

The Royal Suites Interval Association, Inc.
Board of Trustees Meeting

Date: May 20th, 2026
Time: 1 PM
Place: Zoom Application/Hybrid

AGENDA

Zoom Meeting ID: 983 185 2492

Zoom Teleconference #: 1 646 558 8656 (New York)

I. ROLL CALL/QUORUM

II. ANNOUNCEMENT: OPEN MEETING ACT/PUBLICATION OF NOTICE

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

1) April 18th, 2026

V. FINANCIAL BUSINESS (Chris)

- 1) Financial Summary/Budget Deviation – Monthly and YTD Income and Expense as of March, 2026
- 2) Balance Sheet Overview YTD as of March, 2026
- 3) Review of Maintenance Fee Collections as of 5-11-26
- 4) Capital Reserve- Income and Expense

VI. Legal Report (Hueston)

VII. NEW BUSINESS

- 1) Operations Update
 - a) Operations Report – (Marco/Other)
 - b) Total Stays Report (Chris)
 - c) Design Update (Nicole)
 - d) Any other officer

VII. ADJOURN

*Items in bold indicate a requested motion

THE ROYAL SUITES INTERVAL ASSOCIATION, INC.
MINUTES OF THE BOARD OF TRUSTEES MEETING IN PERSON AND VIA ZOOM
4-28-2026 (virtual)

Gary Earland, President, chaired the meeting and called it to order at 10:05 a.m. Robert Hueston Esq. acted as Recording Secretary for the purpose of drafting formal minutes.

I. Roll Call, Call to Order, Quorum.

Gary Earland, President, took roll call of Board of Trustees in attendance that included: Michele Jones, Vice President, and Roxanne Passarella, Treasurer. Others present were Robert Hueston Esq. of the firm Hueston McNulty, P.C., Chris Ibone, Accounts Supervisor, and Marco Oliviera and Nikki Crawford, Construction and Design.

II. Meeting Notice.

Gary Earland stated that the notice had been published in two newspapers in accordance with the Open Public Meetings Act and the Association's By-Laws and that a quorum was established.

III. Approval of Agenda.

A motion to approve the agenda was made and seconded and approved by the Trustees present.

IV. Approval of Minutes.

Gary Earland called for a motion to accept the minutes of February 18, 2025, open board meeting. The motion was made by Roxanne Passarella, seconded by Michele Jones, and approved by the Trustees present.

V. Financial Updates and Tax Appeal.

Chris Ibone presented financial updates as of February 2026, reporting a year-to-date net operating surplus of \$372,744, with notable savings in housekeeping, front desk, owner services, and maintenance departments. He also mentioned an ongoing property tax appeal process for Royal Suites and Flag, initiated by attorney Hank Rovalard's guidance, though the expected savings remain uncertain.

VI. Department Financial Savings Presentation.

Chris Ibone presented financial savings across various departments, including staffing expenses, housekeeping, linens, supplies, front desk operations, maintenance, and utilities. The total savings amount to \$39,317 across staffing and housekeeping, with additional savings in maintenance and utilities. Chris noted that while savings were achieved through budget adjustments and reduced spending, particularly in staffing and maintenance, hiring efforts are ongoing to prepare for the upcoming season. He also mentioned that the 2025 audited financials are expected to be available before May, with the process moving at a faster pace than in previous years.

VII. Maintenance Fee Collection Challenges.

Roxanne Passarella and Chris Ibone continually review the financials, noting that controllable expenses are being managed well, but maintenance fee collection remains a significant challenge. As of April 10, 55.43% of billed maintenance fees have been collected, which is 2.68% behind the same period last year. Chris explained that the balance sheet shows \$1,323,934 in cash and cash equivalents, with \$6,985,443 in receivables net of bad debt allowance. Gary Earland inquired about the cost associated with the collection process for delinquent maintenance fees.

VIII. Legal and Operational Updates.

Robert Hueston Esq. explained that foreclosure processes would require at least \$2,500 per case and involve a minimum one-year process, with additional complexity when dealing with both mortgage and maintenance fee delinquencies.

Roxanne Passarella provided an update on the pool's structural integrity, reporting that engineers found the pool structurally sound and that it could safely open for the summer, though waterproofing issues would need addressing in the fall. The board discussed the cost-effectiveness of immediate pool repairs versus waiting for the planned fall project, determining that a \$35,000 coating would provide temporary relief before needing replacement.

