

Balance Sheet - Operating

River Ranch LLC

End Date: 6/30/2022

Date: 7/20/2022

Time: 4:30 pm

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Assets

Current Assets

10-000-000-00	Petty Cash	\$635.00
10-010-000-00	Cash-Checking	177,983.47
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	320,266.23
10-037-000-00	Cash-BB&T Debit Card	3,331.70
10-038-000-00	Cash-BB&T Other	25.00
10-220-000-00	Accounts Receivable	9,956.03
10-223-000-00	Accounts Receivable Miscellaneous	61.25
10-225-000-00	Accounts Receivable Other	(984.55)
10-250-000-00	Prepaid Insurance	7,876.82
10-270-000-00	Owner Expense Clearing	(115.50)
10-280-000-00	Due from/to RRRVOAI	25,277.86
10-310-000-00	Inventory Asset	2,429.24

Total Current Assets: \$569,860.56

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
11-040-000-00	Vehicles and Maintenance Equipment	(65.00)
11-045-000-00	Equipment - Golf Carts	34,564.57

Total Property and Equipment: \$110,655.02

Total Assets: \$680,515.58

Liabilities & Equity

Current Liabilities

13-000-000-00	Accounts Payable	83,827.91
13-030-000-00	Sales Tax Payable	7,767.11
13-033-000-00	Sales Tax Payable - Other	724.00
13-035-000-00	Tourist Tax	4,353.07
13-040-000-00	Prepaid Rent	1,516.71
13-120-000-00	Other Accounts Payables	(1,553.08)
13-130-000-00	Due to Sunrise on Reservations	22,756.63
13-150-000-00	Payroll Taxes Payable	44.76
13-190-000-00	Customer Deposits	378,999.05

Total Current Liabilities: \$498,436.16

Long-term Debt

14-005-000-00	Long-term Notes Payable	27,116.90
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Total Long-term Debt: \$27,116.90

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	(927.04)

Total Notes Payable and Other Liabilities: \$50.46

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

\$2,720.52

\$2,720.52

Total Liabilities & Equity:

