

Recreation Centers of Sun City  
**BALANCE SHEET**  
As of August 31, 2025

	<u>CURRENT YEAR</u>	<u>PRIOR YEAR</u>
<b>ASSETS</b>		
Cash and Investments		
Petty Cash	11,787	11,787
Cash in Bank	7,063,724	10,362,730
Cash - Money Market	0	2,981,821
Operating Reserve	2,555,602	2,500,000
Subtotal Cash and Investments	<u>9,631,113</u>	<u>15,856,338</u>
Other Current Assets		
Preservation / Improvement Fund	39,737,988	35,029,512
Capital Reserve	12,761,157	5,708,656
CIF Fees	0	1,023,950
Accounts Receivable	97,715	130,702
Accounts Receivable - Assessments	967,109	466,479
Deposits & Prepaids	988,156	452,254
Inventory	123,081	143,079
Subtotal Other Current Assets	<u>54,675,206</u>	<u>42,954,632</u>
Subtotal Cash, Investments, and Other Current Assets	<u>64,306,319</u>	<u>58,810,970</u>
Fixed Assets		
Land	4,397,808	4,397,808
Land Improvements	42,966,458	41,776,059
Buildings & Structures	113,149,817	100,663,627
Furniture, Fixtures, & Equipment	34,839,395	34,621,769
Vehicles	2,666,572	2,161,390
Less: Accumulated Depreciation	(111,575,710)	(105,151,016)
Net Fixed Assets	<u>86,444,340</u>	<u>78,469,637</u>
Work in Progress	<u>8,344,157</u>	<u>13,024,823</u>
<b>Total Assets</b>	<b><u>159,094,816</u></b>	<b><u>150,305,430</u></b>
<b>LIABILITIES AND NET WORTH</b>		
Current Liabilities		
Accounts Payable	1,081,449	1,173,799
Other Current Liabilities	518,793	423,569
Deferred Income	9,571,387	9,568,567
Deferred PIF Income	36,561,217	33,417,382
Total Current Liabilities	<u>47,732,846</u>	<u>44,583,317</u>
Net Worth		
Net Worth	106,560,349	105,843,740
Excess / Deficit Year to Date	4,801,621	(121,627)
Total Net Worth	<u>111,361,970</u>	<u>105,722,113</u>
<b>Total Liabilities and Net Worth</b>	<b><u>159,094,816</u></b>	<b><u>150,305,430</u></b>

Recreation Centers of Sun City  
**STATEMENT OF INCOME AND EXPENSES**  
As of August 31, 2025

	August 31, 2025			August 31, 2025				
	MO. ACTUAL	MO. BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	PRIOR YTD ACTUAL	PRIOR YTD VARIANCE
<b>Operating Income</b>								
Property Assessments	1,332,551	1,247,003	85,548	10,222,214	10,207,788	14,426	9,463,908	758,306
Transfer & Access Fees	40,500	50,000	(9,500)	449,100	400,000	49,100	386,381	62,719
Privilege & Guest Cards	67,284	64,777	2,507	635,250	579,225	56,025	611,729	23,520
Food / Liquor Sales	50,421	58,448	(8,027)	669,673	776,249	(106,576)	638,482	31,193
Bowling Fees	48,672	66,171	(17,499)	622,218	623,083	(865)	598,510	23,706
Prepaid Green Fees	194,463	239,793	(45,330)	1,551,085	1,895,848	(344,763)	1,453,696	97,390
Prepaid Green Fees - Non Resident	22,271	30,745	(8,474)	181,500	255,866	(74,366)	231,132	(49,632)
Daily Green Fees & Surcharge	150,461	140,912	9,549	3,462,762	3,732,298	(269,536)	3,297,922	164,840
Range Fees	13,733	15,200	(1,467)	221,426	258,400	(36,974)	203,221	18,205
Cart Rental	22,313	23,193	(880)	385,646	405,872	(20,226)	332,327	53,319
Merchandise Sales	6,503	8,288	(1,785)	99,600	113,097	(13,497)	100,096	(496)
Cardholder Events & Club Fees	0	0	0	326,186	330,100	(3,914)	323,910	2,276
Rental Income	19,957	22,125	(2,168)	220,936	190,020	30,916	215,839	5,097
Contributions	0	0	0	7,325	11,550	(4,225)	9,685	(2,360)
Miscellaneous Income	930	1,102	(172)	26,795	17,042	9,753	23,600	3,195
Total Operating Income	1,970,059	1,967,757	2,302	19,081,716	19,796,438	(714,722)	17,890,438	1,191,278
<b>Operating Expenses</b>								
Salaries and Wages	967,973	1,050,219	82,246	8,379,379	9,015,815	636,436	8,239,945	(139,434)
Payroll Taxes and Benefits	211,859	225,411	13,552	1,796,208	2,055,095	258,887	1,766,285	(29,922)
Repairs and Maintenance	401,725	328,207	(73,518)	2,383,778	2,305,007	(78,771)	2,965,024	581,245
General Operating Expenses	354,400	531,782	177,382	1,927,131	2,279,366	352,235	2,317,167	390,036
Utilities Expense	298,122	315,698	17,576	2,022,742	1,984,902	(37,840)	2,069,156	46,413
Cost of Goods Sold - Food & Liquor	16,652	16,682	30	175,462	231,327	55,865	186,613	11,152
Cost of Goods Sold - Merchandise	9,207	9,212	5	154,086	191,532	37,446	146,011	(8,075)
Cost of Goods Sold - Events	809	250	(559)	93,681	106,555	12,874	113,596	19,915
Cost of Goods Sold - Bowling	3,237	5,144	1,907	46,292	42,571	(3,721)	39,001	(7,291)
Total Operating Expenses	2,263,984	2,482,605	218,621	16,978,759	18,212,170	1,233,411	17,842,798	864,039
Net Operating Excess/(Deficit)	(293,925)	(514,848)	220,923	2,102,957	1,584,268	518,689	47,640	2,055,317
<b>Other Income</b>								
Interest Income	33,570	13,333	20,237	249,098	106,664	142,434	494,510	(245,412)
Proceeds - Sale of Assets	0	0	0	0	0	0	(201)	(201)
Investment Income (Unrestricted)	4,849	8,333	(3,484)	19,975	66,664	(46,689)	137,337	(117,363)
Unrealized Gains (Losses) Unrestricted	0	0	0	78,215	0	78,215	123,797	(45,581)
Insurance Proceeds	0	0	0	0	0	0	84,945	(84,945)
Total Other Income	38,419	21,666	16,753	347,288	173,328	173,960	840,790	(493,502)
<b>Other Expense</b>								
Property Tax	12,981	12,705	(276)	103,848	101,640	(2,208)	100,924	(2,924)
Insurance	91,629	129,814	38,185	731,843	1,008,554	276,711	736,037	4,193
Investment Fees (Unrestricted)	0	0	0	5,277	7,980	2,703	7,937	2,661
Disposal of Assets	0	0	0	0	0	0	17,000	17,000
Total Other Expense	104,610	142,519	37,909	840,968	1,118,174	277,206	861,898	20,930
<b>Net Excess/(Deficit) Before Depr.</b>	<b>(360,116)</b>	<b>(635,701)</b>	<b>275,585</b>	<b>1,609,277</b>	<b>639,422</b>	<b>969,855</b>	<b>26,532</b>	<b>1,582,745</b>