

River Ranch RV Resort Owners Association, Inc.

GL Balance Sheet Classified Standard with Code

Period 09/30/2023

Assets

Asset

1000	South State Bank - Operating	128,697.59
1022	South State- Hurricane Fund	11,706.36
1024	South State - Acitivities Account	13,354.83
1062	Activities Debit Card	828.97

Total Asset 154,587.75

Bank

1010	South State Capital Contribution	96,442.04
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Total Bank 96,442.04

Asset

1061	South State - Reserve Account	364,335.23
1080	Cash on Hand	300.00

Total Asset 364,635.23

Fixed Asset

1500	Lots Held	45,204.39
1524	Common Property	751,377.00
1527	Accumulated Depreciation - Common	(442,733.16)
1550	Equipment	184,413.16
1551	Real Property Improvements	526,302.84
1559	Accumulated Depreciation - Equipment	(106,526.84)
1660	Accumulated Depreciation - Improvements	(152,849.90)
1670	Accumulated Depreciation	(287,065.77)

Total Fixed Asset 518,121.72

Other Assets

1380	Owner Expense Clearing	595.01
1530	Prepaid Insurance	56,887.58
1721	P.O. Postage Inventory	188.77
1790	Organization Costs	189.31

Total Other Assets 57,860.67

Receivable

1100	Member Assessments Receivable	14,295.00
1160	Due from RRRV, LLC	(1,853.69)
1350	Legal Fees Receivable	273.00

Total Receivable 12,714.31

Total Assets

1,204,361.72

Liabilities & Equity

Liability

2300	Prepaid Assessments	93,521.70
2302	Accrued Assessments	(5,134.93)
2410	Accrued Expenses	25,652.81
2700	Capital Contributions	116,086.00
2705	Spent from Capital Contributions	(19,650.00)
2710	PO Box Key Deposits	2,194.00
2720	Maintenance Gate Key Deposit	550.00
2760	Hurricane Fund Deposit	11,900.00
2900	Activities Escrow	12,544.65
2910	Playground Escrow Fund	1,639.15

Total Liability 239,303.38

Equity

3900	Fund Balance	564,238.99
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River Ranch RV Resort Owners Association, Inc.
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Period 09/30/2023

Liabilities & Equity

Equity

Net Income 36,484.12

Total Equity 600,723.11

Reserve Equity

3010 Pooled Reserves 18,336,841.06

3020 Spent from Reserves 17,975,377.04)

3350 Reserve Fund Interest 2,871.21

Total Reserve Equity 364,335.23

Total Liabilities & Equity 1,204,361.72

River Ranch RV Resort Owners Association, Inc.

