

Balance Sheet - Operating

River Ranch RV
End Date: 3/31/2022

Date: 4/20/2022

Time: 5:09 pm

Page: 1

Assets

Current Assets

10-000-000-00	Petty Cash	\$300.00
10-010-000-00	Cash-Checking	90,165.27
10-015-000-00	Cash-Activities Debit Card	724.63
10-020-000-00	Cash-Reserve Account	347,514.05
10-025-000-00	Cash-Activities Checking	4,078.91
10-030-000-00	Cash-Hurricane Fund MM	20,803.87
10-220-000-00	Accounts Receivable	51,453.40
10-225-000-00	Accounts Receivable Other	14,583.33
10-250-000-00	Prepaid Insurance	53,657.36
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: \$583,554.63

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
---------------	--------------------	--------

Total Other Assets: \$189.31

Total Assets: \$1,101,865.66

Liabilities & Equity

Current Liabilities

13-000-000-00	Accounts Payable	18,861.45
13-040-000-00	Prepaid Maintenance	79,415.48
13-120-000-00	Other Accounts Payable	100.22
13-140-000-00	Accrued Assessments	(5,261.56)
13-150-000-00	Accrued Expenses	6,146.84

Total Current Liabilities: \$99,262.43

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	20,800.00
15-090-000-00	Activities Escrow	8,372.49

Total Notes Payable and Other Liabilities: \$31,916.49

Reserves

16-025-000-00	Reserves - Pooled Reserves	18,044,294.62
16-025-001-00	Reserves - Spent from Pooled Reserves	(17,682,675.38)
16-025-003-00	Pool Reserve	(10,903.75)
16-025-017-00	Bank Fees and Interest Reserve	2,851.27

Balance Sheet - OperatingRiver Ranch RV
End Date: 3/31/2022

Date: 4/20/2022

Time: 5:09 pm

Page: 2

Total Reserves:		<u>\$353,566.76</u>
Owners Equity		
17-025-000-00 Paid-In Capital	\$616,449.70	
17-030-000-00 Retained Earnings	<u>19,079.17</u>	
Total Owners Equity:		<u>\$635,528.87</u>
Net Income Gain / Loss	<u>(18,408.89)</u>	
		<u>(\$18,408.89)</u>
Total Liabilities & Equity:		<u><u>\$1,101,865.66</u></u>

Income Statement - Operating

River Ranch RV

03/31/2022

Date: 4/20/2022

Time: 5:10 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Rental Income							
20-010 Assessments	\$92,081.00	\$92,062.67	\$18.33	\$276,243.00	\$276,188.01	\$54.99	\$ 1,104,752.00
Total Rental Income	\$92,081.00	\$92,062.67	\$18.33	\$276,243.00	\$276,188.01	\$54.99	\$ 1,104,752.00
Other Income							
22-170 Interest Income	3.10	-	3.10	(13.01)	-	(13.01)	-
22-240 Application Fees	600.00	-	600.00	1,400.00	-	1,400.00	-
22-245 Estoppel Fees	3,000.00	-	3,000.00	4,800.00	-	4,800.00	-
Total Other Income	\$3,603.10	\$-	\$3,603.10	\$6,186.99	\$-	\$6,186.99	\$ -
Total Operating Income	\$95,684.10	\$92,062.67	\$3,621.43	\$282,429.99	\$276,188.01	\$6,241.98	\$ 1,104,752.00
Operating Expense							
Park Maintenance							
26-170 Sign and Safety	-	166.67	166.67	-	500.01	500.01	2,000.00
26-180 Building Maintenance and Material	4,166.67	4,166.67	-	12,500.01	12,500.01	-	50,000.00
26-200 Landscaping Contractor	20,983.33	20,983.33	-	62,949.99	62,949.99	-	251,800.00
26-215 Phase II Retention Pond	-	-	-	1,750.00	-	(1,750.00)	-
26-220 Irrigation Maintenance and Supplies	1,833.33	1,833.33	-	5,499.99	5,499.99	-	22,000.00
26-290 Pest Control	272.50	-	(272.50)	272.50	-	(272.50)	-
26-305 Housekeeping	4,704.12	4,583.33	(120.79)	13,870.78	13,749.99	(120.79)	55,000.00
Total Park Maintenance	\$31,959.95	\$31,733.33	(\$226.62)	\$96,843.27	\$95,199.99	(\$1,643.28)	\$ 380,800.00
Pool Maintenance							
32-345 Pool Furniture	-	-	-	14,066.20	18,000.00	3,933.80	18,000.00
Total Pool Maintenance	\$-	\$-	\$-	\$14,066.20	\$18,000.00	\$3,933.80	\$ 18,000.00
Utilities							
36-461 Electric - Lot 386	85.70	115.25	29.55	262.69	345.75	83.06	1,383.00
36-462 Electric - Trash Compactor	43.00	48.75	5.75	132.00	146.25	14.25	585.00
36-463 Electric - Mustang Center	824.61	871.75	47.14	2,692.52	2,615.25	(77.27)	10,461.00
36-464 Electric - Staging Area	58.89	73.25	14.36	162.83	219.75	56.92	879.00
36-465 Electric - Maintenance Area	281.51	379.83	98.32	845.94	1,139.49	293.55	4,558.00
36-466 Electric - Phase III Pool	675.13	713.08	37.95	2,000.00	2,139.24	139.24	8,557.00
36-467 Electric - Possum Path	206.90	335.75	128.85	551.37	1,007.25	455.88	4,029.00
36-468 Electric - Post Office	51.04	64.67	13.63	158.51	194.01	35.50	776.00
36-469 Electric - Trails End	756.39	954.25	197.86	2,205.66	2,862.75	657.09	11,451.00
36-485 Water and Sewer	15,364.34	15,499.00	134.66	46,093.02	46,497.00	403.98	185,988.00
36-490 Trash Removal	7,125.76	4,416.67	(2,709.09)	17,619.93	13,250.01	(4,369.92)	53,000.00
36-500 Cable Television	8,852.26	8,654.50	(197.76)	26,179.98	25,963.50	(216.48)	103,854.00
Total Utilities	\$34,325.53	\$32,126.75	(\$2,198.78)	\$98,904.45	\$96,380.25	(\$2,524.20)	\$ 385,521.00
Office Expense							
38-550 Office Supplies	-	208.33	208.33	-	624.99	624.99	2,500.00
38-560 Computer, Copier and Fax Charges	19.50	-	(19.50)	58.50	-	(58.50)	-
38-568 Software Expense	575.00	-	(575.00)	2,075.00	-	(2,075.00)	-
38-570 Postage	-	41.67	41.67	-	125.01	125.01	500.00
38-580 Printing and Reproduction	-	125.00	125.00	-	375.00	375.00	1,500.00
38-585 Processing Fees Credit Card	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
38-590 Bank Fees	-	83.33	83.33	6.00	249.99	243.99	1,000.00
38-595 Coupon Books	29.17	-	(29.17)	648.32	-	(648.32)	-
38-600 Miscellaneous and General	-	208.33	208.33	-	624.99	624.99	2,500.00
Total Office Expense	\$623.67	\$1,083.33	\$459.66	\$2,787.82	\$3,249.99	\$462.17	\$ 13,000.00
Licenses and Permits							
40-620 Licenses and Permits	61.25	166.67	105.42	61.25	500.01	438.76	2,000.00

