

SANCTUARY CONDO. COUNCIL OF CO-OWNERS  
BALANCE SHEET  
FEBRUARY 28, 2026

ASSETS

CURRENT ASSETS		
AAB - OPERATING	\$	32,585.47
AAB - RESERVE		106,533.57
RB&T CD #.8469 [7/8/26, 2.61%]		29,503.46
		168,622.50
TOTAL CURRENT ASSETS		168,622.50
TOTAL ASSETS	\$	168,622.50

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
RESERVE	\$	136,037.03
		136,037.03
TOTAL CURRENT LIABILITIES		136,037.03
TOTAL LIABILITIES		136,037.03
CAPITAL		
RETAINED EARNINGS		38,344.69
CURRENT PROV. EQUITY RESERVE		(5,759.22)
		32,585.47
TOTAL CAPITAL		32,585.47
TOTAL LIABILITIES & CAPITAL	\$	168,622.50

**SANCTUARY CONDOMINIUM COUNCIL OF CO-OWNERS, INC.**  
**STATEMENT OF OPERATIONS**  
**FOR THE TWO MONTHS ENDING FEBRUARY 28, 2026**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
<b>REVENUES</b>							
CONDOMINIUM FEES	\$ 22,729.00	\$ 25,231.00	\$(2,502.00)	\$ 48,485.00	\$ 50,462.00	\$(1,977.00)	\$ 302,772.00
INTEREST INCOME	0.76	26.00	\$(25.24)	1.85	52.00	\$(50.15)	315.00
LATE FEES	0.00	0.00	0.00	0.00	0.00	0.00	100.00
MSD REFORESTATION GRANT	0.00	0.00	0.00	4,320.00	0.00	4,320.00	0.00
RESERVE INTEREST INCOME	19.38	0.00	19.38	39.80	0.00	39.80	0.00
<b>TOTAL REVENUES</b>	<b>22,749.14</b>	<b>25,257.00</b>	<b>\$(2,507.86)</b>	<b>52,846.65</b>	<b>50,514.00</b>	<b>2,332.65</b>	<b>303,187.00</b>
<b>EXPENSES</b>							
COMMUNICATIONS	0.00	20.00	\$(20.00)	0.00	20.00	\$(20.00)	100.00
HOSPITALITY	0.00	0.00	0.00	0.00	0.00	0.00	275.00
INSURANCE	5,626.28	5,664.00	\$(37.72)	11,253.11	11,335.00	\$(81.89)	67,975.00
<b>MAINTENANCE</b>							
GRASS CUTTING	0.00	0.00	0.00	0.00	0.00	0.00	19,500.00
GROUNDS	331.25	524.00	\$(192.75)	7,571.05	524.00	7,047.05	4,200.00
LANDSCAPE-CONTRACTUAL	0.00	0.00	0.00	0.00	0.00	0.00	21,450.00
LANDSCAPE-NONCONTRACTUAL	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
IRRIGATION SYSTEM	0.00	0.00	0.00	0.00	0.00	0.00	4,600.00
ROOF & GUTTERS	0.00	750.00	\$(750.00)	4,245.00	1,500.00	2,745.00	9,000.00
ROOF REPLACEMENT	0.00	0.00	0.00	0.00	0.00	0.00	92,700.00
OTHER BUILDING	0.00	1,000.00	\$(1,000.00)	2,959.00	2,000.00	959.00	13,000.00
MSD REFORESTATION GRANT EXP.	2,513.70	0.00	2,513.70	3,753.90	0.00	3,753.90	0.00
<b>MANAGEMENT FEES</b>	885.00	885.00	0.00	1,770.00	1,770.00	0.00	10,620.00
MISCELLANEOUS EXPENSES	0.00	70.00	\$(70.00)	0.00	70.00	\$(70.00)	503.00
OFFICE SUPPLIES	28.48	72.00	\$(43.52)	70.23	144.00	\$(73.77)	850.00
PROFESSIONAL FEES	0.00	200.00	\$(200.00)	0.00	200.00	\$(200.00)	3,964.00
SNOW REMOVAL	3,676.72	1,750.00	1,926.72	3,676.72	3,500.00	176.72	3,500.00
TAXES & LICENSES	8.56	0.00	8.56	8.56	0.00	8.56	15.00
<b>UTILITIES - ELECTRIC</b>	50.76	46.00	4.76	96.29	92.00	4.29	525.00
<b>UTILITIES - WATER</b>							
CONDO UNITS	6,496.69	4,916.00	1,580.69	11,593.65	9,840.00	1,753.65	59,000.00
IRRIGATION SYSTEM	152.34	0.00	152.34	274.05	0.00	274.05	11,100.00
FIRE PROTECTION	159.31	140.00	19.31	286.51	280.00	6.51	1,670.00
<b>TRANS. INTEREST TO RESERVE AC</b>	19.38	25.00	\$(5.62)	39.80	50.00	\$(10.20)	300.00
TRANSFER FROM RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	(92,700.00)
PROVISION FOR RESERVE	5,504.00	5,504.00	0.00	11,008.00	11,008.00	0.00	66,040.00
<b>TOTAL EXPENSES</b>	<b>25,452.47</b>	<b>21,566.00</b>	<b>3,886.47</b>	<b>58,605.87</b>	<b>42,333.00</b>	<b>16,272.87</b>	<b>303,187.00</b>
<b>CURRENT YEAR SURPLUS/DEFICIT</b>	<b>\$ (2,703.33)</b>	<b>\$ 3,691.00</b>	<b>\$(6,394.33)</b>	<b>\$(5,759.22)</b>	<b>\$ 8,181.00</b>	<b>\$(13,940.22)</b>	<b>\$ 0.00</b>

FOR MANAGEMENT PURPOSES ONLY