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 09/30/2025	As of 09/30/2025	As of 09/30/2025	As of 09/30/2025
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	97,200	0	0	97,200
Cash - Operating Petty Cash	75	0	0	75
Cash - Enterprise ICS Oper	740,528	0	0	740,528
Cash - Replacement Fund	0	885,303	0	885,303
Cash - Valley Replacement Fund	0	313,002	0	313,002
Cash - Enterprise ICS REPL	0	9,105	0	9,105
Accounts Receivable	131,406	0	0	131,406
Prepaid Expenses	3,166	0	0	3,166
Prepaid Insurance	131,512	0	0	131,512
Interfund Assets (Liabilities)	(146,663)	146,663	0	0
Total Current Assets	957,223	1,354,073	0	2,311,296
TOTAL ASSETS	**957,223**	**1,354,073**	**0**	**2,311,296**
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	12,959	48,343	0	61,302
Prepaid Assessments	385,394	0	0	385,394
Other Accrued Expenses	38,617	0	0	38,617
Security Deposits	4,200	0	0	4,200
Management Company Clearance Account	707	0	0	707
Insurance Claims	0	100,000	0	100,000
Deferred Revenue - General Reserves	0	1,289,119	0	1,289,119
Deferred Revenue - Interest	0	45,798	0	45,798
Client Payables Collection Notice	(235)	0	0	(235)
Total Current Liabilities	441,642	1,483,260	0	1,924,902
TOTAL LIABILITIES	441,642	1,483,260	0	1,924,902
FUND BALANCES				
Prior Years Surplus (Deficit)	126,093	(129,187)	0	(3,094)
YTD Net Surplus (Deficit)	389,488	0	0	389,488
TOTAL FUND BALANCES	515,581	(129,187)	0	386,394
TOTAL LIABILITIES AND FUND BALANCES	**957,223**	**1,354,073**	**0**	**2,311,296**

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 09/30/2025				YTD 09/30/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	63,325	63,317	8	0%	569,924	569,856	68	0%	759,808	189,884	25%
TOTAL Regular Assessments	63,325	63,317	8	0%	569,924	569,856	68	0%	759,808	189,884	25%
Special Assessments											
Full Rate	396,000	0	396,000	100%	396,000	0	396,000	100%	0	(396,000)	0%
TOTAL Special Assessments	396,000	0	396,000	100%	396,000	0	396,000	100%	0	(396,000)	0%
Other Assessments											
Bulk Cable Assessment	2,640	2,640	0	0%	23,758	23,758	0	0%	31,677	7,919	25%
TOTAL Other Assessments	2,640	2,640	0	0%	23,758	23,758	0	0%	31,677	7,919	25%
Assessment Allocation											
Reserve Allocation	(16,646)	(16,646)	0	0%	(149,814)	(149,814)	0	0%	(199,750)	(49,936)	25%
TOTAL Assessment Allocation	(16,646)	(16,646)	0	0%	(149,814)	(149,814)	0	0%	(199,750)	(49,936)	25%
TOTAL Assessments	445,319	49,311	396,008	803%	839,868	443,800	396,068	89%	591,735	(248,133)	(42%)
Other Income											
Late Payment Charges	0	0	0	0%	3,365	0	3,365	100%	0	(3,365)	0%
Late Payment Charges Waived	0	0	0	0%	(188)	0	(188)	(100%)	0	188	100%
Application Fees	0	35	(35)	(100%)	0	315	(315)	(100%)	420	420	100%
Construction Fees	0	120	(120)	(100%)	1,000	1,080	(80)	(7%)	1,440	440	31%
Rental Income- Unit 104	0	2,150	(2,150)	(100%)	14,750	18,950	(4,200)	(22%)	25,400	10,650	42%
Interest Income	271	0	271	100%	1,925	0	1,925	100%	0	(1,925)	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	271	2,305	(2,034)	(88%)	26,611	21,845	4,766	22%	28,760	2,149	7%
