

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
	11/30/2025	11/30/2025	11/30/2025	11/30/2025
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	99,525	0	0	99,525
Cash - Operating Petty Cash	75	0	0	75
Cash - Enterprise ICS Oper	1,098,209	0	0	1,098,209
Cash - Replacement Fund	0	95,101	0	95,101
Cash - Valley Replacement Fund	0	314,369	0	314,369
Cash - Enterprise ICS REPL	0	415,426	0	415,426
Accounts Receivable	47,590	0	0	47,590
Prepaid Expenses	6,172	0	0	6,172
Prepaid Insurance	102,240	0	0	102,240
Interfund Assets (Liabilities)	(1,093,663)	1,093,663	0	0
Total Current Assets	260,148	1,918,560	0	2,178,708
TOTAL ASSETS	260,148	1,918,560	0	2,178,708
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	9,795	260,166	0	269,961
Prepaid Assessments	3,973	0	0	3,973
Deferred Assessments	65,965	0	0	65,965
Other Current Liabilities	4,200	0	0	4,200
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	1,639,175	0	1,639,175
Deferred Revenue - Interest	0	48,406	0	48,406
Client Payables Collection Notice	(205)	0	0	(205)
Total Current Liabilities	124,726	2,047,747	0	2,172,473
TOTAL LIABILITIES	124,726	2,047,747	0	2,172,473
FUND BALANCES				
Prior Years Surplus (Deficit)	126,093	(129,187)	0	(3,094)
YTD Net Surplus (Deficit)	9,328	0	0	9,328
TOTAL FUND BALANCES	135,421	(129,187)	0	6,234
TOTAL LIABILITIES AND FUND BALANCES	260,148	1,918,560	0	2,178,708

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 11/30/2025			Var %	YTD 11/30/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	63,325	63,317	8	0%	696,574	696,491	83	0%	759,808	63,234	8%
TOTAL Regular Assessments	63,325	63,317	8	0%	696,574	696,491	83	0%	759,808	63,234	8%
Special Assessments											
Full Rate	(947,000)	0	(947,000)	(100%)	0	0	0	0%	0	0	0%
TOTAL Special Assessments	(947,000)	0	(947,000)	(100%)	0	0	0	0%	0	0	0%
Other Assessments											
Bulk Cable Assessment	2,640	2,640	0	0%	29,037	29,037	0	0%	31,677	2,640	8%
TOTAL Other Assessments	2,640	2,640	0	0%	29,037	29,037	0	0%	31,677	2,640	8%
Assessment Allocation											
Reserve Allocation	(16,646)	(16,646)	0	0%	(183,106)	(183,106)	0	0%	(199,750)	(16,644)	8%
TOTAL Assessment Allocation	(16,646)	(16,646)	0	0%	(183,106)	(183,106)	0	0%	(199,750)	(16,644)	8%
TOTAL Assessments	(897,681)	49,311	(946,992)	(>999%)	542,505	542,422	83	0%	591,735	49,230	8%
Other Income											
Late Payment Charges	0	0	0	0%	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	150	35	115	329%	150	385	(235)	(61%)	420	270	64%
Construction Fees	0	120	(120)	(100%)	1,000	1,320	(320)	(24%)	1,440	440	31%
Rental Income- Unit 104	2,100	2,150	(50)	(2%)	21,050	23,250	(2,200)	(9%)	25,400	4,350	17%
Interest Income	760	0	760	100%	3,116	0	3,116	100%	0	(3,116)	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	3,010	2,305	705	31%	36,369	26,455	9,914	37%	28,760	(7,609)	(26%)
TOTAL Revenues	(894,672)	51,616	(946,288)	(>999%)	578,875	568,877	9,998	2%	620,495	41,620	7%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	0	1,350	1,350	100%	442	5,650	5,208	92%	5,800	5,358	92%
	136	63	(74)	(118%)	676	688	12	2%	750	74	10%
Irrigation:Maint/Repair/Svc/Supply	895	660	(235)	(36%)	7,418	7,260	(158)	(2%)	7,920	502	6%
Landscape Contract											
TOTAL Landscape Maintenance	1,031	2,072	1,041	50%	8,526	12,508	5,052	37%	14,470	5,024	41%
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		
	11/30/2025			11/30/2025					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual
	1,031	2,013	1,042	50%	0,330	13,330	3,002	31%	14,470
TOTAL LANDSCAPE MAINTENANCE	475	475	0	0%	4,750	5,225	475	9%	5,700
Pool Operating Expenses	0	0	0	0%	1,407	1,450	43	3%	1,600
Contract - Pool Maintenance									950
Pool Supplies & Repairs									193
TOTAL Pool Operating Expenses	475	475	0	0%	6,157	6,675	518	8%	7,300
Maintenance									1,143
Building - Improvements	0	250	250	100%	0	2,750	2,750	100%	3,000
Building - Maintenance	149	1,465	1,317	90%	10,868	16,120	5,252	33%	17,585
Elevator Contract	294	0	(294)	(100%)	4,767	6,916	2,149	31%	6,916
Elevator Phones	67	104	38	36%	1,213	1,722	509	30%	1,826
Elevator Repairs/Maint.	0	167	167	100%	43	1,833	1,791	98%	2,000
Generator Maintenance	0	250	250	100%	0	2,750	2,750	100%	3,000
HVAC Contract/Maintenance	990	0	(990)	(100%)	7,699	15,000	7,301	49%	15,000
HVAC Repairs	0	33	33	100%	2,584	367	(2,218)	(605%)	400
Interior Cleaning Contract	2,800	2,800	0	0%	33,600	33,600	0	0%	37,100
Janitorial Supplies	12	67	55	82%	447	733	286	39%	800
Plumbing: Maintenance	0	400	400	100%	1,879	4,400	2,521	57%	4,800
Plumbing: Repairs / Water Damage	0	583	583	100%	29,396	6,417	(22,980)	(358%)	7,000
Window Washing	0	3,150	3,150	100%	6,300	6,300	0	0%	6,300
TOTAL Common Area Maintenance	4,311	9,269	4,958	53%	98,797	98,908	111	0%	105,727
Security and Patrols									6,930
Entry System Maintenance	0	100	100	100%	77	1,100	1,023	93%	1,200
Fire Alarm Monitoring	54	0	(54)	(100%)	1,177	642	(535)	(83%)	642
Fire Alarm Repairs	0	117	117	100%	2,534	1,283	(1,250)	(97%)	1,400
Supplies	0	0	0	0%	0	200	200	100%	200
TOTAL Security and Patrols	54	217	163	75%	3,788	3,225	(562)	(17%)	3,442
Exterminating									(346)
Exterior Pest Control	215	209	(6)	(3%)	2,324	2,299	(25)	(1%)	2,508
TOTAL Exterminating	215	209	(6)	(3%)	2,324	2,299	(25)	(1%)	2,508
Taxes - Real Property									184
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									(3,722)

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 %
Cable TV	2,743	2,640	(104)	(4%)	26,903	29,037	2,135	7%	31,677	4,774	15%
Telephone	335	232	(103)	(45%)	3,178	2,508	(670)	(27%)	2,740	(438)	(16%)
TOTAL Telephone	3,079	2,872	(207)	(7%)	30,081	31,545	1,464	5%	34,417	4,336	13%
Trash Removal											
Trash Removal	41	1,031	990	96%	11,418	11,341	(77)	(1%)	12,372	954	8%
TOTAL Trash Removal	41	1,031	990	96%	11,418	11,341	(77)	(1%)	12,372	954	8%
Water and Wastewater											
Water and Wastewater	285	4,814	4,530	94%	48,157	52,959	4,802	9%	57,773	9,616	17%
TOTAL Water and Wastewater	285	4,814	4,530	94%	48,157	52,959	4,802	9%	57,773	9,616	17%
Other Operating Expenses											
Inspections	398	0	(398)	(100%)	1,322	3,550	2,228	63%	3,550	2,228	63%
Rental Expense-Unit 104	0	211	211	100%	831	2,319	1,488	64%	2,530	1,699	67%
TOTAL Other Operating Expenses	398	211	(187)	(89%)	2,153	5,869	3,716	63%	6,080	3,927	65%
Electricity											
Electricity - General	1,636	1,682	46	3%	19,070	18,505	(565)	(3%)	20,187	1,117	6%
Natural Gas	102	200	98	49%	4,790	2,505	(2,285)	(91%)	2,705	(2,085)	(77%)
TOTAL Electricity	1,739	1,882	144	8%	23,860	21,010	(2,851)	(14%)	22,892	(968)	(4%)
TOTAL Direct Operating Expenses	11,627	23,053	11,426	50%	241,991	250,428	8,437	3%	269,981	27,990	10%
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	4,583	2,304	50%	5,000	2,720	54%
Reserve Study	0	0	0	0%	2,880	2,500	(380)	(15%)	2,500	(380)	(15%)
TOTAL Professional Fees	0	417	417	100%	11,735	12,783	1,049	8%	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			YTD			Budget		
	11/30/2025			11/30/2025					
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	
Insurance									
General, Property & Liability	14,594	15,565	971	6%	172,088	171,215	(873)	(1%)	186,780
Worker's Compensation	42	164	122	74%	1,428	1,805	377	21%	1,969
TOTAL Insurance	14,636	15,729	1,093	7%	173,516	173,020	(496)	0%	188,749
Contracted Services									
Management Contract	462	1,381	919	67%	5,082	15,194	10,112	67%	16,575
TOTAL Contracted Services	462	1,381	919	67%	5,082	15,194	10,112	67%	16,575
Administrative									
Condo Fees to Division	0	20	20	100%	259	216	(43)	(20%)	236
Equipment/Services	94	0	(94)	(100%)	388	300	(88)	(29%)	300
Licenses, Permits and Filing Fees	0	0	0	0%	641	862	221	26%	862
Office Supplies/Expenses	0	150	150	100%	3,069	2,400	(669)	(28%)	2,550
TOTAL Administrative Expenses	94	170	76	45%	4,357	3,778	(579)	(15%)	3,948
Compensation									
Bonuses	0	0	0	0%	0	0	0	0%	1,000
Federal Unemployment	0	33	33	100%	84	361	277	77%	394
Health Benefits	552	450	(102)	(23%)	6,447	4,950	(1,497)	(30%)	5,400
Maintenance Mgr. Payroll	1,973	2,730	758	28%	25,688	29,430	3,743	13%	31,560
Manager's Salary	6,856	6,563	(293)	(4%)	82,110	72,188	(9,923)	(14%)	78,750
Payroll Taxes	798	703	(94)	(13%)	8,444	7,736	(708)	(9%)	8,439
Processing Fee	881	0	(881)	(100%)	10,092	0	(10,092)	(100%)	0
TOTAL Compensation	11,058	10,479	(580)	(6%)	132,864	114,664	(18,200)	(16%)	125,543
TOTAL General and Administrative Expenses	26,250	28,175	1,925	7%	327,555	320,440	(7,116)	(2%)	350,515
TOTAL Operating Expenses	37,877	51,228	13,351	26%	569,547	570,868	1,321	0%	620,496
TOTAL Expenses	37,877	51,228	13,351	26%	569,547	570,868	1,321	0%	620,496
NET SURPLUS (DEFICIT)	(932,549)	388	(932,937)	(>999%)	9,328	(1,991)	11,319	(568%)	(1)

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 11/30/2025			Var %	YTD 11/30/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Special Assessments											
Full Rate	947,000	0	947,000	100%	2,037,437	0	2,037,437	100%	0	(2,037,437)	0%
TOTAL Special Assessments	947,000	0	947,000	100%	2,037,437	0	2,037,437	100%	0	(2,037,437)	0%
Assessment Allocation											
Reserve Allocation	16,646	16,646	0	0%	183,106	183,106	0	0%	199,750	16,644	8%
TOTAL Assessment Allocation	16,646	16,646	0	0%	183,106	183,106	0	0%	199,750	16,644	8%
TOTAL Assessments	963,646	16,646	947,000	>999%	2,220,543	183,106	2,037,437	>999%	199,750	(2,020,793)	(>999%)
Other Income											
Interest Income	1,091	0	1,091	100%	18,473	0	18,473	100%	0	(18,473)	0%
TOTAL Other Income	1,091	0	1,091	100%	18,473	0	18,473	100%	0	(18,473)	0%
TOTAL Revenues	964,737	16,646	948,091	>999%	2,239,016	183,106	2,055,910	>999%	199,750	(2,039,266)	(>999%)
Expenses											
Operating Expenses											
General and Administrative Expenses											
Bank Charges											
Bank Charges	0	(6)	(6)	100%	0	(66)	(66)	100%	(72)	(72)	100%
TOTAL Bank Charges	0	(6)	(6)	100%	0	(66)	(66)	100%	(72)	(72)	100%
TOTAL General and Administrative Expenses	0	(6)	(6)	100%	0	(66)	(66)	100%	(72)	(72)	100%
TOTAL Operating Expenses	0	(6)	(6)	100%	0	(66)	(66)	100%	(72)	(72)	100%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Carport/Walkway Canopies	0	21,221	21,221	100%	579,047	233,425	(345,622)	(148%)	254,646	(324,401)	(127%)
Common AC - Elevator Room	0	0	0	0%	43	0	(43)	(100%)	0	(43)	0%
Common AC - Kitchen	0	0	0	0%	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	61,457	0	(61,457)	(100%)	155,610	0	(155,610)	(100%)	0	(155,610)	0%
Elevator	0	14,111	14,111	100%	321,541	155,221	(166,320)	(107%)	169,332	(152,209)	(90%)
Furniture and Fixtures	0	0	0	0%	572	0	(572)	(100%)	0	(572)	0%
Miscellaneous Capital Expense	88,313	0	(88,313)	(100%)	88,313	0	(88,313)	(100%)	0	(88,313)	0%
Painting	0	0	0	0%	15,525	0	(15,525)	(100%)	0	(15,525)	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			
	11/30/2025				11/30/2025							
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %	
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	44,913	41,849	93%	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	13,750	8,717	63%	15,000	9,967	66%	
Pool Deck Furniture	0	0	0	0%	1,244	0	(1,244)	(100%)	0	(1,244)	0%	
Roof	5,258	11,667	6,409	55%	302,470	128,337	(174,133)	(136%)	140,004	(162,466)	(116%)	
SIRS Expense - Generators	3,000	0	(3,000)	(100%)	89,317	0	(89,317)	(100%)	0	(89,317)	0%	
SIRS Expense - Waterproofing/Ext. Painting	96,759	0	(96,759)	(100%)	131,855	0	(131,855)	(100%)	0	(131,855)	0%	
Utility Balcony Decorative Concrete	12,204	8,333	(3,871)	(46%)	181,504	91,663	(89,841)	(98%)	99,996	(81,508)	(82%)	
TOTAL Capital Expenditures	266,991	60,665	(206,326)	(340%)	1,972,533	667,309	(1,305,224)	(196%)	727,974	(1,244,559)	(171%)	
TOTAL Capital Expenditures (Non-capitalized)	266,991	60,665	(206,326)	(340%)	1,972,533	667,309	(1,305,224)	(196%)	727,974	(1,244,559)	(171%)	
Transfer to Reserves & Other Expenses												
Transfer to Deferred Revenues	697,745	(21,538)	(719,283)	>999%	266,483	(236,918)	(503,401)	212%	(258,456)	(524,939)	203%	
TOTAL Transfer to Reserves & Other Expenses	697,745	(21,538)	(719,283)	>999%	266,483	(236,918)	(503,401)	212%	(258,456)	(524,939)	203%	
TOTAL Expenses	964,737	39,121	(925,616)	(>999%)	2,239,016	430,325	(1,808,691)	(420%)	469,446	(1,769,570)	(377%)	
NET SURPLUS (DEFICIT)	0	(22,475)	22,475	(100%)	0	(247,219)	247,219	(100%)	(269,696)	(269,696)	100%	