

Balance Sheet - Operating

River Ranch RV

End Date: 11/30/2021

Date: 1/11/2022

Time: 3:04 pm

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Assets

Current Assets

10-000-000-00	Petty Cash	\$300.00
10-010-000-00	Cash-Checking	88,680.37
10-020-000-00	Cash-Reserve Account	299,467.12
10-025-000-00	Cash-Activities Checking	7,292.50
10-030-000-00	Cash-Hurricane Fund MM	21,003.17
10-220-000-00	Accounts Receivable	57,572.92
10-225-000-00	Accounts Receivable Other	43,749.99
10-230-000-00	Legal Fees Receivable	7.40
10-240-000-00	Misc. Owner Receivables	592.28
10-250-000-00	Prepaid Insurance	46,824.75
10-260-000-00	Other Prepaid Expenses	3,809.35
10-270-000-00	Owner Expense Clearing	595.01
10-280-000-00	Due from RRRV, LLC	(509.97)
10-300-000-00	P.O. Postage Inventory	188.77

Total Current Assets: \$569,573.66

Property and Equipment

11-035-000-00	Equipment	184,413.16
11-055-000-00	Lots Held	45,204.39
11-070-000-00	Common Property	751,377.00
11-080-000-00	Real Property Improvements	526,302.84
11-170-000-00	Accumulated Depreciation-Comm Prop	(442,733.16)
11-175-000-00	Accumulated Depreciation- Equipment	(106,526.84)
11-180-000-00	Accumulated Depreciation-Real Prop Impr	(152,849.90)
11-190-000-00	Accumulated Depreciation	(287,065.77)

Total Property and Equipment: \$518,121.72

Other Assets

12-020-000-00	Organization Costs	189.31
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Total Other Assets: \$189.31

Total Assets: \$1,087,884.69

Liabilities & Equity

Current Liabilities

13-000-000-00	Accounts Payable	16,043.84
13-040-000-00	Prepaid Maintenance	16,745.05
13-120-000-00	Other Accounts Payable	38.97
13-140-000-00	Accrued Assessments	83,430.10
13-150-000-00	Accrued Expenses	9,613.52

Total Current Liabilities: \$125,871.48

Notes Payable and Other Liabilities

15-040-000-00	P O Box Key Deposits	2,194.00
15-060-000-00	Key Deposit Maintenance Gate	550.00
15-070-000-00	Hurricane Escrow	21,000.00
15-090-000-00	Activities Escrow	12,320.99

Total Notes Payable and Other Liabilities: \$36,064.99

Reserves

16-025-000-00	Reserves - Pooled Reserves	17,979,284.30
16-025-001-00	Reserves - Spent from Pooled Reserves	(17,671,771.63)
16-025-003-00	Pool Reserve	(10,903.75)

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16-025-017-00 Bank Fees and Interest Reserve	<u>\$2,851.27</u>	
Total Reserves:		<u>\$299,460.19</u>
Owners Equity		
17-025-000-00 Paid-In Capital	<u>616,449.70</u>	
Total Owners Equity:		<u>\$616,449.70</u>
Net Income Gain / Loss	<u>10,038.33</u>	
		<u>\$10,038.33</u>
Total Liabilities & Equity:		<u><u>\$1,087,884.69</u></u>

Income Statement - Operating

River Ranch RV

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-010 Maintenance Fees	\$88,601.67	\$88,691.67	(\$90.00)	\$975,892.37	\$975,608.37	\$284.00	\$ 1,064,300.00
Total Rental Income	\$88,601.67	\$88,691.67	(\$90.00)	\$975,892.37	\$975,608.37	\$284.00	\$ 1,064,300.00
Other Income							
22-170 Interest Income	2.72	-	2.72	1,028.08	-	1,028.08	-
22-171 Interest Income-Repl Reserve	-	-	-	1.80	-	1.80	-
22-215 Rental Fee Income	-	-	-	692.25	-	692.25	-
22-240 Application Fees	200.00	-	200.00	6,900.00	-	6,900.00	-
22-245 Estoppel Fees	600.00	-	600.00	1,200.00	-	1,200.00	-
22-255 ARC Permit fees	-	-	-	50.00	-	50.00	-
22-335 Excess Revenue From LLC	14,583.33	14,583.33	-	160,416.63	160,416.63	-	175,000.00
22-340 Miscellaneous	-	-	-	19,738.56	-	19,738.56	-
Total Other Income	\$15,386.05	\$14,583.33	\$802.72	\$190,027.32	\$160,416.63	\$29,610.69	\$ 175,000.00
Total Operating Income	\$103,987.72	\$103,275.00	\$712.72	\$1,165,919.69	\$1,136,025.00	\$29,894.69	\$ 1,239,300.00
Operating Expense							
Payroll and Benefits							
24-080 Worker's Compensation Insurance	-	350.00	350.00	-	3,850.00	3,850.00	4,200.00
Total Payroll and Benefits	\$-	\$350.00	\$350.00	\$-	\$3,850.00	\$3,850.00	\$ 4,200.00
Park Maintenance							
26-170 Sign Repairs and Maintenance	-	166.67	166.67	749.00	1,833.37	1,084.37	2,000.00
26-180 Building Repairs and Maintenance	8,641.67	8,641.67	-	95,136.37	95,058.37	(78.00)	103,700.00
26-200 Lawn Contractor	26,524.67	26,524.67	-	291,771.37	291,771.37	-	318,296.00
26-215 Phase II Retention Pond	-	-	-	3,368.75	-	(3,368.75)	-
26-220 Irrigation Maintenance and Supplies	-	2,416.67	2,416.67	21,750.03	26,583.37	4,833.34	29,000.00
26-305 Housekeeping	7,017.67	7,017.67	-	77,194.37	77,194.37	-	84,212.00
Total Park Maintenance	\$42,184.01	\$44,767.35	\$2,583.34	\$489,969.89	\$492,440.85	\$2,470.96	\$ 537,208.00
Utilities							
36-461 Electric - Lot 386	84.74	33.83	(50.91)	1,208.30	372.13	(836.17)	406.00
36-462 Electric - Trash Compactor	43.00	50.00	7.00	494.00	550.00	56.00	600.00
36-463 Electric - Mustang Center	990.60	941.67	(48.93)	10,083.57	10,358.37	274.80	11,300.00
36-464 Electric - Staging Area	77.67	75.00	(2.67)	788.12	825.00	36.88	900.00
36-465 Electric - Maintenance Area	343.01	394.08	51.07	3,949.60	4,334.88	385.28	4,729.00
36-466 Electric - Phase III Pool	728.81	639.58	(89.23)	7,257.05	7,035.38	(221.67)	7,675.00
36-467 Electric - Possum Path	397.98	333.33	(64.65)	3,614.65	3,666.63	51.98	4,000.00
36-468 Electric - Post Office	60.06	54.17	(5.89)	636.61	595.87	(40.74)	650.00
36-469 Electric - Trails End	861.11	838.83	(22.28)	9,868.32	9,227.13	(641.19)	10,066.00
36-485 Water and Sewer	15,364.34	15,235.42	(128.92)	167,847.10	167,589.62	(257.48)	182,825.00
36-490 Garbage	4,666.21	3,191.92	(1,474.29)	47,652.53	35,111.12	(12,541.41)	38,303.00
36-500 Cable Television	8,852.26	8,915.17	62.91	95,736.08	98,066.87	2,330.79	106,982.00
36-510 Telephone and Internet	19.50	-	(19.50)	19.50	-	(19.50)	-
Total Utilities	\$32,489.29	\$30,703.00	(\$1,786.29)	\$349,155.43	\$337,733.00	(\$11,422.43)	\$ 368,436.00
Office Expense							
38-540 Resident Screening	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
38-550 Office Supplies	-	250.00	250.00	28.82	2,750.00	2,721.18	3,000.00
38-560 Computer, Copier and Fax Charges	-	-	-	575.00	-	(575.00)	-
38-565 IT Technical Services	-	-	-	1,050.00	-	(1,050.00)	-
38-568 Software Expense	575.00	-	(575.00)	5,045.00	-	(5,045.00)	-
38-580 Printing	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
38-585 Credit Card Processing Fees	-	-	-	4,361.05	-	(4,361.05)	-
38-590 Bank Fees	-	83.33	83.33	170.00	916.63	746.63	1,000.00

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
38-600 Miscellaneous	\$-	\$208.33	\$208.33	\$-	\$2,291.63	\$2,291.63	\$ 2,500.00
38-655 Reserve Study	-	-	-	4,725.00	-	(4,725.00)	-
Total Office Expense	\$575.00	\$1,083.33	\$508.33	\$15,954.87	\$11,916.63	(\$4,038.24)	\$ 13,000.00
Licenses and Permits							
40-620 Licenses and Permits	-	166.67	166.67	1,044.35	1,833.37	789.02	2,000.00
Total Licenses and Permits	\$-	\$166.67	\$166.67	\$1,044.35	\$1,833.37	\$789.02	\$ 2,000.00
Professional Fees							
42-630 Accounting and Tax Preparation	833.33	833.33	-	9,166.63	9,166.63	-	10,000.00
42-640 Legal	1,500.00	833.33	(666.67)	12,955.00	9,166.63	(3,788.37)	10,000.00
42-645 Contingency Fee	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
42-650 Other	-	620.83	620.83	-	6,829.13	6,829.13	7,450.00
Total Professional Fees	\$2,333.33	\$2,454.16	\$120.83	\$22,121.63	\$26,995.76	\$4,874.13	\$ 29,450.00
Park Services							
44-665 Travel	-	-	-	74.74	-	(74.74)	-
Total Park Services	\$-	\$-	\$-	\$74.74	\$-	(\$74.74)	\$ -
Insurance							
46-710 Hazard	-	4,583.33	4,583.33	-	50,416.63	50,416.63	55,000.00
46-730 General Liability	2,817.14	-	(2,817.14)	77,751.23	-	(77,751.23)	-
Total Insurance	\$2,817.14	\$4,583.33	\$1,766.19	\$77,751.23	\$50,416.63	(\$27,334.60)	\$ 55,000.00
Taxes							
48-780 Real Estate	630.84	150.00	(480.84)	630.84	1,650.00	1,019.16	1,800.00
Total Taxes	\$630.84	\$150.00	(\$480.84)	\$630.84	\$1,650.00	\$1,019.16	\$ 1,800.00
Park Management							
50-790 Management Fees	1,300.00	2,734.50	1,434.50	20,400.00	30,079.50	9,679.50	32,814.00
Total Park Management	\$1,300.00	\$2,734.50	\$1,434.50	\$20,400.00	\$30,079.50	\$9,679.50	\$ 32,814.00
Reserves							
52-815 Pooled Reserves	16,252.58	16,252.58	-	178,778.38	178,778.38	-	195,031.00
Total Reserves	\$16,252.58	\$16,252.58	\$-	\$178,778.38	\$178,778.38	\$-	\$ 195,031.00
Total Operating Expense	\$98,582.19	\$103,244.92	(\$4,662.73)	\$1,155,881.36	\$1,135,694.12	(\$20,187.24)	\$ 1,238,939.00
COMBINED NET INCOME	\$5,405.53	\$30.08	\$5,375.45	\$10,038.33	\$330.88	\$9,707.45	\$361.00