Budget Comparison Standard Dollar Variance Annual With Code

Period 9/1/2023 To 9/30/2023 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)	864,158.37	864,284.76	(126.39)	1,152,379.68
4050 Application Fees	200.00	0.00	200.00	4,100.00	0.00	4,100.00	0.00
4200 Interest Income	0.95	0.00	0.95	86.95	0.00	86.95	0.00
4900 Miscellaneous Incon	1,000.00	0.00	1,000.00	13,311.27	0.00	13,311.27	0.00
TOTAL Income	97,211.51	96,031.64	1,179.87	881,656.59	864,284.76	17,371.83	1,152,379.68
TOTAL Income	97,211.51	96,031.64	1,179.87	881,656.59	864,284.76	17,371.83	1,152,379.68
Expense							
<u>Administrative</u>							
5010 Management Fee	1,083.33	1,083.33	0.00	9,749.97	9,749.97	0.00	12,999.96
5020 IT Technical Service	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
5030 Software Expense	0.00	225.00	225.00	2,077.40	2,025.00	(52.40)	2,700.00
5050 Legal Fees	1,036.50	1,000.00	(36.50)	6,577.50	9,000.00	2,422.50	12,000.00
5060 Accounting	1,334.00	1,363.33	29.33	12,006.00	12,269.97	263.97	16,359.96
5070 Miscellaneous & Ge	0.00	100.00	100.00	273.00	900.00	627.00	1,200.00
5072 Signs & Safety	0.00	125.00	125.00	1,724.71	1,125.00	(599.71)	1,500.00
5080 Banking	6.00	8.33	2.33	36.00	74.97	38.97	99.96
5100 Insurance	5,707.04	5,708.33	1.29	51,363.36	51,374.97	11.61	68,499.96
5310 Licenses & Permits	0.00	79.17	79.17	0.00	712.53	712.53	950.04
5330 Taxes	0.00	75.00	75.00	0.00	675.00	675.00	900.00
TOTAL Administrative	9,166.87	9,892.49	725.62	83,807.94	89,032.41	5,224.47	118,709.88
<u>Buildings</u>							
6460 Housekeeping (LLC	4,750.00	4,750.00	0.00	42,450.00	42,750.00	300.00	57,000.00
6470 Building Maintenan	4,450.00	4,450.00	0.00	40,350.00	40,050.00	(300.00)	53,400.00
TOTAL Buildings	9,200.00	9,200.00	0.00	82,800.00	82,800.00	0.00	110,400.00
<u>Landscaping</u>							
6260 Landscaping Contra	22,631.67	22,625.00	(6.67)	203,685.03	203,625.00	(60.03)	271,500.00
6300 Irrigation Maintenan	2,416.67	2,416.67	0.00	21,750.03	21,750.03	0.00	29,000.04
TOTAL Landscaping	25,048.34	25,041.67	(6.67)	225,435.06	225,375.03	(60.03)	300,500.04
<u>Reserve</u>							
7310 Pooled Reserves	16,252.58	16,252.58	0.00	146,273.22	146,273.22	0.00	195,030.96
TOTAL Reserve	16,252.58	16,252.58	0.00	146,273.22	146,273.22	0.00	195,030.96
<u>Taxes</u>							
7350 Income Tax	0.00	208.00	208.00	0.00	1,872.00	1,872.00	2,496.00
TOTAL Taxes	0.00	208.00	208.00	0.00	1,872.00	1,872.00	2,496.00
<u>Utilities</u>							
5520 Trash Removal	1,882.42	6,416.67	4,534.25	48,599.42	57,750.03	9,150.61	77,000.04
5540 Sewer & Water	16,232.95	16,078.75	(154.20)	144,569.99	144,708.75	138.76	192,945.00
5550 Cable TV	8,929.32	8,800.92	(128.40)	80,720.45	79,208.28	(1,512.17)	105,611.04
5600 Electric - Lot 386	49.33	81.25	31.92	617.38	731.25	113.87	975.00
5607 Electric - Trash Cor	43.00	50.00	7.00	396.00	450.00	54.00	600.00

River Ranch RV Resort Owners Association, Inc.
Budget Comparison Standard Dollar Variance Annual With Code

Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5610 Electric - Mustang C	1,093.21	1,146.25	53.04	9,096.25	10,316.25	1,220.00	13,755.00
5615 Electric - Staging Ar	61.02	66.67	5.65	613.42	600.03	(13.39)	800.04
5620 Electric - Maintenanc	380.90	404.17	23.27	4,843.93	3,637.53	(1,206.40)	4,850.04
5630 Electric - Phase III P	684.81	820.83	136.02	5,928.68	7,387.47	1,458.79	9,849.96
5640 Electric - Possum Pa	447.93	409.17	(38.76)	3,078.33	3,682.53	604.20	4,910.04
5650 Electric - Post Office	71.06	81.50	10.44	652.23	733.50	81.27	978.00
5660 Electric - Trails End	870.39	1,073.75	203.36	7,740.17	9,663.75	1,923.58	12,885.00
TOTAL Utilities	30,746.34	35,429.93	4,683.59	306,856.25	318,869.37	12,013.12	425,159.16
TOTAL Expense	90,414.13	96,024.67	5,610.54	845,172.47	864,222.03	19,049.56	1,152,296.04
Excess Revenue / Expense	6,797.38	6.97	6,790.41	36,484.12	62.73	36,421.39	83.64