Accrual Basis

RCC
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1101 · Fifth Third Checking	47,641.07
1103 · First Midwest Bank MM	13,352.38
Total Checking/Savings	60,993.45
Accounts Receivable	
1160 · Accounts Receivable	42,441.33
Total Accounts Receivable	42,441.33
Other Current Assets	
1117 · Prepaid Income Taxes	563.00
Total Other Current Assets	563.00
Total Current Assets	103,997.78
TOTAL ASSETS	**103,997.78**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	15,078.00
Total Accounts Payable	15,078.00

RCC
Balance Sheet
As of April 30, 2025

Accrual Basis

	Apr 30, 25
Other Current Liabilities	
1205 · Prepaid Assessments	31,343.35
1202 · Clubhouse Rental Security Dep	635.00
1203 · Lease Security Deposits	5,782.51
Total Other Current Liabilities	37,760.86
Total Current Liabilities	52,838.86
Total Liabilities	52,838.86
Equity	
3000 · Homeowners Equity	-472,773.94
3001 · Contingency Reserve	-156,786.71
32000 · Retained Earnings	632,074.40
Net Income	48,645.17
Total Equity	51,158.92
TOTAL LIABILITIES & EQUITY	**103,997.78**

Profit & Loss Budget Performance

Accrual Basis April 2025

	Apr 25	Budget	$ Over Budget	Jan - Apr 25	YTD Budget	$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	40,922.02	40,957.08	-35.06	163,688.08	163,828.32	-140.24	491,485.00
4003 · Clubhouse Rental Fee	-100.00	20.83	-120.83	-150.00	83.32	-233.32	250.00
4005 · Move In Move Out Fees	150.00	291.67	-141.67	1,350.00	1,166.68	183.32	3,500.00
4008 · Interest Income	0.33	100.00	-99.67	1.32	400.00	-398.68	1,200.00
4010 · Late Fees	570.00	175.00	395.00	1,980.00	700.00	1,280.00	2,100.00
4025 · Miscellaneous Income	550.00	291.67	258.33	3,250.00	1,166.68	2,083.32	3,500.00
Total Income	42,092.35	41,836.25	256.10	170,119.40	167,345.00	2,774.40	502,035.00
Total Income	42,092.35	41,836.25	256.10	170,119.40	167,345.00	2,774.40	502,035.00
Gross Profit	42,092.35	41,836.25	256.10	170,119.40	167,345.00	2,774.40	502,035.00
Expense							
Exterior Expenses							
5000 · Landscape/Snow Contract	2,606.20	2,689.25	-83.05	15,974.20	10,757.00	5,217.20	32,271.00
5001 · Landscaping Improvements	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5005 · Snow Expense- Other	0.00	0.00	0.00	420.00	3,000.00	-2,580.00	6,000.00
5006 · Aquatic Weed Control	0.00	0.00	0.00	0.00	0.00	0.00	150.00
5071 · Bridge Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5070 · Concrete Repair/Maint	0.00	0.00	0.00	0.00	0.00	0.00	4,700.00
5051 · Timber Replacement	0.00	83.33	-83.33	0.00	333.32	-333.32	1,000.00
5068 · Sealcoating	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Exterior Expenses	2,606.20	2,772.58	-166.38	16,394.20	14,090.32	2,303.88	51,321.00
Utility Expense							
5090 · Water	5,309.34	5,833.33	-523.99	23,884.72	23,333.32	551.40	70,000.00
5093 · Gas	144.24	120.83	23.41	677.07	483.32	193.75	1,450.00
5092 · Electricity	0.00	2,083.33	-2,083.33	19,916.36	8,333.32	11,583.04	25,000.00
Total Utility Expense	5,453.58	8,037.49	-2,583.91	44,478.15	32,149.96	12,328.19	96,450.00
Building Expense							
5060 · Exterminating	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
5061 · Hall Cleaning	1,279.50	1,240.00	39.50	5,085.32	4,960.00	125.32	14,880.00
5062 · Electric Repairs	73.95	250.00	-176.05	1,273.80	1,000.00	273.80	3,000.00
5063 · Plumbing Repairs	2,692.64	416.67	2,275.97	8,222.64	1,666.68	6,555.96	5,000.00
5064 · Roof Repairs	0.00	291.67	-291.67	1,218.00	1,166.68	51.32	3,500.00
5065 · Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	6,400.00
5067 · Misc Maintenance & Repair	4,738.51	1,333.33	3,405.18	7,284.60	5,333.32	1,951.28	16,000.00
5059 · On-Site Maintenance	3,403.20	3,666.67	-263.47	13,849.40	14,666.68	-817.28	44,000.00
5066 · Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	9,360.00
5069 · Interior Painting	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Building Expense	12,187.80	7,448.34	4,739.46	36,933.76	29,793.36	7,140.40	107,140.00

RCC

Profit & Loss Budget Performance

Accrual Basis — **April 2025**

	Apr 25	Budget	$ Over Budget	Jan - Apr 25	YTD Budget	$ Over Budget	Annual Budget
Administrative Expenses							
5084 · Real Estate Taxes	0.00	70.00	-70.00	0.00	70.00	-70.00	140.00
5082 · Insurance	7,653.74	10,083.33	-2,429.59	7,653.74	40,333.32	-32,679.58	121,000.00
5080 · Management Fees	1,717.00	1,794.17	-77.17	5,151.00	7,176.68	-2,025.68	21,530.00
5086 · Postage/Copying/Bank Fee	199.58	133.33	66.25	620.04	533.32	86.72	1,600.00
5087 · Legal Fees	2,025.52	208.33	1,817.19	9,456.09	833.32	8,622.77	2,500.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5072 · Garage Assessment	0.00	11.00	-11.00	0.00	44.00	-44.00	132.00
5085 · Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	11,595.84	12,300.16	-704.32	22,880.87	48,990.64	-26,109.77	147,602.00
Clubhouse/Pool Expense							
5040 · Clubhouse Repairs/Maint	0.00	20.83	-20.83	26.00	83.32	-57.32	250.00
5041 · Pool Repairs/Maintenance	250.00	3,224.00	-2,974.00	761.25	3,224.00	-2,462.75	9,672.00
Total Clubhouse/Pool Expense	250.00	3,244.83	-2,994.83	787.25	3,307.32	-2,520.07	9,922.00
Reserve Funding Expense							
7000 · Reserve Funding	0.00	7,466.67	-7,466.67	0.00	29,866.68	-29,866.68	89,600.00
Total Reserve Funding Expense	0.00	7,466.67	-7,466.67	0.00	29,866.68	-29,866.68	89,600.00
Total Expense	32,093.42	41,270.07	-9,176.65	121,474.23	158,198.28	-36,724.05	502,035.00
Net Income	**9,998.93**	**566.18**	**9,432.75**	**48,645.17**	**9,146.72**	**39,498.45**	**0.00**