

River Ranch RV Resort Owners Association, Inc.
 GL Balance Sheet Classified Standard with Code
 Period 07/31/2023

Assets

Asset

1000	South State Bank - Operating	189,955.25
1022	South State- Hurricane Fund	11,706.17
1024	South State - Acitivities Account	14,276.91
1062	Activities Debit Card	277.72

<u>Total Asset</u>	216,216.05
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Bank

1010	South State Capital Contribution	101,960.29
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<u>Total Bank</u>	101,960.29
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Asset

1061	South State - Reserve Account	366,824.41
1080	Cash on Hand	300.00

<u>Total Asset</u>	367,124.41
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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)

<u>Total Fixed Asset</u>	518,121.72
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Other Assets

1380	Owner Expense Clearing	595.01
1530	Prepaid Insurance	66,798.50
1721	P.O. Postage Inventory	188.77
1790	Organization Costs	189.31

<u>Total Other Assets</u>	67,771.59
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Receivable

1100	Member Assesments Receivable	67,130.82
1160	Due from RRRV, LLC	(1,853.69)
1350	Legal Fees Receivable	100.00

<u>Total Receivable</u>	65,377.13
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Total Assets

1,336,571.19

Liabilities & Equity

9999	Suspense	(1,570.00)
		(1,570.00)

Accounts Payable

2000	Accounts Payable	1,847.55
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<u>Total Accounts Payable</u>	1,847.55
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Liability

2300	Prepaid Assessments	39,288.13
2302	Accrued Assessments	186,886.19
2410	Accrued Expenses	22,984.81
2700	Capital Contributions	101,956.00
2710	PO Box Key Deposits	2,194.00
2720	Maintenance Gate Key Deposit	550.00
2760	Hurricane Fund Deposit	11,900.00

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Liabilities & Equity

Liability

2900	Activities Escrow	13,000.48
2910	Playground Escrow Fund	1,554.15

Total Liability 380,313.76

Equity

3900	Fund Balance	564,238.99
	Net Income	24,916.48

Total Equity 589,155.47

Reserve Equity

3010	Pooled Reserves	18,304,335.90
3020	Spent from Reserves	17,940,377.04)
3350	Reserve Fund Interest	2,865.55

Total Reserve Equity 366,824.41

Total Liabilities & Equity 1,336,571.19

River Ranch RV Resort Owners Association, Inc.

Budget Comparison Standard Dollar Variance Annual With Code

Period 7/1/2023 To 7/31/2023 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)	672,137.25	672,221.48	(84.23)	1,152,379.68
4050 Application Fees	300.00	0.00	300.00	3,700.00	0.00	3,700.00	0.00
4200 Interest Income	0.94	0.00	0.94	85.01	0.00	85.01	0.00
4900 Miscellaneous Incon	3,039.69	0.00	3,039.69	10,930.27	0.00	10,930.27	0.00
TOTAL Income	99,351.19	96,031.64	3,319.55	686,852.53	672,221.48	14,631.05	1,152,379.68
TOTAL Income	99,351.19	96,031.64	3,319.55	686,852.53	672,221.48	14,631.05	1,152,379.68
Expense							
<u>Administrative</u>							
5010 Management Fee	1,083.33	1,083.33	0.00	7,583.31	7,583.31	0.00	12,999.96
5020 IT Technical Service	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
5030 Software Expense	374.90	225.00	(149.90)	1,852.40	1,575.00	(277.40)	2,700.00
5050 Legal Fees	946.00	1,000.00	54.00	3,215.00	7,000.00	3,785.00	12,000.00
5060 Accounting	1,334.00	1,363.33	29.33	9,338.00	9,543.31	205.31	16,359.96
5070 Miscellaneous & Ge	0.00	100.00	100.00	273.00	700.00	427.00	1,200.00
5072 Signs & Safety	0.00	125.00	125.00	1,724.71	875.00	(849.71)	1,500.00
5080 Banking	0.00	8.33	8.33	30.00	58.31	28.31	99.96
5100 Insurance	5,707.04	5,708.33	1.29	39,949.28	39,958.31	9.03	68,499.96
5310 Licenses & Permits	0.00	79.17	79.17	0.00	554.19	554.19	950.04
5330 Taxes	0.00	75.00	75.00	0.00	525.00	525.00	900.00
TOTAL Administrative	9,445.27	9,892.49	447.22	63,965.70	69,247.43	5,281.73	118,709.88
<u>Buildings</u>							
6460 Housekeeping (LLC	4,750.00	4,750.00	0.00	33,250.00	33,250.00	0.00	57,000.00
6470 Building Maintenanc	4,450.00	4,450.00	0.00	31,150.00	31,150.00	0.00	53,400.00
TOTAL Buildings	9,200.00	9,200.00	0.00	64,400.00	64,400.00	0.00	110,400.00
<u>Landscaping</u>							
6260 Landscaping Contra	22,631.67	22,625.00	(6.67)	158,421.69	158,375.00	(46.69)	271,500.00
6300 Irrigation Maintenan	2,416.67	2,416.67	0.00	16,916.69	16,916.69	0.00	29,000.04
TOTAL Landscaping	25,048.34	25,041.67	(6.67)	175,338.38	175,291.69	(46.69)	300,500.04
<u>Reserve</u>							
7310 Pooled Reserves	16,252.58	16,252.58	0.00	113,768.06	113,768.06	0.00	195,030.96
TOTAL Reserve	16,252.58	16,252.58	0.00	113,768.06	113,768.06	0.00	195,030.96
<u>Taxes</u>							
7350 Income Tax	0.00	208.00	208.00	0.00	1,456.00	1,456.00	2,496.00
TOTAL Taxes	0.00	208.00	208.00	0.00	1,456.00	1,456.00	2,496.00
<u>Utilities</u>							
5520 Trash Removal	5,270.35	6,416.67	1,146.32	43,943.06	44,916.69	973.63	77,000.04
5540 Sewer & Water	16,028.24	16,078.75	50.51	112,308.80	112,551.25	242.45	192,945.00
5550 Cable TV	8,978.15	8,800.92	(177.23)	62,812.98	61,606.44	(1,206.54)	105,611.04
5600 Electric - Lot 386	73.03	81.25	8.22	509.89	568.75	58.86	975.00
5607 Electric - Trash Corr	42.00	50.00	8.00	311.00	350.00	39.00	600.00

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Budget Comparison Standard Dollar Variance Annual With Code

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
5610 Electric - Mustang C	1,059.58	1,146.25	86.67	6,883.18	8,023.75	1,140.57	13,755.00
5615 Electric - Staging Ar	60.02	66.67	6.65	492.25	466.69	(25.56)	800.04
5620 Electric - Maintenan	622.52	404.17	(218.35)	4,066.56	2,829.19	(1,237.37)	4,850.04
5630 Electric - Phase III P	762.59	820.83	58.24	4,501.27	5,745.81	1,244.54	9,849.96
5640 Electric - Possum Pa	452.90	409.17	(43.73)	2,210.29	2,864.19	653.90	4,910.04
5650 Electric - Post Office	92.78	81.50	(11.28)	491.01	570.50	79.49	978.00
5660 Electric - Trails End	942.10	1,073.75	131.65	5,933.62	7,516.25	1,582.63	12,885.00
TOTAL Utilities	34,384.26	35,429.93	1,045.67	244,463.91	248,009.51	3,545.60	425,159.16
TOTAL Expense	94,330.45	96,024.67	1,694.22	661,936.05	672,172.69	10,236.64	1,152,296.04
Excess Revenue / Expense	5,020.74	6.97	5,013.77	24,916.48	48.79	24,867.69	83.64