00	(3,368.75)	0.00
06655 Reserve Study	0.00	620.83	620.83	4,725.00	4,966.64	241.64	7,450.00
06660 Contingency Fee	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
<b>Other Total</b>	<b>0.00</b>	<b>787.50</b>	<b>787.50</b>	<b>8,093.75</b>	<b>6,300.00</b>	<b>(1,793.75)</b>	<b>9,450.00</b>
<b>Reserve Contributions</b>							
07310 Pooled Reserves	16,252.58	16,252.58	0.00	130,020.64	130,020.64	0.00	195,031.00
07380 Reserve Interest	0.00	0.00	0.00	(1.80)	0.00	1.80	0.00
<b>Reserve Contributions Total</b>	<b>16,252.58</b>	<b>16,252.58</b>	<b>0.00</b>	<b>130,018.84</b>	<b>130,020.64</b>	<b>1.80</b>	<b>195,031.00</b>
<b>Total Expense</b>	<b>110,473.98</b>	<b>103,244.92</b>	<b>(7,229.06)</b>	<b>861,670.10</b>	<b>825,959.36</b>	<b>(35,710.74)</b>	<b>1,238,939.00</b>
<b>Net Income</b>	<b>(6,175.81)</b>	<b>30.08</b>	<b>(6,205.89)</b>	<b>(12,201.97)</b>	<b>240.64</b>	<b>(12,442.61)</b>	<b>361.00</b>