

## River Ranch RV Resort, LLC 2

## Balance Sheet

As of June 30, 2023

	<u>Jun 30, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 Truist Bank	
1001 (Truist) Operating	177,716.35
1002 Truist Disbursement	3,052.37
1003 Truist Other	25.00
<b>Total 1000 Truist Bank</b>	<u>180,793.72</u>
1020 SouthState Bank	
1021 SouthState Operating	64,994.10
1022 SouthState Disbursement	2,457.09
1023 SouthState Payroll	20,660.92
<b>Total 1020 SouthState Bank</b>	<u>88,112.11</u>
1075 Cash on Hand	
1076 Cash Petty Cash	635.00
<b>Total 1075 Cash on Hand</b>	<u>635.00</u>
<b>Total Checking/Savings</b>	<u>269,540.83</u>
<b>Accounts Receivable</b>	
1200 Accounts Receivable	3,262.69
<b>Total Accounts Receivable</b>	<u>3,262.69</u>
<b>Other Current Assets</b>	
1210 Other Current Assets	
1220 Owners Expense Clearing	-115.50
1230 Prepaid Insurance	14,622.53
1240 Balance Due on Rentals	-920.05
1245 Due to/from RRRVOAI	21,504.31
1250 Inventory Asset	2,370.37
1260 Due on Rentals	-1,346.55
<b>Total 1210 Other Current Assets</b>	<u>36,115.11</u>
<b>Total Other Current Assets</b>	<u>36,115.11</u>
<b>Total Current Assets</b>	<u>308,918.63</u>
<b>Fixed Assets</b>	
1500 Equipment	
1510 Equip. Tractor & Trailer	40,735.60
1520 Equip. Golf Carts	71,310.64
1525 Furniture	4,396.49
<b>Total 1500 Equipment</b>	<u>116,442.73</u>
<b>Total Fixed Assets</b>	<u>116,442.73</u>
<b>TOTAL ASSETS</b>	<u><u>425,361.36</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 Accounts Payable	703.39
<b>Total Accounts Payable</b>	<u>703.39</u>

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Accrual Basis

## River Ranch RV Resort, LLC 2

# Balance Sheet

As of June 30, 2023

	<u>Jun 30, 23</u>
<b>Other Current Liabilities</b>	
2200 Sales Tax - State of FL	6,430.39
2210 Sales Tax Payable Other	814.64
2220 Sales Tax - Tourist	3,474.00
2470 Customer Dep. on Rentals	257,139.00
2475 Due to Camplife on Reserv.	3,474.80
2500 Activities Escrow	4,273.36
2540 Maint. gate key deposit	1,218.50
<b>Total Other Current Liabilities</b>	<u>276,824.69</u>
<b>Total Current Liabilities</b>	277,528.08
<b>Long Term Liabilities</b>	
2600 Notes Payable Kubota	23,153.96
<b>Total Long Term Liabilities</b>	<u>23,153.96</u>
<b>Total Liabilities</b>	300,682.04
<b>Equity</b>	
3000 Capital	2,988.50
3010 Retained Earnings	123,625.69
Net Income	-1,934.87
<b>Total Equity</b>	<u>124,679.32</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>425,361.36</u></u>

