

SANCTUARY CONDO. COUNCIL OF CO-OWNERS
BALANCE SHEET
SEPTEMBER 30, 2025

ASSETS

CURRENT ASSETS		
AAB - OPERATING	\$	44,656.63
AAB - RESERVE		79,556.92
RB&T CD #.8469 [7/8/26, 2.61%]		28,867.70
TOTAL CURRENT ASSETS		153,081.25
TOTAL ASSETS	\$	<u>153,081.25</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
RESERVE	\$	108,424.62
TOTAL CURRENT LIABILITIES		108,424.62
TOTAL LIABILITIES		108,424.62
CAPITAL		
RETAINED EARNINGS		34,657.22
CURRENT PROV. EQUITY RESERVE		9,999.41
TOTAL CAPITAL		44,656.63
TOTAL LIABILITIES & CAPITAL	\$	<u>153,081.25</u>

SANCTUARY CONDOMINIUM COUNCIL OF CO-OWNERS, INC.
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2025

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
REVENUES							
CONDOMINIUM FEES	\$ 26,650.00	\$ 24,719.00	\$ 1,931.00	\$ 225,111.00	\$ 222,471.00	\$ 2,640.00	\$ 296,628.00
SPECIAL ASSESSMENT	0.00	0.00	0.00	(173.00)	0.00	(173.00)	0.00
INTEREST INCOME	16.36	1.00	15.36	106.33	9.00	97.33	15.00
LATE FEES	25.00	0.00	25.00	200.00	0.00	200.00	0.00
RESERVE INTEREST INCOME	0.00	25.00	(25.00)	222.58	225.00	(2.42)	300.00
OTHER INCOME	0.00	8.34	(8.34)	0.00	74.98	(74.98)	100.00
TOTAL REVENUES	26,691.36	24,753.34	1,938.02	225,466.91	222,779.98	2,686.93	297,043.00
EXPENSES							
INSURANCE	5,243.11	5,164.59	78.52	47,188.26	46,481.31	706.95	61,975.00
MAINTENANCE							
GRASS CUTTING	2,756.00	2,074.00	682.00	15,158.00	14,654.00	504.00	19,500.00
GROUND	339.20	620.00	(280.80)	651.70	3,720.00	(3,068.30)	4,960.00
LANDSCAPE-CONTRACTUAL	874.50	2,200.00	(1,325.50)	15,469.20	17,220.00	(1,750.80)	21,200.00
LANDSCAPE-NONCONTRACTUAL	0.00	675.00	(675.00)	2,087.56	7,050.00	(4,962.44)	8,400.00
IRRIGATION SYSTEM	0.00	500.00	(500.00)	3,393.50	3,000.00	393.50	4,500.00
ROOF & GUTTERS	222.60	863.64	(641.04)	2,075.60	7,772.72	(5,697.12)	9,500.00
ROOF REPLACEMENT	0.00	0.00	0.00	89,135.00	90,000.00	(865.00)	90,000.00
OTHER BUILDING	1,411.00	1,000.00	411.00	4,702.25	10,000.00	(5,297.75)	13,000.00
MANAGEMENT FEES	875.00	875.00	0.00	7,875.00	7,875.00	0.00	10,500.00
MISCELLANEOUS EXPENSES	0.00	209.00	(209.00)	0.00	1,881.00	(1,881.00)	2,508.00
OFFICE SUPPLIES	71.76	65.00	6.76	625.86	665.00	(39.14)	850.00
PROFESSIONAL FEES	0.00	90.00	(90.00)	3,150.00	1,830.00	1,320.00	2,100.00
SNOW REMOVAL	0.00	0.00	0.00	9,964.00	3,100.00	6,864.00	3,100.00
UTILITIES - ELECTRIC	37.29	52.08	(14.79)	360.87	468.76	(107.89)	625.00
UTILITIES - WATER							
CONDO UNITS	5,113.98	0.00	5,113.98	47,379.60	38,800.00	8,579.60	58,200.00
IRRIGATION SYSTEM	1,879.35	0.00	1,879.35	6,198.06	7,333.34	(1,135.28)	11,000.00
FIRE PROTECTION	127.20	0.00	127.20	1,244.57	1,083.34	161.23	1,625.00
TRANS. INTEREST TO RESERVE AC	15.33	0.00	15.33	318.44	0.00	318.44	0.00
PROVISION FOR RESERVE	5,291.67	5,292.00	(0.33)	47,625.03	47,624.00	1.03	63,500.00
TRANSFER FROM/TO GENERAL RES	0.00	0.00	0.00	(89,135.00)	(90,000.00)	865.00	(90,000.00)
TOTAL EXPENSES	24,257.99	19,680.31	4,577.68	215,467.50	220,558.47	(5,090.97)	297,043.00
CURRENT YEAR SURPLUS/DEFICIT	\$ 2,433.37	\$ 5,073.03	\$ (2,639.66)	\$ 9,999.41	\$ 2,221.51	\$ 7,777.90	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY