

**Balance Sheet - Operating**

River Ranch LLC  
End Date: 4/30/2022

Date: 5/20/2022  
Time: 12:18 pm  
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**Assets**

Current Assets

10-000-000-00	Petty Cash	\$635.00
10-010-000-00	Cash-Checking	188,594.49
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	325,475.74
10-037-000-00	Cash-BB&T Debit Card	3,354.68
10-038-000-00	Cash-BB&T Other	25.00
10-220-000-00	Accounts Receivable	18,940.60
10-223-000-00	Accounts Receivable Miscellaneous	61.25
10-225-000-00	Accounts Receivable Other	(757.80)
10-250-000-00	Prepaid Insurance	11,124.12
10-270-000-00	Owner Expense Clearing	(115.50)
10-280-000-00	Due from/to RRRVOAI	21,995.92
10-310-000-00	Inventory Asset	2,429.24

Total Current Assets: \$594,880.75

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:** \$705,600.77

**Liabilities & Equity**

Current Liabilities

13-000-000-00	Accounts Payable	108,130.13
13-030-000-00	Sales Tax Payable	11,589.58
13-033-000-00	Sales Tax Payable - Other	724.00
13-035-000-00	Tourist Tax	5,389.75
13-040-000-00	Prepaid Rent	5,230.08
13-120-000-00	Other Accounts Payables	(1,289.08)
13-130-000-00	Due to Sunrise on Reservations	20,483.13
13-150-000-00	Payroll Taxes Payable	44.76
13-190-000-00	Customer Deposits	342,828.31

Total Current Liabilities: \$493,130.66

Long-term Debt

14-005-000-00	Long-term Notes Payable	28,169.36
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Total Long-term Debt: \$28,169.36

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	(1,801.15)

Total Notes Payable and Other Liabilities: (\$823.65)

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

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Net Income Gain / Loss

\$32,932.86

\$32,932.86

**Total Liabilities & Equity:**

\$705,600.77

**Income Statement - Operating**

River Ranch LLC

04/30/2022

Date: 5/20/2022

Time: 12:19 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Rental Income</b>							
20-145 Rental Fee Income	\$110,910.00	\$83,291.67	\$27,618.33	\$440,865.00	\$333,166.68	\$107,698.32	\$ 999,500.00
<b>Total Rental Income</b>	<b>\$110,910.00</b>	<b>\$83,291.67</b>	<b>\$27,618.33</b>	<b>\$440,865.00</b>	<b>\$333,166.68</b>	<b>\$107,698.32</b>	<b>\$ 999,500.00</b>
<b>Other Income</b>							
22-130 Storage Area Income	2,220.00	666.67	1,553.33	4,601.63	2,666.68	1,934.95	8,000.00
22-132 Golf Cart Rentals	32,512.40	33,750.00	(1,237.60)	137,677.40	135,000.00	2,677.40	405,000.00
22-135 Building(s) Rental	75.11	41.67	33.44	178.76	166.68	12.08	500.00
22-138 Post Office Rental Income	8,035.00	1,053.33	6,981.67	9,075.00	4,213.32	4,861.68	12,640.00
22-140 Facilities Maintenance Income	4,166.67	4,166.67	-	16,666.68	16,666.68	-	50,000.00
22-145 Phase 1 Usage Income	10,219.38	10,166.67	52.71	40,877.52	40,666.68	210.84	122,000.00
22-200 Pick-up Large Debris	-	41.67	(41.67)	-	166.68	(166.68)	500.00
22-260 Laundry Revenue	2,530.05	541.67	1,988.38	2,585.09	2,166.68	418.41	6,500.00
22-282 Mulch Income	555.00	250.00	305.00	1,208.50	1,000.00	208.50	3,000.00
22-285 Irrigation Parts Income	-	-	-	55.20	-	55.20	-
22-290 Firewood Income	424.66	416.67	7.99	2,980.16	1,666.68	1,313.48	5,000.00
22-292 Ice Sales	100.00	41.67	58.33	472.00	166.68	305.32	500.00
22-295 Clothing Sales	112.93	41.67	71.26	499.93	166.68	333.25	500.00
22-300 Propane Gas Sales	579.50	1,250.00	(670.50)	5,764.29	5,000.00	764.29	15,000.00
22-307 Misc. Sales Non-Taxable	384.00	-	384.00	1,833.00	-	1,833.00	-
22-309 Novelties Sales	61.94	-	61.94	294.70	-	294.70	-
22-320 Labor Revenue	-	416.67	(416.67)	-	1,666.68	(1,666.68)	5,000.00
22-321 Accounting Income	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
22-322 Parts and Supplies Income	-	250.00	(250.00)	-	1,000.00	(1,000.00)	3,000.00
22-323 Landscaping Income RRRV	20,983.33	20,983.33	-	83,933.32	83,933.32	-	251,800.00
22-324 Housekeeping Income	4,563.33	4,583.33	(20.00)	18,253.32	18,333.32	(80.00)	55,000.00
22-325 Cable Repair Revenue	-	250.00	(250.00)	-	1,000.00	(1,000.00)	3,000.00
22-326 Irrigation Income	1,833.33	1,833.33	-	7,423.32	7,333.32	90.00	22,000.00
22-339 Rental Income Other	120.00	-	120.00	120.00	-	120.00	-
22-340 Miscellaneous Income Billable	288.00	250.00	38.00	974.40	1,000.00	(25.60)	3,000.00
<b>Total Other Income</b>	<b>\$90,164.63</b>	<b>\$81,395.02</b>	<b>\$8,769.61</b>	<b>\$337,074.22</b>	<b>\$325,580.08</b>	<b>\$11,494.14</b>	<b>\$ 976,740.00</b>
<b>Total Operating Income</b>	<b>\$201,074.63</b>	<b>\$164,686.69</b>	<b>\$36,387.94</b>	<b>\$777,939.22</b>	<b>\$658,746.76</b>	<b>\$119,192.46</b>	<b>\$ 1,976,240.00</b>
<b>Operating Expense</b>							
<b>Payroll and Benefits</b>							
24-000 Manager Payroll	5,000.00	4,333.33	(666.67)	20,000.00	17,333.32	(2,666.68)	52,000.00
24-010 Office Payroll	11,118.71	13,508.33	2,389.62	46,710.85	54,033.32	7,322.47	162,100.00
24-020 Maintenance Payroll	29,134.84	33,583.33	4,448.49	103,755.81	134,333.32	30,577.51	403,000.00
24-040 Security Payroll	4,718.25	6,890.00	2,171.75	20,631.00	27,560.00	6,929.00	82,680.00
24-070 Payroll Taxes	4,233.23	5,756.67	1,523.44	17,887.91	23,026.68	5,138.77	69,080.00
24-080 Worker's Compensation Insurance	1,833.00	1,845.83	12.83	6,806.00	7,383.32	577.32	22,150.00
24-090 Employee Health Insurance	779.47	180.00	(599.47)	2,400.95	720.00	(1,680.95)	2,160.00
24-100 Drug Testing and Background Checks	-	-	-	180.00	-	(180.00)	-
24-115 Uniforms	885.16	416.67	(468.49)	885.16	1,666.68	781.52	5,000.00
<b>Total Payroll and Benefits</b>	<b>\$57,702.66</b>	<b>\$66,514.16</b>	<b>\$8,811.50</b>	<b>\$219,257.68</b>	<b>\$266,056.64</b>	<b>\$46,798.96</b>	<b>\$ 798,170.00</b>
<b>Park Maintenance</b>							
26-130 Electrical Supplies	2,558.50	166.67	(2,391.83)	3,303.75	666.68	(2,637.07)	2,000.00
26-132 Rental Golf Cart Repairs	1,744.91	833.33	(911.58)	9,948.65	3,333.32	(6,615.33)	10,000.00
26-140 Equipment Repairs and Supplies	100.04	1,666.67	1,566.63	1,410.45	6,666.68	5,256.23	20,000.00
26-142 Equipment Purchases	973.14	666.67	(306.47)	4,003.92	2,666.68	(1,337.24)	8,000.00
26-145 Golf Cart Lease and Payout	6,399.48	4,748.83	(1,650.65)	22,866.25	18,995.32	(3,870.93)	56,986.00
26-150 Plumbing Repairs and Maintenance	426.22	-	(426.22)	1,577.33	-	(1,577.33)	-



**Income Statement - Operating**

River Ranch LLC

04/30/2022

Date: 5/20/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
26-170 Sign Repairs and Maintenance	\$-	\$-	\$-	\$142.52	\$-	(\$142.52)	\$ -
26-180 Building Maintenance and Material	1,773.94	1,250.00	(523.94)	10,663.91	5,000.00	(5,663.91)	15,000.00
26-190 Landscaping	3,824.42	166.67	(3,657.75)	5,099.10	666.68	(4,432.42)	2,000.00
26-195 Mulch	-	833.33	833.33	4,918.59	3,333.32	(1,585.27)	10,000.00
26-220 Irrigation Maintenance and Supplies	443.07	416.67	(26.40)	1,261.32	1,666.68	405.36	5,000.00
26-225 Billable Work to Owners	-	333.33	333.33	(1,050.00)	1,333.32	2,383.32	4,000.00
26-233 Rental Income Paid to Owners	78,067.00	58,304.17	(19,762.83)	311,437.24	233,216.68	(78,220.56)	699,650.00
26-236 Owner Property Repair	-	208.33	208.33	-	833.32	833.32	2,500.00
26-237 Rental Lot Supplies	-	83.33	83.33	217.94	333.32	115.38	1,000.00
26-239 Replace Owner's Property	370.00	41.67	(328.33)	1,970.00	166.68	(1,803.32)	500.00
26-240 Miscellaneous Maintenance and Supplies	2,181.70	666.67	(1,515.03)	3,409.79	2,666.68	(743.11)	8,000.00
26-247 Officer for Weekends Security	-	291.67	291.67	(180.00)	1,166.68	1,346.68	3,500.00
26-270 Fuel Gasoline and Oil	194.78	916.67	721.89	7,004.18	3,666.68	(3,337.50)	11,000.00
26-290 Pest Control	552.87	500.00	(52.87)	1,575.25	2,000.00	424.75	6,000.00
26-300 Housekeeping Supplies	663.32	416.67	(246.65)	3,164.38	1,666.68	(1,497.70)	5,000.00
26-320 Other Supplies	1,037.10	-	(1,037.10)	4,085.56	-	(4,085.56)	-
26-322 Cost of Goods Sold	-	125.00	125.00	899.34	500.00	(399.34)	1,500.00
26-325 Purchases - Resale Items	2,643.04	416.67	(2,226.37)	2,120.94	1,666.68	(454.26)	5,000.00
26-328 Purchases - Resale Propane RV	1,513.07	1,083.33	(429.74)	6,571.93	4,333.32	(2,238.61)	13,000.00
<b>Total Park Maintenance</b>	<b>\$105,466.60</b>	<b>\$74,136.35</b>	<b>(\$31,330.25)</b>	<b>\$406,422.34</b>	<b>\$296,545.40</b>	<b>(\$109,876.94)</b>	<b>\$ 889,636.00</b>
<b>Pool Maintenance</b>							
32-330 Pool Service Contractor	642.00	1,541.67	899.67	5,639.50	6,166.68	527.18	18,500.00
32-340 Pool Chemicals	104.22	-	(104.22)	329.22	-	(329.22)	-
32-350 Pool Equipment and Repairs	9,666.69	833.33	(8,833.36)	10,069.69	3,333.32	(6,736.37)	10,000.00
32-360 Pool Supplies	-	16.67	16.67	411.32	66.68	(344.64)	200.00
32-365 Pool & Dryer Propane	2,119.29	2,916.67	797.38	28,370.79	11,666.68	(16,704.11)	35,000.00
32-368 Recreation Area	-	41.67	41.67	561.70	166.68	(395.02)	500.00
<b>Total Pool Maintenance</b>	<b>\$12,532.20</b>	<b>\$5,350.01</b>	<b>(\$7,182.19)</b>	<b>\$45,382.22</b>	<b>\$21,400.04</b>	<b>(\$23,982.18)</b>	<b>\$ 64,200.00</b>
<b>Utilities</b>							
36-500 Cable Television	(190.54)	-	190.54	-	-	-	-
36-510 Telephone	835.48	1,000.00	164.52	3,619.06	4,000.00	380.94	12,000.00
36-515 Other Telephone and Internet	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
<b>Total Utilities</b>	<b>\$644.94</b>	<b>\$1,416.67</b>	<b>\$771.73</b>	<b>\$3,619.06</b>	<b>\$5,666.68</b>	<b>\$2,047.62</b>	<b>\$ 17,000.00</b>
<b>Office Expense</b>							
38-550 Office Supplies	552.85	1,150.00	597.15	2,313.36	4,600.00	2,286.64	13,800.00
38-560 Computer and Equipment Repairs	867.12	250.00	(617.12)	3,569.74	1,000.00	(2,569.74)	3,000.00
38-565 Other Computer and Internet Expenses	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
38-568 Software Expense-IT	2,265.50	250.00	(2,015.50)	9,160.00	1,000.00	(8,160.00)	3,000.00
38-570 Postage	(48.47)	100.00	148.47	2,152.22	400.00	(1,752.22)	1,200.00
38-580 Printing and Reproduction	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
38-585 Credit Card Processing Fees	5,365.01	4,583.33	(781.68)	20,664.85	18,333.32	(2,331.53)	55,000.00
38-590 Bank Fees	-	-	-	48.00	-	(48.00)	-
38-600 Miscellaneous and General	54.66	416.67	362.01	2,745.79	1,666.68	(1,079.11)	5,000.00
<b>Total Office Expense</b>	<b>\$9,056.67</b>	<b>\$7,791.67</b>	<b>(\$1,265.00)</b>	<b>\$40,653.96</b>	<b>\$31,166.68</b>	<b>(\$9,487.28)</b>	<b>\$ 93,500.00</b>
<b>Licenses and Permits</b>							
40-610 Association Dues and Subscriptions	-	41.67	41.67	-	166.68	166.68	500.00
40-620 Licenses and Permits	-	25.00	25.00	379.25	100.00	(279.25)	300.00
<b>Total Licenses and Permits</b>	<b>\$-</b>	<b>\$66.67</b>	<b>\$66.67</b>	<b>\$379.25</b>	<b>\$266.68</b>	<b>(\$112.57)</b>	<b>\$ 800.00</b>
<b>Professional Fees</b>							
42-630 Accounting and Tax Preparation	300.00	-	(300.00)	300.00	-	(300.00)	-

