

SANCTUARY CONDO. COUNCIL OF CO-OWNERS
BALANCE SHEET
JUNE 30, 2026

ASSETS

CURRENT ASSETS		
WAB - OPERATING	\$	11,735.60
WAB - RESERVE		128,645.85
RB&T CD #.8469 [7/8/26, 2.61%]		29,503.46
TOTAL CURRENT ASSETS		169,884.91
TOTAL ASSETS	\$	<u><u>169,884.91</u></u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
RESERVE	\$	158,149.31
TOTAL CURRENT LIABILITIES		158,149.31
TOTAL LIABILITIES		158,149.31
CAPITAL		
RETAINED EARNINGS		38,344.69
CURRENT PROV. EQUITY RESERVE		(26,609.09)
TOTAL CAPITAL		11,735.60
TOTAL LIABILITIES & CAPITAL	\$	<u><u>169,884.91</u></u>

SANCTUARY CONDOMINIUM COUNCIL OF CO-OWNERS, INC.
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 30, 2026

	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	\$ 26,052.00	\$ 25,231.00	\$ 821.00	\$ 149,357.00	\$ 151,386.00	\$ (2,029.00)	\$ 302,772.00
INTEREST INCOME	0.94	26.00	(25.06)	5.72	156.00	(150.28)	315.00
LATE FEES	0.00	50.00	(50.00)	101.00	50.00	51.00	100.00
MSD REFORESTATION GRANT	0.00	0.00	0.00	4,560.00	0.00	4,560.00	0.00
RESERVE INTEREST INCOME	25.37	0.00	25.37	136.08	0.00	136.08	0.00
TOTAL REVENUES	26,078.31	25,307.00	771.31	154,159.80	151,592.00	2,567.80	303,187.00
EXPENSES							
COMMUNICATIONS	0.00	20.00	(20.00)	0.00	100.00	(100.00)	100.00
HOSPITALITY	0.00	55.00	(55.00)	0.00	165.00	(165.00)	275.00
INSURANCE	5,626.28	5,664.00	(37.72)	33,758.23	33,991.00	(232.77)	67,975.00
MAINTENANCE							
GRASS CUTTING	0.00	2,166.66	(2,166.66)	4,134.00	8,666.70	(4,532.70)	19,500.00
GROUPS	100.00	524.00	(424.00)	8,477.30	2,620.00	5,857.30	4,200.00
LANDSCAPE-CONTRACTUAL	0.00	2,036.00	(2,036.00)	8,525.30	10,106.00	(1,580.70)	21,450.00
LANDSCAPE-NONCONTRACTUAL	1,282.60	625.00	657.60	1,604.73	2,500.00	(895.27)	5,000.00
IRRIGATION SYSTEM	494.00	512.00	(18.00)	1,180.00	2,048.00	(868.00)	4,600.00
ROOF & GUTTERS	250.00	750.00	(500.00)	4,957.50	4,500.00	457.50	9,000.00
ROOF REPLACEMENT	30,610.00	0.00	30,610.00	30,610.00	92,700.00	(62,090.00)	92,700.00
OTHER BUILDING	181.25	1,500.00	(1,318.75)	3,965.25	6,500.00	(2,534.75)	13,000.00
MSD REFORESTATION GRANT EXP.	863.90	0.00	863.90	4,617.80	0.00	4,617.80	0.00
MANAGEMENT FEES	885.00	885.00	0.00	5,310.00	5,310.00	0.00	10,620.00
MISCELLANEOUS EXPENSES	0.00	70.00	(70.00)	0.00	350.00	(350.00)	503.00
OFFICE SUPPLIES	191.46	70.00	121.46	372.46	430.00	(57.54)	850.00
PROFESSIONAL FEES	0.00	550.00	(550.00)	585.00	3,142.00	(2,557.00)	3,964.00
SNOW REMOVAL	0.00	0.00	0.00	3,676.72	3,500.00	176.72	3,500.00
TAXES & LICENSES	0.00	0.00	0.00	8.56	15.00	(6.44)	15.00
UTILITIES - ELECTRIC	43.73	46.00	(2.27)	270.84	276.00	(5.16)	525.00
UTILITIES - WATER							
CONDO UNITS	5,057.55	4,916.00	141.55	32,293.96	29,504.00	2,789.96	59,000.00
IRRIGATION SYSTEM	1,769.67	1,234.00	535.67	2,437.49	4,936.00	(2,498.51)	11,100.00
FIRE PROTECTION	132.18	140.00	(7.82)	823.67	840.00	(16.33)	1,670.00
TRANS. INTEREST TO RESERVE AC							
TRANSFER FROM RESERVE	25.37	25.00	0.37	136.08	150.00	(13.92)	300.00
PROVISION FOR RESERVE	0.00	0.00	0.00	0.00	(92,700.00)	92,700.00	(92,700.00)
	5,504.00	5,504.00	0.00	33,024.00	33,024.00	0.00	66,040.00
TOTAL EXPENSES	53,016.99	27,292.66	25,724.33	180,768.89	152,673.70	28,095.19	303,187.00
CURRENT YEAR SURPLUS/DEFICIT	\$ (26,938.68)	\$ (1,985.66)	\$ (24,953.02)	\$ (26,609.09)	\$ (1,081.70)	\$ (25,527.39)	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY