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DESERT SHADOWS RV RESORT

STATEMENT OF REVENUE AND EXPENSES

For the PERIOD JANUARY 1 THROUGH OCTOBER 31, 2023

Revenue	Actual	Budget	Variance
HOA Assessments	$ 1,702,000	$ 1,702,000	$
HOA Other Revenue	23,839	26,445	(2,606)
Website income	100	1,000	(900)
Activities Income			
Lot Sales Commission Revenue	4,976	10,000	{5,024)
Total Revenue	1,730,915	1,739,445	{8,530)
Operating Expenses			
Administrative Expenses:	174,055	166,250	(7,805)
Personnel Expenses:			
Wages	393,283	412,442	19,159
Payroll Taxes/Heath Ins.	93,317	113,985	20,668
Total Personnel Expenses	486,600	526,427	39,827
Utilities:			
Electricity	98,072	93,550	{4,522)
Gas	102,241	69,194	{33,047)
Water/ Sewer	110,375	109,050	(1,325)
Telephone	4,958	6,650	1,692
Cell Phones	1,654	2,100	446
Cable 1V	149,274	145,000	(4,274)
Refuse Disposal	59,504	45,000	(14,504)
WiFi	3,520	2,250	(1,270}
Total Utilities	529,598	472,794	(56,804)
Landscape Maintenance:	252,095	266,650	14,555
Pools, Spas and Ponds Maintenance:	45,406	41,420	(3,986)
Activities Expense			
Common Area Repairs & Maintenance:	54,811	46,705	(8,106)
Total Operating Expenses	1,542,565	1,520,246	(22,319)
Depreciation Expense	4,500	5,000	(500)
Reserve Fund Allocations	182,520	182,520	
Excess Revenue (Expenses)	$ 1,330	$ 31,679	$ {30,349)

DESERT SHADOWS RV RESORT
BALANCE SHEET
OCTOBER 31, 2023

ASSETS

Operating Assets (current assets)		$ 216,765
Cash in Bank and Petty cash Activities		9,758
Replacement Reserve		
Pacific Western Checking	317,549	
Pacific Western C/D's	762,500	
Due From Operating		
Total Replacement Reserve Assets		1,080,049
Fixed Assets Activities Net of Depr.		0
Property & Equipment (Net of Depr.)		482
Total Assets		$ 1,307,054

LIABILITIES & FUND BALANCES

Current Liabilities		$ 148,521
Replacement Reserve Fund Balance		1,080,049
Accounts payable activities		$834
Fund Balances		
Accumulated RE-Activities	4,782	
Retained Earnings-Current year Act	4,142	
Total Activities Fund Balances		8,924
Accumulated RE - Operating	67,396	
Retained Earnings - Current Year	1,330	
Total Operating Fund Balances		68,726
Total Liabilities and Fund Balances		$1,307,054

DESERT SHADOWS RV RESORT
REPLACEMENT RESERVE
OCTOBER 31, 2023

Beginning Balance January 1, 2023		$1,032,673
Plus: Allocations Year-to-Date	$182,520	
Other credits	6,010	
Interest	1,586	
Total Increase Year-to-Date		$ 190,116
Less Spending For:		
Landscaping	50,225	
Security Gate		
Common Area	3,779	
Postal Office	7,571	
Painting	836	
Maintenance Garage	1,766	
Our Gang Clubhouse	10807	
Pools &Spas	33210	
Satellite A Heating & Air	3890	
Satellite B	4406	
Satellite C	7567	
Streets	5480	
. Tennis Courts	1217	
San Jacinto Building	5224	
Fitness Equipment	465	
Roofing	674	
Reserve-Contingency	5,623	
Total Spent Year-to-Date	142,740	$142,740
Balance OCTOBER 31, 2023		$1,080,049

11/15/2023 8:26

DESERT SHADOWS RV RESORT

BUDEGET COMPARISON FOR YEARS ENDING DECEMBER 31, 2023 to 2024

Revenue	2,023	2,024	Variance
HOA Assessments	$ 2,042,400	$ 2,180,400	$ 138,000
HOA Other Revenue	35,850	35,850	$
Website income	1,400	1,400	$
Lot Sales Commission Revenue	10,000	10,000	
Total Revenue	2,089,650	2,227,650	138,000
<u>Operating Expenses</u>			
Administrative Expenses:	208,675	216,295	7,620
Personnel Expenses:			
Wages	501,367	516,396	15,029
Payroll Taxes/Heath Ins.	138,961	141,070	2,109
Total Personnel Expenses	640,328	657,466	17,138
Utilities:			
Electricity	118,450	114,750	(3,700}
Gas	83,694	86,800	3,106
Water/ Sewer	136,000	132,100	(3,900)
Telephone	8,000	8,000	
Cell Phones	2,500	2,500	
Cable TV	174,000	180,000	6,000
Refuse Disposal	57,000	70,000	13,000
WiFi	2,700	3,600	900
Total Utilities	582,344	597,750	15,406
Landscape Maintenance:	334,680	346,820	12,140.
Pools, Spas and Ponds Maintenance:	50,130	59,700	9,570
Common Area Repairs & Maintenance:	54,380	66,955	12,575
Total Operating Expenses	1,870,537	1,944,986	74,449
Reserve Fund Allocations	219,024	240,000	20,976
Excess Revenue (Expenses)	$ 89	$ 42,664	$ 42,575