

Balance Sheet - Operating

River Ranch LLC

End Date: 1/31/2022

Date: 3/1/2022

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Assets

Current Assets

10-000-000-00	Petty Cash	\$635.00
10-010-000-00	Cash-Checking	257,883.67
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	334,486.74
10-032-000-00	Cash-BB&T Payroll	11,695.55
10-035-000-00	Cash-BB&T Activities	964.00
10-037-000-00	Cash-BB&T Debit Card	3,387.10
10-038-000-00	Cash-BB&T Other	25.00
10-220-000-00	Accounts Receivable	20,241.73
10-225-000-00	Accounts Receivable Other	2,894.51
10-250-000-00	Prepaid Insurance	14,021.41
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:		<u>\$699,970.83</u>
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Property and Equipment

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:		<u>\$71,310.64</u>
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Total Assets:\$771,281.47**Liabilities & Equity**

Current Liabilities

13-000-000-00	Accounts Payable	94,992.82
13-030-000-00	Sales Tax Payable	9,082.83
13-033-000-00	Sales Tax Payable - Other	727.26
13-035-000-00	Tourist Tax	4,993.50
13-040-000-00	Prepaid Rent	1,838.82
13-120-000-00	Other Accounts Payables	42,460.91
13-130-000-00	Due to Sunrise on Reservations	19,508.08
13-150-000-00	Payroll Taxes Payable	44.76
13-190-000-00	Customer Deposits	431,469.83

Total Current Liabilities:		<u>\$605,118.81</u>
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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:		<u>\$5,394.54</u>
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Owners Equity

17-010-000-00	Paid-In Capital	2,650.20
17-030-000-00	Retained Earnings	149,541.34

Total Owners Equity:		<u>\$152,191.54</u>
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Net Income Gain / Loss		<u>8,576.58</u>
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\$8,576.58

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Total Liabilities & Equity:

\$771,281.47

Income Statement - Operating

River Ranch LLC

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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	\$102,845.00	\$83,291.67	\$19,553.33	\$102,845.00	\$83,291.67	\$19,553.33	\$ 999,500.00
Total Rental Income	\$102,845.00	\$83,291.67	\$19,553.33	\$102,845.00	\$83,291.67	\$19,553.33	\$ 999,500.00
Other Income							
22-130 Storage Fees	800.00	666.67	133.33	800.00	666.67	133.33	8,000.00
22-132 Golf Cart Rental	32,070.00	33,750.00	(1,680.00)	32,070.00	33,750.00	(1,680.00)	405,000.00
22-135 Common Building Rental	66.09	41.67	24.42	66.09	41.67	24.42	500.00
22-138 Post Office Rental Income	650.00	1,053.33	(403.33)	650.00	1,053.33	(403.33)	12,640.00
22-140 Facilities Maintenance RRRV	4,166.67	4,166.67	-	4,166.67	4,166.67	-	50,000.00
22-145 Phase 1 Usage Income	10,219.38	10,166.67	52.71	10,219.38	10,166.67	52.71	122,000.00
22-200 Large Debris Pick-up	-	41.67	(41.67)	-	41.67	(41.67)	500.00
22-260 Laundromat Collections	-	541.67	(541.67)	-	541.67	(541.67)	6,500.00
22-282 Mulch Income	215.00	250.00	(35.00)	215.00	250.00	(35.00)	3,000.00
22-285 Irrigation Parts Income	55.20	-	55.20	55.20	-	55.20	-
22-290 Firewood Income	1,312.71	416.67	896.04	1,312.71	416.67	896.04	5,000.00
22-292 Ice Sales	98.00	41.67	56.33	98.00	41.67	56.33	500.00
22-295 Clothing Revenue	57.00	41.67	15.33	57.00	41.67	15.33	500.00
22-300 Propane Gas Sales	2,871.99	1,250.00	1,621.99	2,871.99	1,250.00	1,621.99	15,000.00
22-307 Misc. Sales Non-Taxable	450.00	-	450.00	450.00	-	450.00	-
22-309 Novelties Sales	71.18	-	71.18	71.18	-	71.18	-
22-320 Labor Revenue	-	416.67	(416.67)	-	416.67	(416.67)	5,000.00
22-321 Accounting Income	400.00	400.00	-	400.00	400.00	-	4,800.00
22-322 Parts and Supplies Income	-	250.00	(250.00)	-	250.00	(250.00)	3,000.00
22-323 Landscaping Income	20,983.33	20,983.33	-	20,983.33	20,983.33	-	251,800.00
22-324 Housekeeping Revenue	4,563.33	4,583.33	(20.00)	4,563.33	4,583.33	(20.00)	55,000.00
22-325 Cable Repair Revenue	-	250.00	(250.00)	-	250.00	(250.00)	3,000.00
22-326 Irrigation Service	1,923.33	1,833.33	90.00	1,923.33	1,833.33	90.00	22,000.00
22-340 Miscellaneous	160.00	250.00	(90.00)	160.00	250.00	(90.00)	3,000.00
Total Other Income	\$81,133.21	\$81,395.02	(\$261.81)	\$81,133.21	\$81,395.02	(\$261.81)	\$ 976,740.00
Total Operating Income	\$183,978.21	\$164,686.69	\$19,291.52	\$183,978.21	\$164,686.69	\$19,291.52	\$ 1,976,240.00
Operating Expense							
Payroll and Benefits							
24-000 Manager Payroll	5,000.00	4,333.33	(666.67)	5,000.00	4,333.33	(666.67)	52,000.00
24-010 Office Payroll	12,184.26	13,508.33	1,324.07	12,184.26	13,508.33	1,324.07	162,100.00
24-020 Maintenance Payroll	23,116.90	33,583.33	10,466.43	23,116.90	33,583.33	10,466.43	403,000.00
24-040 Security Payroll	5,659.50	6,890.00	1,230.50	5,659.50	6,890.00	1,230.50	82,680.00
24-070 Payroll Taxes	4,600.69	5,756.67	1,155.98	4,600.69	5,756.67	1,155.98	69,080.00
24-080 Worker's Compensation Insurance	1,568.00	1,845.83	277.83	1,568.00	1,845.83	277.83	22,150.00
24-090 Employee Insurance	493.47	180.00	(313.47)	493.47	180.00	(313.47)	2,160.00
24-100 Drug Testing and Background Checks	180.00	-	(180.00)	180.00	-	(180.00)	-
24-115 Uniforms	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Payroll and Benefits	\$52,802.82	\$66,514.16	\$13,711.34	\$52,802.82	\$66,514.16	\$13,711.34	\$ 798,170.00
Park Maintenance							
26-130 Electrical Repairs and Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
26-132 Rental Golf Cart Repairs	4,173.00	833.33	(3,339.67)	4,173.00	833.33	(3,339.67)	10,000.00
26-140 Equipment Repairs and Maintenance	456.95	1,666.67	1,209.72	456.95	1,666.67	1,209.72	20,000.00
26-142 Equipment Purchases	-	666.67	666.67	-	666.67	666.67	8,000.00
26-145 Golf Cart Lease	3,667.81	4,748.83	1,081.02	3,667.81	4,748.83	1,081.02	56,986.00
26-180 Structure Repairs and Maintenance	2,734.53	1,250.00	(1,484.53)	2,734.53	1,250.00	(1,484.53)	15,000.00