\$680,515.58

Income Statement - Operating

River Ranch LLC

06/30/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-145 Rental Fee Income	\$90,445.00	\$83,291.67	\$7,153.33	\$621,400.00	\$499,750.02	\$121,649.98	\$ 999,500.00
Total Rental Income	\$90,445.00	\$83,291.67	\$7,153.33	\$621,400.00	\$499,750.02	\$121,649.98	\$ 999,500.00
Other Income							
22-130 Storage Area Income	2,080.00	666.67	1,413.33	8,406.63	4,000.02	4,406.61	8,000.00
22-132 Golf Cart Rentals	28,960.00	33,750.00	(4,790.00)	193,416.40	202,500.00	(9,083.60)	405,000.00
22-135 Building(s) Rental	18.78	41.67	(22.89)	330.19	250.02	80.17	500.00
22-138 Post Office Rental Income	-	1,053.33	(1,053.33)	9,205.00	6,319.98	2,885.02	12,640.00
22-140 Facilities Maintenance Income	4,166.67	4,166.67	-	24,837.43	25,000.02	(162.59)	50,000.00
22-145 Phase 1 Usage Income	10,219.38	10,166.67	52.71	61,316.28	61,000.02	316.26	122,000.00
22-200 Pick-up Large Debris	-	41.67	(41.67)	-	250.02	(250.02)	500.00
22-260 Laundry Revenue	-	541.67	(541.67)	3,289.24	3,250.02	39.22	6,500.00
22-282 Mulch Income	381.25	250.00	131.25	1,761.75	1,500.00	261.75	3,000.00
22-285 Irrigation Parts Income	63.53	-	63.53	28.73	-	28.73	-
22-290 Firewood Income	272.77	416.67	(143.90)	3,596.59	2,500.02	1,096.57	5,000.00
22-292 Ice Sales	86.00	41.67	44.33	751.86	250.02	501.84	500.00
22-295 Clothing Sales	73.14	41.67	31.47	727.07	250.02	477.05	500.00
22-300 Propane Gas Sales	214.50	1,250.00	(1,035.50)	6,204.29	7,500.00	(1,295.71)	15,000.00
22-307 Misc. Sales Non-Taxable	630.65	-	630.65	3,291.35	-	3,291.35	-
22-309 Novelties Sales	23.25	-	23.25	413.35	-	413.35	-
22-320 Labor Revenue	-	416.67	(416.67)	-	2,500.02	(2,500.02)	5,000.00
22-321 Accounting Income	400.00	400.00	-	2,400.00	2,400.00	-	4,800.00
22-322 Parts and Supplies Income	-	250.00	(250.00)	-	1,500.00	(1,500.00)	3,000.00
22-323 Landscaping Income RRRV	20,983.33	20,983.33	-	125,899.98	125,899.98	-	251,800.00
22-324 Housekeeping Income	4,543.33	4,583.33	(40.00)	27,359.98	27,499.98	(140.00)	55,000.00
22-325 Cable Repair Revenue	-	250.00	(250.00)	-	1,500.00	(1,500.00)	3,000.00
22-326 Irrigation Income	1,923.33	1,833.33	90.00	11,269.98	10,999.98	270.00	22,000.00
22-339 Rental Income Other	-	-	-	180.00	-	180.00	-
22-340 Miscellaneous Income Billable	2,778.10	250.00	2,528.10	4,279.15	1,500.00	2,779.15	3,000.00
Total Other Income	\$77,818.01	\$81,395.02	(\$3,577.01)	\$488,965.25	\$488,370.12	\$595.13	\$ 976,740.00
Total Operating Income	\$168,263.01	\$164,686.69	\$3,576.32	\$1,110,365.25	\$988,120.14	\$122,245.11	\$ 1,976,240.00
Operating Expense							
Payroll and Benefits							
24-000 Manager Payroll	7,500.00	4,333.33	(3,166.67)	32,500.00	25,999.98	(6,500.02)	52,000.00
24-010 Office Payroll	16,715.02	13,508.33	(3,206.69)	74,744.59	81,049.98	6,305.39	162,100.00
24-020 Maintenance Payroll	42,664.76	33,583.33	(9,081.43)	175,876.91	201,499.98	25,623.07	403,000.00
24-040 Security Payroll	6,441.25	6,890.00	448.75	32,248.25	41,340.00	9,091.75	82,680.00
24-070 Payroll Taxes	6,048.28	5,756.67	(291.61)	28,129.76	34,540.02	6,410.26	69,080.00
24-080 Worker's Compensation Insurance	1,764.00	1,845.83	81.83	10,430.00	11,074.98	644.98	22,150.00
24-090 Employee Health Insurance	547.17	180.00	(367.17)	3,633.45	1,080.00	(2,553.45)	2,160.00
24-100 Drug Testing and Background Checks	923.98	-	(923.98)	1,103.98	-	(1,103.98)	-
24-115 Uniforms	-	416.67	416.67	1,823.43	2,500.02	676.59	5,000.00
Total Payroll and Benefits	\$82,604.46	\$66,514.16	(\$16,090.30)	\$360,490.37	\$399,084.96	\$38,594.59	\$ 798,170.00
Park Maintenance							
26-130 Electrical Supplies	835.69	166.67	(669.02)	4,782.15	1,000.02	(3,782.13)	2,000.00
26-132 Rental Golf Cart Repairs	2,780.80	833.33	(1,947.47)	14,871.47	4,999.98	(9,871.49)	10,000.00
26-140 Equipment Repairs and Supplies	3,900.45	1,666.67	(2,233.78)	9,433.76	10,000.02	566.26	20,000.00
26-142 Equipment Purchases	-	666.67	666.67	4,003.92	4,000.02	(3.90)	8,000.00
26-145 Golf Cart Lease and Payout	6,399.48	4,748.83	(1,650.65)	35,665.21	28,492.98	(7,172.23)	56,986.00
26-150 Plumbing Repairs and Maintenance	-	-	-	1,662.73	-	(1,662.73)	-

Income Statement - Operating

River Ranch LLC

06/30/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
26-170 Sign Repairs and Maintenance	\$50.00	\$-	(\$50.00)	\$392.08	\$-	(\$392.08)	\$ -
26-180 Building Maintenance and Material	-	1,250.00	1,250.00	11,318.56	7,500.00	(3,818.56)	15,000.00
26-190 Landscaping	2,742.61	166.67	(2,575.94)	8,813.22	1,000.02	(7,813.20)	2,000.00
26-195 Mulch	-	833.33	833.33	4,918.59	4,999.98	81.39	10,000.00
26-220 Irrigation Maintenance and Supplies	631.59	416.67	(214.92)	1,892.91	2,500.02	607.11	5,000.00
26-225 Billable Work to Owners	-	333.33	333.33	(1,050.00)	1,999.98	3,049.98	4,000.00
26-233 Rental Income Paid to Owners	63,100.19	58,304.17	(4,796.02)	437,316.82	349,825.02	(87,491.80)	699,650.00
26-236 Owner Property Repair	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
26-237 Rental Lot Supplies	726.44	83.33	(643.11)	944.38	499.98	(444.40)	1,000.00
26-239 Replace Owner's Property	-	41.67	41.67	1,970.00	250.02	(1,719.98)	500.00
26-240 Miscellaneous Maintenance and Supplies	-	666.67	666.67	3,453.59	4,000.02	546.43	8,000.00
26-246 Security Equipment	-	-	-	1,982.71	-	(1,982.71)	-
26-247 Officer for Weekends Security	-	291.67	291.67	840.00	1,750.02	910.02	3,500.00
26-260 Small Tools	338.39	-	(338.39)	338.39	-	(338.39)	-
26-270 Fuel Gasoline and Oil	4,273.54	916.67	(3,356.87)	13,624.96	5,500.02	(8,124.94)	11,000.00
26-290 Pest Control	504.00	500.00	(4.00)	2,576.75	3,000.00	423.25	6,000.00
26-300 Housekeeping Supplies	964.72	416.67	(548.05)	5,287.63	2,500.02	(2,787.61)	5,000.00
26-320 Other Supplies	485.82	-	(485.82)	4,852.86	-	(4,852.86)	-
26-322 Cost of Goods Sold	-	125.00	125.00	899.34	750.00	(149.34)	1,500.00
26-325 Purchases - Resale Items	182.25	416.67	234.42	3,797.96	2,500.02	(1,297.94)	5,000.00
26-328 Purchases - Resale Propane RV	247.66	1,083.33	835.67	7,333.67	6,499.98	(833.69)	13,000.00
Total Park Maintenance	\$88,163.63	\$74,136.35	(\$14,027.28)	\$581,923.66	\$444,818.10	(\$137,105.56)	\$ 889,636.00
Pool Maintenance							
32-330 Pool Service Contractor	1,350.00	1,541.67	191.67	8,339.50	9,250.02	910.52	18,500.00
32-340 Pool Chemicals	125.41	-	(125.41)	558.85	-	(558.85)	-
32-350 Pool Equipment and Repairs	1,114.99	833.33	(281.66)	11,554.68	4,999.98	(6,554.70)	10,000.00
32-360 Pool Supplies	-	16.67	16.67	436.32	100.02	(336.30)	200.00
32-365 Pool & Dryer Propane	2,035.16	2,916.67	881.51	32,100.54	17,500.02	(14,600.52)	35,000.00
32-368 Recreation Area	-	41.67	41.67	561.70	250.02	(311.68)	500.00
Total Pool Maintenance	\$4,625.56	\$5,350.01	\$724.45	\$53,551.59	\$32,100.06	(\$21,451.53)	\$ 64,200.00
Utilities							
36-510 Telephone	817.86	1,000.00	182.14	5,254.78	6,000.00	745.22	12,000.00
36-515 Other Telephone and Internet	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
Total Utilities	\$817.86	\$1,416.67	\$598.81	\$5,254.78	\$8,500.02	\$3,245.24	\$ 17,000.00
Office Expense							
38-550 Office Supplies	445.73	1,150.00	704.27	3,328.51	6,900.00	3,571.49	13,800.00
38-560 Computer and Equipment Repairs	657.51	250.00	(407.51)	4,959.31	1,500.00	(3,459.31)	3,000.00
38-565 Other Computer and Internet Expenses	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
38-568 Software Expense-IT	2,255.00	250.00	(2,005.00)	13,680.50	1,500.00	(12,180.50)	3,000.00
38-570 Postage	413.66	100.00	(313.66)	2,560.33	600.00	(1,960.33)	1,200.00
38-580 Printing and Reproduction	-	750.00	750.00	288.00	4,500.00	4,212.00	9,000.00
38-585 Credit Card Processing Fees	5,928.13	4,583.33	(1,344.80)	31,471.96	27,499.98	(3,971.98)	55,000.00
38-590 Bank Fees	32.00	-	(32.00)	80.00	-	(80.00)	-
38-600 Miscellaneous and General	772.42	416.67	(355.75)	3,787.30	2,500.02	(1,287.28)	5,000.00
Total Office Expense	\$10,504.45	\$7,791.67	(\$2,712.78)	\$60,155.91	\$46,750.02	(\$13,405.89)	\$ 93,500.00
Licenses and Permits							
40-610 Association Dues and Subscriptions	-	41.67	41.67	-	250.02	250.02	500.00
40-620 Licenses and Permits	700.00	25.00	(675.00)	1,948.06	150.00	(1,798.06)	300.00
Total Licenses and Permits	\$700.00	\$66.67	(\$633.33)	\$1,948.06	\$400.02	(\$1,548.04)	\$ 800.00
Professional Fees							

Income Statement - Operating

River Ranch LLC

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
42-630 Accounting and Tax Preparation	\$-	\$-	\$-	\$300.00	\$-	(\$300.00)	\$-
42-640 Legal	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
Total Professional Fees	\$-	\$416.67	\$416.67	\$300.00	\$2,500.02	\$2,200.02	\$ 5,000.00
Park Services							
44-660 Advertising and Marketing Website	173.49	666.67	493.18	3,071.19	4,000.02	928.83	8,000.00
44-665 Travel	114.02	-	(114.02)	467.99	-	(467.99)	-
Total Park Services	\$287.51	\$666.67	\$379.16	\$3,539.18	\$4,000.02	\$460.84	\$ 8,000.00
Insurance							
46-720 Umbrella Policy LLC	-	138.50	138.50	-	831.00	831.00	1,662.00
46-730 Golf Cart Insur-Bodily Injury & General Liability	1,162.93	724.67	(438.26)	6,977.58	4,348.02	(2,629.56)	8,696.00
46-750 Golf Cart and Equipment Property Insurance	11.55	179.33	167.78	57.75	1,075.98	1,018.23	2,152.00
46-760 Other	449.17	-	(449.17)	2,245.85	-	(2,245.85)	-
Total Insurance	\$1,623.65	\$1,042.50	(\$581.15)	\$9,281.18	\$6,255.00	(\$3,026.18)	\$ 12,510.00
Park Management							
50-790 Management Fees	5,200.00	5,200.00	-	31,200.00	31,200.00	-	62,400.00
Total Park Management	\$5,200.00	\$5,200.00	\$-	\$31,200.00	\$31,200.00	\$-	\$ 62,400.00
Total Operating Expense	\$194,527.12	\$162,601.37	\$31,925.75	\$1,107,644.73	\$975,608.22	(\$132,036.51)	\$ 1,951,216.00
COMBINED NET INCOME	(\$26,264.11)	\$2,085.32	(\$28,349.43)	\$2,720.52	\$12,511.92	(\$9,791.40)	\$25,024.00