

Balance Sheet - Operating

River Ranch LLC
End Date: 2/28/2022

Date: 3/10/2022
Time: 4:35 pm
Page: 1

Assets

Current Assets

10-000-000-00	Petty Cash	\$635.00
10-010-000-00	Cash-Checking	184,478.92
10-015-000-00	Cash-Payroll Account	20,660.92
10-017-000-00	Cash-Disbursement Account	2,457.09
10-025-000-00	Cash-Activities Checking	6,349.19
10-030-000-00	Cash-BB&T Checking	318,349.41
10-032-000-00	Cash-BB&T Payroll	11,695.55
10-035-000-00	Cash-BB&T Activities	5,964.00
10-037-000-00	Cash-BB&T Debit Card	2,025.61
10-038-000-00	Cash-BB&T Other	25.00
10-220-000-00	Accounts Receivable	30,118.46
10-225-000-00	Accounts Receivable Other	(434.60)
10-250-000-00	Prepaid Insurance	14,371.42
10-270-000-00	Owner Expense Clearing	(115.50)
10-280-000-00	Due from/to RRRVOAI	21,955.18
10-310-000-00	Inventory Asset	2,429.24

Total Current Assets: \$620,964.89

Property and Equipment

11-000-000-00	Current Year Capital Expenditures	10,187.56
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: \$81,498.20

Total Assets:

\$702,463.09

Liabilities & Equity

Current Liabilities

13-000-000-00	Accounts Payable	82,485.98
13-030-000-00	Sales Tax Payable	9,127.44
13-033-000-00	Sales Tax Payable - Other	724.00
13-035-000-00	Tourist Tax	4,912.00
13-040-000-00	Prepaid Rent	1,333.01
13-120-000-00	Other Accounts Payables	(1,289.08)
13-130-000-00	Due to Sunrise on Reservations	20,899.58
13-150-000-00	Payroll Taxes Payable	44.76
13-190-000-00	Customer Deposits	407,167.56

Total Current Liabilities: \$525,405.25

Notes Payable and Other Liabilities

15-040-000-00	Gate and Mailbox Key Deposits	696.50
15-060-000-00	Key Deposit Maintenance Gate	150.00
15-090-000-00	Activities Escrow	4,548.04

Total Notes Payable and Other Liabilities: \$5,394.54

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

Net Income Gain / Loss 19,471.76

\$19,471.76

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Time: 4:35 pm

Page: 2

Total Liabilities & Equity:

\$702,463.09

Income Statement - Operating

River Ranch LLC

02/28/2022

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Time: 4:37 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-145 Resident Owned Lot Rent Fee	\$101,215.00	\$83,291.67	\$17,923.33	\$204,060.00	\$166,583.34	\$37,476.66	\$ 999,500.00
Total Rental Income	\$101,215.00	\$83,291.67	\$17,923.33	\$204,060.00	\$166,583.34	\$37,476.66	\$ 999,500.00
Other Income							
22-130 Storage Fees	855.00	666.67	188.33	1,655.00	1,333.34	321.66	8,000.00
22-132 Golf Cart Rental	26,890.00	33,750.00	(6,860.00)	58,960.00	67,500.00	(8,540.00)	405,000.00
22-135 Common Building Rental	18.78	41.67	(22.89)	84.87	83.34	1.53	500.00
22-138 Post Office Rental Income	130.00	1,053.33	(923.33)	780.00	2,106.66	(1,326.66)	12,640.00
22-140 Facilities Maintenance RRRV	4,166.67	4,166.67	-	8,333.34	8,333.34	-	50,000.00
22-145 Phase 1 Usage Income	10,219.38	10,166.67	52.71	20,438.76	20,333.34	105.42	122,000.00
22-200 Large Debris Pick-up	-	41.67	(41.67)	-	83.34	(83.34)	500.00
22-260 Laundromat Collections	55.04	541.67	(486.63)	55.04	1,083.34	(1,028.30)	6,500.00
22-282 Mulch Income	141.50	250.00	(108.50)	356.50	500.00	(143.50)	3,000.00
22-285 Irrigation Parts Income	-	-	-	55.20	-	55.20	-
22-290 Firewood Income	391.61	416.67	(25.06)	1,704.32	833.34	870.98	5,000.00
22-292 Ice Sales	102.00	41.67	60.33	200.00	83.34	116.66	500.00
22-295 Clothing Revenue	66.00	41.67	24.33	123.00	83.34	39.66	500.00
22-300 Propane Gas Sales	1,412.80	1,250.00	162.80	4,284.79	2,500.00	1,784.79	15,000.00
22-307 Misc. Sales Non-Taxable	333.00	-	333.00	783.00	-	783.00	-
22-309 Novelties Sales	66.57	-	66.57	137.75	-	137.75	-
22-320 Labor Revenue	-	416.67	(416.67)	-	833.34	(833.34)	5,000.00
22-321 Accounting Income	400.00	400.00	-	800.00	800.00	-	4,800.00
22-322 Parts and Supplies Income	-	250.00	(250.00)	-	500.00	(500.00)	3,000.00
22-323 Landscaping Income	20,983.33	20,983.33	-	41,966.66	41,966.66	-	251,800.00
22-324 Housekeeping Revenue	4,563.33	4,583.33	(20.00)	9,126.66	9,166.66	(40.00)	55,000.00
22-325 Cable Repair Revenue	-	250.00	(250.00)	-	500.00	(500.00)	3,000.00
22-326 Irrigation Service	1,833.33	1,833.33	-	3,756.66	3,666.66	90.00	22,000.00
22-340 Miscellaneous	496.40	250.00	246.40	656.40	500.00	156.40	3,000.00
Total Other Income	\$73,124.74	\$81,395.02	(\$8,270.28)	\$154,257.95	\$162,790.04	(\$8,532.09)	\$ 976,740.00
Total Operating Income	\$174,339.74	\$164,686.69	\$9,653.05	\$358,317.95	\$329,373.38	\$28,944.57	\$ 1,976,240.00
Operating Expense							
Payroll and Benefits							
24-000 Manager Payroll	5,000.00	4,333.33	(666.67)	10,000.00	8,666.66	(1,333.34)	52,000.00
24-010 Office Payroll	11,508.63	13,508.33	1,999.70	23,692.89	27,016.66	3,323.77	162,100.00
24-020 Maintenance Payroll	23,522.15	33,583.33	10,061.18	46,639.05	67,166.66	20,527.61	403,000.00
24-040 Security Payroll	5,112.00	6,890.00	1,778.00	10,771.50	13,780.00	3,008.50	82,680.00
24-070 Payroll Taxes	4,448.01	5,756.67	1,308.66	9,048.70	11,513.34	2,464.64	69,080.00
24-080 Worker's Compensation Insurance	1,595.00	1,845.83	250.83	3,163.00	3,691.66	528.66	22,150.00
24-090 Employee Insurance	556.69	180.00	(376.69)	1,050.16	360.00	(690.16)	2,160.00
24-100 Drug Testing and Background Checks	-	-	-	180.00	-	(180.00)	-
24-115 Uniforms	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Payroll and Benefits	\$51,742.48	\$66,514.16	\$14,771.68	\$104,545.30	\$133,028.32	\$28,483.02	\$ 798,170.00
Park Maintenance							
26-130 Electrical Repairs and Maintenance	364.26	166.67	(197.59)	364.26	333.34	(30.92)	2,000.00
26-132 Rental Golf Cart Repairs	(2,375.77)	833.33	3,209.10	1,797.23	1,666.66	(130.57)	10,000.00
26-140 Equipment Repairs and Maintenance	-	1,666.67	1,666.67	456.95	3,333.34	2,876.39	20,000.00
26-142 Equipment Purchases	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
26-145 Golf Cart Lease	6,399.48	4,748.83	(1,650.65)	10,067.29	9,497.66	(569.63)	56,986.00
26-150 Plumbing Repairs and Maintenance	993.50	-	(993.50)	993.50	-	(993.50)	-

Income Statement - Operating

River Ranch LLC

02/28/2022

Date: 3/10/2022

Time: 4:37 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
26-180 Structure Repairs and Maintenance	\$5,226.25	\$1,250.00	(\$3,976.25)	\$7,960.78	\$2,500.00	(\$5,460.78)	\$ 15,000.00
26-190 Lawn and Landscape Maintenance	1,274.68	166.67	(1,108.01)	1,274.68	333.34	(941.34)	2,000.00
26-195 Mulch	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
26-220 Irrigation Maintenance and Supplies	127.30	416.67	289.37	818.25	833.34	15.09	5,000.00
26-225 Billable Work to Owners	(664.33)	333.33	997.66	(1,050.00)	666.66	1,716.66	4,000.00
26-233 Rental Lot Payments to Owners	72,315.44	58,304.17	(14,011.27)	144,435.74	116,608.34	(27,827.40)	699,650.00
26-236 Rental Lot Property Repair	-	208.33	208.33	-	416.66	416.66	2,500.00
26-237 Rental Lot Supplies	217.94	83.33	(134.61)	217.94	166.66	(51.28)	1,000.00
26-239 Rental Lot Replace Owner's Property	1,600.00	41.67	(1,558.33)	1,600.00	83.34	(1,516.66)	500.00
26-240 Other Repairs and Maintenance	17.08	666.67	649.59	17.08	1,333.34	1,316.26	8,000.00
26-247 Security Patrol	(540.00)	291.67	831.67	(180.00)	583.34	763.34	3,500.00
26-270 Gasoline and Oil	1,631.31	916.67	(714.64)	4,229.13	1,833.34	(2,395.79)	11,000.00
26-290 Pest Control	722.50	500.00	(222.50)	722.50	1,000.00	277.50	6,000.00
26-300 Cleaning Supplies	498.30	416.67	(81.63)	1,772.96	833.34	(939.62)	5,000.00
26-320 Other Supplies	1,632.25	-	(1,632.25)	1,709.34	-	(1,709.34)	-
26-322 Cost of Merchandise Sold	-	125.00	125.00	-	250.00	250.00	1,500.00
26-325 Purchases - Resale Items	-	416.67	416.67	(720.50)	833.34	1,553.84	5,000.00
26-328 Purchases - Resale Propane RV	-	1,083.33	1,083.33	2,453.26	2,166.66	(286.60)	13,000.00
Total Park Maintenance	\$89,440.19	\$74,136.35	(\$15,303.84)	\$178,940.39	\$148,272.70	(\$30,667.69)	\$ 889,636.00
Pool Maintenance							
32-330 Pool Contractor	1,575.00	1,541.67	(33.33)	3,422.50	3,083.34	(339.16)	18,500.00
32-340 Pool Chemicals	-	-	-	225.00	-	(225.00)	-
32-350 Pool Repairs	216.00	833.33	617.33	403.00	1,666.66	1,263.66	10,000.00
32-360 Pool Supplies	382.61	16.67	(365.94)	411.32	33.34	(377.98)	200.00
32-365 Pool & Dryer Propane	-	2,916.67	2,916.67	14,395.78	5,833.34	(8,562.44)	35,000.00
32-368 Recreation Area	-	41.67	41.67	42.79	83.34	40.55	500.00
Total Pool Maintenance	\$2,173.61	\$5,350.01	\$3,176.40	\$18,900.39	\$10,700.02	(\$8,200.37)	\$ 64,200.00
Utilities							
36-510 Telephone and Internet	965.31	1,416.67	451.36	1,857.63	2,833.34	975.71	17,000.00
Total Utilities	\$965.31	\$1,416.67	\$451.36	\$1,857.63	\$2,833.34	\$975.71	\$ 17,000.00
Office Expense							
38-550 Office Supplies	549.70	1,150.00	600.30	1,113.89	2,300.00	1,186.11	13,800.00
38-560 Computer, Copier and Fax Charges	716.41	541.67	(174.74)	1,710.80	1,083.34	(627.46)	6,500.00
38-568 Software Expense	2,601.50	250.00	(2,351.50)	4,786.50	500.00	(4,286.50)	3,000.00
38-570 Postage	1,225.67	100.00	(1,125.67)	1,727.60	200.00	(1,527.60)	1,200.00
38-580 Printing	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
38-585 Credit Card Processing Fees	6,774.60	4,583.33	(2,191.27)	11,005.35	9,166.66	(1,838.69)	55,000.00
38-590 Bank Fees	16.00	-	(16.00)	16.00	-	(16.00)	-
38-600 Miscellaneous	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Office Expense	\$11,883.88	\$7,791.67	(\$4,092.21)	\$20,360.14	\$15,583.34	(\$4,776.80)	\$ 93,500.00
Licenses and Permits							
40-610 Association Dues	-	41.67	41.67	-	83.34	83.34	500.00
40-620 Licenses and Permits	240.50	25.00	(215.50)	240.50	50.00	(190.50)	300.00
Total Licenses and Permits	\$240.50	\$66.67	(\$173.83)	\$240.50	\$133.34	(\$107.16)	\$ 800.00
Professional Fees							
42-640 Legal	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Professional Fees	\$-	\$416.67	\$416.67	\$-	\$833.34	\$833.34	\$ 5,000.00
Park Services							
44-660 Advertising	11.49	666.67	655.18	696.49	1,333.34	636.85	8,000.00
44-665 Travel	163.45	-	(163.45)	118.77	-	(118.77)	-

Income Statement - Operating
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Date: 3/10/2022
Time: 4:37 pm
Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Park Services	\$174.94	\$666.67	\$491.73	\$815.26	\$1,333.34	\$518.08	\$ 8,000.00
Insurance							
46-720 Umbrella	\$-	\$138.50	\$138.50	\$-	\$277.00	\$277.00	\$ 1,662.00
46-730 General Liability	1,162.93	724.67	(438.26)	2,325.86	1,449.34	(876.52)	8,696.00
46-750 Vehicle	11.55	179.33	167.78	11.55	358.66	347.11	2,152.00
46-760 Other	449.17	-	(449.17)	449.17	-	(449.17)	-
Total Insurance	\$1,623.65	\$1,042.50	(\$581.15)	\$2,786.58	\$2,085.00	(\$701.58)	\$ 12,510.00
Park Management							
50-790 Management Fees	5,200.00	5,200.00	-	10,400.00	10,400.00	-	62,400.00
Total Park Management	\$5,200.00	\$5,200.00	\$-	\$10,400.00	\$10,400.00	\$-	\$ 62,400.00
Total Operating Expense	\$163,444.56	\$162,601.37	\$843.19	\$338,846.19	\$325,202.74	(\$13,643.45)	\$ 1,951,216.00
Net Operating Income (Loss)	\$10,895.18	\$2,085.32	\$8,809.86	\$19,471.76	\$4,170.64	\$15,301.12	\$25,024.00
COMBINED NET INCOME	\$10,895.18	\$2,085.32	\$8,809.86	\$19,471.76	\$4,170.64	\$15,301.12	\$25,024.00