

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
	12/31/2025	12/31/2025	12/31/2025	12/31/2025
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	99,725	0	0	99,725
Cash - Operating Petty Cash	75	0	0	75
Cash - Enterprise ICS Oper	1,107,686	0	0	1,107,686
Cash - Replacement Fund	0	97,818	0	97,818
Cash - Valley Replacement Fund	0	314,999	0	314,999
Cash - Enterprise ICS REPL	0	152,735	0	152,735
Accounts Receivable	48,099	0	0	48,099
Prepaid Expenses	1,924	0	0	1,924
Prepaid Insurance	87,604	0	0	87,604
Interfund Assets (Liabilities)	(1,094,666)	1,094,666	0	0
Total Current Assets	250,447	1,660,219	0	1,910,666
TOTAL ASSETS	250,447	1,660,219	0	1,910,666
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	4,041	16,293	0	20,334
Prepaid Assessments	71,119	0	0	71,119
Other Current Liabilities	2,100	0	0	2,100
Other Accrued Expenses	2,094	0	0	2,094
Security Deposits	2,100	0	0	2,100
Management Company Clearance Account	707	0	0	707
Insurance Claims	0	33,600	0	33,600
Deferred Revenue - General Reserves	0	1,543,769	0	1,543,769
Deferred Revenue - Interest	0	49,384	0	49,384
Client Payables Collection Notice	(205)	0	0	(205)
Total Current Liabilities	81,956	1,643,046	0	1,725,002
TOTAL LIABILITIES	81,956	1,643,046	0	1,725,002
FUND BALANCES				
Prior Years Surplus (Deficit)	136,088	17,173	0	153,261
YTD Net Surplus (Deficit)	32,403	0	0	32,403
TOTAL FUND BALANCES	168,491	17,173	0	185,664
TOTAL LIABILITIES AND FUND BALANCES	250,447	1,660,219	0	1,910,666

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 12/31/2025			Var %	YTD 12/31/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	63,325	63,317	8	0%	759,899	759,808	91	0%	759,808	(91)	0%
TOTAL Regular Assessments	63,325	63,317	8	0%	759,899	759,808	91	0%	759,808	(91)	0%
Other Assessments											
Bulk Cable Assessment	2,640	2,640	0	0%	31,677	31,677	0	0%	31,677	0	0%
TOTAL Other Assessments	2,640	2,640	0	0%	31,677	31,677	0	0%	31,677	0	0%
Assessment Allocation											
Reserve Allocation	(16,646)	(16,644)	(2)	0%	(199,752)	(199,750)	(2)	0%	(199,750)	2	0%
TOTAL Assessment Allocation	(16,646)	(16,644)	(2)	0%	(199,752)	(199,750)	(2)	0%	(199,750)	2	0%
TOTAL Assessments	49,319	49,313	6	0%	591,824	591,735	89	0%	591,735	(89)	0%
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	0	35	(35)	(100%)	150	420	(270)	(64%)	420	270	64%
Construction Fees	0	120	(120)	(100%)	1,000	1,440	(440)	(31%)	1,440	440	31%
Rental Income- Unit 104	2,100	2,150	(50)	(2%)	23,150	25,400	(2,250)	(9%)	25,400	2,250	9%
Interest Income	509	0	509	100%	3,625	0	3,625	100%	0	(3,625)	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	2,609	2,305	304	13%	38,979	28,760	10,219	36%	28,760	(10,219)	(36%)
TOTAL Revenues	51,928	51,618	310	1%	630,803	620,495	10,308	2%	620,495	(10,308)	(2%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Grounds Expense	0	150	150	100%	442	5,800	5,358	92%	5,800	5,358	92%
Irrigation:Maint/Repair/Svc/Supply	65	63	(3)	(4%)	741	750	9	1%	750	9	1%
Landscape Contract	895	660	(235)	(36%)	8,313	7,920	(393)	(5%)	7,920	(393)	(5%)
TOTAL Landscape Maintenance	960	873	(88)	(10%)	9,496	14,470	4,974	34%	14,470	4,974	34%
Pool Operating Expenses											
Contract - Pool Maintenance	475	475	0	0%	5,225	5,700	475	8%	5,700	475	8%

