

The Royal St. Andrew Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund

	Month Ending 04/30/2026			Var %	YTD 04/30/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	74,712.07	74,712.00	0.07	0%	298,848.07	298,848.00	0.07	0%	896,544.00	597,695.93	67%
TOTAL Regular Assessments	74,712.07	74,712.00	0.07	0%	298,848.07	298,848.00	0.07	0%	896,544.00	597,695.93	67%
Other Assessments											
Bulk Cable Assessment	2,695.00	2,695.00	0.00	0%	10,780.00	10,780.00	0.00	0%	32,340.00	21,560.00	67%
TOTAL Other Assessments	2,695.00	2,695.00	0.00	0%	10,780.00	10,780.00	0.00	0%	32,340.00	21,560.00	67%
Assessment Allocation											
Reserve Allocation	(24,992.00)	(24,992.00)	0.00	0%	(99,968.00)	(99,968.00)	0.00	0%	(299,904.00)	(199,936.00)	67%
TOTAL Assessment Allocation	(24,992.00)	(24,992.00)	0.00	0%	(99,968.00)	(99,968.00)	0.00	0%	(299,904.00)	(199,936.00)	67%
TOTAL Assessments	52,415.07	52,415.00	0.07	0%	209,660.07	209,660.00	0.07	0%	628,980.00	419,319.93	67%
Other Income											
Late Payment Charges	1,345.05	0.00	1,345.05	100%	3,613.05	0.00	3,613.05	100%	0.00	(3,613.05)	0%
Application Fees	300.00	35.00	265.00	757%	300.00	140.00	160.00	114%	420.00	120.00	29%
Construction Fees	0.00	97.00	(97.00)	(100%)	0.00	388.00	(388.00)	(100%)	1,164.00	1,164.00	100%
Rental Income- Unit 104	2,100.00	2,100.00	0.00	0%	8,400.00	8,400.00	0.00	0%	25,400.00	17,000.00	67%
Tax Refund	0.00	0.00	0.00	0%	5,163.15	0.00	5,163.15	100%	0.00	(5,163.15)	0%
Interest Income	271.44	0.00	271.44	100%	1,699.82	0.00	1,699.82	100%	0.00	(1,699.82)	0%
Storage Fee Income	0.00	0.00	0.00	0%	1,500.00	1,500.00	0.00	0%	1,500.00	0.00	0%
Pool Keys, Access Cards, Transmitters	0.00	0.00	0.00	0%	50.00	0.00	50.00	100%	0.00	(50.00)	0%
TOTAL Other Income	4,016.49	2,232.00	1,784.49	80%	20,726.02	10,428.00	10,298.02	99%	28,484.00	7,757.98	27%
TOTAL Revenues	56,431.56	54,647.00	1,784.56	3%	230,386.09	220,088.00	10,298.09	5%	657,464.00	427,077.91	65%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	52.03	0.00	(52.03)	(100%)	2,443.45	5,600.00	3,156.55	56%	8,100.00	5,656.55	70%
Irrigation:Maint/Repair/Svc/Supply	530.00	83.33	(446.67)	(536%)	1,426.50	333.32	(1,093.18)	(328%)	999.96	(426.54)	(43%)
Landscape Contract	1,500.00	922.00	(578.00)	(63%)	4,185.00	3,607.00	(578.00)	(16%)	10,983.00	6,798.00	62%
TOTAL Landscape Maintenance	2,082.03	1,005.33	(1,076.70)	(107%)	8,054.95	9,540.32	1,485.37	16%	20,082.96	12,028.01	60%
Pool Operating Expenses											

Unaudited

The Royal St. Andrew Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund

	Month Ending			YTD			Budget		
	04/30/2026			04/30/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Contract - Pool Maintenance	485.00	475.00	(10.00)	(2%)	1,940.00	1,900.00	(40.00)	(2%)	\$ Annual
Pool Supplies & Repairs	180.40	50.00	(130.40)	(261%)	412.68	200.00	(212.68)	(106%)	\$ Remaining
TOTAL Pool Operating Expenses	665.40	525.00	(140.40)	(27%)	2,352.68	2,100.00	(252.68)	(12%)	Rem %
Maintenance									
Building - Improvements	0.00	166.67	166.67	100%	0.00	666.68	666.68	100%	100%
Building - Maintenance	94.94	1,708.40	1,613.46	94%	2,135.00	10,383.20	8,248.20	79%	25,915.00
Elevator Contract	294.00	0.00	(294.00)	(100%)	1,176.00	0.00	(1,176.00)	(100%)	5,819.00
Elevator Repairs/Maint.	0.00	83.33	83.33	100%	438.31	333.32	(104.99)	(31%)	999.96
Generator Maintenance	0.00	100.00	100.00	100%	0.00	1,248.00	1,248.00	100%	2,048.00
HVAC Contract/Maintenance	5,776.17	0.00	(5,776.17)	(100%)	5,966.59	6,450.00	483.41	7%	7,833.41
HVAC Repairs	33.50	166.67	133.17	80%	129.76	666.68	536.92	81%	1,870.28
Interior Cleaning Contract	2,800.00	2,800.00	0.00	0%	11,900.00	11,900.00	0.00	0%	25,300.00
Janitorial Supplies	100.32	51.67	(48.65)	(94%)	274.72	206.68	(68.04)	(33%)	345.32
Metal Screen Cleaning	0.00	2,000.00	2,000.00	100%	0.00	4,000.00	4,000.00	100%	8,000.00
Plumbing: Maintenance	0.00	400.00	400.00	100%	528.00	1,600.00	1,072.00	67%	4,272.00
Plumbing: Repairs / Water Damage	7,535.35	1,000.00	(6,535.35)	(654%)	11,019.09	4,000.00	(7,019.09)	(175%)	980.91
Window Washing	0.00	0.00	0.00	0%	0.00	3,300.00	3,300.00	100%	6,600.00
TOTAL Common Area Maintenance	16,634.28	8,476.74	(8,157.54)	(96%)	33,567.47	44,754.56	11,187.09	25%	125,113.08
Security and Patrols									91,545.61
Entry System Maintenance	0.00	100.00	100.00	100%	229.13	400.00	170.87	43%	1,200.00
Fire Alarm Monitoring	53.50	0.00	(53.50)	(100%)	214.00	642.00	428.00	67%	970.87
Fire Alarm Repairs	200.63	230.00	29.37	13%	200.63	920.00	719.37	78%	428.00
Supplies	0.00	0.00	0.00	0%	115.56	200.00	84.44	42%	2,559.37
TOTAL Security and Patrols	254.13	330.00	75.87	23%	759.32	2,162.00	1,402.68	65%	84.44
Exterminating									4,042.68
Exterior Pest Control	215.27	215.25	(0.02)	0%	861.08	861.00	(0.08)	0%	4,802.00
TOTAL Exterminating	215.27	215.25	(0.02)	0%	861.08	861.00	(0.08)	0%	2,583.00
Taxes - Real Property									1,721.92
Federal Income Tax	7,482.00	6,000.00	(1,482.00)	(25%)	7,482.00	6,000.00	(1,482.00)	(25%)	2,583.00
TOTAL Taxes - Real Property	7,482.00	6,000.00	(1,482.00)	(25%)	7,482.00	6,000.00	(1,482.00)	(25%)	6,000.00
Telephone									(1,482.00)
Cable TV	2,743.47	2,536.16	(207.31)	(8%)	10,973.88	10,144.64	(829.24)	(8%)	6,000.00
									(1,482.00)
									21,362.04
									32,335.92
									21,362.04
									66%

Unaudited

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Operating Fund

	Month Ending 04/30/2026			Var %	YTD 04/30/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Telephone	347.77	221.00	(126.77)	(57%)	1,383.76	884.00	(499.76)	(57%)	2,850.00	1,466.24	51%
TOTAL Telephone	3,091.24	2,757.16	(334.08)	(12%)	12,357.64	11,028.64	(1,329.00)	(12%)	35,185.92	22,828.28	65%
Trash Removal											
Trash Removal	1,071.62	1,031.00	(40.62)	(4%)	4,286.47	4,124.00	(162.47)	(4%)	12,372.00	8,085.53	65%
TOTAL Trash Removal	1,071.62	1,031.00	(40.62)	(4%)	4,286.47	4,124.00	(162.47)	(4%)	12,372.00	8,085.53	65%
Water and Wastewater											
Water and Sewer	4,869.45	5,012.75	143.30	3%	19,133.32	19,725.00	591.68	3%	54,431.00	35,297.68	65%
TOTAL Water and Wastewater	4,869.45	5,012.75	143.30	3%	19,133.32	19,725.00	591.68	3%	54,431.00	35,297.68	65%
Other Operating Expenses											
Inspections	813.50	1,300.00	486.50	37%	937.40	1,750.00	812.60	46%	5,350.00	4,412.60	82%
Rental Expense-Unit 104	0.00	140.83	140.83	100%	0.00	563.32	563.32	100%	1,689.96	1,689.96	100%
TOTAL Other Operating Expenses	813.50	1,440.83	627.33	44%	937.40	2,313.32	1,375.92	59%	7,039.96	6,102.56	87%
Electricity											
Electricity - General	1,730.58	1,655.75	(74.83)	(5%)	7,105.02	6,813.00	(292.02)	(4%)	21,503.00	14,397.98	67%
Natural Gas	446.58	900.50	453.92	50%	3,837.29	3,452.00	(385.29)	(11%)	5,606.00	1,768.71	32%
TOTAL Electricity	2,177.16	2,556.25	379.09	15%	10,942.31	10,265.00	(677.31)	(7%)	27,109.00	16,166.69	60%
TOTAL Direct Operating Expenses	39,356.08	29,350.31	(10,005.77)	(34%)	100,734.64	112,873.84	12,139.20	11%	301,018.92	200,284.28	67%
General and Administrative Expenses											
Professional Fees											
Appraisal Fees	0.00	0.00	0.00	0%	900.00	0.00	(900.00)	(100%)	0.00	(900.00)	0%
Auditing	1,000.00	3,000.00	2,000.00	67%	1,000.00	3,000.00	2,000.00	67%	3,000.00	2,000.00	67%
Legal	1,720.50	333.33	(1,387.17)	(416%)	4,528.00	1,333.32	(3,194.68)	(240%)	3,999.96	(528.04)	(13%)
TOTAL Professional Fees	2,720.50	3,333.33	612.83	18%	6,428.00	4,333.32	(2,094.68)	(48%)	6,999.96	571.96	8%
Homeowner Activities											
Decorating	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%	500.00	500.00	100%
Social Events	0.00	0.00	0.00	0%	466.81	0.00	(466.81)	(100%)	2,000.00	1,533.19	77%
TOTAL Homeowner Activities	0.00	0.00	0.00	0%	466.81	0.00	(466.81)	(100%)	2,500.00	2,033.19	81%
Insurance											
General, Property & Liability	14,799.53	15,021.16	221.63	1%	58,786.64	58,929.64	143.00	0%	177,834.92	119,048.28	67%
Worker's Compensation	41.00	191.67	150.67	79%	165.84	766.68	600.84	78%	2,300.04	2,134.20	93%
TOTAL Insurance	14,840.53	15,212.83	372.30	2%	58,952.48	59,696.32	743.84	1%	180,134.96	121,182.48	67%
Contracted Services											

Unaudited

The Royal St. Andrew Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund

	Month Ending 04/30/2026			Var %	YTD 04/30/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Management Services Contract	462.00	462.00	0.00	0%	1,848.00	1,848.00	0.00	0%	5,544.00	3,696.00	67%
TOTAL Contracted Services	462.00	462.00	0.00	0%	1,848.00	1,848.00	0.00	0%	5,544.00	3,696.00	67%
Administrative											
Condo Fees to Division	0.00	0.00	0.00	0%	236.00	236.00	0.00	0%	236.00	0.00	0%
Equipment/Services	1,049.42	0.00	(1,049.42)	(100%)	1,191.64	0.00	(1,191.64)	(100%)	0.00	(1,191.64)	0%
Licenses, Permits and Filing Fees	0.00	0.00	0.00	0%	250.00	312.00	62.00	20%	664.00	414.00	62%
Office Supplies/Expenses	79.95	238.33	158.38	66%	886.17	953.32	67.15	7%	2,859.96	1,973.79	69%
Reserve Study/Prof. Fees	0.00	0.00	0.00	0%	0.00	0.00	0.00	0%	3,000.00	3,000.00	100%
TOTAL Administrative Expenses	1,129.37	238.33	(891.04)	(374%)	2,563.81	1,501.32	(1,062.49)	(71%)	6,759.96	4,196.15	62%
Compensation											
Bonuses	0.00	0.00	0.00	0%	5,000.00	0.00	(5,000.00)	(100%)	5,000.00	0.00	0%
Federal Unemployment	3.97	38.33	34.36	90%	84.00	153.32	69.32	45%	459.96	375.96	82%
Health Benefits	0.00	450.00	450.00	100%	0.00	1,800.00	1,800.00	100%	5,400.00	5,400.00	100%
Maintenance Mgr. Payroll	2,490.00	2,500.00	10.00	0%	8,827.50	10,000.00	1,172.50	12%	30,000.00	21,172.50	71%
Manager's Salary	7,778.31	7,666.67	(111.64)	(1%)	30,897.18	30,666.68	(230.50)	(1%)	92,000.04	61,102.86	66%
Payroll Taxes	1,034.29	777.75	(256.54)	(33%)	4,436.13	3,111.00	(1,325.13)	(43%)	9,333.00	4,896.87	52%
Processing Fee	1,026.82	1,016.67	(10.15)	(1%)	4,468.23	4,066.68	(401.55)	(10%)	12,200.04	7,731.81	63%
TOTAL Compensation	12,333.39	12,449.42	116.03	1%	53,713.04	49,797.68	(3,915.36)	(8%)	154,393.04	100,680.00	65%
TOTAL General and Administrative Expenses	31,485.79	31,695.91	210.12	1%	123,972.14	117,176.64	(6,795.50)	(6%)	356,331.92	232,359.78	65%
TOTAL Operating Expenses	70,841.87	61,046.22	(9,795.65)	(16%)	224,706.78	230,050.48	5,343.70	2%	657,350.84	432,644.06	66%
TOTAL Expenses	70,841.87	61,046.22	(9,795.65)	(16%)	224,706.78	230,050.48	5,343.70	2%	657,350.84	432,644.06	66%
NET SURPLUS (DEFICIT)	(14,410.31)	(6,399.22)	(8,011.09)	125%	5,679.31	(9,962.48)	15,641.79	(157%)	113.16	(5,566.15)	(>999%)

Unaudited

The Royal St. Andrew Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending		YTD		Budget	
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget
Revenues						
Assessments						
Assessment Allocation						
Reserve Allocation						
TOTAL Assessment Allocation						
TOTAL Assessments						
Other Income						
Interest Income						
TOTAL Other Income						
TOTAL Revenues						
Expenses						
Capital Expenditures (Non-capitalized)						
Capital Expenditures						
Asphalt Seal/Repair	0	0	0	0%	0	4,235
Carport/Walkway Canopies	40	0	(40)	(100%)	40	(40)
Common AC - Elevator Room	0	0	0	0%	0	5,500
Common Area	0	0	0	0%	51,254	0
Driveway Concrete Repair	0	0	0	0%	0	5,265
Elevator	0	0	0	0%	119,433	0
Entrance Gate(s)/Guardhouse	4,551	0	(4,551)	(100%)	4,551	0
Paving	0	0	0	0%	40,572	0
Plumbing Stack Cleaning	0	0	0	0%	50,066	0
Plumbing Stack Replacement	0	0	0	0%	1,332	15,000
Roof	5,785	0	(5,785)	(100%)	29,403	0
SIRS Expense - Generators	0	0	0	0%	6,662	0
TOTAL Capital Expenditures	10,376	0	(10,376)	(100%)	303,313	30,000
TOTAL Capital Expenditures (Non-capitalized)	10,376	0	(10,376)	(100%)	303,313	30,000
Transfer to Reserves & Other Expenses						
Transfer to Deferred Revenues	15,807	24,992	9,185	37%	(198,646)	69,968
TOTAL Transfer to Reserves & Other Expenses	15,807	24,992	9,185	37%	(198,646)	69,968
TOTAL Expenses	26,183	24,992	(1,191)	(5%)	104,667	99,968
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0

Unaudited

The Royal St. Andrew Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	04/30/2026	04/30/2026	04/30/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	441,099	0	441,099
Cash - Operating Petty Cash	75	0	75
Cash - Replacement Fund	0	953,936	953,936
Cash - Valley Replacement Fund	0	317,290	317,290
Accounts Receivable	31,083	0	31,083
Prepaid Expenses	1,176	0	1,176
Prepaid Insurance	72,468	0	72,468
Interfund Assets (Liabilities)	(175,487)	175,487	0
Total Current Assets	370,414	1,446,713	1,817,127
TOTAL ASSETS	370,414	1,446,713	1,817,127
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	4,192	1,433	5,625
Prepaid Assessments	32,469	0	32,469
Deferred Assessments	154,814	0	154,814
Other Accrued Expenses	2,166	0	2,166
Security Deposits	2,100	0	2,100
Management Company Clearance Account	707	0	707
Insurance Claims	0	33,600	33,600
Deferred Revenue - General Reserves	0	1,340,424	1,340,424
Deferred Revenue - Interest	0	54,083	54,083
Client Payables Collection Notice	(205)	0	(205)
Total Current Liabilities	196,244	1,429,540	1,625,784
TOTAL LIABILITIES	196,244	1,429,540	1,625,784
FUND BALANCES			
Prior Years Surplus (Deficit)	168,491	17,173	185,664
YTD Net Surplus (Deficit)	5,679	0	5,679
TOTAL FUND BALANCES	174,171	17,173	191,344
TOTAL LIABILITIES AND FUND BALANCES	370,414	1,446,713	1,817,127

Unaudited