

St. Andrew Square

Balance Sheet Comparison: May 31, 2026 vs June 30, 2026

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	\$347.98	\$5,309.59	\$4,961.61
Receivables	\$1,490.00	\$1,005.14	(\$484.86)
Total Current Assets	\$1,837.98	\$6,314.73	\$4,476.75
Reserves			
First Citizens MM - Replacement Reserve Acct.	\$19,394.08	\$22,756.69	\$3,362.61
Special Assessment Account	\$44,073.47	\$70,152.08	\$26,078.61
Due From Operating (Mar26 SA income)	\$5,492.43	\$5,492.43	-
Total Reserves	\$68,959.98	\$98,401.20	\$29,441.22
Total Assets	\$70,797.96	\$104,715.93	\$33,917.97
	Last Month	Current Month	Difference
Liability			
Accounts Payable	\$3,091.63	\$6,908.64	\$3,817.01
Prepaid Dues	\$7,439.45	\$6,298.46	(\$1,140.99)
Due To SA Account (Mar26 SA income)	\$5,492.43	\$5,492.43	-
Loan Payable x4002	\$596,026.34	\$593,872.78	(\$2,153.56)
Total Liability	\$612,049.85	\$612,572.31	\$522.46
Equity			
Net Profit/Loss	(\$390,468.65)	(\$359,226.70)	\$31,241.95
Loan Repayment x4001	\$524,408.42	\$524,408.42	-
Loan Repayment x4002	\$85,460.22	\$87,613.78	\$2,153.56
Retained Earnings	(\$760,651.88)	(\$760,651.88)	-
Total Equity	(\$541,251.89)	(\$507,856.38)	\$33,395.51
Total Liabilities / Equity	\$70,797.96	\$104,715.93	\$33,917.97

St. Andrew Square

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
5001 - Association Dues	18,900.00	18,900.00	-	113,400.00	113,400.00	-	226,800.00
Total Assessment Income	18,900.00	18,900.00	-	113,400.00	113,400.00	-	226,800.00
Other Income							
5101 - Interest Income	.47	-	.47	2.93	-	2.93	-
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	-	-	-	75.00	-	75.00	-
Total Other Income	.47	-	.47	87.93	-	87.93	-
Total Income	18,900.47	18,900.00	.47	113,487.93	113,400.00	87.93	226,800.00

Operating Expense

Administrative Expense							
6212 - Bank Charges	-	-	-	10.00	-	(10.00)	-
6222 - Legal Expense	-	83.33	83.33	1,170.00	499.98	(670.02)	1,000.00
6223 - Corporate Income Tax	-	-	-	340.00	220.00	(120.00)	220.00
6311 - Management Fee	1,310.75	1,310.75	-	7,864.50	7,864.50	-	15,729.00
6312 - Office Supplies	27.93	75.00	47.07	741.86	450.00	(291.86)	900.00
6941 - Insurance	3,268.00	3,000.00	(268.00)	15,775.00	18,000.00	2,225.00	36,000.00
Total Administrative Expense	4,606.68	4,469.08	(137.60)	25,901.36	27,034.48	1,133.12	53,849.00
Utility Expense							
6411 - Water	-	-	-	1,108.14	110.00	(998.14)	3,400.00
6453 - Electric Stipend	-	-	-	40.00	40.00	-	40.00
Total Utility Expense	-	-	-	1,148.14	150.00	(998.14)	3,440.00
Repair and Maintenance Expense							
6526 - Exterminating	317.00	125.00	(192.00)	1,999.00	750.00	(1,249.00)	1,500.00
6530 - Fire System Expense	2,523.15	2,083.33	(439.82)	27,066.38	12,499.98	(14,566.40)	25,000.00
6536 - General Maintenance	-	2,083.33	2,083.33	7,211.96	12,499.98	5,288.02	25,000.00
6546 - Painting Expense	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6548 - Contingency	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
Total Repair and Maintenance Expense	2,840.15	4,666.66	1,826.51	36,277.34	27,999.96	(8,277.38)	56,000.00
Grounds							
6610 - Grounds Contract	4,267.49	4,151.28	(116.21)	12,649.06	12,453.84	(195.22)	29,059.00
6613 - Sprinkler System	879.87	200.00	(679.87)	879.87	1,800.00	920.13	2,400.00
6621 - Tree Maintenance	1,145.55	1,250.00	104.45	6,535.20	7,500.00	964.80	15,000.00
6656 - Snow Removal	-	-	-	12,681.00	12,900.00	219.00	21,500.00
6666 - Additional Landscape	-	436.00	436.00	692.58	2,616.00	1,923.42	5,232.00
Total Grounds	6,292.91	6,037.28	(255.63)	33,437.71	37,269.84	3,832.13	73,191.00
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	3,360.00	3,360.00	-	20,160.00	20,160.00	-	40,320.00

St. Andrew Square

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Transfer to Replacement Reserve	3,360.00	3,360.00	-	20,160.00	20,160.00	-	40,320.00
Total Expense	17,099.74	18,533.02	1,433.28	116,924.55	112,614.28	(4,310.27)	226,800.00
Operating Net Total	1,800.73	366.98	1,433.75	(3,436.62)	785.72	(4,222.34)	-

St. Andrew Square

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	3,360.00	3,360.00	-	20,160.00	20,160.00	-	40,320.00
Total Reserve Income	3,360.00	3,360.00	-	20,160.00	20,160.00	-	40,320.00
Other Income							
5047 - Funds Received From Special Assessment Account	-	-	-	30,000.00	-	30,000.00	-
5101 - Interest Income	2.61	-	2.61	11.48	-	11.48	-
Total Other Income	2.61	-	2.61	30,011.48	-	30,011.48	-
Total Income	3,362.61	3,360.00	2.61	50,171.48	20,160.00	30,011.48	40,320.00
Reserve Expense							
Reserve Expense							
7122 - Sprinkler Heads Replacement	-	6,250.00	6,250.00	-	37,500.00	37,500.00	75,000.00
7126 - Landscape	-	2,083.33	2,083.33	-	12,499.98	12,499.98	25,000.00
7318 - Storm Damage	-	-	-	4,725.00	-	(4,725.00)	-
7328 - Fire System Expense	-	-	-	28,222.56	-	(28,222.56)	-
7352 - Catch Basin Replacement	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
Total Reserve Expense	-	8,833.33	8,833.33	32,947.56	52,999.98	20,052.42	106,000.00
Total Expense	-	8,833.33	8,833.33	32,947.56	52,999.98	20,052.42	106,000.00
Reserve Net Total	3,362.61	(5,473.33)	8,835.94	17,223.92	(32,839.98)	50,063.90	(65,680.00)

St. Andrew Square

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Special Assessment Income							
Other Income							
5037 - Special Assessment Exterior Phase 2	31,833.54	-	31,833.54	59,295.69	-	59,295.69	-
5101 - Interest Income	4.72	-	4.72	361.20	-	361.20	-
Total Other Income	31,838.26	-	31,838.26	59,656.89	-	59,656.89	-
Total Income	31,838.26	-	31,838.26	59,656.89	-	59,656.89	-
Special Assessment Expense							
Repair and Maintenance Expense							
6536 - General Maintenance	-	-	-	464.12	-	(464.12)	-
Total Repair and Maintenance Expense	-	-	-	464.12	-	(464.12)	-
Reserve Expense							
7006 - Interest x4002	3,336.09	-	(3,336.09)	20,060.36	-	(20,060.36)	-
7021 - Principal x4002	2,153.56	-	(2,153.56)	45,250.47	-	(45,250.47)	-
7812 - SA - Exterior Siding & Trim	270.00	-	(270.00)	336,895.94	-	(336,895.94)	-
7956 - SA Transfer to Reserve	-	-	-	30,000.00	-	(30,000.00)	-
Total Reserve Expense	5,759.65	-	(5,759.65)	432,206.77	-	(432,206.77)	-
Total Expense	5,759.65	-	(5,759.65)	432,670.89	-	(432,670.89)	-
Special Assessment Net Total	26,078.61	-	26,078.61	(373,014.00)	-	(373,014.00)	-
Net Total	31,241.95	(5,106.35)	36,348.30	(359,226.70)	(32,054.26)	(327,172.44)	(65,680.00)