

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
	01/31/2026	01/31/2026	01/31/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	394,295	0	394,295
Cash - Operating Petty Cash	75	0	75
Cash - Replacement Fund	0	1,206,148	1,206,148
Cash - Valley Replacement Fund	0	315,615	315,615
Accounts Receivable	38,535	0	38,535
Prepaid Expenses	1,577	0	1,577
Prepaid Insurance	72,969	0	72,969
Interfund Assets (Liabilities)	(147,666)	147,666	0
Total Current Assets	359,784	1,669,430	2,029,214
TOTAL ASSETS	359,784	1,669,430	2,029,214
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(1,027)	2,027	1,000
Prepaid Assessments	22,923	0	22,923
Deferred Assessments	154,814	0	154,814
Other Accrued Expenses	7,121	0	7,121
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	1,566,234	1,566,234
Deferred Revenue - Interest	0	50,396	50,396
Client Payables Collection Notice	(205)	0	(205)
Total Current Liabilities	186,434	1,652,257	1,838,691
TOTAL LIABILITIES	186,434	1,652,257	1,838,691
FUND BALANCES			
Prior Years Surplus (Deficit)	168,491	17,173	185,664
YTD Net Surplus (Deficit)	4,859	0	4,859
TOTAL FUND BALANCES	173,350	17,173	190,523
TOTAL LIABILITIES AND FUND BALANCES	359,784	1,669,430	2,029,214

Unaudited

The Royal St. Andrew Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2026			Var %	YTD 01/31/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	74,712	74,712	0	0%	74,712	74,712	0	0%	896,544	821,832	92%
TOTAL Regular Assessments	74,712	74,712	0	0%	74,712	74,712	0	0%	896,544	821,832	92%
Other Assessments											
Bulk Cable Assessment	2,695	2,695	0	0%	2,695	2,695	0	0%	32,340	29,645	92%
TOTAL Other Assessments	2,695	2,695	0	0%	2,695	2,695	0	0%	32,340	29,645	92%
Assessment Allocation											
Reserve Allocation	(24,992)	(24,992)	0	0%	(24,992)	(24,992)	0	0%	(299,904)	(274,912)	92%
TOTAL Assessment Allocation	(24,992)	(24,992)	0	0%	(24,992)	(24,992)	0	0%	(299,904)	(274,912)	92%
TOTAL Assessments	52,415	52,415	0	0%	52,415	52,415	0	0%	628,980	576,565	92%
Other Income											
Late Payment Charges	2,675	0	2,675	100%	2,675	0	2,675	100%	0	(2,675)	0%
Application Fees	0	35	(35)	(100%)	0	35	(35)	(100%)	420	420	100%
Construction Fees	0	97	(97)	(100%)	0	97	(97)	(100%)	1,164	1,164	100%
Rental Income- Unit 104	2,100	2,100	0	0%	2,100	2,100	0	0%	25,400	23,300	92%
Interest Income	633	0	633	100%	633	0	633	100%	0	(633)	0%
Storage Fee Income	1,500	1,500	0	0%	1,500	1,500	0	0%	1,500	0	0%
TOTAL Other Income	6,908	3,732	3,176	85%	6,908	3,732	3,176	85%	28,484	21,576	76%
TOTAL Revenues	59,323	56,147	3,176	6%	59,323	56,147	3,176	6%	657,464	598,141	91%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	2,307	0	(2,307)	(100%)	2,307	0	(2,307)	(100%)	8,100	5,793	72%
	0	83	83	100%	0	83	83	100%	1,000	1,000	100%
Irrigation: Maint/Repair/Svc/Supply	895	895	0	0%	895	895	0	0%	10,983	10,088	92%
Landscape Contract	3,202	978	(2,224)	(227%)	3,202	978	(2,224)	(227%)	20,083	16,881	84%
TOTAL Landscape Maintenance											
Pool Operating Expenses											
Contract - Pool Maintenance	485	475	(10)	(2%)	485	475	(10)	(2%)	5,700	5,215	91%
Pool Supplies & Repairs	0	50	50	100%	0	50	50	100%	600	600	100%
TOTAL Pool Operating Expenses	485	525	40	8%	485	525	40	8%	6,300	5,815	92%

Unaudited

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2026				YTD 01/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Maintenance											
Building - Improvements	0	167	167	100%	0	167	167	100%	2,000	2,000	100%
Building - Maintenance	43	5,258	5,215	99%	43	5,258	5,215	99%	28,050	28,007	100%
Elevator Contract	294	0	(294)	(100%)	294	0	(294)	(100%)	6,995	6,701	96%
Elevator Repairs/Maint.	0	83	83	100%	0	83	83	100%	1,000	1,000	100%
Generator Maintenance	0	948	948	100%	0	948	948	100%	2,048	2,048	100%
HVAC Contract/Maintenance	0	0	0	0%	0	0	0	0%	13,800	13,800	100%
HVAC Repairs	0	167	167	100%	0	167	167	100%	2,000	2,000	100%
Interior Cleaning Contract	3,500	3,500	0	0%	3,500	3,500	0	0%	37,200	33,700	91%
Janitorial Supplies	72	52	(20)	(38%)	72	52	(20)	(38%)	620	549	88%
Metal Screen Cleaning	0	2,000	2,000	100%	0	2,000	2,000	100%	8,000	8,000	100%
Plumbing: Maintenance	528	400	(128)	(32%)	528	400	(128)	(32%)	4,800	4,272	89%
Plumbing: Repairs / Water Damage	0	1,000	1,000	100%	0	1,000	1,000	100%	12,000	12,000	100%
Window Washing	0	0	0	0%	0	0	0	0%	6,600	6,600	100%
TOTAL Common Area Maintenance	4,437	13,574	9,138	67%	4,437	13,574	9,138	67%	125,113	120,677	96%
Security and Patrols											
Entry System Maintenance	0	100	100	100%	0	100	100	100%	1,200	1,200	100%
Fire Alarm Monitoring	54	0	(54)	(100%)	54	0	(54)	(100%)	642	589	92%
Fire Alarm Repairs	0	230	230	100%	0	230	230	100%	2,760	2,760	100%
Supplies	0	0	0	0%	0	0	0	0%	200	200	100%
TOTAL Security and Patrols Exterminating	54	330	277	84%	54	330	277	84%	4,802	4,749	99%
Exterior Pest Control	215	215	0	0%	215	215	0	0%	2,583	2,368	92%
TOTAL Exterminating	215	215	0	0%	215	215	0	0%	2,583	2,368	92%
Taxes - Real Property											
Federal Income Tax	0	0	0	0%	0	0	0	0%	6,000	6,000	100%
TOTAL Taxes - Real Property Telephone	0	0	0	0%	0	0	0	0%	6,000	6,000	100%
Cable TV	2,743	2,536	(207)	(8%)	2,743	2,536	(207)	(8%)	32,336	29,592	92%
Telephone	345	221	(124)	(56%)	345	221	(124)	(56%)	2,850	2,505	88%
TOTAL Telephone Trash Removal	3,089	2,757	(332)	(12%)	3,089	2,757	(332)	(12%)	35,186	32,097	91%

Unaudited

The Royal St. Andrew Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2026			Var %	YTD 01/31/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Trash Removal	1,072	1,031	(41)	(4%)	1,072	1,031	(41)	(4%)	12,372	11,300	91%
TOTAL Trash Removal	1,072	1,031	(41)	(4%)	1,072	1,031	(41)	(4%)	12,372	11,300	91%
Water and Wastewater											
Water and Wastewater	4,926	4,795	(132)	(3%)	4,926	4,795	(132)	(3%)	54,431	49,505	91%
TOTAL Water and Wastewater	4,926	4,795	(132)	(3%)	4,926	4,795	(132)	(3%)	54,431	49,505	91%
Other Operating Expenses											
Inspections	248	0	(248)	(100%)	248	0	(248)	(100%)	5,350	5,102	95%
Rental Expense-Unit 104	0	141	141	100%	0	141	141	100%	1,690	1,690	100%
TOTAL Other Operating Expenses	248	141	(107)	(76%)	248	141	(107)	(76%)	7,040	6,792	96%
Electricity											
Electricity - General	1,854	1,410	(444)	(31%)	1,854	1,410	(444)	(31%)	21,503	19,649	91%
Natural Gas	614	651	36	6%	614	651	36	6%	5,606	4,992	89%
TOTAL Electricity	2,468	2,060	(408)	(20%)	2,468	2,060	(408)	(20%)	27,109	24,641	91%
TOTAL Direct Operating Expenses	20,195	26,407	6,212	24%	20,195	26,407	6,212	24%	301,019	280,824	93%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	0	0	0%	3,000	3,000	100%
Legal	259	333	74	22%	259	333	74	22%	4,000	3,741	94%
TOTAL Professional Fees	259	333	74	22%	259	333	74	22%	7,000	6,741	96%
Homeowner Activities											
Decorating	0	0	0	0%	0	0	0	0%	500	500	100%
Social Events	467	0	(467)	(100%)	467	0	(467)	(100%)	2,000	1,533	77%
TOTAL Homeowner Activities	467	0	(467)	(100%)	467	0	(467)	(100%)	2,500	2,033	81%
Insurance											
General, Property & Liability	14,594	14,636	42	0%	14,594	14,636	42	0%	177,835	163,241	92%
Worker's Compensation	42	192	150	78%	42	192	150	78%	2,300	2,258	98%
TOTAL Insurance	14,636	14,828	192	1%	14,636	14,828	192	1%	180,135	165,499	92%
Contracted Services											
Management Contract	462	462	0	0%	462	462	0	0%	5,544	5,082	92%
TOTAL Contracted Services	462	462	0	0%	462	462	0	0%	5,544	5,082	92%
Administrative											
Condo Fees to Division	236	236	0	0%	236	236	0	0%	236	0	0%

Unaudited

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending			YTD			Budget		
	01/31/2026			01/31/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Licenses, Permits and Filing Fees	250	250	0	0%	250	250	0	0%	\$ Annual \$ Remaining Rem %
Office Supplies/ Expenses	362	238	(123)	(52%)	362	238	(123)	(52%)	664 414 62%
Reserve Study/Prof. Fees	0	0	0	0%	0	0	0	0%	2,860 2,498 87%
TOTAL Administrative Expenses	848	724	(123)	(17%)	848	724	(123)	(17%)	3,000 3,000 100%
Compensation									6,760 5,912 87%
Bonuses	5,000	0	(5,000)	(100%)	5,000	0	(5,000)	(100%)	5,000 0 0%
Federal Unemployment	55	38	(16)	(42%)	55	38	(16)	(42%)	460 405 88%
Health Benefits	0	450	450	100%	0	450	450	100%	5,400 5,400 100%
Maintenance Mgr. Payroll	2,093	2,500	408	16%	2,093	2,500	408	16%	30,000 27,908 93%
Manager's Salary	7,562	7,667	104	1%	7,562	7,667	104	1%	92,000 84,438 92%
Payroll Taxes	1,427	778	(650)	(84%)	1,427	778	(650)	(84%)	9,333 7,906 85%
Processing Fee	1,461	1,017	(445)	(44%)	1,461	1,017	(445)	(44%)	12,200 10,739 88%
TOTAL Compensation	17,598	12,449	(5,149)	(41%)	17,598	12,449	(5,149)	(41%)	154,393 136,795 89%
TOTAL General and Administrative Expenses	34,269	28,797	(5,472)	(19%)	34,269	28,797	(5,472)	(19%)	356,332 322,063 90%
TOTAL Operating Expenses	54,464	55,204	740	1%	54,464	55,204	740	1%	657,351 602,887 92%
TOTAL Expenses	54,464	55,204	740	1%	54,464	55,204	740	1%	657,351 602,887 92%
NET SURPLUS (DEFICIT)	4,859	943	3,916	415%	4,859	943	3,916	415%	113 (4,746) (>999%)

The Royal St. Andrew Association, Inc.

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

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2026			YTD 01/31/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Reserve Allocation	24,992	24,992	0	0%	24,992	24,992	0	0%	299,904	274,912	92%
TOTAL Assessment Allocation	24,992	24,992	0	0%	24,992	24,992	0	0%	299,904	274,912	92%
TOTAL Assessments	24,992	24,992	0	0%	24,992	24,992	0	0%	299,904	274,912	92%
Other Income											
Interest Income	1,011	0	1,011	100%	1,011	0	1,011	100%	0	(1,011)	0%
TOTAL Other Income	1,011	0	1,011	100%	1,011	0	1,011	100%	0	(1,011)	0%
TOTAL Revenues	26,003	24,992	1,011	4%	26,003	24,992	1,011	4%	299,904	273,901	91%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Asphalt Seal/Repair	0	4,235	4,235	100%	0	4,235	4,235	100%	4,235	4,235	100%
Common AC - Elevator Room	0	5,500	5,500	100%	0	5,500	5,500	100%	5,500	5,500	100%
Driveway Concrete Repair	0	5,265	5,265	100%	0	5,265	5,265	100%	5,265	5,265	100%
Paving	1,933	0	(1,933)	(100%)	1,933	0	(1,933)	(100%)	0	(1,933)	0%
Plumbing Stack Replacement	0	15,000	15,000	100%	0	15,000	15,000	100%	15,000	15,000	100%
Roof	594	0	(594)	(100%)	594	0	(594)	(100%)	0	(594)	0%
TOTAL Capital Expenditures	2,527	30,000	27,473	92%	2,527	30,000	27,473	92%	30,000	27,473	92%
TOTAL Capital Expenditures (Non-capitalized)	2,527	30,000	27,473	92%	2,527	30,000	27,473	92%	30,000	27,473	92%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	23,477	(5,008)	(28,485)	569%	23,477	(5,008)	(28,485)	569%	269,904	246,427	91%
TOTAL Transfer to Reserves & Other Expenses	23,477	(5,008)	(28,485)	569%	23,477	(5,008)	(28,485)	569%	269,904	246,427	91%
TOTAL Expenses	26,003	24,992	(1,011)	(4%)	26,003	24,992	(1,011)	(4%)	299,904	273,901	91%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%

Unaudited