

Balance Sheet - Operating

River Ranch LLC

End Date: 7/31/2022

Date: 8/19/2022

Time: 4:17 pm

Page: 1

Assets

Current Assets

10-000-000-00	Petty Cash	\$635.00
10-010-000-00	Cash-Checking	225,881.73
10-015-000-00	Cash-Payroll Account	20,660.92
10-017-000-00	Cash-Disbursement Account	2,457.09
10-030-000-00	Cash-BB&T Checking	319,132.67
10-037-000-00	Cash-BB&T Debit Card	3,116.33
10-038-000-00	Cash-BB&T Other	25.00
10-220-000-00	Accounts Receivable	9,526.97
10-223-000-00	Accounts Receivable Miscellaneous	61.25
10-225-000-00	Accounts Receivable Other	(979.09)
10-250-000-00	Prepaid Insurance	6,253.17
10-270-000-00	Owner Expense Clearing	(115.50)
10-280-000-00	Due from/to RRRVOAI	32,777.86
10-310-000-00	Inventory Asset	2,429.24

Total Current Assets:

\$621,862.64

Property and Equipment

11-000-000-00	Current Year Capital Expenditures	39,409.38
11-010-000-00	Prior Year Capital Expenditures	36,746.07
11-045-000-00	Equipment - Golf Carts	34,564.57

Total Property and Equipment:

\$110,720.02**Total Assets:**\$732,582.66**Liabilities & Equity**

Current Liabilities

13-000-000-00	Accounts Payable	83,264.99
13-030-000-00	Sales Tax Payable	7,940.95
13-033-000-00	Sales Tax Payable - Other	724.00
13-035-000-00	Tourist Tax	4,321.82
13-040-000-00	Prepaid Rent	2,054.01
13-120-000-00	Other Accounts Payables	(1,302.43)
13-130-000-00	Due to Sunrise on Reservations	17,966.63
13-150-000-00	Payroll Taxes Payable	44.76
13-190-000-00	Customer Deposits	408,813.50

Total Current Liabilities:

\$523,828.23

Long-term Debt

14-005-000-00	Long-term Notes Payable	26,590.67
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Total Long-term Debt:

\$26,590.67

Notes Payable and Other Liabilities

15-040-000-00	Gate and Mailbox Key Deposits	827.50
15-060-000-00	Key Deposit Maintenance Gate	150.00
15-090-000-00	Activities Escrow	(876.64)

Total Notes Payable and Other Liabilities:

\$100.86

Owners Equity

17-010-000-00	Paid-In Capital	2,650.20
17-030-000-00	Retained Earnings	149,541.34

Total Owners Equity:

\$152,191.54

Income Statement - Operating
River Ranch LLC
07/31/2022

Date: 8/19/2022
Time: 4:18 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-110 Vacancy Losses and Discounts	(\$53.26)	\$-	(\$53.26)	(\$53.26)	\$-	(\$53.26)	\$-
20-145 Rental Fee Income	90,490.00	83,291.67	7,198.33	711,890.00	583,041.69	128,848.31	999,500.00
Total Rental Income	\$90,436.74	\$83,291.67	\$7,145.07	\$711,836.74	\$583,041.69	\$128,795.05	\$ 999,500.00
Other Income							
22-130 Storage Area Income	3,245.00	666.67	2,578.33	11,651.63	4,666.69	6,984.94	8,000.00
22-132 Golf Cart Rentals	29,580.00	33,750.00	(4,170.00)	222,996.40	236,250.00	(13,253.60)	405,000.00
22-135 Building(s) Rental	750.00	41.67	708.33	1,080.19	291.69	788.50	500.00
22-138 Post Office Rental Income	-	1,053.33	(1,053.33)	9,205.00	7,373.31	1,831.69	12,640.00
22-140 Facilities Maintenance Income	4,166.67	4,166.67	-	29,004.10	29,166.69	(162.59)	50,000.00
22-145 Phase 1 Usage Income	10,219.38	10,166.67	52.71	71,535.66	71,166.69	368.97	122,000.00
22-200 Pick-up Large Debris	-	41.67	(41.67)	-	291.69	(291.69)	500.00
22-260 Laundry Revenue	-	541.67	(541.67)	3,289.24	3,791.69	(502.45)	6,500.00
22-282 Mulch Income	556.50	250.00	306.50	2,318.25	1,750.00	568.25	3,000.00
22-285 Irrigation Parts Income	-	-	-	28.73	-	28.73	-
22-290 Firewood Income	83.92	416.67	(332.75)	3,680.51	2,916.69	763.82	5,000.00
22-292 Ice Sales	164.00	41.67	122.33	915.86	291.69	624.17	500.00
22-295 Clothing Sales	88.00	41.67	46.33	815.07	291.69	523.38	500.00
22-300 Propane Gas Sales	332.00	1,250.00	(918.00)	6,536.29	8,750.00	(2,213.71)	15,000.00
22-307 Misc. Sales Non-Taxable	1,181.40	-	1,181.40	4,472.75	-	4,472.75	-
22-309 Novelties Sales	131.48	-	131.48	544.83	-	544.83	-
22-320 Labor Revenue	-	416.67	(416.67)	-	2,916.69	(2,916.69)	5,000.00
22-321 Accounting Income	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
22-322 Parts and Supplies Income	-	250.00	(250.00)	-	1,750.00	(1,750.00)	3,000.00
22-323 Landscaping Income RRRV	20,983.33	20,983.33	-	146,883.31	146,883.31	-	251,800.00
22-324 Housekeeping Income	4,563.33	4,583.33	(20.00)	31,923.31	32,083.31	(160.00)	55,000.00
22-325 Cable Repair Revenue	-	250.00	(250.00)	-	1,750.00	(1,750.00)	3,000.00
22-326 Irrigation Income	1,833.33	1,833.33	-	13,103.31	12,833.31	270.00	22,000.00
22-339 Rental Income Other	-	-	-	180.00	-	180.00	-
22-340 Miscellaneous Income Billable	158.14	250.00	(91.86)	4,437.29	1,750.00	2,687.29	3,000.00
Total Other Income	\$78,436.48	\$81,395.02	(\$2,958.54)	\$567,401.73	\$569,765.14	(\$2,363.41)	\$ 976,740.00
Total Operating Income	\$168,873.22	\$164,686.69	\$4,186.53	\$1,279,238.47	\$1,152,806.83	\$126,431.64	\$ 1,976,240.00
Operating Expense							
Payroll and Benefits							
24-000 Manager Payroll	(2,500.00)	4,333.33	6,833.33	30,000.00	30,333.31	333.31	52,000.00
24-010 Office Payroll	11,778.94	13,508.33	1,729.39	86,523.53	94,558.31	8,034.78	162,100.00
24-020 Maintenance Payroll	23,165.59	33,583.33	10,417.74	199,042.50	235,083.31	36,040.81	403,000.00
24-040 Security Payroll	4,559.00	6,890.00	2,331.00	36,807.25	48,230.00	11,422.75	82,680.00
24-070 Payroll Taxes	3,562.99	5,756.67	2,193.68	31,692.75	40,296.69	8,603.94	69,080.00
24-080 Worker's Compensation Insurance	2,391.23	1,845.83	(545.40)	12,821.23	12,920.81	99.58	22,150.00
24-090 Employee Health Insurance	397.25	180.00	(217.25)	4,030.70	1,260.00	(2,770.70)	2,160.00
24-100 Drug Testing and Background Checks	-	-	-	1,103.98	-	(1,103.98)	-
24-115 Uniforms	-	416.67	416.67	1,823.43	2,916.69	1,093.26	5,000.00
Total Payroll and Benefits	\$43,355.00	\$66,514.16	\$23,159.16	\$403,845.37	\$465,599.12	\$61,753.75	\$ 798,170.00
Park Maintenance							
26-130 Electrical Supplies	53.56	166.67	113.11	4,835.71	1,166.69	(3,669.02)	2,000.00
26-132 Rental Golf Cart Repairs	1,085.92	833.33	(252.59)	15,957.39	5,833.31	(10,124.08)	10,000.00
26-140 Equipment Repairs and Supplies	3,025.00	1,666.67	(1,358.33)	12,458.76	11,666.69	(792.07)	20,000.00
26-142 Equipment Purchases	-	666.67	666.67	4,003.92	4,666.69	662.77	8,000.00
26-145 Golf Cart Lease and Payout	6,399.48	4,748.83	(1,650.65)	42,064.69	33,241.81	(8,822.88)	56,986.00

Income Statement - Operating
River Ranch LLC
07/31/2022

Date: 8/19/2022
Time: 4:18 pm
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
26-150 Plumbing Repairs and Maintenance	\$-	\$-	\$-	\$1,662.73	\$-	(\$1,662.73)	\$ -
26-170 Sign Repairs and Maintenance	96.30	-	(96.30)	488.38	-	(488.38)	-
26-180 Building Maintenance and Material	790.18	1,250.00	459.82	12,108.74	8,750.00	(3,358.74)	15,000.00
26-190 Landscaping	4,841.39	166.67	(4,674.72)	13,654.61	1,166.69	(12,487.92)	2,000.00
26-195 Mulch	-	833.33	833.33	4,918.59	5,833.31	914.72	10,000.00
26-220 Irrigation Maintenance and Supplies	-	416.67	416.67	1,892.91	2,916.69	1,023.78	5,000.00
26-225 Billable Work to Owners	-	333.33	333.33	(1,050.00)	2,333.31	3,383.31	4,000.00
26-233 Rental Income Paid to Owners	63,484.31	58,304.17	(5,180.14)	500,801.13	408,129.19	(92,671.94)	699,650.00
26-236 Owner Property Repair	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
26-237 Rental Lot Supplies	-	83.33	83.33	944.38	583.31	(361.07)	1,000.00
26-239 Replace Owner's Property	-	41.67	41.67	1,970.00	291.69	(1,678.31)	500.00
26-240 Miscellaneous Maintenance and Supplies	122.41	666.67	544.26	3,576.00	4,666.69	1,090.69	8,000.00
26-246 Security Equipment	-	-	-	1,982.71	-	(1,982.71)	-
26-247 Officer for Weekends Security	1,228.00	291.67	(936.33)	2,068.00	2,041.69	(26.31)	3,500.00
26-260 Small Tools	-	-	-	338.39	-	(338.39)	-
26-270 Fuel Gasoline and Oil	1,642.87	916.67	(726.20)	15,267.83	6,416.69	(8,851.14)	11,000.00
26-290 Pest Control	777.00	500.00	(277.00)	3,353.75	3,500.00	146.25	6,000.00
26-300 Housekeeping Supplies	767.19	416.67	(350.52)	6,054.82	2,916.69	(3,138.13)	5,000.00
26-320 Other Supplies	64.14	-	(64.14)	4,917.00	-	(4,917.00)	-
26-322 Cost of Goods Sold	-	125.00	125.00	899.34	875.00	(24.34)	1,500.00
26-325 Purchases - Resale Items	231.47	416.67	185.20	4,029.43	2,916.69	(1,112.74)	5,000.00
26-328 Purchases - Resale Propane RV	-	1,083.33	1,083.33	7,333.67	7,583.31	249.64	13,000.00
Total Park Maintenance	\$84,609.22	\$74,136.35	(\$10,472.87)	\$666,532.88	\$518,954.45	(\$147,578.43)	\$ 889,636.00
Pool Maintenance							
32-330 Pool Service Contractor	1,350.00	1,541.67	191.67	9,689.50	10,791.69	1,102.19	18,500.00
32-340 Pool Chemicals	125.41	-	(125.41)	684.26	-	(684.26)	-
32-350 Pool Equipment and Repairs	-	833.33	833.33	11,554.68	5,833.31	(5,721.37)	10,000.00
32-360 Pool Supplies	-	16.67	16.67	436.32	116.69	(319.63)	200.00
32-365 Pool & Dryer Propane	1,241.51	2,916.67	1,675.16	33,342.05	20,416.69	(12,925.36)	35,000.00
32-368 Recreation Area	-	41.67	41.67	561.70	291.69	(270.01)	500.00
Total Pool Maintenance	\$2,716.92	\$5,350.01	\$2,633.09	\$56,268.51	\$37,450.07	(\$18,818.44)	\$ 64,200.00
Utilities							
36-510 Telephone	830.08	1,000.00	169.92	6,084.86	7,000.00	915.14	12,000.00
36-515 Other Telephone and Internet	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
Total Utilities	\$830.08	\$1,416.67	\$586.59	\$6,084.86	\$9,916.69	\$3,831.83	\$ 17,000.00
Office Expense							
38-550 Office Supplies	571.68	1,150.00	578.32	3,900.19	8,050.00	4,149.81	13,800.00
38-560 Computer and Equipment Repairs	785.89	250.00	(535.89)	5,745.20	1,750.00	(3,995.20)	3,000.00
38-565 Other Computer and Internet Expenses	-	291.67	291.67	-	2,041.69	2,041.69	3,500.00
38-568 Software Expense-IT	(3,476.12)	250.00	3,726.12	10,204.38	1,750.00	(8,454.38)	3,000.00
38-570 Postage	1,392.35	100.00	(1,292.35)	3,952.68	700.00	(3,252.68)	1,200.00
38-580 Printing and Reproduction	(1,711.94)	750.00	2,461.94	(1,423.94)	5,250.00	6,673.94	9,000.00
38-585 Credit Card Processing Fees	5,304.65	4,583.33	(721.32)	36,776.61	32,083.31	(4,693.30)	55,000.00
38-590 Bank Fees	-	-	-	80.00	-	(80.00)	-
38-600 Miscellaneous and General	39.99	416.67	376.68	3,827.29	2,916.69	(910.60)	5,000.00
Total Office Expense	\$2,906.50	\$7,791.67	\$4,885.17	\$63,062.41	\$54,541.69	(\$8,520.72)	\$ 93,500.00
Licenses and Permits							
40-610 Association Dues and Subscriptions	-	41.67	41.67	-	291.69	291.69	500.00
40-620 Licenses and Permits	-	25.00	25.00	1,948.06	175.00	(1,773.06)	300.00

Income Statement - Operating
River Ranch LLC
07/31/2022

Date: 8/19/2022
Time: 4:18 pm
Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Licenses and Permits	\$-	\$66.67	\$66.67	\$1,948.06	\$466.69	(\$1,481.37)	\$ 800.00
Professional Fees							
42-630 Accounting and Tax Preparation	\$-	\$-	\$-	\$300.00	\$-	(\$300.00)	\$ -
42-640 Legal	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
Total Professional Fees	\$-	\$416.67	\$416.67	\$300.00	\$2,916.69	\$2,616.69	\$ 5,000.00
Park Services							
44-660 Advertising and Marketing Website	262.14	666.67	404.53	3,333.33	4,666.69	1,333.36	8,000.00
44-665 Travel	168.00	-	(168.00)	635.99	-	(635.99)	-
44-670 Meals and Entertainment	50.87	-	(50.87)	50.87	-	(50.87)	-
Total Park Services	\$481.01	\$666.67	\$185.66	\$4,020.19	\$4,666.69	\$646.50	\$ 8,000.00
Insurance							
46-720 Umbrella Policy LLC	-	138.50	138.50	-	969.50	969.50	1,662.00
46-730 Golf Cart Insur-Bodily Injury & General Liability	1,162.93	724.67	(438.26)	8,140.51	5,072.69	(3,067.82)	8,696.00
46-750 Golf Cart and Equipment Property Insurance	11.55	179.33	167.78	69.30	1,255.31	1,186.01	2,152.00
46-760 Other	449.17	-	(449.17)	2,695.02	-	(2,695.02)	-
Total Insurance	\$1,623.65	\$1,042.50	(\$581.15)	\$10,904.83	\$7,297.50	(\$3,607.33)	\$ 12,510.00
Park Management							
50-790 Management Fees	5,200.00	5,200.00	-	36,400.00	36,400.00	-	62,400.00
Total Park Management	\$5,200.00	\$5,200.00	\$-	\$36,400.00	\$36,400.00	\$-	\$ 62,400.00
Total Operating Expense	\$141,722.38	\$162,601.37	(\$20,878.99)	\$1,249,367.11	\$1,138,209.59	(\$111,157.52)	\$ 1,951,216.00
COMBINED NET INCOME	\$27,150.84	\$2,085.32	\$25,065.52	\$29,871.36	\$14,597.24	\$15,274.12	\$25,024.00