IX. Hotel Performance and Maintenance Updates.

The meeting covered updates on hotel performance and facility maintenance. Chris Ibone reported Q1 2026 hotel data showing 4,819 total occupied rooms, which tracked close to the previous year. Roxanne Passarella discussed replacing outdated sofas in out-of-order rooms, ordering 10 at a time. Nikki Crawford provided updates on pool deck maintenance, noting a company would perform free patchwork and that the pool deck would be rebuilt in fall.

The group discussed the upcoming air show scheduled for May 29-31, which Roxanne Passarella noted would be better weather-wise than the August event. Marco Oliviera reported that elevator repairs were underway, with at least two elevators expected to be operational before summer, and one complete mechanical overhaul already planned. Roxanne also announced that board members could dine at Kelsey and Kim's restaurant on the property, and provided an update on the spa closure, explaining they were working on a hybrid model to make it financially viable.

X. Adjournment

There being no reports by officers or other new/old business, Gary Earland requested a motion to adjourn which was made and seconded and the meeting ended at 10:55 a.m.

CERTIFICATION

I hereby certify the foregoing Minutes of the Board of Trustees meeting held on April 18, 2026 were approved and duly adopted by the Board on the day of _____, 2026.

Luiz Perez , Secretary

①

The Royal Suites Interval Association, Inc.
Financial Summary
As of March 31, 2026

A

YTD March 2026 Financial Standing		
Actual 2026 Net Operating Surplus/(Deficit)		(\$74,516)
Budgeted/Projected 2026 Net Operating Surplus/(Deficit)		(\$81,626)
YTD March 2026 Net Operating Surplus/(Deficit) versus Budget		\$7,110
Surplus and (Deficit) Versus Budget:	YTD Budget	
Revenue:	(\$460,912)	\$2,699,206
<p>YTD Net Hotel Revenue is unfavorable, or a deficit to budget of \$39,959. Similar to 2025 we are seeing a lag in offseason revenue to date, but can easily be made up for in future months and the season. YTD Maintenance Fees is a deficit of (\$419,342). YTD Maintenance Fees has been adjusted per actual for Q1. YTD Maintenance Fees as it relates to Bluegreen is essentially break even to budget. YTD Maintenance Fee Income as it relates to Unsolds is currently a surplus to budget of \$4,000. Reminder all MF's are recorded monthly, and subject to adjustments quarterly, year end, or otherwise. Current collections (2026) are 2.81% behind 2025 as of the static date of ~5/11/26. Management is pursuing all debt vigorously, and 3rd Party Collection has been given anything over 90 days to 3 years.</p>		
Payroll & All Expenses:	\$202,089	\$2,514,899
<p>Favorable variance in their entirety. Largest savings we are seeing in Departments currently, are in Housekeeping of \$90,840 Front Desk of \$22,134, Owner Services of \$13,085, and Maintenance of \$29,686.</p>		
Net Reserve Expense:	\$265,933	\$265,933
<p>There has been no expenditures made to date therefore the surplus matches the budget.</p>		
Net Total:	\$7,110	(\$81,626)
Expenses(or Items) of Note:		
Property Taxes	\$8,753	<p>We are currently saving still here even with the 2026 bills coming out against budget. We did take the initiative to go after an appeal process as per attorney guidance. This process we will keep you updated but has been in the works for a few months.</p>
Staffing Expense- Hskp	\$73,755	<p>Currently saving in Housekeeping. We launched a deep dive in to all matters of expense, including staffing particularly in the offseason which has reaped savings benefits. That being said they are hiring with fervor and attempting to hire to get ready for the load of the season which will be necessary. This includes J1 students for the season.</p>
Linen- Hskp	\$10,482	<p>Linene Expense is currently a savings, we will review as we get further in the year as I am sure linens and ordering frequency will need to go up to prep for the season. Right now we have the existing savings.</p>
Supplies- Hskp	\$4,144	<p>Supplies include cleaning, operating, and guest supplies. The need to order certain supplies and the frequency is down given the season. Expect this figure to fluctuate. A large prep order for Guest Room Amenities (Shampoo etc.) of \$4k was made in March.</p>
Staffing Expense- Front	\$17,090	<p>Saving in the Front Desk currently. We lowered the budget fairly significantly in relation to 2025, in 2026. Still seeing a savings but I would not expect it to be significant come the summer season and end of the year.</p>
Staffing Expense- Maint	\$25,565	<p>Currently saving in Maintenance. We launched a deep dive in to all matters of expense, including staffing particularly in the offseason which has reaped savings benefits. There is currently one open Local 68 position contributing to the savings. The decision has not yet been made as to if we truly need that at this point in time. There is also no supervisory role expense in this line item to date.</p>
Utilities	\$12,212	<p>YTD Electricity and Gas are a \$12,053 surplus and a \$159 surplus to budget respectively. These line items are fluid, and depend on multiple factors, including seasonality.</p> <p><u>Note:</u> We should have 2025 audited financials any day, as all inquiries have been provided. Drafts are done, in final approval stage.</p>

Royal Suites Interval Association, Inc.

Balance Sheet

March 31, 2026

(B)

-INTERNALLY PREPARED-

	TOTAL	OPERATING FUND	FUND
ASSETS			
Cash and cash equivalents	\$1,056,286	\$943,487	\$112,799
Assessments receivable, net of allowance for credit losses of \$22,539,2299	6,545,056	6,545,056	
Prepaid expenses	65,119	65,119	
Property and equipment, net	341,299	341,299	
Operating lease - right of use asset	22,966	22,966	
Interfund Balances	0	(2,767,004)	2,767,004
TOTAL ASSETS	\$8,030,726	\$5,150,923	\$2,879,803
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$80,961	\$80,961	
Assessments received in advance	7,739,409	7,739,409	
Due to affiliated entities	2,251,954	2,251,954	
Obligation under operating lease	34,065	34,065	
TOTAL LIABILITIES	10,106,389	10,106,389	0
FUND BALANCES	(2,075,663)	(4,955,466)	2,879,803
TOTAL LIABILITIES AND FUND BALANCES	\$8,030,726	\$5,150,923	\$2,879,803

Royal Suites Interval Owners Association
Profit and Loss Statement
For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Maintenance Fees						
Maintenance fees	\$648,225	\$787,740	(\$139,515)	\$1,943,878	\$2,363,220	(\$419,342)
Maintenance fees - unsold	45,000	45,000	0	135,000	135,000	0
Maintenance fees - Bluegreen	201,546	201,538	8	604,638	604,614	24
Allowance for uncollectible fees	(255,300)	(255,300)	0	(765,900)	(765,900)	0
Maintenance Fees net	639,471	778,978	(139,507)	1,917,616	2,336,934	(419,318)
Other Revenues						
Late fee income	8,847	15,000	(6,153)	25,994	27,500	(1,506)
Hotel income	107,233	129,430	(22,197)	260,345	300,304	(39,959)
Housekeeping income	4,095	2,560	1,535	8,875	7,330	1,545
Parking income	8,739	6,842	1,897	18,725	16,104	2,621
Other income	4,272	1,755	2,517	6,739	6,534	205
Interest income	0	1,500	(1,500)	0	4,500	(4,500)
Total Revenues	772,657	936,065	(163,408)	2,238,294	2,699,206	(460,912)
Expenses						
Administration	139,566	144,691	5,125	437,105	445,573	8,468
Collections	7,383	7,114	(269)	22,904	20,887	(2,017)
Housekeeping	63,566	106,005	42,439	205,581	296,421	90,840
Laundry	10,442	14,103	3,661	28,157	40,614	12,457
Customer Care	16,710	13,942	(2,768)	49,250	41,638	(7,612)
Front Desk	25,497	40,422	14,925	94,531	116,665	22,134
Owner Services	2,967	5,668	2,701	8,655	21,740	13,085
Maintenance	48,069	65,853	17,784	164,348	194,034	29,686
Utilities	15,253	32,000	16,747	53,788	66,000	12,212
COA fees	252,526	252,526	(0)	757,579	757,578	(1)
Management fees	174,103	201,604	27,501	490,912	513,749	22,837
Total Expenses	756,082	883,928	127,846	2,312,810	2,514,899	202,089
Income from operations	16,575	52,137	(35,562)	(74,516)	184,307	(258,823)
Reserve	0	88,644	88,644	0	265,933	265,933
Net Income / (Loss)	16,575	(36,507)	53,082	(74,516)	(81,626)	7,110