**River Ranch RV Resort, LLC 2**  
**Profit & Loss Budget vs. Actual**  
 January through June 2023

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 Rental Income				
4010 Lot Rental Fee Income	621,205.00	572,500.02	48,704.98	108.5%
4020 Building Rental	413.89	750.00	-336.11	55.2%
4025 Golf Cart Rental Revenue	163,105.00	178,600.02	-15,495.02	91.3%
4030 Misc Income	-220.33	4,000.02	-4,220.35	-5.5%
4035 Cancellation fee income	23,830.03			
<b>Total 4000 Rental Income</b>	<b>808,333.59</b>	<b>755,850.06</b>	<b>52,483.53</b>	<b>106.9%</b>
4100 Retail Income				
4110 Clothing Revenue	836.00	499.98	336.02	167.2%
4115 Firewood Income	2,416.20	3,250.02	-833.82	74.3%
4120 Ice Sales Revenue	604.00	825.00	-221.00	73.2%
4130 Laundry Revenue	4,043.38	2,500.02	1,543.36	161.7%
4135 Mulch Income	1,252.00	1,750.02	-498.02	71.5%
4140 Novelty & Misc Items	343.83	499.98	-156.15	68.8%
4145 Propane Sales	6,220.01	6,000.00	220.01	103.7%
<b>Total 4100 Retail Income</b>	<b>15,715.42</b>	<b>15,325.02</b>	<b>390.40</b>	<b>102.5%</b>
4200 Service and Maint. Income				
4215 Housekeeping	28,480.00	28,500.00	-20.00	99.9%
4220 Irrigation Service	14,500.02	14,500.02	0.00	100.0%
4225 Labor Revenue	375.00	3,499.98	-3,124.98	10.7%
4230 Landscaping Income	135,790.02	135,790.02	0.00	100.0%
4235 Parts and Supplies Income	111.97			
4240 Post Office Rental Income	9,150.00	6,499.98	2,650.02	140.8%
<b>Total 4200 Service and Maint. Income</b>	<b>188,407.01</b>	<b>188,790.00</b>	<b>-382.99</b>	<b>99.8%</b>
4300 Usage Income				
4310 Facilities Maintenance	26,700.00	26,700.00	0.00	100.0%
4315 Phase 1 Usage Income	71,259.48	71,259.48	0.00	100.0%
4325 Storage Area Income	9,420.21	10,000.02	-579.81	94.2%
<b>Total 4300 Usage Income</b>	<b>107,379.69</b>	<b>107,959.50</b>	<b>-579.81</b>	<b>99.5%</b>
<b>Total Income</b>	<b>1,119,835.71</b>	<b>1,067,924.58</b>	<b>51,911.13</b>	<b>104.9%</b>
<b>Cost of Goods Sold</b>				
5000 Cost of Goods Sold	58.87	750.00	-691.13	7.8%
5290 Purchases - Resale Items	4,070.89	3,000.00	1,070.89	135.7%
<b>Total COGS</b>	<b>4,129.76</b>	<b>3,750.00</b>	<b>379.76</b>	<b>110.1%</b>
<b>Gross Profit</b>	<b>1,115,705.95</b>	<b>1,064,174.58</b>	<b>51,531.37</b>	<b>104.8%</b>
<b>Expense</b>				
6300 Insurance Expense				
6310 General Liability	13,625.03	15,499.98	-1,874.95	87.9%
6320 Workers Comp	13,012.13	13,000.02	12.11	100.1%
<b>Total 6300 Insurance Expense</b>	<b>26,637.16</b>	<b>28,500.00</b>	<b>-1,862.84</b>	<b>93.5%</b>
6400 General & Administration				
6415 Computer and Equipment	4,027.73	1,500.00	2,527.73	268.5%
6420 Dues and Subscriptions	13.49			
6425 License & Permits	1,137.35	600.00	537.35	189.6%
6430 Misc and General Expenses	3,965.74	2,500.02	1,465.72	158.6%
6435 Office Supplies & Postage	4,389.05	5,749.98	-1,360.93	76.3%
6440 Printing and Reproduction	952.06			
6445 Software & IT Expense	9,017.50	10,300.02	-1,282.52	87.5%
6450 Marketing and Promotions	3,053.96	9,000.00	-5,946.04	33.9%
6455 Postage and Delivery	1,516.39			
6460 Telephone Expense	5,153.29	5,250.00	-96.71	98.2%
6465 Bank Fees	135.00			
<b>Total 6400 General &amp; Administration</b>	<b>33,361.56</b>	<b>34,900.02</b>	<b>-1,538.46</b>	<b>95.6%</b>

## River Ranch RV Resort, LLC 2 Profit & Loss Budget vs. Actual January through June 2023

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
<b>6600 Payroll Expense</b>				
6610 Contract Labor	4,419.37			
6615 Maintenance Salaries	216,789.87	207,057.48	9,732.39	104.7%
6620 Managment	29,250.02	29,250.00	0.02	100.0%
6625 Office Salaries	86,162.78	90,304.50	-4,141.72	95.4%
6630 Payroll Fees - Leasing Co.	5,921.01	5,850.00	71.01	101.2%
6635 Payroll Taxes	35,154.26	31,285.50	3,868.76	112.4%
6640 Security Salaries	40,850.63	37,024.02	3,826.61	110.3%
6642 Security - Westgate	2,250.00			
6645 Uniforms	382.54	1,249.98	-867.44	30.6%
<b>Total 6600 Payroll Expense</b>	<b>421,180.48</b>	<b>402,021.48</b>	<b>19,159.00</b>	<b>104.8%</b>
<b>6670 Professional Fees</b>				
6672 Legal	4,240.60	1,999.98	2,240.62	212.0%
6670 Professional Fees - Other	1,778.36			
<b>Total 6670 Professional Fees</b>	<b>6,018.96</b>	<b>1,999.98</b>	<b>4,018.98</b>	<b>301.0%</b>
<b>6700 Landscaping &amp; Maintenance</b>				
6710 Billable Work to Owners	581.68	750.00	-168.32	77.6%
6715 Electrical Supplies	761.03	2,500.02	-1,738.99	30.4%
6720 Equipment Purchaes	2,426.20	4,999.98	-2,573.78	48.5%
6725 Equip.t Repairs & Supplies	3,266.69	11,250.00	-7,983.31	29.0%
6730 Fuel	7,680.16	12,499.98	-4,819.82	61.4%
6735 Irrig. & Maint. Supplie	13,161.75	2,500.02	10,661.73	526.5%
6740 Landscaping	15,180.70	11,250.00	3,930.70	134.9%
6745 Misc Maint. & Supplies	8,869.11	4,500.00	4,369.11	197.1%
6750 Mulch	3,852.50	319.98	3,532.52	1,204.0%
6755 Propane RV Disb	5,215.59	5,100.00	115.59	102.3%
6760 Milage for supplies	28.56			
<b>Total 6700 Landscaping &amp; Maintenance</b>	<b>61,023.97</b>	<b>55,669.98</b>	<b>5,353.99</b>	<b>109.6%</b>
<b>6770 Recreation Facilities</b>				
6775 Pool Dryer & Propane	17,975.28	23,250.00	-5,274.72	77.3%
6776 Pool Equipment and Repair	12,720.67	9,418.98	3,301.69	135.1%
6778 Pool Supplies	4,359.47	1,999.98	2,359.49	218.0%
6780 Recreation Area	250.70	600.00	-349.30	41.8%
<b>Total 6770 Recreation Facilities</b>	<b>35,306.12</b>	<b>35,268.96</b>	<b>37.16</b>	<b>100.1%</b>
<b>6800 Rental Expenses</b>				
6810 Golf Cart Lease and Payout	18,214.22	24,000.00	-5,785.78	75.9%
6815 Merchant Service Fees	32,201.05	32,500.02	-298.97	99.1%
6820 OC license for rental pool	1,530.41			
6825 Owner Property Repair	4,238.69	1,099.98	3,138.71	385.3%
6830 Rental Cart Repairs	8,263.61	13,249.98	-4,986.37	62.4%
6835 Rental Income to Owners	433,182.38	400,750.02	32,432.36	108.1%
6840 Rental Lot Maint. Fees	1,610.69			
<b>Total 6800 Rental Expenses</b>	<b>499,241.05</b>	<b>471,600.00</b>	<b>27,641.05</b>	<b>105.9%</b>
<b>6870 Building Expense</b>				
6871 Bldg. Maint. & Materials	18,264.97	8,250.00	10,014.97	221.4%
6872 Housekeeping Expenses	5,667.51	4,500.00	1,167.51	125.9%
6873 Pest Control	3,942.46	2,749.98	1,192.48	143.4%
<b>Total 6870 Building Expense</b>	<b>27,874.94</b>	<b>15,499.98</b>	<b>12,374.96</b>	<b>179.8%</b>
6880 Officer for weekends	540.00	1,999.98	-1,459.98	27.0%
6890 Security Supplies	0.00	1,000.02	-1,000.02	0.0%
6895 Corrections from Newby	6,456.58			
<b>Total Expense</b>	<b>1,117,640.82</b>	<b>1,048,460.40</b>	<b>69,180.42</b>	<b>106.6%</b>
<b>Net Ordinary Income</b>	<b>-1,934.87</b>	<b>15,714.18</b>	<b>-17,649.05</b>	<b>-12.3%</b>
<b>Net Income</b>	<b>-1,934.87</b>	<b>15,714.18</b>	<b>-17,649.05</b>	<b>-12.3%</b>

