

GL Balance Sheet

Thursday, July 13, 2023

9:38

Period 06/30/2023

River Ranch RV Resort Owners Association, Inc.

	Operating	Reserves	Total
Assets			
<u>Asset</u>			
South State Bank - Operat	133,326.33		133,326.33
South State- Hurricane Fu	11,706.07		11,706.07
South State - Acitivities Ac	13,900.76		13,900.76
Activities Debit Card	277.72		277.72
<u>Total Asset</u>	<u>159,210.88</u>		<u>159,210.88</u>
<u>Bank</u>			
South State Capital Contri	95,679.45		95,679.45
<u>Total Bank</u>	<u>95,679.45</u>		<u>95,679.45</u>
<u>Asset</u>			
South State - Reserve Acc	328,298.96		328,298.96
Cash on Hand	300.00		300.00
<u>Total Asset</u>	<u>328,598.96</u>		<u>328,598.96</u>
<u>Fixed Asset</u>			
Lots Held	45,204.39		45,204.39
Common Property	751,377.00		751,377.00
Accumulated Depreciation	(442,733.16)		(442,733.16)
Equipment	184,413.16		184,413.16
Real Property Improvemer	526,302.84		526,302.84
Accumulated Depreciation	(106,526.84)		(106,526.84)
Accumulated Depreciation	(152,849.90)		(152,849.90)
Accumulated Depreciation	(287,065.77)		(287,065.77)
<u>Total Fixed Asset</u>	<u>518,121.72</u>		<u>518,121.72</u>
<u>Other Assets</u>			
Owner Expense Clearing	595.01		595.01
Current Year Capital Expe	143,647.47		143,647.47
Prepaid Insurance	69,951.51		69,951.51
P.O. Postage Inventory	188.77		188.77
Organization Costs	189.31		189.31
<u>Total Other Assets</u>	<u>214,572.07</u>		<u>214,572.07</u>
<u>Receivable</u>			
Member Assesments Rr	28,510.23		28,510.23
Due from RRRV, LLC	(1,853.69)		(1,853.69)
Legal Fees Receivable	200.00		200.00
<u>Total Receivable</u>	<u>26,856.54</u>		<u>26,856.54</u>
<u>Total Assets</u>	<u>1,343,039.62</u>		<u>1,343,039.62</u>
Liabilities & Equity			
<u>Liability</u>			
Prepaid Assessments	105,369.55		105,369.55
Accrued Assessments	(5,198.25)		(5,198.25)
Accrued Expenses	21,650.81		21,650.81
Capital Contributions	95,676.00		95,676.00
PO Box Key Deposits	2,194.00		2,194.00
Maintenance Gate Key De	550.00		550.00
Hurricane Fund Deposit	11,900.00		11,900.00

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Liabilities & Equity

Liability

Activities Escrow	15,340.17	15,340.17
Playground Escrow Fund	1,178.00	1,178.00
<u>Total Liability</u>	<u>248,660.28</u>	<u>248,660.28</u>

Equity

Fund Balance	564,238.99	564,238.99
Net Income	35,923.98	35,923.98
<u>Total Equity</u>	<u>600,162.97</u>	<u>600,162.97</u>

Reserve Equity

Pooled Reserves	18,288,083.32	18,288,083.32
Spent from Reserves	17,796,729.57)	17,796,729.57)
Reserve Fund Interest	2,862.62	2,862.62
<u>Total Reserve Equity</u>	<u>494,216.37</u>	<u>494,216.37</u>
<u>Total Liabilities & Equity</u>	<u>1,343,039.62</u>	<u>1,343,039.62</u>

River Ranch RV Resort Owners Association, Inc.

Budget Comparison Standard Dollar Variance Annual With Code

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4010 Assessments	96,010.56	96,031.64	(21.08)	576,126.69	576,189.84	(63.15)	1,152,379.68
4050 Application Fees	300.00	0.00	300.00	3,400.00	0.00	3,400.00	0.00
4200 Interest Income	0.85	0.00	0.85	84.07	0.00	84.07	0.00
4900 Miscellaneous Incon	1,000.00	0.00	1,000.00	7,890.58	0.00	7,890.58	0.00
TOTAL Income	97,311.41	96,031.64	1,279.77	587,501.34	576,189.84	11,311.50	1,152,379.68
TOTAL Income	97,311.41	96,031.64	1,279.77	587,501.34	576,189.84	11,311.50	1,152,379.68
Expense							
<u>Administrative</u>							
5010 Management Fee	1,083.33	1,083.33	0.00	6,499.98	6,499.98	0.00	12,999.96
5020 IT Technical Service	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
5030 Software Expense	225.00	225.00	0.00	1,477.50	1,350.00	(127.50)	2,700.00
5050 Legal Fees	450.00	1,000.00	550.00	2,269.00	6,000.00	3,731.00	12,000.00
5060 Accounting	1,334.00	1,363.33	29.33	8,004.00	8,179.98	175.98	16,359.96
5070 Miscellaneous & Ge	0.00	100.00	100.00	273.00	600.00	327.00	1,200.00
5072 Signs & Safety	0.00	125.00	125.00	1,724.71	750.00	(974.71)	1,500.00
5080 Banking	6.00	8.33	2.33	30.00	49.98	19.98	99.96
5100 Insurance	5,707.04	5,708.33	1.29	34,242.24	34,249.98	7.74	68,499.96
5310 Licenses & Permits	0.00	79.17	79.17	0.00	475.02	475.02	950.04
5330 Taxes	0.00	75.00	75.00	0.00	450.00	450.00	900.00
TOTAL Administrative	8,805.37	9,892.49	1,087.12	54,520.43	59,354.94	4,834.51	118,709.88
<u>Buildings</u>							
6460 Housekeeping (LLC	4,750.00	4,750.00	0.00	28,500.00	28,500.00	0.00	57,000.00
6470 Building Maintenanc	4,450.00	4,450.00	0.00	26,700.00	26,700.00	0.00	53,400.00
TOTAL Buildings	9,200.00	9,200.00	0.00	55,200.00	55,200.00	0.00	110,400.00
<u>Landscaping</u>							
6260 Landscaping Contra	22,631.67	22,625.00	(6.67)	135,790.02	135,750.00	(40.02)	271,500.00
6300 Irrigation Maintenanc	2,416.67	2,416.67	0.00	14,500.02	14,500.02	0.00	29,000.04
TOTAL Landscaping	25,048.34	25,041.67	(6.67)	150,290.04	150,250.02	(40.02)	300,500.04
<u>Reserve</u>							
7310 Pooled Reserves	16,252.58	16,252.58	0.00	97,515.48	97,515.48	0.00	195,030.96
TOTAL Reserve	16,252.58	16,252.58	0.00	97,515.48	97,515.48	0.00	195,030.96
<u>Taxes</u>							
7350 Income Tax	0.00	208.00	208.00	0.00	1,248.00	1,248.00	2,496.00
TOTAL Taxes	0.00	208.00	208.00	0.00	1,248.00	1,248.00	2,496.00
<u>Utilities</u>							
5520 Trash Removal	7,750.21	6,416.67	(1,333.54)	38,672.71	38,500.02	(172.69)	77,000.04
5540 Sewer & Water	16,028.24	16,078.75	50.51	96,280.56	96,472.50	191.94	192,945.00
5550 Cable TV	8,979.21	8,800.92	(178.29)	53,834.83	52,805.52	(1,029.31)	105,611.04
5600 Electric - Lot 386	62.51	81.25	18.74	436.86	487.50	50.64	975.00
5607 Electric - Trash Corr	43.00	50.00	7.00	269.00	300.00	31.00	600.00

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 Budget Comparison Standard Dollar Variance Annual With Code

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5610 Electric - Mustang C	1,001.77	1,146.25	144.48	5,823.60	6,877.50	1,053.90	13,755.00
5615 Electric - Staging Ar	61.19	66.67	5.48	432.23	400.02	(32.21)	800.04
5620 Electric - Maintenanc	398.19	404.17	5.98	3,444.04	2,425.02	(1,019.02)	4,850.04
5630 Electric - Phase III P	733.46	820.83	87.37	3,738.68	4,924.98	1,186.30	9,849.96
5640 Electric - Possum Pa	351.78	409.17	57.39	1,757.39	2,455.02	697.63	4,910.04
5650 Electric - Post Office	90.35	81.50	(8.85)	398.23	489.00	90.77	978.00
5660 Electric - Trails End	896.84	1,073.75	176.91	4,991.52	6,442.50	1,450.98	12,885.00
TOTAL Utilities	36,396.75	35,429.93	(966.82)	210,079.65	212,579.58	2,499.93	425,159.16
TOTAL Expense	95,703.04	96,024.67	321.63	567,605.60	576,148.02	8,542.42	1,152,296.04
Excess Revenue / Expense	1,608.37	6.97	1,601.40	19,895.74	41.82	19,853.92	83.64