Royal Suites Interval Owners Association
Departmental Statement
General Administration
For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Group Insurance	\$70	\$500	\$985	\$233	\$1,500	\$985
Workers comp insurance	2,941	4,167	10,857	8,822	12,501	3,679
Other benefits	(901)	225	715	4,667	675	(3,992)
401K Match	1,676	1,390	715	3,607	4,170	563
Staffing Expenses	3,786	6,282	13,272	17,329	18,846	1,235
Cable Television	67	25	(42)	202	75	(127)
Computer Support	0	170	170	0	510	510
Bank and credit card fees	4,256	3,000	(1,256)	27,860	21,000	(6,860)
Customer Relations	11	50	39	106	150	44
Employee Relations	0	50	50	0	150	150
Legal Fees	1,984	900	(1,084)	4,063	2,700	(1,363)
Postage	142	84	(58)	473	252	(221)
Equipment Rental	341	583	242	2,030	1,749	(281)
Rent	23,355	23,458	103	70,065	70,374	309
Use Tax	(30)	0	30	(631)	0	631
Office Supplies	0	100	100	250	300	50
Telephone	9,552	9,333	(219)	28,516	27,999	(517)
Travel Commissions	4,218	4,500	282	11,936	13,000	1,064
Accounting/Audit Fees	1,000	1,000	0	3,000	3,000	0
Parking	13,650	13,333	(317)	40,950	39,999	(951)
Depreciation	22,023	22,023	0	66,069	66,069	0
Property Tax	47,052	50,000	2,948	141,247	150,000	8,753
General Liability Insurance	8,159	9,800	1,641	24,476	29,400	4,924
Prior Year Expense	0	0	0	(836)	0	836
Total Expenses	139,566	144,691	15,901	437,105	445,573	8,186

Royal Suites Interval Owners Association
Departmental Statement
Collections

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$4,451	\$4,267	(\$184)	\$12,922	\$12,391	(\$531)
Bonus	966	652	(314)	1,985	1,956	(29)
Commissions	1,195	1,629	434	5,739	4,887	(852)
Payroll Taxes	649	469	(180)	1,998	1,362	(636)
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Staffing Expenses	7,261	7,017	(244)	22,644	20,596	(2,048)
Credit Reports	0	8	8	0	24	24
Dues and Subscriptions	56	49	(7)	168	147	(21)
Employee Relations	0	20	20	0	60	60
Office Supplies	66	20	(46)	92	60	(32)
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Total Expenses	7,383	7,114	(269)	22,904	20,887	(2,017)
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Royal Suites Interval Owners Association
Departmental Statement
Housekeeping

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$47,191	\$83,933	\$36,742	\$166,190	\$232,482	\$66,292
Payroll Taxes	4,324	7,722	3,398	15,790	21,388	5,598
Group Insurance	1,433	2,333	900	5,135	7,000	1,865
Staffing Expenses	52,948	93,988	41,040	187,115	260,870	73,755
Amenities	0	417	417	0	1,251	1,251
Internal Communications	0	250	250	0	750	750
Linen	3,416	5,000	1,584	4,518	15,000	10,482
Office Supplies	101	100	(1)	342	300	(42)
Supplies	7,101	6,083	(1,018)	13,606	17,750	4,144
Uniforms	0	167	167	0	500	500
Total Expenses	63,566	106,005	42,439	205,581	296,421	90,840

Royal Suites Interval Owners Association
Departmental Statement
Laundry

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$6,218	\$10,959	\$4,741	\$21,495	\$32,060	\$10,565
Payroll Taxes	569	1,052	483	2,014	3,078	1,064
Group Insurance	2,440	0	(2,440)	2,439	0	(2,439)
Other Benefits	0	667	667	0	2,001	2,001
Staffing Expenses	9,227	12,678	3,451	25,948	37,139	11,191
Supplies	1,215	800	(415)	1,713	2,100	387
Uniforms	0	250	250	0	250	250
Laundry Equipment	0	375	375	496	1,125	629
Total Expenses	10,442	14,103	3,661	28,157	40,614	12,457

Royal Suites Interval Owners Association
Departmental Statement
Customer Care

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$2,058	\$1,062	(\$996)	\$7,998	\$3,010	(\$4,988)
Bonus	0	244	244	0	732	732
Payroll Taxes	178	72	(106)	707	204	(503)
Contract Labor	14,474	12,488	(1,986)	40,545	37,464	(3,081)
Staffing Expenses	16,710	13,866	(2,844)	49,250	41,410	(7,840)
Dues and Subscriptions	0	54	54	0	162	162
Employee Relations	0	10	10	0	30	30
Office Supplies	0	12	12	0	36	36
Total Expenses	16,710	13,942	(2,768)	49,250	41,638	(7,612)

Royal Suites Interval Owners Association
Departmental Statement
Front Desk

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$23,359	\$34,169	\$10,810	\$82,544	\$99,839	\$17,295
Payroll Taxes	2,103	3,178	1,075	7,600	9,285	1,685
Group Insurance	(788)	208	996	2,514	624	(1,890)
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Staffing Expenses	24,674	37,555	12,881	92,658	109,748	17,090
Computer Supplies	0	125	125	0	491	491
Customer Relations	0	167	167	0	501	501
Employee Relations	0	50	50	8	150	142
Internal Communications	0	900	900	0	900	900
Printing	0	292	292	0	876	876
Equipment Rental	0	0	0	104	0	(104)
Repairs and Maintenance	18	42	24	17	126	109
Office Supplies	403	333	(70)	1,244	999	(245)
Supplies	0	833	833	98	2,499	2,401
Uniforms	402	125	(277)	402	375	(27)
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Total Expenses	25,497	40,422	14,925	94,531	116,665	22,134

Royal Suites Interval Owners Association
Departmental Statement
Owner Services
For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$1,747	\$3,841	\$2,094	\$6,077	\$11,373	\$5,296
Payroll Taxes	166	350	184	579	1,036	457

Staffing Expenses	1,913	4,191	2,278	6,656	12,409	5,753
Hospitality	671	1,050	379	1,258	2,550	1,292
Owner Administration	0	250	250	259	2,250	1,991
Owner Entertainment	383	167	(216)	383	501	118
Postage	0	10	10	0	4,030	4,030
Supplies	0	0	0	99	0	(99)

Total Expenses	2,967	5,668	2,701	8,655	21,740	13,085
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Royal Suites Interval Owners Association
Departmental Statement
Maintenance

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Salaries	\$28,786	\$44,596	\$15,810	\$104,992	\$130,557	\$25,565
Payroll Taxes	2,448	4,058	1,610	9,171	11,880	2,709
Group Insurance	5,506	4,375	(1,131)	15,383	13,125	(2,258)
Other Benefits	6,469	5,250	(1,219)	20,382	15,750	(4,632)
Employee Meals	375	0	(375)	505	0	(505)
Staffing Expenses	43,584	58,279	14,695	150,433	171,312	20,879
Employee Relations	0	50	50	0	150	150
Internal Communications	0	208	208	0	624	624
Office Supplies	0	50	50	0	150	150
Supplies	2,597	1,500	(1,097)	6,450	4,500	(1,950)
Travel	0	25	25	0	75	75
Uniforms	0	125	125	0	375	375
Appliance Repair	423	833	410	423	2,499	2,076
Building	0	500	500	0	1,500	1,500
Carpentry	0	50	50	0	150	150
Electrical Equipment	0	100	100	0	300	300
Flooring	0	208	208	0	624	624
Furniture	0	500	500	0	1,500	1,500
HVAC Equipment	0	833	833	927	2,499	1,572
Light bulbs	157	100	(57)	157	300	143
Major Maintenance	0	0	0	972	0	(972)
Mechanical Equipment	0	167	167	0	501	501
Painting and Decorating	0	450	450	178	1,350	1,172
Plumbing	0	1,000	1,000	2,350	3,000	650
Service Contracts	415	500	85	1,566	1,500	(66)
Telephone Repairs	0	125	125	0	375	375
Television Repairs	893	250	(643)	892	750	(142)
Total Expenses	48,069	65,853	17,784	164,348	194,034	29,686

Royal Suites Interval Owners Association
Departmental Statement
Utilities

For the Three Months Ending March 31, 2026

	Actual	March Budget	Variance	Actual	YTD Budget	Variance
Expenses						
Power	\$13,106	\$30,000	\$16,894	\$47,947	\$60,000	\$12,053
Gas	2,147	2,000	(147)	5,841	6,000	159
Total Expenses	15,253	32,000	16,747	53,788	66,000	12,212