TOTAL Revenues	445,589	51,616	393,973	763%	866,479	465,645	400,834	86%	620,495	(245,984)	(40%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	7	150	143	95%	442	3,100	2,658	86%	5,800	5,358	92%
Irrigation:Maint/Repair/Svc/Supply	48	63	15	23%	540	563	23	4%	750	210	28%
Landscape Contract	895	660	(235)	(36%)	5,628	5,940	312	5%	7,920	2,292	29%
TOTAL Landscape Maintenance	950	873	(78)	(9%)	6,610	9,603	2,993	31%	14,470	7,860	54%

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 09/30/2025				YTD 09/30/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Landscape Maintenance	950	875	(78)	(9%)	6,610	9,603	2,993	31%	14,470	7,860	54%
Pool Operating Expenses											
Contract - Pool Maintenance	475	475	0	0%	3,800	4,275	475	11%	5,700	1,900	33%
Pool Supplies & Repairs	134	150	16	11%	1,407	1,450	43	3%	1,600	193	12%
TOTAL Pool Operating Expenses	609	625	16	3%	5,207	5,725	518	9%	7,300	2,093	29%
Maintenance											
Building - Improvements	0	250	250	100%	0	2,250	2,250	100%	3,000	3,000	100%
Building - Maintenance	242	1,465	1,223	83%	10,582	13,189	2,607	20%	17,585	7,003	40%
Elevator Contract	294	0	(294)	(100%)	4,179	6,916	2,737	40%	6,916	2,737	40%
Elevator Phones	67	104	38	36%	1,080	1,514	434	29%	1,826	746	41%
Elevator Repairs/Maint.	0	167	167	100%	43	1,500	1,457	97%	2,000	1,957	98%
Generator Maintenance	0	250	250	100%	0	2,250	2,250	100%	3,000	3,000	100%
HVAC Contract/Maintenance	0	7,500	7,500	100%	5,750	15,000	9,250	62%	15,000	9,250	62%
HVAC Repairs	928	33	(895)	(>999%)	2,584	300	(2,285)	(762%)	400	(2,184)	(546%)
Interior Cleaning Contract	2,800	2,800	0	0%	27,300	27,300	0	0%	37,100	9,800	26%
Janitorial Supplies	59	67	8	12%	409	600	191	32%	800	391	49%
Plumbing: Maintenance	0	400	400	100%	1,879	3,600	1,721	48%	4,800	2,921	61%
Plumbing: Repairs / Water Damage	180	583	403	69%	29,396	5,250	(24,146)	(460%)	7,000	(22,396)	(320%)
Window Washing	0	0	0	0%	3,150	3,150	0	0%	6,300	3,150	50%
TOTAL Common Area Maintenance	4,570	13,619	9,050	66%	86,353	82,819	(3,534)	(4%)	105,727	19,374	18%
Security and Patrols											
Entry System Maintenance	0	100	100	100%	77	900	823	91%	1,200	1,123	94%
Fire Alarm Monitoring	54	0	(54)	(100%)	1,070	642	(428)	(67%)	642	(428)	(67%)
Fire Alarm Repairs	199	117	(83)	(71%)	2,184	1,050	(1,134)	(108%)	1,400	(784)	(56%)
Supplies	0	0	0	0%	0	150	150	100%	200	200	100%
TOTAL Security and Patrols	253	217	(36)	(17%)	3,331	2,742	(588)	(21%)	3,442	111	3%
Exterminating											
Exterior Pest Control	215	209	(6)	(3%)	1,894	1,881	(13)	(1%)	2,508	614	25%
TOTAL Exterminating	215	209	(6)	(3%)	1,894	1,881	(13)	(1%)	2,508	614	25%
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 09/30/2025				YTD 09/30/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Cable TV	2,743	2,640	(104)	(4%)	21,416	23,758	2,342	10%	31,677	10,261	32%
Telephone	300	232	(68)	(29%)	2,473	2,044	(429)	(21%)	2,740	267	10%
TOTAL Telephone	3,043	2,872	(172)	(6%)	23,889	25,802	1,913	7%	34,417	10,528	31%
Trash Removal											
Trash Removal	1,031	1,031	0	0%	9,275	9,279	5	0%	12,372	3,098	25%
TOTAL Trash Removal	1,031	1,031	0	0%	9,275	9,279	5	0%	12,372	3,098	25%
Water and Wastewater											
Water and Wastewater	4,059	4,814	755	16%	39,816	43,330	3,514	8%	57,773	17,957	31%
TOTAL Water and Wastewater	4,059	4,814	755	16%	39,816	43,330	3,514	8%	57,773	17,957	31%
Other Operating Expenses											
Inspections	0	0	0	0%	336	3,550	3,214	91%	3,550	3,214	91%
Rental Expense-Unit 104	0	211	211	100%	831	1,897	1,067	56%	2,530	1,699	67%
TOTAL Other Operating Expenses	0	211	211	100%	1,167	5,447	4,281	79%	6,080	4,913	81%
Electricity											
Electricity - General	1,890	1,682	(208)	(12%)	15,658	15,140	(518)	(3%)	20,187	4,529	22%
Natural Gas	140	75	(65)	(86%)	4,473	2,205	(2,268)	(103%)	2,705	(1,768)	(65%)
TOTAL Electricity	2,030	1,757	(273)	(16%)	20,131	17,345	(2,786)	(16%)	22,892	2,761	12%
TOTAL Direct Operating Expenses	16,761	26,228	9,467	36%	204,393	206,973	2,579	1%	269,981	65,588	24%
General and Administrative Expenses											
Professional Fees											
Appraisal Fees	0	0	0	0%	0	700	700	100%	700	700	100%
Auditing	4,575	0	(4,575)	(100%)	6,575	5,000	(1,575)	(32%)	5,000	(1,575)	(32%)
Legal	0	417	417	100%	2,280	3,750	1,470	39%	5,000	2,720	54%
Reserve Study	0	0	0	0%	1,440	2,500	1,060	42%	2,500	1,060	42%
TOTAL Professional Fees	4,575	417	(4,158)	(998%)	10,295	11,950	1,655	14%	13,200	2,905	22%
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 09/30/2025				YTD 09/30/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Insurance											
General, Property & Liability	19,797	15,565	(4,232)	(27%)	142,900	140,085	(2,815)	(2%)	186,780	43,880	23%
Worker's Compensation	42	164	122	74%	1,344	1,477	133	9%	1,969	625	32%
TOTAL Insurance	19,839	15,729	(4,110)	(26%)	144,244	141,562	(2,683)	(2%)	188,749	44,505	24%
Contracted Services											
Management Contract	462	1,381	919	67%	4,158	12,431	8,273	67%	16,575	12,417	75%
TOTAL Contracted Services	462	1,381	919	67%	4,158	12,431	8,273	67%	16,575	12,417	75%
Administrative											
Condo Fees to Division	0	20	20	100%	259	177	(82)	(46%)	236	(23)	(10%)
Equipment/Services	0	0	0	0%	294	300	6	2%	300	6	2%
Licenses, Permits and Filing Fees	125	0	(125)	(100%)	641	862	221	26%	862	221	26%
Office Supplies/Expenses	524	300	(224)	(75%)	2,564	2,100	(464)	(22%)	2,550	(14)	(1%)
TOTAL Administrative Expenses	649	320	(329)	(103%)	3,758	3,439	(319)	(9%)	3,948	190	5%
Compensation											
Bonuses	0	0	0	0%	0	0	0	0%	1,000	1,000	100%
Federal Unemployment	0	33	33	100%	84	295	211	72%	394	310	79%
Health Benefits	0	450	450	100%	4,792	4,050	(742)	(18%)	5,400	608	11%
Maintenance Mgr. Payroll	2,310	2,730	420	15%	21,248	23,970	2,723	11%	31,560	10,313	33%
Manager's Salary	7,406	6,563	(843)	(13%)	68,950	59,063	(9,888)	(17%)	78,750	9,800	12%
Payroll Taxes	844	703	(141)	(20%)	6,781	6,329	(451)	(7%)	8,439	1,658	20%
Processing Fee	910	0	(910)	(100%)	8,288	0	(8,288)	(100%)	0	(8,288)	0%
TOTAL Compensation	11,469	10,479	(991)	(9%)	110,142	93,707	(16,435)	(18%)	125,543	15,401	12%
TOTAL General and Administrative Expenses	36,994	28,325	(8,669)	(31%)	272,598	264,089	(8,509)	(3%)	350,515	77,917	22%
TOTAL Operating Expenses	53,755	54,553	798	1%	476,991	471,062	(5,929)	(1%)	620,496	143,505	23%
TOTAL Expenses	53,755	54,553	798	1%	476,991	471,062	(5,929)	(1%)	620,496	143,505	23%
