

River Ranch RV Resort Owners Association

Financials

February 2021

RIVER RANCH RV RESORT

Run Date: 03/18/2021

Run Time: 03:05 PM

BALANCE SHEET

As of: 02/28/2021

Assets

Account #	Account Name	Total
Asset		
01010	Operating-CB&T 293	\$8,913.76 ✓
01020	CenterState - Operating	\$284,794.31 ✓
01022	CenterState - Hurricane Fund MM	\$21,101.59 ✓
01024	CenterState - Activities Account	\$8,268.89 ✓ ✓
01061	CenterState Reserve Account	\$127,371.36 ✗ ✓
01080	Cash on Hand	\$300.00
01100	Member Assesments Receivable	\$41,478.02
01110	Receivables - Other	\$73,253.29 ✓
01160	Due from RRRV, LLC	(\$305.43)
01350	Legal Fees Receivable	\$7.40
01360	Misc. Owner Receivables	\$896.12
01380	Owner Expense Clearing	\$595.01
01500	Lots Held	\$45,204.39
01524	Common Property	\$751,377.00
01527	Accumulated Depreciation- comm	(\$442,733.16)
01530	Prepaid Insurance	\$29,137.96
01550	Equipment	\$184,413.16
01551	Real Property Improvements	\$526,302.84
01559	Accumulated Depreciation- Equ	(\$106,526.84)
01660	Accumulated Depreciation-Real	(\$152,849.90)
01670	Accumulated Depreciation	(\$287,065.77)
01710	Prepaid Expenses	\$1,404.45
01721	P.O. Postage Inventory	\$188.77
01790	Organization Costs	\$189.31
	ASSET TOTAL:	\$1,115,716.53
	TOTAL ASSETS:	\$1,115,716.53 ✓

Liabilities

Account #	Account Name	Total
Liability		
02000	Accounts Payable	\$187,716.74 ✓
02300	Prepaid Assessments	\$28,968.81 ✓
02302	Accrued Assesments	\$86,587.87
02410	Accured Expenses	\$3,518.00
02710	P O Box Key Deposits	\$2,194.00
02720	Key Dep. Maintenance Gate	\$550.00
02760	Hurricane Fund Deposit	\$21,100.00
02900	Activities-Escrow	\$13,197.38
	LIABILITY TOTAL:	\$343,832.80
	TOTAL LIABILITIES:	\$343,832.80

Equity

Account #	Account Name	Total
Reserves		
03010	Reserves - Pooled Reserves	\$17,800,749.34
03020	Reserves - Spent from Pooled Reserves	(\$17,659,966.13)
03350	Reserve Funds-Interest	\$2,840.73
	RESERVES TOTAL:	<u>\$143,623.94</u> ✓ <i>25k transfer</i>
Members Equity		
03900	Fund Balance	\$616,449.70
	MEMBERS EQUITY TOTAL:	<u>\$616,449.70</u>
	TOTAL NET INCOME (LOSS):	<u>\$11,810.09</u>
	TOTAL EQUITY:	<u>\$771,883.73</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,115,716.53</u> ✓

RIVER RANCH RV RESORT

Run Date: 03/18/2021
Run Time: 11:43 AM

INCOME STATEMENT

Start: 02/01/2021 | End: 02/28/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04010 Assessments	88,652.67	88,691.67	(39.00)	177,305.34	177,383.34	(78.00)	1,064,300.00
04050 Application Fees	900.00	0.00	900.00	1,900.00	0.00	1,900.00	0.00
04060 ARC Permit fees	25.00	0.00	25.00	25.00	0.00	25.00	0.00
04200 Interest Income	1.06	0.00	1.06	37.22	0.00	37.22	0.00
04900 Misc. Income	3,400.00	0.00	3,400.00	4,400.00	0.00	4,400.00	0.00
04920 Excess Revenue from LLC	29,166.66	14,583.33	14,583.33	29,166.66	29,166.66	0.00	175,000.00
Income Total	122,145.39	103,275.00	18,870.39	212,834.22	206,550.00	6,284.22	1,239,300.00
Total Income	122,145.39	103,275.00	18,870.39	212,834.22	206,550.00	6,284.22	1,239,300.00

* TOPS does not permit for credit for irrigation 16 Total

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
05010 Management Fee	0.00	2,734.50	2,734.50	2,693.00	5,469.00	2,776.00	32,814.00
05015 Management Workers' Comp	0.00	350.00	350.00	0.00	700.00	700.00	4,200.00
05025 Software exepense	350.00	0.00	(350.00)	700.00	0.00	(700.00)	0.00
05050 Legal	270.00	833.33	563.33	875.00	1,666.66	791.66	10,000.00
05060 Accounting	833.33	833.33	0.00	1,666.66	1,666.66	0.00	10,000.00
05070 Misc. & General	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
05071 Processing fees	0.00	416.67	416.67	672.00	833.34	161.34	5,000.00
05072 Signs & Safety	0.00	166.67	166.67	749.00	333.34	(415.66)	2,000.00
05080 Banking	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
05100 Insurance	7,498.89	4,583.33	(2,915.56)	14,997.78	9,166.66	(5,831.12)	55,000.00
05310 Licenses & Permits	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
05330 Taxes	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
05340 Printing/Reproduction	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
05350 Office Supplies & Postage	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
General & Administrative Total	8,952.22	10,901.16	1,948.94	22,353.44	21,802.32	(551.12)	130,814.00
Utilities							
05520 Trash Removal	3,882.21	3,191.92	(690.29)	8,062.72	6,383.84	(1,678.88)	38,303.00
05540 Sewer/Water	15,235.38	15,235.42	0.04	30,470.76	30,470.84	0.08	182,825.00
05550 Cable TV	8,673.25	8,915.17	241.92	17,337.59	17,830.34	492.75	106,982.00
05600 Electric - Lot 386	82.53	33.83	(48.70)	154.15	67.66	(86.49)	406.00
05607 Elec. trash compactor	44.00	50.00	6.00	96.00	100.00	4.00	600.00
05610 Electric - Mustang Center	811.58	941.67	130.09	1,674.60	1,883.34	208.74	11,300.00
05615 Electric-Staging Area Lights	94.49	75.00	(19.49)	157.00	150.00	(7.00)	900.00
05620 Electric-Maint. Area	275.63	394.08	118.45	556.49	788.16	231.67	4,729.00
05630 Electric- Phase III Pool	610.19	639.58	29.39	1,292.89	1,279.16	(13.73)	7,675.00
05640 Electric-Possum Path	221.32	333.33	112.01	466.56	666.66	200.10	4,000.00
05650 Electric-Post Office	61.83	54.17	(7.66)	138.93	108.34	(30.59)	650.00
05660 Electric- Trails End	637.66	838.83	201.17	1,311.82	1,677.66	365.84	10,066.00
Utilities Total	30,630.07	30,703.00	72.93	61,719.51	61,406.00	(313.51)	368,436.00
Landscape & Grounds							
06260 Landscaping (contract)	26,524.67	26,524.67	0.00	53,049.34	53,049.34	0.00	318,296.00
06300 Irrigation Maint/Supplies	0.00	2,416.67	2,416.67	0.00	4,833.34	4,833.34	29,000.00
Landscape & Grounds Total	26,524.67	28,941.34	2,416.67	53,049.34	57,882.68	4,833.34	347,296.00

Buildings

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06460 Housekeeping (paid to LLC)	7,017.67	7,017.67	0.00	14,035.34	14,035.34	0.00	84,212.00
06470 Building Maint. & Material	8,641.67	8,641.67	0.00	17,361.34	17,283.34	(78.00)	103,700.00
Buildings Total	15,659.34	15,659.34	0.00	31,396.68	31,318.68	(78.00)	187,912.00
Other							
06655 Reserve Study	0.00	620.83	620.83	0.00	1,241.66	1,241.66	7,450.00
06660 Contingency Fee	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Other Total	0.00	787.50	787.50	0.00	1,575.00	1,575.00	9,450.00
Reserve Contributions							
07310 Pooled Reserves	16,252.58 ✓	16,252.58	0.00	32,505.16	32,505.16	0.00	195,031.00
Reserve Contributions Total	16,252.58	16,252.58	0.00	32,505.16	32,505.16	0.00	195,031.00
Total Expense	98,018.88	103,244.92	5,226.04	201,024.13	206,489.84	5,465.71	1,238,939.00
Net Income	24,126.51	30.08	24,096.43	11,810.09	60.16	11,749.93	361.00