**River Ranch RV Resort, LLC 2**  
**Profit & Loss Budget vs. Actual**  
**June 2023**

	Jun 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 Rental Income</b>				
4010 Lot Rental Fee Income	69,480.00	95,416.67	-25,936.67	72.8%
4020 Building Rental	40.00	125.00	-85.00	32.0%
4025 Golf Cart Rental Revenue	21,450.00	29,766.67	-8,316.67	72.1%
4030 Misc Income	184.34	666.67	-482.33	27.7%
4035 Cancellation fee income	260.00			
<b>Total 4000 Rental Income</b>	91,414.34	125,975.01	-34,560.67	72.6%
<b>4100 Retail Income</b>				
4110 Clothing Revenue	22.00	83.33	-61.33	26.4%
4115 Firewood Income	134.91	541.67	-406.76	24.9%
4120 Ice Sales Revenue	90.00	137.50	-47.50	65.5%
4130 Laundry Revenue	1,928.12	416.67	1,511.45	462.7%
4135 Mulch Income	192.00	291.67	-99.67	65.8%
4140 Novelty & Misc Items	35.87	83.33	-47.46	43.0%
4145 Propane Sales	182.50	1,000.00	-817.50	18.3%
<b>Total 4100 Retail Income</b>	2,585.40	2,554.17	31.23	101.2%
<b>4200 Service and Maint. Income</b>				
4215 Housekeeping	4,750.00	4,750.00	0.00	100.0%
4220 Irrigation Service	2,416.67	2,416.67	0.00	100.0%
4225 Labor Revenue	30.00	583.33	-553.33	5.1%
4230 Landscaping Income	22,631.67	22,631.67	0.00	100.0%
4235 Parts and Supplies Income	25.87			
4240 Post Office Rental Income	0.00	1,083.33	-1,083.33	0.0%
<b>Total 4200 Service and Maint. Income</b>	29,854.21	31,465.00	-1,610.79	94.9%
<b>4300 Usage Income</b>				
4310 Facilities Maintenance	4,450.00	4,450.00	0.00	100.0%
4315 Phase 1 Usage Income	11,876.58	11,876.58	0.00	100.0%
4325 Storage Area Income	915.00	1,666.67	-751.67	54.9%
<b>Total 4300 Usage Income</b>	17,241.58	17,993.25	-751.67	95.8%
<b>Total Income</b>	141,095.53	177,987.43	-36,891.90	79.3%
<b>Cost of Goods Sold</b>				
5000 Cost of Goods Sold	17.24	125.00	-107.76	13.8%
5290 Purchases - Resale Items	0.00	500.00	-500.00	0.0%
<b>Total COGS</b>	17.24	625.00	-607.76	2.8%
<b>Gross Profit</b>	141,078.29	177,362.43	-36,284.14	79.5%
<b>Expense</b>				
<b>6300 Insurance Expense</b>				
6310 General Liability	2,295.12	2,583.33	-288.21	88.8%
6320 Workers Comp	2,000.00	2,166.67	-166.67	92.3%
<b>Total 6300 Insurance Expense</b>	4,295.12	4,750.00	-454.88	90.4%
<b>6400 General &amp; Administration</b>				
6415 Computer and Equipment	759.13	250.00	509.13	303.7%
6425 License & Permits	0.00	100.00	-100.00	0.0%
6430 Misc and General Expenses	270.96	416.67	-145.71	65.0%
6435 Office Supplies & Postage	730.38	958.33	-227.95	76.2%
6440 Printing and Reproduction	313.50			
6445 Software & IT Expense	1,474.00	1,716.67	-242.67	85.9%
6450 Marketing and Promotions	337.49	1,500.00	-1,162.51	22.5%
6455 Postage and Delivery	220.92			
6460 Telephone Expense	866.42	875.00	-8.58	99.0%
6465 Bank Fees	47.00			
<b>Total 6400 General &amp; Administration</b>	5,019.80	5,816.67	-796.87	86.3%

