

River Ranch RV Resort Owners Association

Financials

April 2021

RIVER RANCH RV RESORT

Run Date: 05/17/2021
Run Time: 10:55 AM

BALANCE SHEET As of: 04/30/2021

Assets

| Account # | Account Name | Total |
|--------------|----------------------------------|------------------|
| Asset | | |
| 01010 | Operating-CB&T 293 | \$8,913.91 ✓ |
| 01020 | CenterState - Operating | \$235,206.80 ✓ |
| 01022 | CenterState - Hurricane Fund MM | \$21,101.94 ✓ |
| 01024 | CenterState - Activities Account | \$12,073.80 |
| 01061 | CenterState Reserve Account | \$196,588.15 ✓ |
| 01080 | Cash on Hand | \$300.00 OK |
| 01100 | Member Assesments Receivable | \$53,285.68 ✓ |
| 01110 | Receivables - Other | \$77,419.95 |
| 01160 | Due from RRRV, LLC | (\$328.13) |
| 01350 | Legal Fees Receivable | \$7.40 ✓ |
| 01360 | Misc. Owner Receivables | \$453.43 ✓ |
| 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 | \$29,501.38 |
| 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 | (\$262.21) |
| 01721 | P.O. Postage Inventory | \$188.77 |
| 01790 | Organization Costs | \$189.31 |
| | ASSET TOTAL: | \$1,153,356.91 ✓ |
| | TOTAL ASSETS: | \$1,153,356.91 |

Liabilities

| Account # | Account Name | Total |
|------------------|---------------------------|------------------|
| Liability | | |
| 02000 | Accounts Payable | \$89,279.10 ✓ OK |
| 02300 | Prepaid Assessments | \$33,572.25 ✓ |
| 02302 | Accrued Assesments | \$175,240.53 |
| 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 | \$17,052.29 |
| | LIABILITY TOTAL: | \$342,506.17 |
| | TOTAL LIABILITIES: | \$342,506.17 |

Equity

| Account # | Account Name | Total |
|-----------------------|---------------------------------------|-------------------------|
| Reserves | | |
| 03010 | Reserves - Pooled Reserves | \$17,849,263.66 |
| 03020 | Reserves - Spent from Pooled Reserves | (\$17,671,771.63) |
| 03350 | Reserve Funds-Interest | <u>\$2,842.01</u> |
| | RESERVES TOTAL: | \$180,334.04 |
| Members Equity | | |
| 03900 | Fund Balance | <u>\$616,449.70</u> |
| | MEMBERS EQUITY TOTAL: | \$616,449.70 |
| | Current Year Net Income/(Loss) | <u>\$14,067.00</u> ✓ |
| | TOTAL EQUITY: | \$810,850.74 |
| | TOTAL LIABILITIES AND EQUITY: | <u>\$1,153,356.91</u> ✓ |

RIVER RANCH RV RESORT

Run Date: 05/17/2021
Run Time: 12:29 PM

INCOME STATEMENT

Start: 04/01/2021 | End: 04/30/2021

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) | 354,610.68 | 354,766.68 | (156.00) | 1,064,300.00 |
| 04050 Application Fees | 1,200.00 | 0.00 | 1,200.00 | 4,400.00 | 0.00 | 4,400.00 | 0.00 |
| 04060 ARC Permit fees | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| 04200 Interest Income | 1.60 | 0.00 | 1.60 | 39.25 | 0.00 | 39.25 | 0.00 |
| 04900 Misc. Income | 3,665.52 | 0.00 | 3,665.52 | 10,065.52 | 0.00 | 10,065.52 | 0.00 |
| 04920 Excess Revenue from LLC | 14,583.33 | 14,583.33 | 0.00 | 58,333.32 | 58,333.32 | 0.00 | 175,000.00 |
| Income Total | 108,103.12 | 103,275.00 | 4,828.12 | 427,473.77 | 413,100.00 | 14,373.77 | 1,239,300.00 |
| Total Income | 108,103.12 | 103,275.00 | 4,828.12 | 427,473.77 | 413,100.00 | 14,373.77 | 1,239,300.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| General & Administrative | | | | | | | |
| 05010 Management Fee | 2,734.50 | 2,734.50 | 0.00 | 10,896.50 | 10,938.00 | 41.50 | 32,814.00 |
| 05015 Management Workers' Comp | 0.00 | 350.00 | 350.00 | 0.00 | 1,400.00 | 1,400.00 | 4,200.00 |
| 05020 IT Technical Services | 0.00 | 0.00 | 0.00 | 350.00 | 0.00 | (350.00) | 0.00 |
| 05025 Software expense | 350.00 | 0.00 | (350.00) | 1,275.00 | 0.00 | (1,275.00) | 0.00 |
| 05050 Legal | 2,250.00 | 833.33 | (1,416.67) | 4,125.00 | 3,333.32 | (791.68) | 10,000.00 |
| 05060 Accounting | 833.33 | 833.33 | 0.00 | 3,333.32 | 3,333.32 | 0.00 | 10,000.00 |
| 05070 Misc. & General | 0.00 | 208.33 | 208.33 | 0.00 | 833.32 | 833.32 | 2,500.00 |
| 05071 Processing fees | 0.00 | 416.67 | 416.67 | 2,889.05 | 1,666.68 | (1,222.37) | 5,000.00 |
| 05072 Signs & Safety | 0.00 | 166.67 | 166.67 | 749.00 | 666.68 | (82.32) | 2,000.00 |
| 05080 Banking | 67.00 | 83.33 | 16.33 | 73.00 | 333.32 | 260.32 | 1,000.00 |
| 05100 Insurance | 7,498.89 | 4,583.33 | (2,915.56) | 29,995.56 | 18,333.32 | (11,662.24) | 55,000.00 |
| 05310 Licenses & Permits | 0.00 | 166.67 | 166.67 | 344.00 | 666.68 | 322.68 | 2,000.00 |
| 05330 Taxes | 0.00 | 150.00 | 150.00 | 0.00 | 600.00 | 600.00 | 1,800.00 |
| 05340 Printing/Reproduction | 0.00 | 125.00 | 125.00 | 0.00 | 500.00 | 500.00 | 1,500.00 |
| 05350 Office Supplies & Postage | 0.00 | 250.00 | 250.00 | 0.00 | 1,000.00 | 1,000.00 | 3,000.00 |
| General & Administrative Total | 13,733.72 | 10,901.16 | (2,832.56) | 54,030.43 | 43,604.64 | (10,425.79) | 130,814.00 |
| Utilities | | | | | | | |
| 05520 Trash Removal | 4,210.17 | 3,191.92 | (1,018.25) | 17,620.87 | 12,767.68 | (4,853.19) | 38,303.00 |
| 05540 Sewer/Water | 15,235.38 | 15,235.42 | 0.04 | 60,941.52 | 60,941.68 | 0.16 | 182,825.00 |
| 05550 Cable TV | 8,672.25 | 8,915.17 | 242.92 | 34,689.34 | 35,660.68 | 971.34 | 106,982.00 |
| 05600 Electric - Lot 386 | 128.01 | 33.83 | (94.18) | 374.57 | 135.32 | (239.25) | 406.00 |
| 05607 Elec. trash compactor | 56.00 | 50.00 | (6.00) | 197.00 | 200.00 | 3.00 | 600.00 |
| 05610 Electric - Mustang Center | 802.59 | 941.67 | 139.08 | 3,248.57 | 3,766.68 | 518.11 | 11,300.00 |
| 05615 Electric-Staging Area Lights | 66.24 | 75.00 | 8.76 | 295.07 | 300.00 | 4.93 | 900.00 |
| 05620 Electric-Maint. Area | 279.42 | 394.08 | 114.66 | 1,136.10 | 1,576.32 | 440.22 | 4,729.00 |
| 05630 Electric- Phase III Pool | 690.61 | 639.58 | (51.03) | 2,678.53 | 2,558.32 | (120.21) | 7,675.00 |
| 05640 Electric-Possum Path | 287.45 | 333.33 | 45.88 | 1,098.46 | 1,333.32 | 234.86 | 4,000.00 |
| 05650 Electric-Post Office | 51.58 | 54.17 | 2.59 | 244.97 | 216.68 | (28.29) | 650.00 |
| 05660 Electric- Trails End | 968.61 | 838.83 | (129.78) | 3,026.98 | 3,355.32 | 328.34 | 10,066.00 |
| Utilities Total | 31,448.31 | 30,703.00 | (745.31) | 125,551.98 | 122,812.00 | (2,739.98) | 368,436.00 |
| Landscape & Grounds | | | | | | | |
| 06260 Landscaping (contract) | 26,524.67 | 26,524.67 | 0.00 | 106,098.68 | 106,098.68 | 0.00 | 318,296.00 |
| 06300 Irrigation Maint/Supplies | 0.00 | 2,416.67 | 2,416.67 | 0.00 | 9,666.68 | 9,666.68 | 29,000.00 |
| Landscape & Grounds Total | 26,524.67 | 28,941.34 | 2,416.67 | 106,098.68 | 115,765.36 | 9,666.68 | 347,296.00 |

| Account | Current | | | Year to Date | | | Yearly |
|------------------------------------|-------------------|-------------------|-----------------|--------------------|-------------------|------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Buildings | | | | | | | |
| 06460 Housekeeping (paid to LLC) | 7,017.67 | 7,017.67 | 0.00 | 28,070.68 | 28,070.68 | 0.00 | 84,212.00 |
| 06470 Building Maint. & Material | 8,641.67 | 8,641.67 | 0.00 | 34,644.68 | 34,566.68 | (78.00) | 103,700.00 |
| Buildings Total | 15,659.34 | 15,659.34 | 0.00 | 62,715.36 | 62,637.36 | (78.00) | 187,912.00 |
| Other | | | | | | | |
| 06655 Reserve Study | 0.00 | 620.83 | 620.83 | 0.00 | 2,483.32 | 2,483.32 | 7,450.00 |
| 06660 Contingency Fee | 0.00 | 166.67 | 166.67 | 0.00 | 666.68 | 666.68 | 2,000.00 |
| Other Total | 0.00 | 787.50 | 787.50 | 0.00 | 3,150.00 | 3,150.00 | 9,450.00 |
| Reserve Contributions | | | | | | | |
| 07310 Pooled Reserves | 16,252.58 | 16,252.58 | 0.00 | 65,010.32 | 65,010.32 | 0.00 | 195,031.00 |
| Reserve Contributions Total | 16,252.58 | 16,252.58 | 0.00 | 65,010.32 | 65,010.32 | 0.00 | 195,031.00 |
| Total Expense | 103,618.62 | 103,244.92 | (373.70) | 413,406.77 | 412,979.68 | (427.09) | 1,238,939.00 |
| Net Income | 4,484.50 | 30.08 | 4,454.42 | 14,067.00 ✓ | 120.32 | 13,946.68 | 361.00 |