

Balance Sheet - Operating

River Ranch RV
End Date: 4/30/2022

Date: 5/20/2022

Time: 12:14 pm

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Assets

Current Assets

10-000-000-00	Petty Cash	\$300.00
10-010-000-00	Cash-Checking	167,710.38
10-015-000-00	Cash-Activities Debit Card	602.32
10-020-000-00	Cash-Reserve Account	363,769.49
10-025-000-00	Cash-Activities Checking	4,181.19
10-030-000-00	Cash-Hurricane Fund MM	20,804.04
10-220-000-00	Accounts Receivable	118,109.67
10-225-000-00	Accounts Receivable Other	14,583.33
10-250-000-00	Prepaid Insurance	57,219.43
10-270-000-00	Owner Expense Clearing	595.01
10-280-000-00	Due from RRRV, LLC	(700.51)
10-300-000-00	P.O. Postage Inventory	188.77

Total Current Assets: \$747,363.12

Property and Equipment

11-000-000-00	Current Year Capital Expenditures	3,000.00
11-035-000-00	Equipment	184,413.16
11-055-000-00	Lots Held	45,204.39
11-070-000-00	Common Property	751,377.00
11-080-000-00	Real Property Improvements	526,302.84
11-170-000-00	Accumulated Depreciation-Comm Prop	(442,733.16)
11-175-000-00	Accumulated Depreciation- Equipment	(106,526.84)
11-180-000-00	Accumulated Depreciation-Real Prop Impr	(152,849.90)
11-190-000-00	Accumulated Depreciation	(287,065.77)

Total Property and Equipment: \$521,121.72

Other Assets

12-020-000-00	Organization Costs	189.31
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Total Other Assets: \$189.31

Total Assets: \$1,268,674.15

Liabilities & Equity

Current Liabilities

13-000-000-00	Accounts Payable	21,406.11
13-040-000-00	Prepaid Maintenance	38,747.44
13-120-000-00	Other Accounts Payable	100.22
13-140-000-00	Accrued Assessments	178,900.44
13-150-000-00	Accrued Expenses	6,980.17

Total Current Liabilities: \$246,134.38

Notes Payable and Other Liabilities

15-040-000-00	P O Box Key Deposits	2,194.00
15-060-000-00	Key Deposit Maintenance Gate	550.00
15-070-000-00	Hurricane Escrow	20,800.00
15-090-000-00	Activities Escrow	8,176.27

Total Notes Payable and Other Liabilities: \$31,720.27

Reserves

16-025-000-00	Reserves - Pooled Reserves	18,060,547.20
16-025-001-00	Reserves - Spent from Pooled Reserves	(17,682,675.38)
16-025-003-00	Pool Reserve	(10,903.75)
16-025-017-00	Bank Fees and Interest Reserve	2,851.27

