

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

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2025				YTD 07/31/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	63,325	63,317	8	0%	443,274	443,221	53	0%	759,808	316,534	42%
TOTAL Regular Assessments	63,325	63,317	8	0%	443,274	443,221	53	0%	759,808	316,534	42%
Other Assessments											
Bulk Cable Assessment	2,640	2,640	0	0%	18,478	18,478	0	0%	31,677	13,199	42%
TOTAL Other Assessments	2,640	2,640	0	0%	18,478	18,478	0	0%	31,677	13,199	42%
Assessment Allocation											
Reserve Allocation	(16,646)	(16,646)	0	0%	(116,522)	(116,522)	0	0%	(199,750)	(83,228)	42%
TOTAL Assessment Allocation	(16,646)	(16,646)	0	0%	(116,522)	(116,522)	0	0%	(199,750)	(83,228)	42%
TOTAL Assessments	49,319	49,311	8	0%	345,231	345,178	53	0%	591,735	246,504	42%
Other Income											
Late Payment Charges	1,345	0	1,345	100%	3,690	0	3,690	100%	0	(3,690)	0%
Late Payment Charges Waived	0	0	0	0%	(188)	0	(188)	(100%)	0	188	100%
Application Fees	0	35	(35)	(100%)	0	245	(245)	(100%)	420	420	100%
Construction Fees	250	120	130	108%	750	840	(90)	(11%)	1,440	690	48%
Rental Income- Unit 104	6,300	2,100	4,200	200%	12,650	14,700	(2,050)	(14%)	25,400	12,750	50%
Interest Income	266	0	266	100%	1,387	0	1,387	100%	0	(1,387)	0%
Miscellaneous Income	0	0	0	0%	3,958	0	3,958	100%	0	(3,958)	0%
Storage Fee Income	0	0	0	0%	300	1,500	(1,200)	(80%)	1,500	1,200	80%
TOTAL Other Income	8,161	2,255	5,906	262%	22,547	17,285	5,262	30%	28,760	6,213	22%
TOTAL Revenues	57,480	51,566	5,914	11%	367,777	362,463	5,315	1%	620,495	252,718	41%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	0	150	150	100%	434	2,800	2,366	84%	5,800	5,366	93%
Irrigation:Maint/Repair/Svc/Supply	78	63	(16)	(25%)	492	438	(54)	(12%)	750	258	34%
Landscape Contract	895	660	(235)	(36%)	3,838	4,620	782	17%	7,920	4,082	52%
TOTAL Landscape Maintenance	973	873	(101)	(12%)	4,764	7,858	3,093	39%	14,470	9,706	67%
Pool Operating Expenses											
Contract - Pool Maintenance	475	475	0	0%	2,850	3,325	475	14%	5,700	2,850	50%

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Pool Supplies & Repairs	561	1,000	439	44%	1,273	1,300	27	2%	1,600	327	20%
TOTAL Pool Operating Expenses	1,036	1,475	439	30%	4,123	4,625	502	11%	7,300	3,177	44%
Maintenance											
Building - Improvements	0	250	250	100%	0	1,750	1,750	100%	3,000	3,000	100%
Building - Maintenance	300	1,465	1,166	80%	9,649	10,258	609	6%	17,585	7,936	45%
Elevator Contract	294	0	(294)	(100%)	3,591	6,916	3,325	48%	6,916	3,325	48%
Elevator Phones	265	52	(213)	(410%)	947	1,306	359	27%	1,826	879	48%
Elevator Repairs/Maint.	43	167	124	74%	43	1,167	1,124	96%	2,000	1,957	98%
Generator Maintenance	0	250	250	100%	0	1,750	1,750	100%	3,000	3,000	100%
HVAC Contract/Maintenance	0	0	0	0%	5,750	7,500	1,750	23%	15,000	9,250	62%
HVAC Repairs	0	33	33	100%	1,534	233	(1,301)	(558%)	400	(1,134)	(284%)
Interior Cleaning Contract	2,800	3,500	700	20%	21,000	21,700	700	3%	37,100	16,100	43%
Janitorial Supplies	72	67	(5)	(7%)	316	467	150	32%	800	484	60%
Plumbing: Maintenance	32	400	368	92%	1,879	2,800	921	33%	4,800	2,921	61%
Plumbing: Repairs / Water	1,675	583	(1,092)	(187%)	29,216	4,083	(25,133)	(616%)	7,000	(22,216)	(317%)
Damage											
Window Washing	0	0	0	0%	3,150	3,150	0	0%	6,300	3,150	50%
TOTAL Common Area Maintenance	5,481	6,767	1,287	19%	77,077	63,080	(13,997)	(22%)	105,727	28,650	27%
Security and Patrols											
Entry System Maintenance	0	100	100	100%	77	700	623	89%	1,200	1,123	94%
Fire Alarm Monitoring	54	0	(54)	(100%)	963	642	(321)	(50%)	642	(321)	(50%)
Fire Alarm Repairs	789	117	(673)	(576%)	1,642	817	(825)	(101%)	1,400	(242)	(17%)
Supplies	0	50	50	100%	0	150	150	100%	200	200	100%
TOTAL Security and Patrols	843	267	(576)	(216%)	2,682	2,309	(373)	(16%)	3,442	760	22%
Exterminating											
Exterior Pest Control	209	209	0	0%	1,463	1,463	0	0%	2,508	1,045	42%
TOTAL Exterminating	209	209	0	0%	1,463	1,463	0	0%	2,508	1,045	42%
Taxes - Real Property											
Federal Income Tax	0	0	0	0%	6,722	3,000	(3,722)	(124%)	3,000	(3,722)	(124%)
TOTAL Taxes - Real Property	0	0	0	0%	6,722	3,000	(3,722)	(124%)	3,000	(3,722)	(124%)
Telephone											
Cable TV	2,744	2,640	(105)	(4%)	15,929	18,478	2,549	14%	31,677	15,748	50%
Telephone	619	232	(387)	(167%)	1,839	1,580	(259)	(16%)	2,740	901	33%
TOTAL Telephone	3,364	2,872	(492)	(17%)	17,768	20,058	2,291	11%	34,417	16,649	48%

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Trash Removal											
Trash Removal	1,031	1,031	1	0%	7,214	7,217	4	0%	12,372	5,159	42%
TOTAL Trash Removal	1,031	1,031	1	0%	7,214	7,217	4	0%	12,372	5,159	42%
Water and Wastewater											
Water and Wastewater	4,085	4,814	729	15%	31,853	33,701	1,848	5%	57,773	25,920	45%
TOTAL Water and Wastewater	4,085	4,814	729	15%	31,853	33,701	1,848	5%	57,773	25,920	45%
Other Operating Expenses											
Inspections	0	0	0	0%	336	3,550	3,214	91%	3,550	3,214	91%
Rental Expense-Unit 104	0	211	211	100%	831	1,476	645	44%	2,530	1,699	67%
TOTAL Other Operating Expenses	0	211	211	100%	1,167	5,026	3,859	77%	6,080	4,913	81%
Electricity											
Electricity - General	1,772	1,682	(89)	(5%)	11,961	11,776	(186)	(2%)	20,187	8,226	41%
Natural Gas	66	50	(16)	(32%)	4,267	2,080	(2,187)	(105%)	2,705	(1,562)	(58%)
TOTAL Electricity	1,838	1,732	(105)	(6%)	16,228	13,856	(2,373)	(17%)	22,892	6,664	29%
TOTAL Direct Operating Expenses	18,859	20,251	1,392	7%	171,059	162,192	(8,868)	(5%)	269,981	98,922	37%
General and Administrative Expenses											
Professional Fees											
Appraisal Fees	0	0	0	0%	0	700	700	100%	700	700	100%
Auditing	0	0	0	0%	2,000	5,000	3,000	60%	5,000	3,000	60%
Legal	0	417	417	100%	2,280	2,917	637	22%	5,000	2,720	54%
Reserve Study	1,440	0	(1,440)	(100%)	1,440	2,500	1,060	42%	2,500	1,060	42%
TOTAL Professional Fees	1,440	417	(1,023)	(246%)	5,720	11,117	5,397	49%	13,200	7,480	57%
Bad Debts											
Bad Debt Expense	0	0	0	0%	2	0	(2)	(100%)	0	(2)	0%
TOTAL Bad Debts	0	0	0	0%	2	0	(2)	(100%)	0	(2)	0%
Homeowner Activities											
Decorating	0	0	0	0%	0	0	0	0%	500	500	100%
Social Events	0	0	0	0%	0	1,000	1,000	100%	2,000	2,000	100%
TOTAL Homeowner Activities	0	0	0	0%	0	1,000	1,000	100%	2,500	2,500	100%
Insurance											
General, Property & Liability	14,890	15,565	675	4%	113,713	108,955	(4,758)	(4%)	186,780	73,067	39%
Worker's Compensation	42	164	122	74%	1,260	1,149	(112)	(10%)	1,969	709	36%
TOTAL Insurance	14,932	15,729	797	5%	114,973	110,104	(4,869)	(4%)	188,749	73,776	39%

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	\$ Actual 14,932	\$ Budget 15,729	\$ Variance 797	Var % 5%	\$ Actual 114,973	\$ Budget 110,104	\$ Variance (4,869)	Var % (4%)	\$ Annual 188,749	\$ Remaining 73,770	Rem % 39%
TOTAL Insurance											
Contracted Services											
Management Contract	462	1,381	919	67%	3,234	9,669	6,435	67%	16,575	13,341	80%
TOTAL Contracted Services	462	1,381	919	67%	3,234	9,669	6,435	67%	16,575	13,341	80%
Administrative											
Condo Fees to Division	0	20	20	100%	259	138	(121)	(88%)	236	(23)	(10%)
Equipment/Services	100	0	(100)	(100%)	294	300	6	2%	300	6	2%
Licenses, Permits and Filing Fees	0	350	350	100%	516	862	346	40%	862	346	40%
Office Supplies/Expenses	204	150	(54)	(36%)	1,805	1,650	(155)	(9%)	2,550	745	29%
TOTAL Administrative Expenses	304	520	216	41%	2,874	2,950	75	3%	3,948	1,074	27%
Compensation											
Bonuses	0	0	0	0%	0	0	0	0%	1,000	1,000	100%
Federal Unemployment	0	33	33	100%	84	230	146	63%	394	310	79%
Health Benefits	553	450	(103)	(23%)	4,239	3,150	(1,089)	(35%)	5,400	1,161	22%
Maintenance Mgr. Payroll	2,468	2,730	263	10%	16,440	18,510	2,070	11%	31,560	15,120	48%
Manager's Salary	6,853	6,563	(290)	(4%)	54,692	45,938	(8,754)	(19%)	78,750	24,058	31%
Payroll Taxes	866	703	(162)	(23%)	5,067	4,923	(144)	(3%)	8,439	3,372	40%
Processing Fee	925	0	(925)	(100%)	6,450	0	(6,450)	(100%)	0	(6,450)	0%
TOTAL Compensation	11,664	10,479	(1,186)	(11%)	86,971	72,750	(14,221)	(20%)	125,543	38,572	31%
TOTAL General and Administrative Expenses	28,802	28,525	(277)	(1%)	213,774	207,589	(6,185)	(3%)	350,515	136,741	39%
TOTAL Operating Expenses	47,661	48,776	1,115	2%	384,833	369,781	(15,053)	(4%)	620,496	235,663	38%
TOTAL Expenses	47,661	48,776	1,115	2%	384,833	369,781	(15,053)	(4%)	620,496	235,663	38%
NET SURPLUS (DEFICIT)	9,819	2,790	7,029	252%	(17,056)	(7,318)	(9,738)	133%	(1)	17,055	(>999%)