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 12/31/2025			Var %	YTD 12/31/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Pool Supplies & Repairs	91	150	59	39%	1,498	1,600	102	6%	1,600	102	6%
TOTAL Pool Operating Expenses	566	625	59	9%	6,723	7,300	577	8%	7,300	577	8%
Maintenance											
Building - Improvements	0	250	250	100%	0	3,000	3,000	100%	3,000	3,000	100%
Building - Maintenance	1,730	1,465	(264)	(18%)	10,914	17,585	6,671	38%	17,585	6,671	38%
Elevator Contract	294	0	(294)	(100%)	5,061	6,916	1,855	27%	6,916	1,855	27%
Elevator Phones	67	104	38	36%	1,280	1,826	546	30%	1,826	546	30%
Elevator Repairs/Maint.	0	167	167	100%	43	2,000	1,957	98%	2,000	1,957	98%
Generator Maintenance	0	250	250	100%	0	3,000	3,000	100%	3,000	3,000	100%
HVAC Contract/Maintenance	3,833	0	(3,833)	(100%)	11,532	15,000	3,468	23%	15,000	3,468	23%
HVAC Repairs	0	33	33	100%	2,584	400	(2,184)	(546%)	400	(2,184)	(546%)
Interior Cleaning Contract	2,800	3,500	700	20%	36,400	37,100	700	2%	37,100	700	2%
Janitorial Supplies	53	67	13	20%	501	800	299	37%	800	299	37%
Plumbing: Maintenance	0	400	400	100%	1,879	4,800	2,921	61%	4,800	2,921	61%
Plumbing: Repairs / Water	0	583	583	100%	29,396	7,000	(22,396)	(320%)	7,000	(22,396)	(320%)
Damage											
Window Washing	0	0	0	0%	6,300	6,300	0	0%	6,300	0	0%
TOTAL Common Area Maintenance	8,777	6,819	(1,957)	(29%)	105,890	105,727	(163)	0%	105,727	(163)	0%
Security and Patrols											
Entry System Maintenance	0	100	100	100%	77	1,200	1,123	94%	1,200	1,123	94%
Fire Alarm Monitoring	54	0	(54)	(100%)	1,231	642	(589)	(92%)	642	(589)	(92%)
Fire Alarm Repairs	0	117	117	100%	2,534	1,400	(1,134)	(81%)	1,400	(1,134)	(81%)
Supplies	0	0	0	0%	0	200	200	100%	200	200	100%
TOTAL Security and Patrols	54	217	163	75%	3,841	3,442	(399)	(12%)	3,442	(399)	(12%)
Exterminating											
Exterior Pest Control	215	209	(6)	(3%)	2,539	2,508	(31)	(1%)	2,508	(31)	(1%)
TOTAL Exterminating	215	209	(6)	(3%)	2,539	2,508	(31)	(1%)	2,508	(31)	(1%)
Taxes - Real Property											
Federal Income Tax	0	0	0	0%	240	3,000	2,760	92%	3,000	2,760	92%
TOTAL Taxes - Real Property	0	0	0	0%	240	3,000	2,760	92%	3,000	2,760	92%
Telephone											
Cable TV	2,743	2,640	(104)	(4%)	29,646	31,677	2,031	6%	31,677	2,031	6%
Telephone	346	232	(114)	(49%)	3,524	2,740	(784)	(29%)	2,740	(784)	(29%)
TOTAL Telephone	3,089	2,872	(217)	(8%)	33,170	34,417	1,247	4%	34,417	1,247	4%
	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		
	12/31/2025			12/31/2025			12/31/2025		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual
Trash Removal									
Trash Removal	1,072	1,031	(41)	(4%)	12,489	12,372	(117)	(1%)	12,372
TOTAL Trash Removal	1,072	1,031	(41)	(4%)	12,489	12,372	(117)	(1%)	12,372
Water and Wastewater									
Water and Wastewater	4,332	4,814	483	10%	46,817	57,773	10,956	19%	57,773
TOTAL Water and Wastewater	4,332	4,814	483	10%	46,817	57,773	10,956	19%	57,773
Other Operating Expenses									
Inspections	0	0	0	0%	1,322	3,550	2,228	63%	3,550
Rental Expense-Unit 104	0	211	211	100%	831	2,530	1,699	67%	2,530
TOTAL Other Operating Expenses	0	211	211	100%	2,153	6,080	3,927	65%	6,080
Electricity									
Electricity - General	1,646	1,682	36	2%	19,373	20,187	814	4%	20,187
Natural Gas	429	200	(229)	(114%)	5,219	2,705	(2,514)	(93%)	2,705