C

FOR CLIENT (ROYSTE)
FOR ALL DISPOSITION CODES
AS OF 05-11-2026

as of 5/14/26

CHARGE DESCRIPTION	UNAPP		MAINT	ARDA		TOTALS	MAINT
	CASH	NON CASH	FEE	LATE CHG	ROC		FEE
2026 CHARGES	0.00	0.00	10,185,582.89	175,455.00	48,580.00	10,411,233.89	9821214.89
2026 RCYV CHGS	0.00	0.00	0.00	0.00	0.00	0.00	0
2026 APPLIED	2,697.32	0.00	-5,802,930.72	-32,465.86	-8,872.18	-5,843,056.44	-5871419.92
--CASH	526.94	0.00	-3,053,715.27	-19,914.59	-5,657.78	-3,080,167.70	-3140266.4
--NON CASH	2,170.38	0.00	-2,749,215.45	-12,551.27	-3,214.40	-2,762,888.74	-2731153.52
--DISC TRAN	0.00	0.00	0.00	0.00	0.00	0.00	0
--WOFF TRAN	0.00	0.00	0.00	0.00	0.00	0.00	0
2026 CREDIT	-155,174.24	-1,672.42	0.00	0.00	0.00	-156,846.66	0
2026 BALANCE	-152,476.92	-1,672.42	4,382,652.17	142,989.14	39,707.82	4,411,330.79	3949794.97
2026 WRITEOFF	1,307.40	0.00	-23,498.15	-770.00	-499.44	-23,460.19	-13087.25
2026 RCYV DISP	-2,697.32	0.00	-21,146.42	-245.00	-160.00	-24,248.74	-50047.76
2026 ACTIVE BAL	-153,866.84	-1,672.42	4,338,007.60	141,974.14	39,048.38	4,363,621.86	3886659.96

2026 collections as of 5/11/26:

56.97% 18.50% 18.26%

59.78%

CY

*voluntary

26 vs. 25

*anything sent to third party roughly 90 to 3 years owed (first files to be sent this month)

-2.81%

2025 CHARGES	0.00	0.00	9,841,944.32	179,168.12	50,480.11	10,076,680.55
2025 RCYV CHGS	0.00	0.00	0.00	0.00	0.00	0.00
2025 APPLIED	4,861.96	0.00	-6,192,306.08	-51,381.52	-49,061.17	-6,292,658.64
--CASH	5,182.82	-439.76	-3,316,242.97	-21,922.96	-5,830.42	-3,343,947.12
--NON CASH	-320.86	439.76	-2,876,063.11	-29,458.56	-43,230.75	-2,948,711.52
--DISC TRAN	0.00	0.00	0.00	0.00	0.00	0.00
--WOFF TRAN	0.00	0.00	0.00	0.00	0.00	0.00
2025 CREDIT	-7,015.82	-2,909.27	0.00	0.00	0.00	-9,925.09
2025 BALANCE	-2,153.86	-2,909.27	3,649,638.24	127,786.60	1,418.94	3,774,096.82
2025 WRITEOFF	7,015.82	2,909.26	-40,193.90	-1,381.26	-849.50	-32,499.58
2025 RCYV DISP	-4,861.96	0.01	-60,350.11	-780.02	-569.44	-66,564.52
2025 ACTIVE BAL	0.00	0.00	3,549,094.23	125,625.32	0.00	3,675,032.72

2025 collections as of 5/11/26:

62.92% 28.68% 97.19%

PY

Gets written off

RSIOA RESERVE STANDING
3/31/2026

① (1/2)

Balance Morgan Stanley Capital	\$0
Balance TD Bank Reserve	883,682
Total Funds on hand	883,682
Remaining funds to complete:	
Renovations not completed (2025)	-
Renovations not completed (2026)	-
Total	-
Balance after completion of approved projects	883,682
<u>Operating-Reserve Fund</u>	
Balance to fund 2026	-
Due from Operating Fund	2,767,004
Net Balance end of 2026	\$3,650,686

Royal Suites Interval Association
Interval Rooms

① (2/2)

Reserve Account
as of **3/31/2026**

60 North Maine Ave
Atlantic City, NJ 08401

Open Renovation Projects

<u>Project Code</u>	<u>Description</u>	<u>Amt. Approved By Board</u>	<u>Expenses 3/31/2026</u>	<u>left to be billed</u>
24-004	Tub Refinishing 2024	\$34,226.62	\$34,234.31	\$0.00
26-xxx	No Renovations Current			
				<u><u>\$0.00</u></u>