## River Ranch RV Resort, LLC 2 Profit & Loss Budget vs. Actual

June 2023

	Jun 23	Budget	\$ Over Budget	% of Budget
<b>6600 Payroll Expense</b>				
6615 Maintenance Salaries	34,346.11	34,509.58	-163.47	99.5%
6620 Managment	4,416.67	4,875.00	-458.33	90.6%
6625 Office Salaries	13,490.83	15,050.75	-1,559.92	89.6%
6630 Payroll Fees - Leasing Co.	920.97	975.00	-54.03	94.5%
6635 Payroll Taxes	4,772.77	5,214.25	-441.48	91.5%
6640 Security Salaries	6,654.28	6,170.67	483.61	107.8%
6642 Security - Westgate	2,250.00			
6645 Uniforms	0.00	208.33	-208.33	0.0%
<b>Total 6600 Payroll Expense</b>	<b>66,851.63</b>	<b>67,003.58</b>	<b>-151.95</b>	<b>99.8%</b>
<b>6670 Professional Fees</b>				
6672 Legal	0.00	333.33	-333.33	0.0%
<b>Total 6670 Professional Fees</b>	<b>0.00</b>	<b>333.33</b>	<b>-333.33</b>	<b>0.0%</b>
<b>6700 Landscaping &amp; Maintenance</b>				
6710 Billable Work to Owners	0.00	125.00	-125.00	0.0%
6715 Electrical Supplies	0.00	416.67	-416.67	0.0%
6720 Equipment Purchaes	0.00	833.33	-833.33	0.0%
6725 Equip.t Repairs & Supplies	272.11	1,875.00	-1,602.89	14.5%
6730 Fuel	0.00	2,083.33	-2,083.33	0.0%
6735 Irrig. & Maint. Supplie	3,704.55	416.67	3,287.88	889.1%
6740 Landscaping	0.00	1,875.00	-1,875.00	0.0%
6745 Misc Maint. & Supplies	646.91	750.00	-103.09	86.3%
6750 Mulch	0.00	53.33	-53.33	0.0%
6755 Propane RV Disb	72.93	850.00	-777.07	8.6%
<b>Total 6700 Landscaping &amp; Maintenance</b>	<b>4,696.50</b>	<b>9,278.33</b>	<b>-4,581.83</b>	<b>50.6%</b>
<b>6770 Recreation Facilities</b>				
6775 Pool Dryer & Propane	0.00	3,875.00	-3,875.00	0.0%
6776 Pool Equipment and Repair	1,096.80	1,569.83	-473.03	69.9%
6778 Pool Supplies	927.39	333.33	594.06	278.2%
6780 Recreation Area	250.70	100.00	150.70	250.7%
<b>Total 6770 Recreation Facilities</b>	<b>2,274.89</b>	<b>5,878.16</b>	<b>-3,603.27</b>	<b>38.7%</b>
<b>6800 Rental Expenses</b>				
6810 Golf Cart Lease and Payout	4,152.48	4,000.00	152.48	103.8%
6815 Merchant Service Fees	5,089.27	5,416.67	-327.40	94.0%
6820 OC license for rental pool	1,010.66			
6825 Owner Property Repair	0.00	183.33	-183.33	0.0%
6830 Rental Cart Repairs	0.00	2,208.33	-2,208.33	0.0%
6835 Rental Income to Owners	47,981.48	66,791.67	-18,810.19	71.8%
<b>Total 6800 Rental Expenses</b>	<b>58,233.89</b>	<b>78,600.00</b>	<b>-20,366.11</b>	<b>74.1%</b>
<b>6870 Building Expense</b>				
6871 Bldg. Maint. & Materials	2,856.28	1,375.00	1,481.28	207.7%
6872 Housekeeping Expenses	1,984.56	750.00	1,234.56	264.6%
6873 Pest Control	511.50	458.33	53.17	111.6%
<b>Total 6870 Building Expense</b>	<b>5,352.34</b>	<b>2,583.33</b>	<b>2,769.01</b>	<b>207.2%</b>
6880 Officer for weekends	0.00	333.33	-333.33	0.0%
6890 Security Supplies	0.00	166.67	-166.67	0.0%
<b>Total Expense</b>	<b>146,724.17</b>	<b>174,743.40</b>	<b>-28,019.23</b>	<b>84.0%</b>
<b>Net Ordinary Income</b>	<b>-5,645.88</b>	<b>2,619.03</b>	<b>-8,264.91</b>	<b>-215.6%</b>
<b>Net Income</b>	<b>-5,645.88</b>	<b>2,619.03</b>	<b>-8,264.91</b>	<b>-215.6%</b>