

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	As of	As of	As of
	06/30/2025	06/30/2025	06/30/2025	06/30/2025
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	87,062	0	0	87,062
Cash - Operating Petty Cash	75	0	0	75
Cash - Enterprise ICS Oper	1,169,947	0	0	1,169,947
Cash - Valley Replacement Fund	0	310,772	0	310,772
Cash - Enterprise ICS REPL	0	491,518	0	491,518
Accounts Receivable	18,363	0	0	18,363
Prepaid Expenses	1,079	0	0	1,079
Prepaid Insurance	41,444	0	0	41,444
Interfund Assets (Liabilities)	(1,105,599)	1,105,599	0	0
Total Current Assets	212,372	1,907,888	0	2,120,260
TOTAL ASSETS	212,372	1,907,888	0	2,120,260
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	3,711	1,433	0	5,144
Prepaid Assessments	66,074	0	0	66,074
Other Accrued Expenses	38,667	0	0	38,667
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	1,766,949	0	1,766,949
Deferred Revenue - Interest	0	39,506	0	39,506
Client Payables Collection Notice	(205)	0	0	(205)
Total Current Liabilities	113,154	1,907,888	0	2,021,042
TOTAL LIABILITIES	113,154	1,907,888	0	2,021,042
FUND BALANCES				
Prior Years Surplus (Deficit)	126,093	0	0	126,093
YTD Net Surplus (Deficit)	(26,875)	0	0	(26,875)
TOTAL FUND BALANCES	99,218	0	0	99,218
TOTAL LIABILITIES AND FUND BALANCES	212,372	1,907,888	0	2,120,260

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 06/30/2025			Var %	YTD 06/30/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	63,325	46,672	16,654	36%	379,950	280,029	99,921	36%	560,058	180,109	32%
TOTAL Regular Assessments	63,325	46,672	16,654	36%	379,950	280,029	99,921	36%	560,058	180,109	32%
Special Assessments											
Full Rate	(1,090,437)	0	(1,090,437)	(100%)	0	0	0	0%	0	0	0%
TOTAL Special Assessments	(1,090,437)	0	(1,090,437)	(100%)	0	0	0	0%	0	0	0%
Other Assessments											
Bulk Cable Assessment	2,640	2,640	0	0%	15,839	15,839	0	0%	31,677	15,839	50%
TOTAL Other Assessments	2,640	2,640	0	0%	15,839	15,839	0	0%	31,677	15,839	50%
Assessment Allocation											
Reserve Allocation	(16,646)	(16,646)	0	0%	(99,876)	(99,876)	0	0%	(199,750)	(99,874)	50%
TOTAL Assessment Allocation	(16,646)	(16,646)	0	0%	(99,876)	(99,876)	0	0%	(199,750)	(99,874)	50%
TOTAL Assessments	(1,041,118)	32,665	(1,073,783)	(>999%)	295,912	195,992	99,921	51%	391,985	96,073	25%
Other Income											
Late Payment Charges	0	0	0	0%	2,345	0	2,345	100%	0	(2,345)	0%
Late Payment Charges Waived	0	0	0	0%	(188)	0	(188)	(100%)	0	188	100%
Application Fees	0	35	(35)	(100%)	0	210	(210)	(100%)	420	420	100%
Construction Fees	500	120	380	317%	500	720	(220)	(31%)	1,440	940	65%
Rental Income- Unit 104	0	2,100	(2,100)	(100%)	6,350	12,600	(6,250)	(50%)	25,400	19,050	75%
Finance Fees	913	0	913	100%	1,121	0	1,121	100%	0	(1,121)	0%
Miscellaneous Income	0	0	0	0%	3,958	0	3,958	100%	0	(3,958)	0%
Storage Fee Income	0	0	0	0%	300	1,500	(1,200)	(80%)	1,500	1,200	80%
TOTAL Other Income	1,413	2,255	(842)	(37%)	14,386	15,030	(644)	(4%)	28,760	14,374	50%
TOTAL Revenues	(1,039,705)	34,920	(1,074,625)	(>999%)	310,298	211,022	99,276	47%	420,745	110,447	26%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	0	150	150	100%	434	2,650	2,216	84%	5,800	5,366	93%
	74	63	(12)	(18%)	414	375	(39)	(10%)	750	336	45%
Irrigation: Maint/Repair/Svc/Supply	895	660	(235)	(36%)	2,943	3,960	1,017	26%	7,920	4,977	63%
Landscape Contract											
TOTAL Landscape Maintenance	969	873	(96)	(11%)	3,791	6,995	3,204	46%	14,470	10,670	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			YTD			Budget		
	06/30/2025			06/30/2025					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual
	2025	06/30	(2025)	(111%)	2025	06/30	2025	(40%)	14,470
TOTAL LANDSCAPE MAINTENANCE									
Pool Operating Expenses									
Contract - Pool Maintenance	475	475	0	0%	2,375	2,850	475	17%	5,700
Pool Supplies & Repairs	0	150	150	100%	712	300	(412)	(137%)	1,600
TOTAL Pool Operating Expenses	475	625	150	24%	3,087	3,150	63	2%	7,300
Maintenance									
Building - Improvements	(181)	250	431	172%	0	1,500	1,500	100%	3,000
Building - Maintenance	78	1,465	1,387	95%	9,349	8,793	(557)	(6%)	17,585
Elevator Contract	550	0	(550)	(100%)	3,297	6,916	3,619	52%	6,916
Elevator Phones	116	52	(64)	(124%)	682	1,254	572	46%	1,826
Elevator Repairs/Maint.	0	167	167	100%	0	1,000	1,000	100%	2,000
Generator Maintenance	0	250	250	100%	0	1,500	1,500	100%	3,000
HVAC Contract/Maintenance	0	0	0	0%	5,750	7,500	1,750	23%	15,000
HVAC Repairs	1,241	33	(1,208)	(>999%)	1,534	200	(1,334)	(667%)	400
Interior Cleaning Contract	2,800	2,800	0	0%	18,200	18,200	0	0%	37,100
Janitorial Supplies	32	67	35	52%	245	400	155	39%	800
Plumbing: Maintenance	59	400	341	85%	1,847	2,400	553	23%	4,800
Plumbing: Repairs / Water Damage	9,575	583	(8,992)	(>999%)	27,541	3,500	(24,041)	(687%)	7,000
Window Washing	3,150	0	(3,150)	(100%)	3,150	3,150	0	0%	6,300
TOTAL Common Area Maintenance	17,420	6,067	(11,353)	(187%)	71,596	56,313	(15,283)	(27%)	105,727
Security and Patrols									
Fire Alarm Monitoring	54	0	(54)	(100%)	910	642	(268)	(42%)	642
Fire Alarm Repairs	0	117	117	100%	853	700	(153)	(22%)	1,400
Gate Maintenance	0	100	100	100%	77	600	523	87%	1,200
Supplies	0	0	0	0%	0	100	100	100%	200
TOTAL Security and Patrols	54	217	163	75%	1,839	2,042	203	10%	3,442
Exterminating									
Exterior Pest Control	209	209	0	0%	1,254	1,254	0	0%	2,508
TOTAL Exterminating	209	209	0	0%	1,254	1,254	0	0%	2,508
Taxes - Real Property									
Federal Income Tax	0	0	0	0%	6,722	3,000	(3,722)	(124%)	3,000
TOTAL Taxes - Real Property	0	0	0	0%	6,722	3,000	(3,722)	(124%)	3,000
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			YTD			Budget		
	06/30/2025			06/30/2025					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Cable TV	2,637	2,640	3	0%	13,184	15,839	2,654	17%	\$ Annual
Telephone	51	232	181	78%	1,220	1,348	128	10%	\$ Remaining
TOTAL Telephone	2,689	2,872	183	6%	14,404	17,187	2,782	16%	31,677
Trash Removal									18,493
Trash Removal	1,031	1,031	1	0%	6,183	6,186	3	0%	2,740
TOTAL Trash Removal	1,031	1,031	1	0%	6,183	6,186	3	0%	2,740
Water and Wastewater									1,520
Water and Wastewater	4,178	4,814	637	13%	27,767	28,887	1,119	4%	34,417
TOTAL Water and Wastewater	4,178	4,814	637	13%	27,767	28,887	1,119	4%	20,013
Other Operating Expenses									58%
Inspections	0	0	0	0%	336	3,550	3,214	91%	
Rental Expense--Unit 104	0	211	211	100%	831	1,265	434	34%	3,550
TOTAL Other Operating Expenses	0	211	211	100%	1,167	4,815	3,648	76%	3,214
Electricity									1,699
Electricity - General	1,910	1,682	(228)	(14%)	10,190	10,094	(96)	(1%)	6,080
Natural Gas	183	80	(103)	(129%)	4,201	2,030	(2,171)	(107%)	4,913
TOTAL Electricity	2,093	1,762	(331)	(19%)	14,391	12,124	(2,267)	(19%)	9,997
TOTAL Direct Operating Expenses	29,116	18,681	(10,436)	(56%)	152,201	141,941	(10,260)	(7%)	(1,496)
General and Administrative Expenses									22,892
Professional Fees									8,501
Appraisal Fees	0	0	0	0%	0	700	700	100%	269,981
Auditing	2,000	0	(2,000)	(100%)	2,000	5,000	3,000	60%	117,780
Legal	459	417	(42)	(10%)	2,280	2,500	220	9%	700
Reserve Study	0	2,500	2,500	100%	0	2,500	2,500	100%	5,000
TOTAL Professional Fees	2,459	2,917	458	16%	4,280	10,700	6,420	60%	2,720
Bad Debts									2,500
Bad Debt Expense	0	0	0	0%	2	0	(2)	(100%)	13,200
TOTAL Bad Debts	0	0	0	0%	2	0	(2)	(100%)	8,920
Homeowner Activities									0
Decorating	0	0	0	0%	0	0	0	0%	0
Social Events	0	0	0	0%	0	1,000	1,000	100%	500
TOTAL Homeowner Activities	0	0	0	0%	0	1,000	1,000	100%	2,000

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		
	06/30/2025			06/30/2025					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Insurance									
General, Property & Liability	14,890	15,565	675	4%	98,823	93,390	(5,433)	(6%)	186,780
Worker's Compensation	42	164	122	74%	1,218	984	(234)	(24%)	1,969
TOTAL Insurance	14,932	15,729	797	5%	100,041	94,374	(5,666)	(6%)	188,749
Contracted Services									
Management Contract	462	1,381	919	67%	2,772	8,288	5,516	67%	16,575
TOTAL Contracted Services	462	1,381	919	67%	2,772	8,288	5,516	67%	16,575
Administrative									
Condo Fees to Division	259	20	(239)	(>999%)	259	118	(141)	(119%)	236
Equipment/Services	69	0	(69)	(100%)	193	300	107	36%	300
Licenses, Permits and Filing Fees	205	0	(205)	(100%)	516	512	(4)	(1%)	862
Office Supplies/Expenses	315	150	(165)	(110%)	1,602	1,500	(102)	(7%)	2,550
TOTAL Administrative Expenses	847	170	(678)	(399%)	2,570	2,430	(140)	(6%)	3,948
Compensation									
Bonuses	0	0	0	0%	0	0	0	0%	1,000
Federal Unemployment	0	33	33	100%	84	197	113	57%	394
Health Benefits	553	450	(103)	(23%)	3,308	2,700	(608)	(23%)	5,400
Maintenance Mgr. Payroll	2,318	2,130	(188)	(9%)	14,153	15,780	1,627	10%	31,560
Manager's Salary	6,885	6,563	(323)	(5%)	48,715	39,375	(9,340)	(24%)	78,750
Payroll Taxes	845	703	(142)	(20%)	3,758	4,220	462	11%	8,439
Processing Fee	877	0	(877)	(100%)	5,291	0	(5,291)	(100%)	0
TOTAL Compensation	11,479	9,879	(1,600)	(16%)	75,307	62,271	(13,036)	(21%)	125,543
TOTAL General and Administrative Expenses	30,179	30,075	(104)	0%	184,972	179,064	(5,908)	(3%)	350,515
TOTAL Operating Expenses	59,295	48,756	(10,539)	(22%)	337,173	321,005	(16,168)	(5%)	620,496
TOTAL Expenses	59,295	48,756	(10,539)	(22%)	337,173	321,005	(16,168)	(5%)	620,496
NET SURPLUS (DEFICIT)	(1,099,000)	(13,836)	(1,085,164)	>999%	(26,875)	(109,983)	83,108	(76%)	(199,751)
									(172,876)

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 06/30/2025			Var %	YTD 06/30/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Special Assessments											
Full Rate	1,090,437	0	1,090,437	100%	1,090,437	0	1,090,437	100%	0	(1,090,437)	0%
TOTAL Special Assessments	1,090,437	0	1,090,437	100%	1,090,437	0	1,090,437	100%	0	(1,090,437)	0%
Assessment Allocation											
Reserve Allocation	16,646	16,646	0	0%	99,876	99,876	0	0%	199,750	99,874	50%
TOTAL Assessment Allocation	16,646	16,646	0	0%	99,876	99,876	0	0%	199,750	99,874	50%
TOTAL Assessments	1,107,083	16,646	1,090,437	>999%	1,190,313	99,876	1,090,437	>999%	199,750	(990,563)	(496%)
Other Income											
Interest Income	1,495	0	1,495	100%	9,574	0	9,574	100%	0	(9,574)	0%
TOTAL Other Income	1,495	0	1,495	100%	9,574	0	9,574	100%	0	(9,574)	0%
TOTAL Revenues	1,108,578	16,646	1,091,932	>999%	1,199,887	99,876	1,100,011	>999%	199,750	(1,000,137)	(501%)
Expenses											
Operating Expenses											
General and Administrative Expenses											
Bank Charges											
Bank Charges	0	(6)	(6)	100%	0	(36)	(36)	100%	(72)	(72)	100%
TOTAL Bank Charges	0	(6)	(6)	100%	0	(36)	(36)	100%	(72)	(72)	100%
TOTAL General and Administrative Expenses	0	(6)	(6)	100%	0	(36)	(36)	100%	(72)	(72)	100%
TOTAL Operating Expenses	0	(6)	(6)	100%	0	(36)	(36)	100%	(72)	(72)	100%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Carport/Walkway Canopies	0	21,220	21,220	100%	296,514	127,320	(169,194)	(133%)	254,646	(41,868)	(16%)
Common Area	0	0	0	0%	51,254	0	(51,254)	(100%)	0	(51,254)	0%
Concrete	80,188	0	(80,188)	(100%)	83,472	0	(83,472)	(100%)	0	(83,472)	0%
Elevator	159,245	14,111	(145,134)	(>999%)	169,226	84,666	(84,560)	(100%)	169,332	106	0%
Furniture and Fixtures	305	0	(305)	(100%)	572	0	(572)	(100%)	0	(572)	0%
Garage Doors	43	0	(43)	(100%)	43	0	(43)	(100%)	0	(43)	0%
Parking Lot(s)	0	4,083	4,083	100%	3,064	24,498	21,434	87%	48,996	45,932	94%
Plumbing Stack Replacement	0	1,250	1,250	100%	2,422	7,500	5,078	68%	15,000	12,578	84%
Pool Deck Furniture	0	0	0	0%	1,244	0	(1,244)	(100%)	0	(1,244)	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			YTD			Budget		
	06/30/2025			06/30/2025					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Roof	1,550	11,667	10,117	87%	50,998	70,002	19,004	27%	\$ Annual
SIRS Exepense - Generators	22,699	0	(22,699)	(100%)	22,699	0	(22,699)	(100%)	140,004
Utility Balcony Decorative Concrete	50	8,333	8,283	99%	3,834	49,998	46,164	92%	0
TOTAL Capital Expenditures	264,079	60,664	(203,415)	(335%)	685,342	363,984	(321,358)	(88%)	99,996
TOTAL Capital Expenditures (Non-capitalized)	264,079	60,664	(203,415)	(335%)	685,342	363,984	(321,358)	(88%)	727,974
Transfer to Reserves & Other Expenses									42,632
Transfer to Deferred Revenues	844,499	(21,538)	(866,037)	>999%	514,544	(129,228)	(643,772)	498%	727,974
TOTAL Transfer to Reserves & Other Expenses	844,499	(21,538)	(866,037)	>999%	514,544	(129,228)	(643,772)	498%	42,632
TOTAL Expenses	1,108,578	39,120	(1,069,458)	(>999%)	1,199,887	234,720	(965,167)	(411%)	(773,000)
NET SURPLUS (DEFICIT)	0	(22,474)	22,474	(100%)	0	(134,844)	134,844	(100%)	(773,000)
									469,446
									(730,441)
									(269,696)
									100%