Analysis of Royal Suites Hotel Nights By Type

2025	Bluegreen					Hotel Comps	Total Hotel Nights	Timeshare Owners			Total IOA Nights	Total Occupied Rooms
	Leisure	T/S Rate	Resvs.	Marketing	Resvs.			Exchanger	Owner	Split		
January	220	148	313	73	7	761	300	51	32	383	1,144	
February	464	185	340	141	7	1,137	323	49	16	388	1,525	
March	485	313	370	114	19	1,301	373	52	13	438	1,739	
April	460	346	424	122	16	1,368	620	53	25	698	2,066	
May	480	355	259	157	25	1,276	911	92	41	1,044	2,320	
June	767	653	180	182	42	1,824	1,485	330	111	1,926	3,750	
July	1,229	832	208	353	14	2,636	1,604	861	186	2,651	5,287	
August	1,153	905	180	349	51	2,638	1,585	971	257	2,813	5,451	
September	537	351	213	121	22	1,244	1,328	421	90	1,839	3,083	
October	354	247	371	107	11	1,090	767	241	100	1,108	2,198	
November	317	202	307	71	23	920	506	109	68	683	1,603	
December	290	178	242	39	19	768	593	180	108	881	1,649	
2024 Totals	6,756	4,715	3,407	1,829	256	16,963	10,395	3,410	1,047	14,852	31,815	

2026	Bluegreen					Hotel Comps	Total Hotel Nights	Timeshare Owners			Total IOA Nights	Total Occupied Rooms
	Leisure	T/S Rate	Resvs.	Marketing	Resvs.			Exchanger	Owner	Split		
January	240	93	354	53	49	789	520	34	24	578	1,367	
February	430	151	330	63	48	1,022	418	10	12	440	1,462	
March	530	192	446	78	15	1,261	714	9	6	729	1,990	
April	489	246	374	74	33	1,216	1,031	30	16	1,077	2,293	
May	-	-	-	-	-	-	-	-	-	-	-	
June	-	-	-	-	-	-	-	-	-	-	-	
July	-	-	-	-	-	-	-	-	-	-	-	
August	-	-	-	-	-	-	-	-	-	-	-	
September	-	-	-	-	-	-	-	-	-	-	-	
October	-	-	-	-	-	-	-	-	-	-	-	
November	-	-	-	-	-	-	-	-	-	-	-	
December	-	-	-	-	-	-	-	-	-	-	-	
2026 Totals	1,689	682	1,504	268	145	4,288	2,683	83	58	2,824	7,112	

Variance

January (Variance)	20	(55)	41	(20)	42	28	220	(17)	(8)	195	223
February (Variance)	(34)	(34)	(10)	(78)	41	(115)	95	(39)	(4)	52	(63)
March (Variance)	45	(121)	76	(36)	(4)	(40)	341	(43)	(7)	291	251
April (Variance)	29	(100)	(50)	(48)	17	(152)	411	(23)	(9)	379	227
May (Variance)	(480)	(355)	(259)	(157)	(25)	(1,276)	(911)	(92)	(41)	(1,044)	(2,320)
June (Variance)	(767)	(653)	(180)	(182)	(42)	(1,824)	(1,485)	(330)	(111)	(1,926)	(3,750)
July (Variance)	(1,229)	(832)	(208)	(353)	(14)	(2,636)	(1,604)	(861)	(186)	(2,651)	(5,287)
August (Variance)	(1,153)	(905)	(180)	(349)	(51)	(2,638)	(1,585)	(971)	(257)	(2,813)	(5,451)
September (Variance)	(537)	(351)	(213)	(121)	(22)	(1,244)	(1,328)	(421)	(90)	(1,839)	(3,083)
October (Variance)	(354)	(247)	(371)	(107)	(11)	(1,090)	(767)	(241)	(100)	(1,108)	(2,198)
November (Variance)	(317)	(202)	(307)	(71)	(23)	(920)	(506)	(109)	(68)	(683)	(1,603)
December (Variance)	(290)	(178)	(242)	(39)	(19)	(768)	(593)	(180)	(108)	(881)	(1,649)
YTD Variance	(5,067)	(4,033)	(1,903)	(1,561)	(111)	(12,675)	(7,712)	(3,327)	(989)	(12,028)	(24,703)