

SANCTUARY CONDO. COUNCIL OF CO-OWNERS
BALANCE SHEET
OCTOBER 31, 2025

ASSETS

CURRENT ASSETS		
AAB - OPERATING	\$	39,820.25
AAB - RESERVE		84,865.63
RB&T CD #.8469 [7/8/26, 2.61%]		28,867.70
TOTAL CURRENT ASSETS		153,553.58
TOTAL ASSETS	\$	<u>153,553.58</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
RESERVE	\$	113,733.33
TOTAL CURRENT LIABILITIES		113,733.33
TOTAL LIABILITIES		113,733.33
CAPITAL		
RETAINED EARNINGS		34,657.22
CURRENT PROV. EQUITY RESERVE		5,163.03
TOTAL CAPITAL		39,820.25
TOTAL LIABILITIES & CAPITAL	\$	<u>153,553.58</u>

SANCTUARY CONDOMINIUM COUNCIL OF CO-OWNERS, INC.
STATEMENT OF OPERATIONS
FOR THE TEN MONTHS ENDING OCTOBER 31, 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	\$ 23,571.00	\$ 24,719.00	\$(1,148.00)	\$ 248,682.00	\$ 247,190.00	1,492.00	\$ 296,628.00
SPECIAL ASSESSMENT	0.00	0.00	0.00	(173.00)	0.00	(173.00)	0.00
INTEREST INCOME	1.09	2.00	(0.91)	107.42	11.00	96.42	15.00
LATE FEES	0.00	0.00	0.00	200.00	0.00	200.00	0.00
RESERVE INTEREST INCOME	17.04	25.00	(7.96)	239.62	250.00	(10.38)	300.00
OTHER INCOME	0.00	8.34	(8.34)	0.00	83.32	(83.32)	100.00
TOTAL REVENUES	23,589.13	24,754.34	(1,165.21)	249,056.04	247,534.32	1,521.72	297,043.00
EXPENSES							
INSURANCE	5,243.11	5,164.59	78.52	52,431.37	51,645.90	785.47	61,975.00
MAINTENANCE							
GRASS CUTTING	2,067.00	2,073.00	(6.00)	17,225.00	16,727.00	498.00	19,500.00
LANDSCAPE-CONTRACTUAL	281.25	620.00	(338.75)	932.95	4,340.00	(3,407.05)	4,960.00
LANDSCAPE-NONCONTRACTUAL	0.00	1,740.00	(1,740.00)	15,469.20	18,960.00	(3,490.80)	21,200.00
IRRIGATION SYSTEM	398.00	675.00	(277.00)	2,087.56	7,725.00	(5,637.44)	8,400.00
ROOF & GUTTERS	56.25	500.00	(443.75)	3,791.50	3,500.00	291.50	4,500.00
ROOF REPLACEMENT	0.00	863.64	(863.64)	2,131.85	8,636.36	(6,504.51)	9,500.00
OTHER BUILDING	5,943.75	1,000.00	4,943.75	89,135.00	90,000.00	(865.00)	90,000.00
				10,646.00	11,000.00	(354.00)	13,000.00
MANAGEMENT FEES	875.00	875.00	0.00	8,750.00	8,750.00	0.00	10,500.00
MISCELLANEOUS EXPENSES	240.25	209.00	31.25	240.25	2,090.00	(1,849.75)	2,508.00
OFFICE SUPPLIES	40.14	65.00	(24.86)	666.00	730.00	(64.00)	850.00
PROFESSIONAL FEES	225.00	90.00	135.00	3,375.00	1,920.00	1,455.00	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	38.13	52.08	(13.95)	399.00	520.84	(121.84)	625.00
UTILITIES - WATER							
CONDO UNITS	5,477.03	9,700.00	(4,222.97)	52,856.63	48,500.00	4,356.63	58,200.00
IRRIGATION SYSTEM	2,100.65	1,833.33	267.32	8,298.71	9,166.67	(867.96)	11,000.00
FIRE PROTECTION	131.24	270.83	(139.59)	1,375.81	1,354.17	21.64	1,625.00
TRANS. INTEREST TO RESERVE AC							
PROVISION FOR RESERVE	17.04	0.00	17.04	335.48	0.00	335.48	0.00
TRANSFER FROM/TO GENERAL RES	5,291.67	5,292.00	(0.33)	52,916.70	52,916.00	0.70	63,500.00
	0.00	0.00	0.00	(89,135.00)	(90,000.00)	865.00	(90,000.00)
TOTAL EXPENSES	28,425.51	31,023.47	(2,597.96)	243,893.01	251,581.94	(7,688.93)	297,043.00
CURRENT YEAR SURPLUS/DEFICIT	\$ (4,836.38)	\$ (6,269.13)	\$ 1,432.75	\$ 5,163.03	\$ (4,047.62)	\$ 9,210.65	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY