

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
	02/28/2026	02/28/2026	02/28/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	373,675	0	373,675
Cash - Operating Petty Cash	75	0	75
Cash - Replacement Fund	0	992,876	992,876
Cash - Valley Replacement Fund	0	316,152	316,152
Accounts Receivable	23,300	0	23,300
Prepaid Expenses	1,229	0	1,229
Prepaid Insurance	58,333	0	58,333
Interfund Assets (Liabilities)	(147,122)	147,122	0
Total Current Assets	309,490	1,456,150	1,765,641
TOTAL ASSETS	309,490	1,456,150	1,765,641
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	10,755	35,113	45,868
Prepaid Assessments	30,322	0	30,322
Deferred Assessments	77,407	0	77,407
Other Accrued Expenses	7,214	0	7,214
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	1,318,616	1,318,616
Deferred Revenue - Interest	0	51,648	51,648
Client Payables Collection Notice	(205)	0	(205)
Total Current Liabilities	128,299	1,438,977	1,567,277
TOTAL LIABILITIES	128,299	1,438,977	1,567,277
FUND BALANCES			
Prior Years Surplus (Deficit)	168,491	17,173	185,664
YTD Net Surplus (Deficit)	12,700	0	12,700
TOTAL FUND BALANCES	181,191	17,173	198,364
TOTAL LIABILITIES AND FUND BALANCES	309,490	1,456,150	1,765,641

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 02/28/2026			Var %	YTD 02/28/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	74,712	74,712	0	0%	149,424	149,424	0	0%	896,544	747,120	83%
TOTAL Regular Assessments	74,712	74,712	0	0%	149,424	149,424	0	0%	896,544	747,120	83%
Other Assessments											
Bulk Cable Assessment	2,695	2,695	0	0%	5,390	5,390	0	0%	32,340	26,950	83%
TOTAL Other Assessments	2,695	2,695	0	0%	5,390	5,390	0	0%	32,340	26,950	83%
Assessment Allocation											
Reserve Allocation	(24,992)	(24,992)	0	0%	(49,984)	(49,984)	0	0%	(299,904)	(249,920)	83%
TOTAL Assessment Allocation	(24,992)	(24,992)	0	0%	(49,984)	(49,984)	0	0%	(299,904)	(249,920)	83%
TOTAL Assessments	52,415	52,415	0	0%	104,830	104,830	0	0%	628,980	524,150	83%
Other Income											
Late Payment Charges	(407)	0	(407)	(100%)	2,268	0	2,268	100%	0	(2,268)	0%
Application Fees	0	35	(35)	(100%)	0	70	(70)	(100%)	420	420	100%
Construction Fees	0	97	(97)	(100%)	0	194	(194)	(100%)	1,164	1,164	100%
Rental Income- Unit 104	2,100	2,100	0	0%	4,200	4,200	0	0%	25,400	21,200	83%
Tax Refund	5,163	0	5,163	100%	5,163	0	5,163	100%	0	(5,163)	0%
Interest Income	524	0	524	100%	1,157	0	1,157	100%	0	(1,157)	0%
Storage Fee Income	0	0	0	0%	1,500	1,500	0	0%	1,500	0	0%
TOTAL Other Income	7,380	2,232	5,148	231%	14,288	5,964	8,324	140%	28,484	14,196	50%
TOTAL Revenues	59,795	54,647	5,148	9%	119,118	110,794	8,324	8%	657,464	538,346	82%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	84	5,600	5,516	98%	2,391	5,600	3,209	57%	8,100	5,709	70%
Irrigation:Maint/Repair/Svc/Supply	307	83	(223)	(268%)	307	167	(140)	(84%)	1,000	693	69%
Landscape Contract	895	895	0	0%	1,790	1,790	0	0%	10,983	9,193	84%
TOTAL Landscape Maintenance	1,286	6,578	5,292	80%	4,488	7,557	3,069	41%	20,083	15,595	78%
Pool Operating Expenses											
Contract - Pool Maintenance	485	475	(10)	(2%)	970	950	(20)	(2%)	5,700	4,730	83%
Pool Supplies & Repairs	232	50	(182)	(365%)	232	100	(132)	(132%)	600	368	61%
TOTAL Pool Operating Expenses	717	525	(192)	(270%)	1,202	1,050	(152)	(150%)	6,300	5,098	81%