Income Statement - Operating

River Ranch RV

03/31/2022

Date: 4/20/2022

Time: 5:10 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Licenses and Permits	\$61.25	\$166.67	\$105.42	\$61.25	\$500.01	\$438.76	\$ 2,000.00
Professional Fees							
42-630 Accounting and Tax Preparation	\$833.33	\$833.33	\$-	\$2,499.99	\$2,499.99	\$-	\$ 10,000.00
42-640 Legal	-	833.34	833.34	11,222.84	2,500.02	(8,722.82)	10,000.00
42-643 Legal Document Review Fee	-	833.34	833.34	10,000.00	2,500.02	(7,499.98)	10,000.00
Total Professional Fees	\$833.33	\$2,500.01	\$1,666.68	\$23,722.83	\$7,500.03	(\$16,222.80)	\$ 30,000.00
Insurance							
46-730 Insurance General Liability	2,817.14	4,166.67	1,349.53	8,451.42	12,500.01	4,048.59	50,000.00
46-755 D & O Liability	1,671.95	-	(1,671.95)	3,343.90	-	(3,343.90)	-
Total Insurance	\$4,489.09	\$4,166.67	(\$322.42)	\$11,795.32	\$12,500.01	\$704.69	\$ 50,000.00
Taxes							
48-780 Real Estate	-	150.00	150.00	-	450.00	450.00	1,800.00
Total Taxes	\$-	\$150.00	\$150.00	\$-	\$450.00	\$450.00	\$ 1,800.00
Park Management							
50-790 Management Fees	1,300.00	2,383.33	1,083.33	3,900.00	7,149.99	3,249.99	28,600.00
Total Park Management	\$1,300.00	\$2,383.33	\$1,083.33	\$3,900.00	\$7,149.99	\$3,249.99	\$ 28,600.00
Reserves							
52-815 Pooled Reserves	16,252.58	16,252.58	-	48,757.74	48,757.74	-	195,031.00
Total Reserves	\$16,252.58	\$16,252.58	\$-	\$48,757.74	\$48,757.74	\$-	\$ 195,031.00
Total Operating Expense	\$89,845.40	\$90,562.67	(\$717.27)	\$300,838.88	\$289,688.01	(\$11,150.87)	\$ 1,104,752.00
COMBINED NET INCOME	\$5,838.70	\$1,500.00	\$4,338.70	(\$18,408.89)	(\$13,500.00)	(\$4,908.89)	\$0.00