**Income Statement - Operating**

River Ranch LLC

04/30/2022

Date: 5/20/2022

Time: 12:19 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
42-640 Legal	\$-	\$416.67	\$416.67	\$-	\$1,666.68	\$1,666.68	\$ 5,000.00
<b>Total Professional Fees</b>	<u>\$300.00</u>	<u>\$416.67</u>	<u>\$116.67</u>	<u>\$300.00</u>	<u>\$1,666.68</u>	<u>\$1,366.68</u>	<u>\$ 5,000.00</u>
<b>Park Services</b>							
44-660 Advertising and Marketing Website	1,159.30	666.67	(492.63)	1,867.28	2,666.68	799.40	8,000.00
44-665 Travel	114.80	-	(114.80)	290.69	-	(290.69)	-
<b>Total Park Services</b>	<u>\$1,274.10</u>	<u>\$666.67</u>	<u>(\$607.43)</u>	<u>\$2,157.97</u>	<u>\$2,666.68</u>	<u>\$508.71</u>	<u>\$ 8,000.00</u>
<b>Insurance</b>							
46-720 Umbrella Policy LLC	-	138.50	138.50	-	554.00	554.00	1,662.00
46-730 Golf Cart Insur-Bodily Injury & General Liability	1,162.93	724.67	(438.26)	4,651.72	2,898.68	(1,753.04)	8,696.00
46-750 Golf Cart and Equipment Property Insurance	11.55	179.33	167.78	34.65	717.32	682.67	2,152.00
46-760 Other	449.17	-	(449.17)	1,347.51	-	(1,347.51)	-
<b>Total Insurance</b>	<u>\$1,623.65</u>	<u>\$1,042.50</u>	<u>(\$581.15)</u>	<u>\$6,033.88</u>	<u>\$4,170.00</u>	<u>(\$1,863.88)</u>	<u>\$ 12,510.00</u>
<b>Park Management</b>							
50-790 Management Fees	5,200.00	5,200.00	-	20,800.00	20,800.00	-	62,400.00
<b>Total Park Management</b>	<u>\$5,200.00</u>	<u>\$5,200.00</u>	<u>\$-</u>	<u>\$20,800.00</u>	<u>\$20,800.00</u>	<u>\$-</u>	<u>\$ 62,400.00</u>
<b>Total Operating Expense</b>	<u>\$193,800.82</u>	<u>\$162,601.37</u>	<u>\$31,199.45</u>	<u>\$745,006.36</u>	<u>\$650,405.48</u>	<u>(\$94,600.88)</u>	<u>\$ 1,951,216.00</u>
<b>COMBINED NET INCOME</b>	<u>\$7,273.81</u>	<u>\$2,085.32</u>	<u>\$5,188.49</u>	<u>\$32,932.86</u>	<u>\$8,341.28</u>	<u>\$24,591.58</u>	<u>\$25,024.00</u>