The Royal St. Andrew Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	(3) Miscellaneous	All Funds
	As of 10/31/2025	As of 10/31/2025	As of 10/31/2025	As of 10/31/2025
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	92,663	0	0	92,663
Cash - Operating Petty Cash	75	0	0	75
Cash - Enterprise ICS Oper	1,144,076	0	0	1,144,076
Cash - Replacement Fund	0	497,886	0	497,886
Cash - Valley Replacement Fund	0	313,721	0	313,721
Cash - Enterprise ICS REPL	0	3,812	0	3,812
Accounts Receivable	55,267	0	0	55,267
Prepaid Expenses	7,544	0	0	7,544
Prepaid Insurance	116,876	0	0	116,876
Interfund Assets (Liabilities)	(146,663)	146,663	0	0
Total Current Assets	1,269,838	962,081	0	2,231,920
TOTAL ASSETS	**1,269,838**	**962,081**	**0**	**2,231,920**
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	15,144	1,433	0	16,577
Prepaid Assessments	7,801	0	0	7,801
Deferred Assessments	131,929	0	0	131,929
Other Current Liabilities	6,300	0	0	6,300
Other Accrued Expenses	38,192	0	0	38,192
Security Deposits	2,100	0	0	2,100
Management Company Clearance Account	707	0	0	707
Insurance Claims	0	100,000	0	100,000
Deferred Revenue - General Reserves	0	942,520	0	942,520
Deferred Revenue - Interest	0	47,315	0	47,315
Client Payables Collection Notice	(205)	0	0	(205)
Client Payables NSF	(100)	0	0	(100)
Total Current Liabilities	201,869	1,091,268	0	1,293,137
TOTAL LIABILITIES	201,869	1,091,268	0	1,293,137
FUND BALANCES				
Prior Years Surplus (Deficit)	126,093	(129,187)	0	(3,094)
YTD Net Surplus (Deficit)	941,877	0	0	941,877
TOTAL FUND BALANCES	1,067,970	(129,187)	0	938,783
TOTAL LIABILITIES AND FUND BALANCES	**1,269,838**	**962,081**	**0**	**2,231,920**

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 10/31/2025				YTD 10/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	63,325	63,317	8	0%	633,249	633,173	76	0%	759,808	126,559	17%
TOTAL Regular Assessments	63,325	63,317	8	0%	633,249	633,173	76	0%	759,808	126,559	17%
Special Assessments											
Full Rate	551,000	0	551,000	100%	947,000	0	947,000	100%	0	(947,000)	0%
TOTAL Special Assessments	551,000	0	551,000	100%	947,000	0	947,000	100%	0	(947,000)	0%
Other Assessments											
Bulk Cable Assessment	2,640	2,640	0	0%	26,398	26,398	0	0%	31,677	5,280	17%
TOTAL Other Assessments	2,640	2,640	0	0%	26,398	26,398	0	0%	31,677	5,280	17%
Assessment Allocation											
Reserve Allocation	(16,646)	(16,646)	0	0%	(166,460)	(166,460)	0	0%	(199,750)	(33,290)	17%
TOTAL Assessment Allocation	(16,646)	(16,646)	0	0%	(166,460)	(166,460)	0	0%	(199,750)	(33,290)	17%
TOTAL Assessments	600,319	49,311	551,008	>999%	1,440,187	493,111	947,076	192%	591,735	(848,452)	(143%)
Other Income											
Late Payment Charges	2,118	0	2,118	100%	5,483	0	5,483	100%	0	(5,483)	0%
Late Payment Charges Waived	0	0	0	0%	(188)	0	(188)	(100%)	0	188	100%
Application Fees	0	35	(35)	(100%)	0	350	(350)	(100%)	420	420	100%
Construction Fees	0	120	(120)	(100%)	1,000	1,200	(200)	(17%)	1,440	440	31%
Rental Income- Unit 104	4,200	2,150	2,050	95%	18,950	21,100	(2,150)	(10%)	25,400	6,450	25%
Interest Income	431	0	431	100%	2,356	0	2,356	100%	0	(2,356)	0%
Miscellaneous Income	0	0	0	0%	3,958	0	3,958	100%	0	(3,958)	0%
Storage Fee Income	0	0	0	0%	1,800	1,500	300	20%	1,500	(300)	(20%)
TOTAL Other Income	6,749	2,305	4,444	193%	33,360	24,150	9,210	38%	28,760	(4,600)	(16%)
TOTAL Revenues	607,067	51,616	555,451	>999%	1,473,546	517,261	956,286	185%	620,495	(853,051)	(137%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	0	1,200	1,200	100%	442	4,300	3,858	90%	5,800	5,358	92%
Irrigation:Maint/Repair/Svc/Supply	0	63	63	100%	540	625	85	14%	750	210	28%
Landscape Contract	895	660	(235)	(36%)	6,523	6,600	77	1%	7,920	1,397	18%
TOTAL Landscape Maintenance	895	1,923	1,028	53%	7,505	11,525	4,020	35%	14,470	6,965	48%

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 10/31/2025				YTD 10/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Landscape Maintenance	895	1,925	1,028	53%	7,505	11,525	4,020	35%	14,470	6,965	48%
Pool Operating Expenses											
Contract - Pool Maintenance	475	475	0	0%	4,275	4,750	475	10%	5,700	1,425	25%
Pool Supplies & Repairs	0	0	0	0%	1,407	1,450	43	3%	1,600	193	12%
TOTAL Pool Operating Expenses	475	475	0	0%	5,682	6,200	518	8%	7,300	1,618	22%
Maintenance											
Building - Improvements	0	250	250	100%	0	2,500	2,500	100%	3,000	3,000	100%
Building - Maintenance	137	1,465	1,328	91%	10,719	14,654	3,935	27%	17,585	6,866	39%
Elevator Contract	294	0	(294)	(100%)	4,473	6,916	2,443	35%	6,916	2,443	35%
Elevator Phones	67	104	38	36%	1,147	1,618	471	29%	1,826	679	37%
Elevator Repairs/Maint.	0	167	167	100%	43	1,667	1,624	97%	2,000	1,957	98%
Generator Maintenance	0	250	250	100%	0	2,500	2,500	100%	3,000	3,000	100%
HVAC Contract/Maintenance	958	0	(958)	(100%)	6,708	15,000	8,292	55%	15,000	8,292	55%
HVAC Repairs	0	33	33	100%	2,584	333	(2,251)	(675%)	400	(2,184)	(546%)
Interior Cleaning Contract	3,500	3,500	0	0%	30,800	30,800	0	0%	37,100	6,300	17%
Janitorial Supplies	26	67	40	61%	435	667	231	35%	800	365	46%
Plumbing: Maintenance	0	400	400	100%	1,879	4,000	2,121	53%	4,800	2,921	61%
Plumbing: Repairs / Water Damage	0	583	583	100%	29,396	5,833	(23,563)	(404%)	7,000	(22,396)	(320%)
Window Washing	3,150	0	(3,150)	(100%)	6,300	3,150	(3,150)	(100%)	6,300	0	0%
TOTAL Common Area Maintenance	8,132	6,819	(1,313)	(19%)	94,485	89,638	(4,847)	(5%)	105,727	11,242	11%
Security and Patrols											
Entry System Maintenance	0	100	100	100%	77	1,000	923	92%	1,200	1,123	94%
Fire Alarm Monitoring	54	0	(54)	(100%)	1,124	642	(482)	(75%)	642	(482)	(75%)
