

River Ranch RV Resort Owners Association, Inc.
GL Balance Sheet Classified Standard with Code

Period 08/31/2023

Assets

Asset

1000	South State Bank - Operating	182,559.91
1022	South State- Hurricane Fund	11,706.27
1024	South State - Acitivities Account	13,776.91
1062	Activities Debit Card	552.38

<u>Total Asset</u>		208,595.47
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Bank

1010	South State Capital Contribution	105,101.18
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<u>Total Bank</u>		105,101.18
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Asset

1061	South State - Reserve Account	331,827.39
1080	Cash on Hand	300.00

<u>Total Asset</u>		332,127.39
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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	68,301.66
1721	P.O. Postage Inventory	188.77
1790	Organization Costs	189.31

<u>Total Other Assets</u>		69,274.75
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Receivable

1100	Member Assessments Receivable	26,540.36
1160	Due from RRRV, LLC	(1,853.69)
1350	Legal Fees Receivable	546.00

<u>Total Receivable</u>		25,232.67
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Total Assets

1,258,453.18

Liabilities & Equity

9999	Suspense	(785.00)
		(785.00)

Accounts Payable

2000	Accounts Payable	17,953.04
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<u>Total Accounts Payable</u>		17,953.04
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Liability

2300	Prepaid Assessments	41,168.67
2302	Accrued Assessments	186,886.19
2410	Accrued Expenses	22,984.81
2700	Capital Contributions	108,236.00
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	12,775.14
2910	Playground Escrow Fund	1,554.15

Total Liability 388,248.96

Equity

3900	Fund Balance	564,238.99
	Net Income	(43,030.20)

Total Equity 521,208.79

Reserve Equity

3010	Pooled Reserves	18,304,335.90
3020	Spent from Reserves	17,975,377.04)
3350	Reserve Fund Interest	2,868.53

Total Reserve Equity 331,827.39

Total Liabilities & Equity 1,258,453.18

River Ranch RV Resort Owners Association, Inc.

Budget Comparison Standard Dollar Variance Annual With Code

Period 8/1/2023 To 8/31/2023 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)	768,147.81	768,253.12	(105.31)	1,152,379.68
4050 Application Fees	200.00	0.00	200.00	3,900.00	0.00	3,900.00	0.00
4200 Interest Income	0.99	0.00	0.99	86.00	0.00	86.00	0.00
4900 Miscellaneous Incon	1,381.00	0.00	1,381.00	12,311.27	0.00	12,311.27	0.00
TOTAL Income	97,592.55	96,031.64	1,560.91	784,445.08	768,253.12	16,191.96	1,152,379.68
TOTAL Income	97,592.55	96,031.64	1,560.91	784,445.08	768,253.12	16,191.96	1,152,379.68
Expense							
<u>Administrative</u>							
5010 Management Fee	1,083.33	1,083.33	0.00	8,666.64	8,666.64	0.00	12,999.96
5020 IT Technical Service	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
5030 Software Expense	225.00	225.00	0.00	2,077.40	1,800.00	(277.40)	2,700.00
5050 Legal Fees	2,326.00	1,000.00	(1,326.00)	5,541.00	8,000.00	2,459.00	12,000.00
5060 Accounting	1,334.00	1,363.33	29.33	10,672.00	10,906.64	234.64	16,359.96
5070 Miscellaneous & Ge	0.00	100.00	100.00	273.00	800.00	527.00	1,200.00
5072 Signs & Safety	0.00	125.00	125.00	1,724.71	1,000.00	(724.71)	1,500.00
5080 Banking	0.00	8.33	8.33	30.00	66.64	36.64	99.96
5100 Insurance	5,707.04	5,708.33	1.29	45,656.32	45,666.64	10.32	68,499.96
5310 Licenses & Permits	0.00	79.17	79.17	0.00	633.36	633.36	950.04
5330 Taxes	0.00	75.00	75.00	0.00	600.00	600.00	900.00
TOTAL Administrative	10,675.37	9,892.49	(782.88)	74,641.07	79,139.92	4,498.85	118,709.88
<u>Buildings</u>							
6460 Housekeeping (LLC	4,450.00	4,750.00	300.00	37,700.00	38,000.00	300.00	57,000.00
6470 Building Maintenanc	4,750.00	4,450.00	(300.00)	35,900.00	35,600.00	(300.00)	53,400.00
TOTAL Buildings	9,200.00	9,200.00	0.00	73,600.00	73,600.00	0.00	110,400.00
<u>Landscaping</u>							
6260 Landscaping Contra	22,631.67	22,625.00	(6.67)	181,053.36	181,000.00	(53.36)	271,500.00
6300 Irrigation Maintenanc	2,416.67	2,416.67	0.00	19,333.36	19,333.36	0.00	29,000.04
TOTAL Landscaping	25,048.34	25,041.67	(6.67)	200,386.72	200,333.36	(53.36)	300,500.04
<u>Reserve</u>							
7310 Pooled Reserves	16,252.58	16,252.58	0.00	130,020.64	130,020.64	0.00	195,030.96
TOTAL Reserve	16,252.58	16,252.58	0.00	130,020.64	130,020.64	0.00	195,030.96
<u>Taxes</u>							
7350 Income Tax	0.00	208.00	208.00	0.00	1,664.00	1,664.00	2,496.00
TOTAL Taxes	0.00	208.00	208.00	0.00	1,664.00	1,664.00	2,496.00
<u>Utilities</u>							
5520 Trash Removal	2,773.94	6,416.67	3,642.73	46,717.00	51,333.36	4,616.36	77,000.04
5540 Sewer & Water	16,028.24	16,078.75	50.51	128,337.04	128,630.00	292.96	192,945.00
5550 Cable TV	8,978.15	8,800.92	(177.23)	71,791.13	70,407.36	(1,383.77)	105,611.04
5600 Electric - Lot 386	58.16	81.25	23.09	568.05	650.00	81.95	975.00
5607 Electric - Trash Corr	42.00	50.00	8.00	353.00	400.00	47.00	600.00

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Budget Comparison Standard Dollar Variance Annual With Code

Period 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
5610 Electric - Mustang C	1,119.86	1,146.25	26.39	8,003.04	9,170.00	1,166.96	13,755.00
5615 Electric - Staging Ar	60.15	66.67	6.52	552.40	533.36	(19.04)	800.04
5620 Electric - Maintenanc	396.47	404.17	7.70	4,463.03	3,233.36	(1,229.67)	4,850.04
5630 Electric - Phase III P	742.60	820.83	78.23	5,243.87	6,566.64	1,322.77	9,849.96
5640 Electric - Possum Pz	420.11	409.17	(10.94)	2,630.40	3,273.36	642.96	4,910.04
5650 Electric - Post Office	90.16	81.50	(8.66)	581.17	652.00	70.83	978.00
5660 Electric - Trails End	936.16	1,073.75	137.59	6,869.78	8,590.00	1,720.22	12,885.00
TOTAL Utilities	31,646.00	35,429.93	3,783.93	276,109.91	283,439.44	7,329.53	425,159.16
TOTAL Expense	92,822.29	96,024.67	3,202.38	754,758.34	768,197.36	13,439.02	1,152,296.04
Excess Revenue / Expense	4,770.26	6.97	4,763.29	29,686.74	55.76	29,630.98	83.64