

Recreation Centers of Sun City
BALANCE SHEET
As of January 31, 2025

	Year To Date 01/31/2025	Prior Year To Date 01/31/2024
	CURRENT MONTH	PRIOR YEAR
ASSETS		
Current Assets		
Cash and Investments	12,134,313	19,160,351
Preservation / Improvement Fund	38,196,932	33,076,966
Capital Reserve	8,863,397	5,562,324
CIF Fees	1,548,035	68,950
Accounts Receivable	151,467	93,428
Accounts Receivable - Assessments	539,720	180,301
Deposits and Prepaids	643,498	166,072
Inventory	149,919	158,337
Total Current Assets	<u>62,227,281</u>	<u>58,466,729</u>
Fixed Assets		
Land	4,397,808	4,397,807
Land Improvements	42,422,814	41,582,653
Building and Structures	103,730,740	99,554,773
Furniture, Fixtures & Equipment	34,722,886	33,607,696
Vehicles	2,599,324	2,005,551
Less: Accumulated Depreciation	(107,770,124)	(101,612,071)
Net Fixed Assets	<u>80,103,448</u>	<u>79,536,409</u>
Work-in-Progress	<u>10,800,930</u>	<u>9,407,010</u>
Total Assets	<u><u>153,131,659</u></u>	<u><u>147,410,148</u></u>
LIABILITIES AND NET WORTH		
Current Liabilities		
Accounts Payable	(971,913)	(1,020,624)
Other Current Liabilities	(455,520)	(283,962)
Deferred Income	(11,023,996)	(8,219,254)
Deferred PIF Income	(35,600,086)	(31,869,507)
Total Current Liabilities	<u>(48,051,515)</u>	<u>(41,393,347)</u>
Net Worth		
Net Worth	(104,792,251)	(105,843,741)
Excess / Deficit Year to Date	(287,893)	(173,060)
Total Net Worth	<u>(105,080,144)</u>	<u>(106,016,801)</u>
Liabilities and Net Worth	<u><u>(153,131,659)</u></u>	<u><u>(147,410,148)</u></u>

Recreation Centers of Sun City, Inc
STATEMENT OF INCOME AND EXPENSES
For the One Month Ending Friday, January 31, 2025

	January Actual	January Budget	January Variance	YTD Actual	YTD Budget	YTD Variance	Prior YTD	Prior YTD Variance
Operating Income:								
Property Assessments	\$1,226,575	\$1,274,818	(\$48,243)	\$1,226,575	\$1,274,818	(\$48,243)	\$1,149,681	76,894
Transfer & Access Fees	34,500	50,000	(\$15,500)	\$34,500	\$50,000	(\$15,500)	31,500	3,000
Privilege & Guest Cards	92,168	82,904	\$9,264	\$92,168	\$82,904	\$9,264	90,296	1,872
Food/Liquor Sales	102,472	108,127	(\$5,655)	\$102,472	\$108,127	(\$5,655)	91,953	10,520
Bowling Fees	102,864	99,254	\$3,610	\$102,864	\$99,254	\$3,610	97,181	5,682
Prepaid Green Fees	195,798	230,751	(\$34,953)	\$195,798	\$230,751	(\$34,953)	176,935	18,863
Prepaid Green Fees - Non Resident	24,042	33,330	(\$9,288)	\$24,042	\$33,330	(\$9,288)	30,108	(6,066)
Daily Green Fees & Surcharge	623,392	628,789	(\$5,397)	\$623,392	\$628,789	(\$5,397)	556,020	67,372
Range Fees	33,637	41,800	(\$8,163)	\$33,637	\$41,800	(\$8,163)	31,320	2,317
Cart Rental	63,699	57,981	\$5,718	\$63,699	\$57,981	\$5,718	48,101	15,599
Merchandise Sales	12,028	14,447	(\$2,419)	\$12,028	\$14,447	(\$2,419)	13,451	(1,423)
Cardholder Events & Club Fees	60,066	74,100	(\$14,034)	\$60,066	\$74,100	(\$14,034)	96,278	(36,212)
Rental Income	54,496	26,249	\$28,247	\$54,496	\$26,249	\$28,247	45,767	8,729
Contributions	4,425	8,000	(\$3,575)	\$4,425	\$8,000	(\$3,575)	5,636	(1,211)
Miscellaneous Income	4,484	3,063	\$1,421	\$4,484	\$3,063	\$1,421	4,222	262
Total Operating Income	2,634,646	2,733,613	(98,967)	2,634,646	2,733,613	(98,967)	2,468,449	166,198
Operating Expenses:								
Salaries and Wages	967,109	1,067,821	100,712	967,109	1,067,821	100,712	903,478	(63,631)
Payroll Taxes & Benefits	241,825	308,013	66,188	241,825	308,013	66,188	199,590	(42,235)
Repairs and Maintenance	154,738	402,504	247,766	154,738	402,504	247,766	268,632	113,894
Utilities Expense	210,097	238,600	28,503	210,097	238,600	28,503	228,152	18,055
General Operating Expense	144,746	327,453	182,707	144,746	327,453	182,707	143,411	(1,335)
Cost of Goods Sold -Food & Liquor	17,192	31,385	14,193	17,192	31,385	14,193	24,733	7,540
Cost of Goods Sold - Merchandise	26,470	29,392	2,922	26,470	29,392	2,922	24,537	(1,933)
Cost of Goods Sold - Events	23,913	26,205	2,292	23,913	26,205	2,292	38,682	14,770
Total Operating Expenses	1,786,090	2,431,373	645,283	1,786,090	2,431,373	645,283	1,831,215	45,125
Net Operating Excess/(Deficit)	848,556	302,240	546,316	848,556	302,240	546,316	637,234	211,323
Other Income:								
Interest Income	37,971	13,333	24,638	37,971	13,333	24,638	64,125	(26,154)
Investment Income (Unrestricted)	2,610	8,333	(5,723)	2,610	8,333	(5,723)	48,809	(46,199)
Unrealized Gains/Losses (Unrestricted)	78,216	0	78,216	78,216	0	78,216	123,798	(45,582)
Total Other Income	118,797	21,666	97,131	118,797	21,666	97,131	236,732	(117,935)
Other Expense:								
Property Tax	12,981	12,705	(276)	12,981	12,705	(276)	12,007	(974)
Insurance	91,392	124,821	33,429	91,392	124,821	33,429	91,478	86
Investment Fees (Unrestricted)	2,761	2,660	(101)	2,761	2,660	(101)	2,647	(114)
Total Other Expense	107,134	140,186	33,052	107,134	140,186	33,052	106,132	(1,002)
Net Excess/(Deficit) Before Depreciation	860,219	183,720	676,499	860,219	183,720	676,499	767,834	92,385