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		
	02/28/2026			02/28/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual
	1,111	3,333	(1,111)	(33%)	1,111	1,111	0	0%	3,333
TOTAL FOR OPERATING EXPENSES									
Maintenance									
Building - Improvements	0	167	167	100%	0	333	333	100%	2,000
Building - Maintenance	259	1,708	1,449	85%	302	6,966	6,664	96%	28,050
Elevator Contract	294	0	(294)	(100%)	588	0	(588)	(100%)	6,995
Elevator Repairs/Maint.	0	83	83	100%	0	167	167	100%	1,000
Generator Maintenance	0	100	100	100%	0	1,048	1,048	100%	2,048
HVAC Contract/Maintenance	0	450	450	100%	0	450	450	100%	13,800
HVAC Repairs	96	167	70	42%	96	333	237	71%	2,000
Interior Cleaning Contract	2,800	2,800	0	0%	6,300	6,300	0	0%	37,200
Janitorial Supplies	57	52	(5)	(10%)	128	103	(25)	(24%)	620
Metal Screen Cleaning	0	0	0	0%	0	2,000	2,000	100%	8,000
Plumbing: Maintenance	0	400	400	100%	528	800	272	34%	4,800
Plumbing: Repairs / Water Damage	1,615	1,000	(615)	(62%)	1,615	2,000	385	19%	12,000
Window Washing	0	0	0	0%	0	0	0	0%	6,600
TOTAL Common Area Maintenance	5,121	6,927	1,806	26%	9,557	20,501	10,944	53%	125,113
Security and Patrols									
Entry System Maintenance	0	100	100	100%	0	200	200	100%	1,200
Fire Alarm Monitoring	54	642	589	92%	107	642	535	83%	642
Fire Alarm Repairs	0	230	230	100%	0	460	460	100%	2,760
Supplies	116	200	84	42%	116	200	84	42%	200
TOTAL Security and Patrols	169	1,172	1,003	86%	223	1,502	1,279	85%	4,802
Exterminating									
Exterior Pest Control	215	215	0	0%	431	431	0	0%	2,583
TOTAL Exterminating	215	215	0	0%	431	431	0	0%	2,583
Taxes - Real Property									
Federal Income Tax	0	0	0	0%	0	0	0	0%	6,000
TOTAL Taxes - Real Property	0	0	0	0%	0	0	0	0%	6,000
Telephone									
Cable TV	5,487	2,536	(2,951)	(116%)	8,230	5,072	(3,158)	(62%)	32,336
Telephone	345	221	(124)	(56%)	691	442	(249)	(56%)	2,850
TOTAL Telephone	5,832	2,757	(3,075)	(112%)	8,921	5,514	(3,407)	(62%)	35,186
Trash Removal									
									26,265

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 02/28/2026			Var %	YTD 02/28/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Trash Removal	1,072	1,031	(41)	(4%)	2,143	2,062	(81)	(4%)	12,372	10,229	83%
TOTAL Trash Removal	1,072	1,031	(41)	(4%)	2,143	2,062	(81)	(4%)	12,372	10,229	83%
Water and Wastewater											
Water and Wastewater	5,019	5,069	50	1%	9,946	9,864	(82)	(1%)	54,431	44,485	82%
TOTAL Water and Wastewater	5,019	5,069	50	1%	9,946	9,864	(82)	(1%)	54,431	44,485	82%
Other Operating Expenses											
Inspections	(124)	450	574	128%	124	450	326	72%	5,350	5,226	98%
Rental Expense-Unit 104	0	141	141	100%	0	282	282	100%	1,690	1,690	100%
TOTAL Other Operating Expenses	(124)	591	715	121%	124	732	608	83%	7,040	6,916	98%
Electricity											
Electricity - General	1,857	2,243	386	17%	3,711	3,653	(58)	(2%)	21,503	17,792	83%
Natural Gas	1,612	951	(662)	(70%)	2,226	1,601	(625)	(39%)	5,606	3,380	60%
TOTAL Electricity	3,469	3,193	(276)	(9%)	5,937	5,254	(683)	(13%)	27,109	21,172	78%
TOTAL Direct Operating Expenses	22,776	28,058	5,282	19%	42,971	54,465	11,494	21%	301,019	258,048	86%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	0	0	0%	3,000	3,000	100%
Legal	827	333	(493)	(148%)	1,086	667	(419)	(63%)	4,000	2,914	73%
TOTAL Professional Fees	827	333	(493)	(148%)	1,086	667	(419)	(63%)	7,000	5,914	84%
Homeowner Activities											
Decorating	0	0	0	0%	0	0	0	0%	500	500	100%
Social Events	0	0	0	0%	467	0	(467)	(100%)	2,000	1,533	77%
TOTAL Homeowner Activities	0	0	0	0%	467	0	(467)	(100%)	2,500	2,033	81%
Insurance											
General, Property & Liability	14,594	14,636	42	0%	29,188	29,272	85	0%	177,835	148,647	84%
Worker's Compensation	42	192	150	78%	84	383	300	78%	2,300	2,216	96%
TOTAL Insurance	14,636	14,828	192	1%	29,271	29,656	384	1%	180,135	150,864	84%
Contracted Services											
Management Contract	462	462	0	0%	924	924	0	0%	5,544	4,620	83%
TOTAL Contracted Services	462	462	0	0%	924	924	0	0%	5,544	4,620	83%
Administrative											
Condo Fees to Division	0	0	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		
	02/28/2026			02/28/2026					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Licenses, Permits and Filing Fees	0	0	0	0%	250	250	0	0%	\$ Annual \$ Remaining Rem %
Office Supplies/Expenses	276	238	(38)	(16%)	638	477	(161)	(34%)	664 414 62%
Reserve Study/Prof. Fees	900	0	(900)	(100%)	900	0	(900)	(100%)	2,860 2,222 78%
TOTAL Administrative Expenses	1,176	238	(938)	(394%)	2,024	963	(1,061)	(110%)	3,000 2,100 70%
Compensation									6,760 4,736 70%
Bonuses	0	0	0	0%	5,000	0	(5,000)	(100%)	5,000 0 0%
Federal Unemployment	14	38	25	64%	68	77	8	11%	460 392 85%
Health Benefits	0	450	450	100%	0	900	900	100%	5,400 5,400 100%
Maintenance Mgr. Payroll	2,273	2,500	228	9%	4,365	5,000	635	13%	30,000 25,635 85%
Manager's Salary	7,778	7,667	(112)	(1%)	15,341	15,333	(7)	0%	92,000 76,659 83%
Payroll Taxes	1,008	778	(230)	(30%)	2,436	1,556	(880)	(57%)	9,333 6,897 74%
Processing Fee	1,005	1,017	12	1%	2,466	2,033	(433)	(21%)	12,200 9,734 80%
TOTAL Compensation	12,078	12,449	372	3%	29,676	24,899	(4,777)	(19%)	154,393 124,717 81%
TOTAL General and Administrative Expenses	29,178	28,311	(867)	(3%)	63,447	57,108	(6,340)	(11%)	356,332 292,885 82%
TOTAL Operating Expenses	51,955	56,369	4,415	8%	106,419	111,573	5,155	5%	657,351 550,932 84%
TOTAL Expenses	51,955	56,369	4,415	8%	106,419	111,573	5,155	5%	657,351 550,932 84%
NET SURPLUS (DEFICIT)	7,841	(1,722)	9,563	(555%)	12,700	(779)	13,479	(>999%)	113 (12,586) (>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				YTD				Budget			
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %	
Revenues												
Assessments												
Assessment Allocation												
Reserve Allocation	24,992	24,992	0	0%	49,984	49,984	0	0%	299,904	249,920	83%	
TOTAL Assessment Allocation	24,992	24,992	0	0%	49,984	49,984	0	0%	299,904	249,920	83%	
TOTAL Assessments	24,992	24,992	0	0%	49,984	49,984	0	0%	299,904	249,920	83%	
Other Income												
Interest Income	1,252	0	1,252	100%	2,264	0	2,264	100%	0	(2,264)	0%	
TOTAL Other Income	1,252	0	1,252	100%	2,264	0	2,264	100%	0	(2,264)	0%	
TOTAL Revenues	26,244	24,992	1,252	5%	52,248	49,984	2,264	5%	299,904	247,657	83%	
Expenses												
Capital Expenditures (Non-capitalized)												
Capital Expenditures												
Asphalt Seal/Repair	0	0	0	0%	0	4,235	4,235	100%	4,235	4,235	100%	
Common AC - Elevator Room	0	0	0	0%	0	5,500	5,500	100%	5,500	5,500	100%	
Common Area	51,254	0	(51,254)	(100%)	51,254	0	(51,254)	(100%)	0	(51,254)	0%	
Driveway Concrete Repair	0	0	0	0%	0	5,265	5,265	100%	5,265	5,265	100%	
Elevator	119,433	0	(119,433)	(100%)	119,433	0	(119,433)	(100%)	0	(119,433)	0%	
Paving	38,639	0	(38,639)	(100%)	40,572	0	(40,572)	(100%)	0	(40,572)	0%	
Plumbing Stack Cleaning	40,514	0	(40,514)	(100%)	40,514	0	(40,514)	(100%)	0	(40,514)	0%	
Plumbing Stack Replacement	632	0	(632)	(100%)	632	15,000	14,368	96%	15,000	14,368	96%	
Roof	15,476	0	(15,476)	(100%)	16,070	0	(16,070)	(100%)	0	(16,070)	0%	
SIRS Expense - Generators	6,662	0	(6,662)	(100%)	6,662	0	(6,662)	(100%)	0	(6,662)	0%	
TOTAL Capital Expenditures	272,610	0	(272,610)	(100%)	275,136	30,000	(245,136)	(817%)	30,000	(245,136)	(817%)	
TOTAL Capital Expenditures (Non-capitalized)	272,610	0	(272,610)	(100%)	275,136	30,000	(245,136)	(817%)	30,000	(245,136)	(817%)	
Transfer to Reserves & Other Expenses												
Transfer to Deferred Revenues	(246,366)	24,992	271,358	>999%	(222,889)	19,984	242,873	>999%	269,904	492,793	183%	
TOTAL Transfer to Reserves & Other Expenses	(246,366)	24,992	271,358	>999%	(222,889)	19,984	242,873	>999%	269,904	492,793	183%	
TOTAL Expenses	26,244	24,992	(1,252)	(5%)	52,248	49,984	(2,264)	(5%)	299,904	247,657	83%	
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%	

Unaudited