Income Statement - Operating

River Ranch RV

04/30/2022

Date: 5/20/2022

Time: 12:15 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-010 Assessments	\$92,081.00	\$92,062.67	\$18.33	\$368,324.00	\$368,250.68	\$73.32	\$ 1,104,752.00
Total Rental Income	<u>\$92,081.00</u>	<u>\$92,062.67</u>	<u>\$18.33</u>	<u>\$368,324.00</u>	<u>\$368,250.68</u>	<u>\$73.32</u>	<u>\$ 1,104,752.00</u>
Other Income							
22-170 Interest Income	77.91	-	77.91	64.90	-	64.90	-
22-240 Application Fees	1,000.00	-	1,000.00	2,400.00	-	2,400.00	-
22-245 Estoppel Fees	2,200.00	-	2,200.00	7,000.00	-	7,000.00	-
Total Other Income	<u>\$3,277.91</u>	<u>\$-</u>	<u>\$3,277.91</u>	<u>\$9,464.90</u>	<u>\$-</u>	<u>\$9,464.90</u>	<u>\$-</u>
Total Operating Income	<u>\$95,358.91</u>	<u>\$92,062.67</u>	<u>\$3,296.24</u>	<u>\$377,788.90</u>	<u>\$368,250.68</u>	<u>\$9,538.22</u>	<u>\$ 1,104,752.00</u>
Operating Expense							
Park Maintenance							
26-170 Sign and Safety	-	166.67	166.67	-	666.68	666.68	2,000.00
26-180 Building Maintenance and Material	4,166.67	4,166.67	-	16,666.68	16,666.68	-	50,000.00
26-200 Landscaping Contractor	20,983.33	20,983.33	-	83,933.32	83,933.32	-	251,800.00
26-215 Phase II Retention Pond	2,527.50	-	(2,527.50)	4,277.50	-	(4,277.50)	-
26-220 Irrigation Maintenance and Supplies	1,833.33	1,833.33	-	7,333.32	7,333.32	-	22,000.00
26-290 Pest Control	-	-	-	272.50	-	(272.50)	-
26-305 Housekeeping	4,583.33	4,583.33	-	18,454.11	18,333.32	(120.79)	55,000.00
Total Park Maintenance	<u>\$34,094.16</u>	<u>\$31,733.33</u>	<u>(\$2,360.83)</u>	<u>\$130,937.43</u>	<u>\$126,933.32</u>	<u>(\$4,004.11)</u>	<u>\$ 380,800.00</u>
Pool Maintenance							
32-345 Pool Furniture	-	-	-	14,066.20	18,000.00	3,933.80	18,000.00
Total Pool Maintenance	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$14,066.20</u>	<u>\$18,000.00</u>	<u>\$3,933.80</u>	<u>\$ 18,000.00</u>
Utilities							
36-461 Electric - Lot 386	62.98	115.25	52.27	325.67	461.00	135.33	1,383.00
36-462 Electric - Trash Compactor	43.00	48.75	5.75	175.00	195.00	20.00	585.00
36-463 Electric - Mustang Center	910.98	871.75	(39.23)	3,603.50	3,487.00	(116.50)	10,461.00
36-464 Electric - Staging Area	59.08	73.25	14.17	221.91	293.00	71.09	879.00
36-465 Electric - Maintenance Area	291.93	379.83	87.90	1,137.87	1,519.32	381.45	4,558.00
36-466 Electric - Phase III Pool	708.57	713.08	4.51	2,708.57	2,852.32	143.75	8,557.00
36-467 Electric - Possum Path	288.85	335.75	46.90	840.22	1,343.00	502.78	4,029.00
36-468 Electric - Post Office	51.83	64.67	12.84	210.34	258.68	48.34	776.00
36-469 Electric - Trails End	884.07	954.25	70.18	3,089.73	3,817.00	727.27	11,451.00
36-485 Water and Sewer	15,364.34	15,499.00	134.66	61,457.36	61,996.00	538.64	185,988.00
36-490 Trash Removal	8,380.70	4,416.67	(3,964.03)	26,000.63	17,666.68	(8,333.95)	53,000.00
36-500 Cable Television	8,846.01	8,654.50	(191.51)	35,025.99	34,618.00	(407.99)	103,854.00
Total Utilities	<u>\$35,892.34</u>	<u>\$32,126.75</u>	<u>(\$3,765.59)</u>	<u>\$134,796.79</u>	<u>\$128,507.00</u>	<u>(\$6,289.79)</u>	<u>\$ 385,521.00</u>
Office Expense							
38-550 Office Supplies	-	208.33	208.33	-	833.32	833.32	2,500.00
38-560 Computer, Copier and Fax Charges	28.35	-	(28.35)	86.85	-	(86.85)	-
38-568 Software Expense	575.00	-	(575.00)	2,650.00	-	(2,650.00)	-
38-570 Postage	-	41.67	41.67	-	166.68	166.68	500.00
38-580 Printing and Reproduction	-	125.00	125.00	-	500.00	500.00	1,500.00
38-585 Processing Fees Credit Card	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
38-590 Bank Fees	12.00	83.33	71.33	18.00	333.32	315.32	1,000.00
38-595 Coupon Books	1.88	-	(1.88)	650.20	-	(650.20)	-
38-600 Miscellaneous and General	-	208.33	208.33	-	833.32	833.32	2,500.00
Total Office Expense	<u>\$617.23</u>	<u>\$1,083.33</u>	<u>\$466.10</u>	<u>\$3,405.05</u>	<u>\$4,333.32</u>	<u>\$928.27</u>	<u>\$ 13,000.00</u>
Licenses and Permits							
40-620 Licenses and Permits	-	166.67	166.67	61.25	666.68	605.43	2,000.00

Income Statement - Operating

River Ranch RV

04/30/2022

Date: 5/20/2022

Time: 12:15 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Licenses and Permits	\$-	\$166.67	\$166.67	\$61.25	\$666.68	\$605.43	\$ 2,000.00
Professional Fees							
42-630 Accounting and Tax Preparation	\$833.33	\$833.33	\$-	\$3,333.32	\$3,333.32	\$-	\$ 10,000.00
42-640 Legal	-	833.34	833.34	11,222.84	3,333.36	(7,889.48)	10,000.00
42-643 Legal Document Review Fee	(2,000.00)	833.34	2,833.34	8,000.00	3,333.36	(4,666.64)	10,000.00
Total Professional Fees	(\$1,166.67)	\$2,500.01	\$3,666.68	\$22,556.16	\$10,000.04	(\$12,556.12)	\$ 30,000.00
Insurance							
46-730 Insurance General Liability	2,817.14	4,166.67	1,349.53	11,268.56	16,666.68	5,398.12	50,000.00
46-755 D & O Liability	1,671.95	-	(1,671.95)	5,015.85	-	(5,015.85)	-
Total Insurance	\$4,489.09	\$4,166.67	(\$322.42)	\$16,284.41	\$16,666.68	\$382.27	\$ 50,000.00
Taxes							
48-780 Real Estate	-	150.00	150.00	-	600.00	600.00	1,800.00
Total Taxes	\$-	\$150.00	\$150.00	\$-	\$600.00	\$600.00	\$ 1,800.00
Park Management							
50-790 Management Fees	1,300.00	2,383.33	1,083.33	5,200.00	9,533.32	4,333.32	28,600.00
Total Park Management	\$1,300.00	\$2,383.33	\$1,083.33	\$5,200.00	\$9,533.32	\$4,333.32	\$ 28,600.00
Reserves							
52-815 Pooled Reserves	16,252.58	16,252.58	-	65,010.32	65,010.32	-	195,031.00
Total Reserves	\$16,252.58	\$16,252.58	\$-	\$65,010.32	\$65,010.32	\$-	\$ 195,031.00
Total Operating Expense	\$91,478.73	\$90,562.67	\$916.06	\$392,317.61	\$380,250.68	(\$12,066.93)	\$ 1,104,752.00
COMBINED NET INCOME	\$3,880.18	\$1,500.00	\$2,380.18	(\$14,528.71)	(\$12,000.00)	(\$2,528.71)	\$0.00