Fire Alarm Repairs	350	117	(233)	(200%)	2,534	1,167	(1,367)	(117%)	1,400	(1,134)	(81%)
Supplies	0	50	50	100%	0	200	200	100%	200	200	100%
TOTAL Security and Patrols	404	267	(137)	(51%)	3,734	3,009	(725)	(24%)	3,442	(292)	(8%)
Exterminating											
Exterior Pest Control	215	209	(6)	(3%)	2,109	2,090	(19)	(1%)	2,508	399	16%
TOTAL Exterminating	215	209	(6)	(3%)	2,109	2,090	(19)	(1%)	2,508	399	16%
Taxes - Real Property											
Federal Income Tax	0	0	0	0%	6,722	3,000	(3,722)	(124%)	3,000	(3,722)	(124%)
TOTAL Taxes - Real Property	0	0	0	0%	6,722	3,000	(3,722)	(124%)	3,000	(3,722)	(124%)
Telephone											

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 10/31/2025				YTD 10/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Cable TV	2,743	2,640	(104)	(4%)	24,159	26,398	2,238	8%	31,677	7,518	24%
Telephone	370	232	(138)	(59%)	2,843	2,276	(567)	(25%)	2,740	(103)	(4%)
TOTAL Telephone	3,113	2,872	(241)	(8%)	27,002	28,674	1,671	6%	34,417	7,415	22%
Trash Removal											
Trash Removal	2,102	1,031	(1,071)	(104%)	11,377	10,310	(1,067)	(10%)	12,372	995	8%
TOTAL Trash Removal	2,102	1,031	(1,071)	(104%)	11,377	10,310	(1,067)	(10%)	12,372	995	8%
Water and Wastewater											
Water and Wastewater	8,056	4,814	(3,242)	(67%)	47,872	48,144	272	1%	57,773	9,901	17%
TOTAL Water and Wastewater	8,056	4,814	(3,242)	(67%)	47,872	48,144	272	1%	57,773	9,901	17%
Other Operating Expenses											
Inspections	589	0	(589)	(100%)	924	3,550	2,626	74%	3,550	2,626	74%
Rental Expense-Unit 104	0	211	211	100%	831	2,108	1,278	61%	2,530	1,699	67%
TOTAL Other Operating Expenses	589	211	(378)	(179%)	1,755	5,658	3,903	69%	6,080	4,325	71%
Electricity											
Electricity - General	1,776	1,682	(94)	(6%)	17,434	16,823	(612)	(4%)	20,187	2,753	14%
Natural Gas	215	100	(115)	(115%)	4,688	2,305	(2,383)	(103%)	2,705	(1,983)	(73%)
TOTAL Electricity	1,991	1,782	(208)	(12%)	22,122	19,128	(2,994)	(16%)	22,892	770	3%
TOTAL Direct Operating Expenses	25,971	20,403	(5,568)	(27%)	230,364	227,375	(2,989)	(1%)	269,981	39,617	15%
General and Administrative Expenses											
Professional Fees											
Appraisal Fees	0	0	0	0%	0	700	700	100%	700	700	100%
Auditing	0	0	0	0%	6,575	5,000	(1,575)	(32%)	5,000	(1,575)	(32%)
Legal	0	417	417	100%	2,280	4,167	1,887	45%	5,000	2,720	54%
Reserve Study	1,440	0	(1,440)	(100%)	2,880	2,500	(380)	(15%)	2,500	(380)	(15%)
TOTAL Professional Fees	1,440	417	(1,023)	(246%)	11,735	12,367	632	5%	13,200	1,465	11%
Bad Debts											
Bad Debt Expense	0	0	0	0%	2	0	(2)	(100%)	0	(2)	0%
TOTAL Bad Debts	0	0	0	0%	2	0	(2)	(100%)	0	(2)	0%
Homeowner Activities											
Decorating	0	0	0	0%	0	0	0	0%	500	500	100%
Social Events	0	0	0	0%	0	1,000	1,000	100%	2,000	2,000	100%
TOTAL Homeowner Activities	0	0	0	0%	0	1,000	1,000	100%	2,500	2,500	100%

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 10/31/2025				YTD 10/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Insurance											
General, Property & Liability	14,594	15,565	971	6%	157,494	155,650	(1,844)	(1%)	186,780	29,286	16%
Worker's Compensation	42	164	122	74%	1,386	1,641	255	16%	1,969	583	30%
TOTAL Insurance	14,636	15,729	1,093	7%	158,880	157,291	(1,589)	(1%)	188,749	29,869	16%
Contracted Services											
Management Contract	462	1,381	919	67%	4,620	13,813	9,193	67%	16,575	11,955	72%
TOTAL Contracted Services	462	1,381	919	67%	4,620	13,813	9,193	67%	16,575	11,955	72%
Administrative											
Condo Fees to Division	0	20	20	100%	259	197	(62)	(32%)	236	(23)	(10%)
Equipment/Services	0	0	0	0%	294	300	6	2%	300	6	2%
Licenses, Permits and Filing Fees	0	0	0	0%	641	862	221	26%	862	221	26%
Office Supplies/Expenses	505	150	(355)	(237%)	3,069	2,250	(819)	(36%)	2,550	(519)	(20%)
TOTAL Administrative Expenses	505	170	(336)	(198%)	4,263	3,609	(655)	(18%)	3,948	(315)	(8%)
Compensation											
Bonuses	0	0	0	0%	0	0	0	0%	1,000	1,000	100%
Federal Unemployment	0	33	33	100%	84	328	244	74%	394	310	79%
Health Benefits	552	450	(102)	(23%)	5,895	4,500	(1,395)	(31%)	5,400	(495)	(9%)
Maintenance Mgr. Payroll	2,468	2,730	263	10%	23,715	26,700	2,985	11%	31,560	7,845	25%
Manager's Salary	6,856	6,563	(293)	(4%)	75,254	65,625	(9,629)	(15%)	78,750	3,496	4%
Payroll Taxes	866	703	(162)	(23%)	7,646	7,033	(614)	(9%)	8,439	793	9%
Processing Fee	924	0	(924)	(100%)	9,211	0	(9,211)	(100%)	0	(9,211)	0%
TOTAL Compensation	11,664	10,479	(1,185)	(11%)	121,806	104,186	(17,620)	(17%)	125,543	3,737	3%
TOTAL General and Administrative Expenses	28,707	28,175	(532)	(2%)	301,305	292,265	(9,041)	(3%)	350,515	49,210	14%
TOTAL Operating Expenses	54,679	48,578	(6,100)	(13%)	531,670	519,640	(12,030)	(2%)	620,496	88,826	14%
TOTAL Expenses	54,679	48,578	(6,100)	(13%)	531,670	519,640	(12,030)	(2%)	620,496	88,826	14%
NET SURPLUS (DEFICIT)	552,389	3,038	549,351	>999%	941,877	(2,379)	944,256	(>999%)	(1)	(941,878)	>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 10/31/2025				YTD 10/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Special Assessments											
Full Rate	0	0	0	0%	1,090,437	0	1,090,437	100%	0	(1,090,437)	0%
TOTAL Special Assessments	0	0	0	0%	1,090,437	0	1,090,437	100%	0	(1,090,437)	0%
Assessment Allocation											
Reserve Allocation	16,646	16,646	0	0%	166,460	166,460	0	0%	199,750	33,290	17%
TOTAL Assessment Allocation	16,646	16,646	0	0%	166,460	166,460	0	0%	199,750	33,290	17%
TOTAL Assessments	16,646	16,646	0	0%	1,256,897	166,460	1,090,437	655%	199,750	(1,057,147)	(529%)
Other Income											
Interest Income	1,517	0	1,517	100%	17,383	0	17,383	100%	0	(17,383)	0%
TOTAL Other Income	1,517	0	1,517	100%	17,383	0	17,383	100%	0	(17,383)	0%
