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# DESERT SHADOWS RV RESORT
## STATEMENT OF REVENUE AND EXPENSES
### For the PERIOD JANUARY 1 THROUGH APRIL 30, 2025

| Revenue | Actual | Budget | Variance |
|---|---|---|---|
| HOA Assessments | $ 773,220 | $ 772,800 | $ 420 |
| HOA Other Revenue | 22,736 | 14,097 | 8,639 |
| Website income | 1,050 | 1,700 | (650) |
| Activities Income | 29,662 | 29,662 | - |
| Lot Sales Commission Revenue | 1,326 | 2,100 | (774) |
| Total Revenue | 827,994 | 820,359 | 7,635 |
| | | | - |
| Operating Expenses | | | |
| Administrative Expenses: | 96,356 | 75,254 | (21,102) |
| | | | |
| Personnel Expenses: | | | |
| Wages | 182,442 | 180,551 | (1,891) |
| Payroll Taxes/Heath Ins. | 44,366 | 47,528 | 3,162 |
| Total Personnel Expenses | 226,808 | 228,079 | 1,271 |
| | | | |
| Utilities: | | | |
| Electricity | 28,144 | 33,253 | 5,109 |
| Gas | 51,250 | 51,305 | 55 |
| Water / Sewer | 41,539 | 36,421 | (5,118) |
| Telephone | 2,078 | 2,800 | 722 |
| Cell Phones | 850 | 1,000 | 150 |
| Cable TV | 66,178 | 65,020 | (1,158) |
| Refuse Disposal | 28,691 | 43,128 | 14,437 |
| WiFi | 2,147 | 1,200 | (947) |
| Total Utilities | 220,877 | 234,127 | 13,250 |
| | | | |
| Landscape Maintenance: | 119,875 | 114,694 | (5,181) |
| | | | |
| Pools, Spas and Ponds Maintenance: | 21,706 | 20,376 | (1,330) |
| Activities Expense | 27,896 | 27,896 | - |
| Common Area Repairs & Maintenance: | 20,782 | 18,621 | (2,161) |
| Total Operating Expenses | 734,300 | 719,047 | (15,253) |
| Depreciation Expense | - | - | - |
| Reserve Fund Allocations | 96,000 | 96,000 | - |
| | | | |
| Excess Revenue (Expenses) | $ (2,306) | $ 5,312 | $ (7,618) |

DESERT SHADOWS RV RESORT
BALANCE SHEET
APRIL 30, 2025

| ASSETS | | |
|---|---|---|
| Operating Assets (current assets) | | $ 205,575 |
| Cash in Bank and Petty cash Activities | | 9,785 |
| Replacement Reserve | | |
| Pacific Western Checking | 158,284 | |
| Pacific Western C/D's | 814,855 | |
| Due From Operating | - | |
| Total Replacement Reserve Assets | | 973,139 |
| Fixed Assets Activities Net of Depr. | | 0 |
| Property & Equipment (Net of Depr.) | | - |
| Total Assets | | $ 1,188,499 |

| LIABILITIES & FUND BALANCES | | |
|---|---|---|
| Current Liabilities | | $ 182,622 |
| Replacement Reserve Fund Balance | | 962,327 |
| Accounts payable activites | | $0 |
| Fund Balances | | |
| Accumlated RE-Actvities | 8,019 | |
| Retained Earnings-Current year Act | 1,766 | |
| Total Activites Fund Balances | | 9,785 |
| Accumlated RE - Operating | 39,840 | |
| Retained Earnings - Current Year | (6,075) | |
| Total Operating Fund Balances | | 33,765 |
| Total Liabilities and Fund Balances | | $ 1,188,499 |

DESERT SHADOWS RV RESORT
REPLACEMENT RESERVE
APRIL 30, 2025

| | | |
|---|---|---|
| Beginning Balance January 1, 2025 | | $ 941,622 |
| Plus: Allocations Year-to-Date | $ 96,000 | |
| Insurance repayment | 32,412 | |
| Interest | - | |
| Total Increase Year-to-Date | | $ 128,412 |
| Less Spending For: | | |
| Landscaping | 10,798 | |
| Security | 9,514 | |
| Common Area | 4,923 | |
| Insurance | - | |
| HOA Bldg | 3,049 | |
| Painting | 15,000 | |
| Maintenance Garage | 4,545 | |
| Our Gang Clubhouse | 1266 | |
| Pools & Spas | 30352 | |
| Satellite A Heating & Air | 0 | |
| Satellite B | 1294 | |
| Satelite C | 2613 | |
| Streets | 566 | |
| Tennis Courts | 0 | |
| San Jacinto Building | 2273 | |
| Fitness Equipment | 3011 | |
| Roofing | 6000 | |
| Reserve-Contingency | - | |
| Total Spent Year-to-Date | 95,204 | $95,204 |
| Balance APRIL 30, 2025 | | $ 974,830 |