Income Statement - Operating

River Ranch LLC

01/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
26-190 Lawn and Landscape Maintenance	\$-	\$166.67	\$166.67	\$-	\$166.67	\$166.67	\$ 2,000.00
26-195 Mulch	-	833.33	833.33	-	833.33	833.33	10,000.00
26-220 Irrigation Maintenance and Supplies	690.95	416.67	(274.28)	690.95	416.67	(274.28)	5,000.00
26-225 Billable Work to Owners	(385.67)	333.33	719.00	(385.67)	333.33	719.00	4,000.00
26-233 Rental Lot Payments to Owners	72,120.30	58,304.17	(13,816.13)	72,120.30	58,304.17	(13,816.13)	699,650.00
26-236 Rental Lot Property Repair	-	208.33	208.33	-	208.33	208.33	2,500.00
26-237 Rental Lot Supplies	-	83.33	83.33	-	83.33	83.33	1,000.00
26-239 Rental Lot Replace Owner's Property	-	41.67	41.67	-	41.67	41.67	500.00
26-240 Other Repairs and Maintenance	-	666.67	666.67	-	666.67	666.67	8,000.00
26-247 Security Patrol	360.00	291.67	(68.33)	360.00	291.67	(68.33)	3,500.00
26-270 Gasoline and Oil	2,597.82	916.67	(1,681.15)	2,597.82	916.67	(1,681.15)	11,000.00
26-290 Pest Control	-	500.00	500.00	-	500.00	500.00	6,000.00
26-300 Cleaning Supplies	1,274.66	416.67	(857.99)	1,274.66	416.67	(857.99)	5,000.00
26-320 Other Supplies	77.09	-	(77.09)	77.09	-	(77.09)	-
26-322 Cost of Merchandise Sold	-	125.00	125.00	-	125.00	125.00	1,500.00
26-325 Purchases - Resale Items	(720.50)	416.67	1,137.17	(720.50)	416.67	1,137.17	5,000.00
26-328 Purchases - Resale Propane RV	2,453.26	1,083.33	(1,369.93)	2,453.26	1,083.33	(1,369.93)	13,000.00
Total Park Maintenance	\$89,500.20	\$74,136.35	(\$15,363.85)	\$89,500.20	\$74,136.35	(\$15,363.85)	\$ 889,636.00
Pool Maintenance							
32-330 Pool Contractor	1,847.50	1,541.67	(305.83)	1,847.50	1,541.67	(305.83)	18,500.00
32-340 Pool Chemicals	225.00	-	(225.00)	225.00	-	(225.00)	-
32-350 Pool Repairs	187.00	833.33	646.33	187.00	833.33	646.33	10,000.00
32-360 Pool Supplies	28.71	16.67	(12.04)	28.71	16.67	(12.04)	200.00
32-365 Pool & Dryer Propane	14,395.78	2,916.67	(11,479.11)	14,395.78	2,916.67	(11,479.11)	35,000.00
32-368 Recreation Area	42.79	41.67	(1.12)	42.79	41.67	(1.12)	500.00
Total Pool Maintenance	\$16,726.78	\$5,350.01	(\$11,376.77)	\$16,726.78	\$5,350.01	(\$11,376.77)	\$ 64,200.00
Utilities							
36-510 Telephone and Internet	892.32	1,416.67	524.35	892.32	1,416.67	524.35	17,000.00
Total Utilities	\$892.32	\$1,416.67	\$524.35	\$892.32	\$1,416.67	\$524.35	\$ 17,000.00
Office Expense							
38-550 Office Supplies	564.19	1,150.00	585.81	564.19	1,150.00	585.81	13,800.00
38-560 Computer, Copier and Fax Charges	994.39	541.67	(452.72)	994.39	541.67	(452.72)	6,500.00
38-568 Software Expense	2,185.00	250.00	(1,935.00)	2,185.00	250.00	(1,935.00)	3,000.00
38-570 Postage	501.93	100.00	(401.93)	501.93	100.00	(401.93)	1,200.00
38-580 Printing	-	750.00	750.00	-	750.00	750.00	9,000.00
38-585 Credit Card Processing Fees	4,230.75	4,583.33	352.58	4,230.75	4,583.33	352.58	55,000.00
38-600 Miscellaneous	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Office Expense	\$8,476.26	\$7,791.67	(\$684.59)	\$8,476.26	\$7,791.67	(\$684.59)	\$ 93,500.00
Licenses and Permits							
40-610 Association Dues	-	41.67	41.67	-	41.67	41.67	500.00
40-620 Licenses and Permits	-	25.00	25.00	-	25.00	25.00	300.00
Total Licenses and Permits	\$-	\$66.67	\$66.67	\$-	\$66.67	\$66.67	\$ 800.00
Professional Fees							
42-640 Legal	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Professional Fees	\$-	\$416.67	\$416.67	\$-	\$416.67	\$416.67	\$ 5,000.00
Park Services							
44-660 Advertising	685.00	666.67	(18.33)	685.00	666.67	(18.33)	8,000.00
44-665 Travel	(44.68)	-	44.68	(44.68)	-	44.68	-
Total Park Services	\$640.32	\$666.67	\$26.35	\$640.32	\$666.67	\$26.35	\$ 8,000.00
Insurance							

Income Statement - Operating

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
46-720 Umbrella	\$-	\$138.50	\$138.50	\$-	\$138.50	\$138.50	\$ 1,662.00
46-730 General Liability	1,162.93	724.67	(438.26)	1,162.93	724.67	(438.26)	8,696.00
46-750 Vehicle	-	179.33	179.33	-	179.33	179.33	2,152.00
Total Insurance	\$1,162.93	\$1,042.50	(\$120.43)	\$1,162.93	\$1,042.50	(\$120.43)	\$ 12,510.00
Park Management							
50-790 Management Fees	5,200.00	5,200.00	-	5,200.00	5,200.00	-	62,400.00
Total Park Management	\$5,200.00	\$5,200.00	\$-	\$5,200.00	\$5,200.00	\$-	\$ 62,400.00
Total Operating Expense	\$175,401.63	\$162,601.37	\$12,800.26	\$175,401.63	\$162,601.37	(\$12,800.26)	\$ 1,951,216.00
Net Operating Income (Loss)	\$8,576.58	\$2,085.32	\$6,491.26	\$8,576.58	\$2,085.32	\$6,491.26	\$25,024.00
COMBINED NET INCOME	\$8,576.58	\$2,085.32	\$6,491.26	\$8,576.58	\$2,085.32	\$6,491.26	\$25,024.00