NET SURPLUS (DEFICIT)	391,834	(2,937)	394,771	(>999%)	389,488	(5,417)	394,905	(>999%)	(1)	(389,489)	>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 09/30/2025				YTD 09/30/2025				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%	149,814	149,814	0	0%	199,750	49,936	25%
TOTAL Assessment Allocation	16,646	16,646	0	0%	149,814	149,814	0	0%	199,750	49,936	25%
TOTAL Assessments	16,646	16,646	0	0%	1,240,251	149,814	1,090,437	728%	199,750	(1,040,501)	(521%)
Other Income											
Interest Income	2,208	0	2,208	100%	15,866	0	15,866	100%	0	(15,866)	0%
TOTAL Other Income	2,208	0	2,208	100%	15,866	0	15,866	100%	0	(15,866)	0%
TOTAL Revenues	18,854	16,646	2,208	13%	1,256,117	149,814	1,106,303	738%	199,750	(1,056,367)	(529%)
Expenses											
Operating Expenses											
General and Administrative Expenses											
Bank Charges											
Bank Charges	0	(6)	(6)	100%	0	(54)	(54)	100%	(72)	(72)	100%
TOTAL Bank Charges	0	(6)	(6)	100%	0	(54)	(54)	100%	(72)	(72)	100%
TOTAL General and Administrative Expenses	0	(6)	(6)	100%	0	(54)	(54)	100%	(72)	(72)	100%
TOTAL Operating Expenses	0	(6)	(6)	100%	0	(54)	(54)	100%	(72)	(72)	100%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Carport/Walkway Canopies	282,533	21,221	(261,312)	(>999%)	579,047	190,983	(388,064)	(203%)	254,646	(324,401)	(127%)
Common Area	0	0	0	0%	51,254	0	(51,254)	(100%)	0	(51,254)	0%
Concrete	0	0	0	0%	93,596	0	(93,596)	(100%)	0	(93,596)	0%
Elevator	1,032	14,111	13,079	93%	281,730	126,999	(154,731)	(122%)	169,332	(112,398)	(66%)
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 Exterior	0	0	0	0%	36,666	0	(36,666)	(100%)	0	(36,666)	0%
Parking Lot(s)	0	4,083	4,083	100%	3,064	36,747	33,683	92%	48,996	45,932	94%
Plumbing Stack Cleaning	2,150	0	(2,150)	(100%)	2,150	0	(2,150)	(100%)	0	(2,150)	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 09/30/2025				YTD 09/30/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Plumbing Stack Replacement	0	1,250	1,250	100%	5,033	11,250	6,217	55%	15,000	9,967	66%
Pool Deck Furniture	0	0	0	0%	1,244	0	(1,244)	(100%)	0	(1,244)	0%
Roof	44,760	11,667	(33,093)	(284%)	101,831	105,003	3,172	3%	140,004	38,173	27%
SIRS Exepense - Generators	55,118	0	(55,118)	(100%)	77,817	0	(77,817)	(100%)	0	(77,817)	0%
SIRS Expense - Waterproofing/Ext. Painting	0	0	0	0%	35,096	0	(35,096)	(100%)	0	(35,096)	0%
Utility Balcony Decorative Concrete	0	8,333	8,333	100%	73,155	74,997	1,842	2%	99,996	26,841	27%
TOTAL Capital Expenditures	385,593	60,665	(324,928)	(536%)	1,342,297	545,979	(796,318)	(146%)	727,974	(614,323)	(84%)
TOTAL Capital Expenditures (Non-capitalized)	385,593	60,665	(324,928)	(536%)	1,342,297	545,979	(796,318)	(146%)	727,974	(614,323)	(84%)
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(366,739)	(21,538)	345,201	(>999%)	(86,180)	(193,842)	(107,662)	56%	(258,456)	(172,276)	67%
TOTAL Transfer to Reserves & Other Expenses	(366,739)	(21,538)	345,201	(>999%)	(86,180)	(193,842)	(107,662)	56%	(258,456)	(172,276)	67%
TOTAL Expenses	18,854	39,121	20,267	52%	1,256,117	352,083	(904,034)	(257%)	469,446	(786,671)	(168%)
NET SURPLUS (DEFICIT)	0	(22,475)	22,475	(100%)	0	(202,269)	202,269	(100%)	(269,696)	(269,696)	100%

Unaudited