

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
	03/31/2026	03/31/2026	03/31/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	347,211	0	347,211
Cash - Operating Petty Cash	75	0	75
Cash - Replacement Fund	0	970,788	970,788
Cash - Valley Replacement Fund	0	316,730	316,730
Accounts Receivable	21,471	0	21,471
Prepaid Expenses	882	0	882
Prepaid Insurance	58,665	0	58,665
Interfund Assets (Liabilities)	(146,844)	146,844	0
Total Current Assets	281,461	1,434,362	1,715,823
TOTAL ASSETS	281,461	1,434,362	1,715,823
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	10,399	4,889	15,288
Prepaid Assessments	78,756	0	78,756
Other Accrued Expenses	1,123	0	1,123
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	1,325,808	1,325,808
Deferred Revenue - Interest	0	52,892	52,892
Client Payables Collection Notice	(205)	0	(205)
Total Current Liabilities	92,880	1,417,189	1,510,069
TOTAL LIABILITIES	92,880	1,417,189	1,510,069
FUND BALANCES			
Prior Years Surplus (Deficit)	168,491	17,173	185,664
YTD Net Surplus (Deficit)	20,090	0	20,090
TOTAL FUND BALANCES	188,581	17,173	205,754
TOTAL LIABILITIES AND FUND BALANCES	281,461	1,434,362	1,715,823

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 03/31/2026			Var %	YTD 03/31/2026			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	74,712	74,712	0	0%	224,136	224,136	0	0%	896,544	672,408	75%
TOTAL Regular Assessments	74,712	74,712	0	0%	224,136	224,136	0	0%	896,544	672,408	75%
Other Assessments											
Bulk Cable Assessment	2,695	2,695	0	0%	8,085	8,085	0	0%	32,340	24,255	75%
TOTAL Other Assessments	2,695	2,695	0	0%	8,085	8,085	0	0%	32,340	24,255	75%
Assessment Allocation											
Reserve Allocation	(24,992)	(24,992)	0	0%	(74,976)	(74,976)	0	0%	(299,904)	(224,928)	75%
TOTAL Assessment Allocation	(24,992)	(24,992)	0	0%	(74,976)	(74,976)	0	0%	(299,904)	(224,928)	75%
TOTAL Assessments	52,415	52,415	0	0%	157,245	157,245	0	0%	628,980	471,735	75%
Other Income											
Late Payment Charges	0	0	0	0%	2,268	0	2,268	100%	0	(2,268)	0%
Application Fees	0	35	(35)	(100%)	0	105	(105)	(100%)	420	420	100%
Construction Fees	0	97	(97)	(100%)	0	291	(291)	(100%)	1,164	1,164	100%
Rental Income- Unit 104	2,100	2,100	0	0%	6,300	6,300	0	0%	25,400	19,100	75%
Tax Refund	0	0	0	0%	5,163	0	5,163	100%	0	(5,163)	0%
Interest Income	271	0	271	100%	1,428	0	1,428	100%	0	(1,428)	0%
Storage Fee Income	0	0	0	0%	1,500	1,500	0	0%	1,500	0	0%
Pool Keys, Access Cards, Transmitters	50	0	50	100%	50	0	50	100%	0	(50)	0%
TOTAL Other Income	2,421	2,232	189	8%	16,710	8,196	8,514	104%	28,484	11,774	41%
TOTAL Revenues	54,836	54,647	189	0%	173,955	165,441	8,514	5%	657,464	483,509	74%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	0	0	0	0%	2,391	5,600	3,209	57%	8,100	5,709	70%
Irrigation:Maint/Repair/Svc/Supply Landscape Contract	590	83	(507)	(608%)	897	250	(647)	(259%)	1,000	103	10%
TOTAL Landscape Maintenance	895	895	0	0%	2,685	2,685	0	0%	10,983	8,298	76%
Pool Operating Expenses	1,485	978	(507)	(52%)	5,973	8,535	2,562	30%	20,083	14,110	70%
Contract - Pool Maintenance	485	475	(10)	(2%)	1,455	1,425	(30)	(2%)	5,700	4,245	74%
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			Var %	YTD			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Pool Supplies & Repairs	0	50	50	100%	232	150	(82)	(55%)	600	368	61%
TOTAL Pool Operating Expenses	485	525	40	8%	1,687	1,575	(112)	(7%)	6,300	4,613	73%
Maintenance											
Building - Improvements	0	167	167	100%	0	500	500	100%	2,000	2,000	100%
Building - Maintenance	1,738	1,708	(30)	(2%)	2,040	8,675	6,635	76%	28,050	26,010	93%
Elevator Contract	294	0	(294)	(100%)	882	0	(882)	(100%)	6,995	6,113	87%
Elevator Repairs/Maint.	438	83	(355)	(426%)	438	250	(188)	(75%)	1,000	562	56%
Generator Maintenance	0	100	100	100%	0	1,148	1,148	100%	2,048	2,048	100%
HVAC Contract/Maintenance	190	6,000	5,810	97%	190	6,450	6,260	97%	13,800	13,610	99%
HVAC Repairs	0	167	167	100%	96	500	404	81%	2,000	1,904	95%
Interior Cleaning Contract	2,800	2,800	0	0%	9,100	9,100	0	0%	37,200	28,100	76%
Janitorial Supplies	46	52	5	11%	174	155	(19)	(13%)	620	446	72%
Metal Screen Cleaning	0	0	0	0%	0	2,000	2,000	100%	8,000	8,000	100%
Plumbing: Maintenance	0	400	400	100%	528	1,200	672	56%	4,800	4,272	89%
Plumbing: Repairs / Water Damage	1,869	1,000	(869)	(87%)	3,484	3,000	(484)	(16%)	12,000	8,516	71%
Window Washing	0	3,300	3,300	100%	0	3,300	3,300	100%	6,600	6,600	100%
TOTAL Common Area Maintenance	7,376	15,777	8,401	53%	16,933	36,278	19,345	53%	125,113	108,180	86%
Security and Patrols											
Entry System Maintenance	229	100	(129)	(129%)	229	300	71	24%	1,200	971	81%
Fire Alarm Monitoring	54	0	(54)	(100%)	161	642	482	75%	642	482	75%
Fire Alarm Repairs	0	230	230	100%	0	690	690	100%	2,760	2,760	100%
Supplies	0	0	0	0%	116	200	84	42%	200	84	42%
TOTAL Security and Patrols	283	330	47	14%	505	1,832	1,327	72%	4,802	4,297	89%
Exterminating											
Exterior Pest Control	215	215	0	0%	646	646	0	0%	2,583	1,937	75%
TOTAL Exterminating	215	215	0	0%	646	646	0	0%	2,583	1,937	75%
Taxes - Real Property											
Federal Income Tax	0	0	0	0%	0	0	0	0%	6,000	6,000	100%
TOTAL Taxes - Real Property	0	0	0	0%	0	0	0	0%	6,000	6,000	100%
Telephone											
Cable TV	0	2,536	2,536	100%	8,230	7,608	(622)	(8%)	32,336	24,106	75%
Telephone	345	221	(124)	(56%)	1,036	663	(373)	(56%)	2,850	1,814	64%
TOTAL Telephone	345	2,757	2,412	87%	9,266	8,271	(995)	(12%)	35,186	25,920	74%

Unaudited

The Royal St. Andrew Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Administrative											
Condo Fees to Division	0	0	0	0%	236	236	0	0%	236	0	0%
Equipment/Services	142	0	(142)	(100%)	142	0	(142)	(100%)	0	(142)	0%
Licenses, Permits and Filing Fees	0	62	62	100%	250	312	62	20%	664	414	62%
Office Supplies/Expenses	168	238	70	29%	806	715	(91)	(13%)	2,860	2,054	72%
Reserve Study/Prof. Fees	0	0	0	0%	0	0	0	0%	3,000	3,000	100%
TOTAL Administrative Expenses	310	300	(10)	(3%)	1,434	1,263	(171)	(14%)	6,760	5,326	79%
Compensation											
Bonuses	0	0	0	0%	5,000	0	(5,000)	(100%)	5,000	0	0%
Federal Unemployment	5	38	34	88%	73	115	42	37%	460	387	84%
Health Benefits	0	450	450	100%	0	1,350	1,350	100%	5,400	5,400	100%
Maintenance Mgr. Payroll	1,984	2,500	516	21%	6,349	7,500	1,151	15%	30,000	23,651	79%
Manager's Salary	7,778	7,667	(112)	(1%)	23,119	23,000	(119)	(1%)	92,000	68,881	75%
Payroll Taxes	962	778	(184)	(24%)	3,397	2,333	(1,064)	(46%)	9,333	5,936	64%
Processing Fee	975	1,017	42	4%	3,441	3,050	(391)	(13%)	12,200	8,759	72%
TOTAL Compensation	11,704	12,449	745	6%	41,380	37,348	(4,031)	(11%)	154,393	113,013	73%
TOTAL General and Administrative Expenses	29,039	28,373	(666)	(2%)	92,486	85,481	(7,006)	(8%)	356,332	263,846	74%
TOTAL Operating Expenses	47,446	57,431	9,985	17%	153,865	169,004	15,139	9%	657,351	503,486	77%
TOTAL Expenses	47,446	57,431	9,985	17%	153,865	169,004	15,139	9%	657,351	503,486	77%
NET SURPLUS (DEFICIT)	7,390	(2,784)	10,174	(365%)	20,090	(3,563)	23,653	(664%)	113	(19,976)	(>999%)

Unaudited

The Royal St. Andrew Association, Inc.

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

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2026			YTD 03/31/2026			Budget				
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Reserve Allocation	24,992	24,992	0	0%	74,976	74,976	0	0%	299,904	224,928	75%
TOTAL Assessment Allocation	24,992	24,992	0	0%	74,976	74,976	0	0%	299,904	224,928	75%
TOTAL Assessments	24,992	24,992	0	0%	74,976	74,976	0	0%	299,904	224,928	75%
Other Income											
Interest Income	1,244	0	1,244	100%	3,508	0	3,508	100%	0	(3,508)	0%
TOTAL Other Income	1,244	0	1,244	100%	3,508	0	3,508	100%	0	(3,508)	0%
TOTAL Revenues	26,236	24,992	1,244	5%	78,484	74,976	3,508	5%	299,904	221,420	74%
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	0	0	0	0%	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	0	0	0	0%	119,433	0	(119,433)	(100%)	0	(119,433)	0%
Paving	0	0	0	0%	40,572	0	(40,572)	(100%)	0	(40,572)	0%
Plumbing Stack Cleaning	9,552	0	(9,552)	(100%)	50,066	0	(50,066)	(100%)	0	(50,066)	0%
Plumbing Stack Replacement	700	0	(700)	(100%)	1,332	15,000	13,668	91%	15,000	13,668	91%
Roof	7,548	0	(7,548)	(100%)	23,618	0	(23,618)	(100%)	0	(23,618)	0%
SIRS Exepense - Generators	0	0	0	0%	6,662	0	(6,662)	(100%)	0	(6,662)	0%
TOTAL Capital Expenditures	17,801	0	(17,801)	(100%)	292,937	30,000	(262,937)	(876%)	30,000	(262,937)	(876%)
TOTAL Capital Expenditures (Non-capitalized)	17,801	0	(17,801)	(100%)	292,937	30,000	(262,937)	(876%)	30,000	(262,937)	(876%)
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	8,436	24,992	16,556	66%	(214,453)	44,976	259,429	577%	269,904	484,357	179%
TOTAL Transfer to Reserves & Other Expenses	8,436	24,992	16,556	66%	(214,453)	44,976	259,429	577%	269,904	484,357	179%
TOTAL Expenses	26,236	24,992	(1,244)	(5%)	78,484	74,976	(3,508)	(5%)	299,904	221,420	74%
NET SURPLUS (DEFICIT)	0	0	0	0%	0	0	0	0%	0	0	0%

Unaudited