TOTAL Electricity	2,075	1,882	(192)	(10%)	24,592	22,892	(1,700)	(7%)	22,892
TOTAL Direct Operating Expenses	21,138	19,553	(1,586)	(8%)	247,950	269,981	22,031	8%	269,981
General and Administrative Expenses									
Professional Fees									
Appraisal Fees	0	0	0	0%	0	700	700	100%	700
Auditing	413	0	(413)	(100%)	6,988	5,000	(1,988)	(40%)	5,000
Legal	0	417	417	100%	2,280	5,000	2,720	54%	5,000
Reserve Study	0	0	0	0%	2,880	2,500	(380)	(15%)	2,500
TOTAL Professional Fees	413	417	3	1%	12,148	13,200	1,052	8%	13,200
Bad Debts									
Bad Debt Expense	0	0	0	0%	2	0	(2)	(100%)	0
TOTAL Bad Debts	0	0	0	0%	2	0	(2)	(100%)	0
Homeowner Activities									
Decorating	0	500	500	100%	0	500	500	100%	500
Social Events	184	1,000	816	82%	184	2,000	1,816	91%	2,000
TOTAL Homeowner Activities	184	1,500	1,316	88%	184	2,500	2,316	93%	2,500
Insurance									
General, Property & Liability	14,594	15,565	971	6%	186,682	186,780	98	0%	186,780
Worker's Compensation	(70)	164	234	142%	1,358	1,969	611	31%	1,969
TOTAL Insurance	14,524	15,729	1,205	8%	188,040	188,749	709	0%	188,749
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 12/31/2025				YTD 12/31/2025				Budget		
	\$ Actual 14,224	\$ Budget 15,129	\$ Variance 1,205	Var % 8%	\$ Actual 188,040	\$ Budget 188,749	\$ Variance 709	Var % 0%	\$ Annual 188,749	\$ Remaining 709	Rem % 0%
TOTAL REVENUE	462	1,381	919	67%	5,544	16,575	11,031	67%	16,575	11,031	67%
Contracted Services	462	1,381	919	67%	5,544	16,575	11,031	67%	16,575	11,031	67%
Management Contract											
TOTAL Contracted Services											
Administrative											
Condo Fees to Division	0	20	20	100%	259	236	(23)	(10%)	236	(23)	(10%)
Equipment/Services	0	0	0	0%	0	300	300	100%	300	300	100%
Licenses, Permits and Filing Fees	0	0	0	0%	641	862	221	26%	862	221	26%
Office Supplies/Expenses	254	150	(104)	(70%)	3,448	2,550	(898)	(35%)	2,550	(898)	(35%)
TOTAL Administrative Expenses	254	170	(85)	(50%)	4,349	3,948	(401)	(10%)	3,948	(401)	(10%)
Compensation											
Bonuses	5,000	1,000	(4,000)	(400%)	5,000	1,000	(4,000)	(400%)	1,000	(4,000)	(400%)
Federal Unemployment	(170)	33	203	617%	(86)	394	480	122%	394	480	122%
Health Benefits	(427)	450	877	195%	6,020	5,400	(620)	(11%)	5,400	(620)	(11%)
Maintenance Mgr. Payroll	255	2,130	1,875	88%	25,942	31,560	5,618	18%	31,560	5,618	18%
Manager's Salary	3,927	6,563	2,636	40%	82,996	78,750	(4,246)	(5%)	78,750	(4,246)	(5%)
Payroll Taxes	847	703	(144)	(20%)	9,291	8,439	(852)	(10%)	8,439	(852)	(10%)
Processing Fee	929	0	(929)	(100%)	11,020	0	(11,020)	(100%)	0	(11,020)	0%
TOTAL Compensation	10,360	10,879	518	5%	140,184	125,543	(14,641)	(12%)	125,543	(14,641)	(12%)
TOTAL General and Administrative Expenses	26,199	30,075	3,877	13%	350,450	350,515	65	0%	350,515	65	0%
TOTAL Operating Expenses	47,337	49,628	2,291	5%	598,400	620,496	22,096	4%	620,496	22,096	4%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Pool Deck Furniture	1,244	0	(1,244)	(100%)	0	0	0	0%	0	0	0%
TOTAL Capital Expenditures	1,244	0	(1,244)	(100%)	0	0	0	0%	0	0	0%
TOTAL Capital Expenditures (Non-capitalized)	1,244	0	(1,244)	(100%)	0	0	0	0%	0	0	0%
TOTAL Expenses	48,581	49,628	1,047	2%	598,400	620,496	22,096	4%	620,496	22,096	4%
NET SURPLUS (DEFICIT)	3,347	1,990	1,357	68%	32,403	(1)	32,404	(>999%)	(1)	(32,404)	>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 12/31/2025			Var %	YTD 12/31/2025			Var %	Budget		
	\$ Actual	\$ Budget	\$ Variance		\$ Actual	\$ Budget	\$ Variance		\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Special Assessments											
Full Rate	0	0	0	0%	2,037,437	0	2,037,437	100%	0	(2,037,437)	0%
TOTAL Special Assessments	0	0	0	0%	2,037,437	0	2,037,437	100%	0	(2,037,437)	0%
Assessment Allocation											
Reserve Allocation	16,646	16,644	2	0%	199,752	199,750	2	0%	199,750	(2)	0%
TOTAL Assessment Allocation	16,646	16,644	2	0%	199,752	199,750	2	0%	199,750	(2)	0%
TOTAL Assessments	16,646	16,644	2	0%	2,237,189	199,750	2,037,439	>999%	199,750	(2,037,439)	(>999%)
Other Income											
Interest Income	978	0	978	100%	19,452	0	19,452	100%	0	(19,452)	0%
TOTAL Other Income	978	0	978	100%	19,452	0	19,452	100%	0	(19,452)	0%
TOTAL Revenues	17,624	16,644	980	6%	2,256,641	199,750	2,056,891	>999%	199,750	(2,056,891)	(>999%)
Expenses											
Operating Expenses											
General and Administrative Expenses											
Bank Charges											
Bank Charges	0	(6)	(6)	100%	0	(72)	(72)	100%	(72)	(72)	100%
TOTAL Bank Charges	0	(6)	(6)	100%	0	(72)	(72)	100%	(72)	(72)	100%
TOTAL General and Administrative Expenses	0	(6)	(6)	100%	0	(72)	(72)	100%	(72)	(72)	100%
TOTAL Operating Expenses	0	(6)	(6)	100%	0	(72)	(72)	100%	(72)	(72)	100%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Carport/Walkway Canopies	4,035	21,221	17,186	81%	583,082	254,646	(328,436)	(129%)	254,646	(328,436)	(129%)
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	0	0	0	0%	155,610	0	(155,610)	(100%)	0	(155,610)	0%
Elevator	0	14,111	14,111	100%	321,541	169,332	(152,209)	(90%)	169,332	(152,209)	(90%)
Furniture and Fixtures	0	0	0	0%	572	0	(572)	(100%)	0	(572)	0%
Miscellaneous Capital Expense	0	0	0	0%	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		
	12/31/2025				12/31/2025						
	\$ 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)	200	4,083	3,883	95%	3,264	48,996	45,732	93%	48,996	45,732	93%
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	15,000	9,967	66%	15,000	9,967	66%
Pool Deck Furniture	(1,244)	0	1,244	100%	0	0	0	0%	0	0	0%
Roof	17,748	11,667	(6,081)	(52%)	320,218	140,004	(180,214)	(129%)	140,004	(180,214)	(129%)
SIRS Expense - Generators	11,250	0	(11,250)	(100%)	100,567	0	(100,567)	(100%)	0	(100,567)	0%
SIRS Expense - Waterproofing/Ext. Painting	0	0	0	0%	131,855	0	(131,855)	(100%)	0	(131,855)	0%
Utility Balcony Decorative Concrete	103	8,333	8,230	99%	181,607	99,996	(81,611)	(82%)	99,996	(81,611)	(82%)
TOTAL Capital Expenditures	32,092	60,665	28,573	47%	2,004,625	727,974	(1,276,651)	(175%)	727,974	(1,276,651)	(175%)
TOTAL Capital Expenditures (Non-capitalized)	32,092	60,665	28,573	47%	2,004,625	727,974	(1,276,651)	(175%)	727,974	(1,276,651)	(175%)
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(14,467)	(21,538)	(7,071)	33%	252,016	(258,456)	(510,472)	198%	(258,456)	(510,472)	198%
TOTAL Transfer to Reserves & Other Expenses	(14,467)	(21,538)	(7,071)	33%	252,016	(258,456)	(510,472)	198%	(258,456)	(510,472)	198%
TOTAL Expenses	17,624	39,121	21,497	55%	2,256,641	469,446	(1,787,195)	(381%)	469,446	(1,787,195)	(381%)
NET SURPLUS (DEFICIT)	0	(22,477)	22,477	(100%)	0	(269,696)	269,696	(100%)	(269,696)	(269,696)	100%