TOTAL Revenues	18,163	16,646	1,517	9%	1,274,280	166,460	1,107,820	666%	199,750	(1,074,530)	(538%)
Expenses											
Operating Expenses											
General and Administrative Expenses											
Bank Charges											
Bank Charges	0	(6)	(6)	100%	0	(60)	(60)	100%	(72)	(72)	100%
TOTAL Bank Charges	0	(6)	(6)	100%	0	(60)	(60)	100%	(72)	(72)	100%
TOTAL General and Administrative Expenses	0	(6)	(6)	100%	0	(60)	(60)	100%	(72)	(72)	100%
TOTAL Operating Expenses	0	(6)	(6)	100%	0	(60)	(60)	100%	(72)	(72)	100%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Carport/Walkway Canopies	0	21,221	21,221	100%	579,047	212,204	(366,843)	(173%)	254,646	(324,401)	(127%)
Common AC - Kitchen	7,325	0	(7,325)	(100%)	7,325	0	(7,325)	(100%)	0	(7,325)	0%
Common Area	0	0	0	0%	51,254	0	(51,254)	(100%)	0	(51,254)	0%
Concrete	557	0	(557)	(100%)	94,153	0	(94,153)	(100%)	0	(94,153)	0%
Elevator	39,811	14,111	(25,700)	(182%)	321,541	141,110	(180,431)	(128%)	169,332	(152,209)	(90%)
Furniture and Fixtures	0	0	0	0%	572	0	(572)	(100%)	0	(572)	0%
Garage Doors	0	0	0	0%	43	0	(43)	(100%)	0	(43)	0%
Painting	15,525	0	(15,525)	(100%)	15,525	0	(15,525)	(100%)	0	(15,525)	0%
Painting Exterior	0	0	0	0%	36,666	0	(36,666)	(100%)	0	(36,666)	0%

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 10/31/2025				YTD 10/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Parking Lot(s)	0	4,083	4,083	100%	3,064	40,830	37,766	92%	48,996	45,932	94%
Plumbing Stack Cleaning	0	0	0	0%	2,150	0	(2,150)	(100%)	0	(2,150)	0%
Plumbing Stack Replacement	0	1,250	1,250	100%	5,033	12,500	7,467	60%	15,000	9,967	66%
Pool Deck Furniture	0	0	0	0%	1,244	0	(1,244)	(100%)	0	(1,244)	0%
Roof	195,381	11,667	(183,714)	(>999%)	297,212	116,670	(180,542)	(155%)	140,004	(157,208)	(112%)
SIRS Exepense - Generators	8,500	0	(8,500)	(100%)	86,317	0	(86,317)	(100%)	0	(86,317)	0%
SIRS Expense - Waterproofing/Ext. Painting	0	0	0	0%	35,096	0	(35,096)	(100%)	0	(35,096)	0%
Utility Balcony Decorative Concrete	96,145	8,333	(87,812)	(>999%)	169,300	83,330	(85,970)	(103%)	99,996	(69,304)	(69%)
TOTAL Capital Expenditures	363,245	60,665	(302,580)	(499%)	1,705,542	606,644	(1,098,898)	(181%)	727,974	(977,568)	(134%)
TOTAL Capital Expenditures (Non-capitalized)	363,245	60,665	(302,580)	(499%)	1,705,542	606,644	(1,098,898)	(181%)	727,974	(977,568)	(134%)
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(345,082)	(21,538)	323,544	(>999%)	(431,262)	(215,380)	215,882	(100%)	(258,456)	172,806	(67%)
TOTAL Transfer to Reserves & Other Expenses	(345,082)	(21,538)	323,544	(>999%)	(431,262)	(215,380)	215,882	(100%)	(258,456)	172,806	(67%)
TOTAL Expenses	18,163	39,121	20,958	54%	1,274,280	391,204	(883,076)	(226%)	469,446	(804,834)	(171%)
NET SURPLUS (DEFICIT)	0	(22,475)	22,475	(100%)	0	(224,744)	224,744	(100%)	(269,696)	(269,696)	100%