

SANCTUARY CONDO. COUNCIL OF CO-OWNERS
BALANCE SHEET
AUGUST 31, 2026

ASSETS

CURRENT ASSETS		
WAB - OPERATING	\$	45,805.77
WAB - RESERVE		47,763.47
RB&T CD #.8469 [1/7/28, 3.19%]		29,952.95
TOTAL CURRENT ASSETS		123,522.19
TOTAL ASSETS	\$	<u>123,522.19</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
RESERVE	\$	77,716.42
TOTAL CURRENT LIABILITIES		77,716.42
TOTAL LIABILITIES		77,716.42
CAPITAL		
RETAINED EARNINGS		38,344.69
CURRENT PROV. EQUITY RESERVE		7,461.08
TOTAL CAPITAL		45,805.77
TOTAL LIABILITIES & CAPITAL	\$	<u>123,522.19</u>

SANCTUARY CONDOMINIUM COUNCIL OF CO-OWNERS, INC.
STATEMENT OF OPERATIONS
FOR THE EIGHT MONTHS ENDING AUGUST 31, 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	\$ 23,833.00	\$ 25,231.00	(1,398.00)	\$ 199,128.00	\$ 201,848.00	(2,720.00)	\$ 302,772.00
SPECIAL ASSESSMENT	6,024.00	7,646.00	(1,622.00)	13,303.00	15,291.00	(1,988.00)	15,291.00
INTEREST INCOME	1.71	26.00	(24.29)	8.72	208.00	(199.28)	315.00
LATE FEES	0.00	0.00	0.00	301.00	50.00	251.00	100.00
MSD REFORESTATION GRANT	0.00	0.00	0.00	4,560.00	0.00	4,560.00	0.00
RESERVE INTEREST INCOME	4.95	0.00	4.95	605.19	0.00	605.19	0.00
TOTAL REVENUES	29,863.66	32,903.00	(3,039.34)	217,905.91	217,397.00	508.91	318,478.00
EXPENSES							
COMMUNICATIONS	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
HOSPITALITY	0.00	55.00	(55.00)	0.00	275.00	(275.00)	275.00
INSURANCE	5,626.28	5,664.00	(37.72)	45,010.79	45,319.00	(308.21)	67,975.00
MAINTENANCE							
GRASS CUTTING	2,756.00	2,166.66	589.34	13,091.00	13,000.02	90.98	19,500.00
GROUND	0.00	524.00	(524.00)	8,477.30	3,668.00	4,809.30	4,200.00
LANDSCAPE-CONTRACTUAL	0.00	2,036.00	(2,036.00)	11,557.30	14,178.00	(2,620.70)	21,450.00
LANDSCAPE-NONCONTRACTUAL	0.00	625.00	(625.00)	2,229.73	3,750.00	(1,520.27)	5,000.00
IRRIGATION SYSTEM	652.00	512.00	140.00	1,986.00	3,072.00	(1,086.00)	4,600.00
ROOF & GUTTERS	5,131.25	750.00	4,381.25	10,088.75	6,000.00	4,088.75	9,000.00
ROOF REPLACEMENT	30,610.00	0.00	30,610.00	91,910.00	92,700.00	(790.00)	92,700.00
OTHER BUILDING	1,335.50	1,000.00	335.50	5,300.75	9,000.00	(3,699.25)	13,000.00
MSD REFORESTATION GRANT EXP.	0.00	0.00	0.00	4,617.80	0.00	4,617.80	0.00
MANAGEMENT FEES	885.00	885.00	0.00	7,080.00	7,080.00	0.00	10,620.00
MISCELLANEOUS EXPENSES	0.00	70.00	(70.00)	0.00	490.00	(490.00)	503.00
OFFICE SUPPLIES	148.83	70.00	78.83	604.80	570.00	34.80	850.00
PROFESSIONAL FEES	0.00	137.00	(137.00)	585.00	3,416.00	(2,831.00)	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	49.90	46.00	3.90	365.56	368.00	(2.44)	525.00
UTILITIES - WATER							
CONDO UNITS	5,669.45	4,916.00	753.45	42,961.24	39,336.00	3,625.24	59,000.00
IRRIGATION SYSTEM	2,139.68	1,234.00	905.68	6,365.80	7,404.00	(1,038.20)	11,100.00
FIRE PROTECTION	149.06	140.00	9.06	1,104.91	1,120.00	(15.09)	1,670.00
SPECIAL ASSESSMENT EXPENDITURE	695.63	7,646.00	(6,950.37)	695.63	15,291.00	(14,595.37)	15,291.00
TRANS. INTEREST TO RESERVE AC	4.95	25.00	(20.05)	605.19	200.00	405.19	300.00
TRANSFER FROM RESERVE	4,700.00	0.00	4,700.00	(91,910.00)	(92,700.00)	790.00	(92,700.00)
PROVISION FOR RESERVE	5,504.00	5,504.00	0.00	44,032.00	44,032.00	0.00	66,040.00
TOTAL EXPENSES	66,057.53	34,005.66	32,051.87	210,444.83	221,184.02	(10,739.19)	318,478.00
CURRENT YEAR SURPLUS/DEFICIT	\$ (36,193.87)	\$ (1,102.66)	\$ (35,091.21)	\$ 7,461.08	\$ (3,787.02)	\$ 11,248.10	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY