Roadhaven Resort
Balance Sheet
As of June 30, 2026

	Operating Fund	Reserve Fund	Consolidated
ASSETS			
Cash & Cash Equivalents	$ 623,616	$ 2,115,115	$ 2,738,731
Investments - FDIC Insured CDs	-	660,000	660,000
Accounts Receivable - Homeowners	27,613	-	27,613
Prepaid Expenses	50,014	-	50,014
Accrued Interest	-	18,409	18,409
Interfund Receivable / (Payable)	(115,966)	115,966	-
Fixed Assets - net	3,318,156	-	3,318,156
TOTAL ASSETS	**$ 3,903,433**	**$ 2,909,491**	**$ 6,812,923**
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts Payable	$ 132,864	-	$ 132,864
Accrued Expenses	4,228	88,635	92,863
Prepaid Assessments	393,997	1,011,432	1,405,429
Unearned Marketing Revenue	19,116	-	19,116
Other Liabilities	89,887	-	89,887
Total Liabilities	**$ 640,091**	**$ 1,100,067**	**$ 1,740,158**
Fund Balances			
Beginning Fund Balance	$ 3,000,549	$ 2,033,408	$ 5,033,958
Net Income / (Loss)	262,792	(223,984)	38,808
Total Fund Balances	**$ 3,263,341**	**$ 1,809,424**	**$ 5,072,765**
TOTAL LIABILITIES AND FUND BALANCES	**$ 3,903,433**	**$ 2,909,491**	**$ 6,812,923**

Roadhaven Resort
Operating Fund Income Statement
For the Month Ended June 30, 2026 and Year-to-Date

	Month Ended June			Year-to-Date		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
INCOME						
Assessments	$ 281,075	$ 281,075	$ -	$ 3,372,896	$ 3,372,900	(4)
Transfer & Disclosure Fees	800	1,663	(863)	27,150	20,000	7,150
Golf Income	-	16,239	(16,239)	208,937	195,000	13,937
Activities Income	-	10,842	(10,842)	130,510	129,950	560
Other Owner Fees	(1)	1,088	(1,089)	16,694	13,166	3,528
Other Income	20,833	4,743	16,090	70,378	57,103	13,275
Interest Income	118	997	(879)	5,008	12,030	(7,022)
Gain on Asset Disposition	-	-	-	1,700	-	1,700
Total Income	$ 302,826	$ 316,647	$ (13,821)	$ 3,833,273	$ 3,800,149	$ 33,124
EXPENSES						
Personnel	$ 160,595	$ 175,127	$ 14,532	$ 1,882,345	$ 2,101,678	$ 219,333
Utilities	41,708	61,837	20,129	681,494	741,923	60,429
Maintenance	29,172	24,629	(4,543)	265,941	295,559	29,618
Administrative	48,927	35,843	(13,084)	403,404	430,600	27,196
Golf	8,018	9,014	996	226,865	108,344	(118,521)
Activities	3,502	10,072	6,570	107,018	121,315	14,297
Restaurant	226	-	(226)	3,414	-	(3,414)
Total Expenses	$ 292,149	$ 316,522	$ 24,373	$ 3,570,481	$ 3,799,419	$ 228,938
OPERATING NET INCOME	**$ 10,677**	**$ 125**	**$ 10,552**	**$ 262,792**	**$ 730**	**$ 262,062**

Roadhaven Resort
Reserve Fund Income Statement
For the Month Ended June 30, 2026 and Year-to-Date

	Month Ended June			Year-to-Date			
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Assessments	$ -	$ -	$ -	$ 464,304	$ 464,300	4	
Resale Contribution Fees	7,240	-	7,240	205,560	150,000	55,560	
Interest Income	4,763	-	4,763	93,201	-	93,201	
Total Income	**12,003**	**-**	**12,003**	**763,065**	**614,300**	**148,765**	
General Reserve Expenditures	-	-	-	277,410	464,282	186,872	
Special Assessment Reserve Expenses	244,326	244,326	-	709,639	776,931	67,292	
Net Income / (Loss)	**$ (232,323)**	**$ (244,326)**	**$ 12,003**	**$ (223,984)**	**$ (626,913)**	**$ (105,399)**	
General Reserve Component Expenditures							
Site Improvements	-	-	-	20,334			
Underground Utility Systems	-	-	-	7,235			
Building Exteriors	-	-	-	185,002			
Building Interiors	-	-	-	15,751			
Mechanical Equipment	-	-	-	24,100			
Rec Hall Food & Beverage Equipment	-	-	-	7,181			
Pools/ Spas / Fountains	-	-	-	17,808			
General Reserve Fund Expenditures	**$ -**	**$ -**	**$ -**	**$ 277,410**	**$ 464,282**	**$ 186,872**	
Special Assessment Reserve Expenses							
Spec Assess- Isolation Valves	52,695	52,695	-	52,695	52,695	-	*In progress*
Spec Assess- Fire Hydrant Replacement	35,940	35,940	-	35,940	35,940	-	*In progress*
Spec Assess - Network Switches	-	-	-	16,704	16,704	-	*In progress*
Spec Assess - Salt Cell Sys Phase II	-	-	-	12,075	11,180	(895)	*In progress*
Spec Assess - Phase I and II Sand Filters	-	-	-	16,944	11,180	(5,764)	*In progress*
Spec Assess - Reseal Streets	-	-	-	185,968	185,968	-	**Complete**
Spec Assess - Heat Pumps, Gas pks, Mini Splits	27,400	27,400	-	27,400	27,400	-	*In progress*
Spec Assess - Culvert Repairs	125,250	170,000	44,750	250,500	340,000	89,500	**Complete**
Spec Assess - Cameras & Cabling	-	-	-	42,842	42,842	-	*In progress*
Spec Assess - Exterior Paint Common Area	1,591	1,591	-	3,800	3,800	-	*In progress*
Spec Assess - Phase II Pool/Spa Resurface	1,450	1,450	-	35,022	30,406	(4,616)	*In progress*
Spec Assess - PHASE II Deck	-	-	-	29,750	18,816	(10,934)	*In progress*
Total Special Assessment Reserve Expenses	**$ 244,326**	**$ 289,076**	**$ 44,750**	**$ 709,639**	**$ 776,931**	**$ 67,292**	
Total Reserve Expenses	**$ 244,326**	**$ 289,076**	**$ 44,750**	**$ 987,049**	**$ 1,241,213**	**$ 254,164**	