



Sanctuary Cove CDD

June 2025 Financial Package

June 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Sanctuary Cove CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	S2021 Debt Service Fund	Long Term Debt Group	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$107,947.36			\$107,947.36
Series 2021 Debt Service Reserve		\$43,681.25		43,681.25
Series 2021 Revenue		92,941.14		92,941.14
Total Current Assets	<u>\$107,947.36</u>	<u>\$136,622.39</u>	<u>\$0.00</u>	<u>\$244,569.75</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$136,622.39	\$136,622.39
Amount To Be Provided			2,803,377.61	2,803,377.61
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,940,000.00</u>	<u>\$2,940,000.00</u>
Total Assets	<u><u>\$107,947.36</u></u>	<u><u>\$136,622.39</u></u>	<u><u>\$2,940,000.00</u></u>	<u><u>\$3,184,569.75</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$5,024.17			\$5,024.17
Total Current Liabilities	<u>\$5,024.17</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,024.17</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$2,940,000.00	\$2,940,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,940,000.00</u>	<u>\$2,940,000.00</u>
Total Liabilities	<u><u>\$5,024.17</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,940,000.00</u></u>	<u><u>\$2,945,024.17</u></u>
<u>Net Assets</u>				
Net Assets - General Government	\$70,469.96			\$70,469.96
Current Year Net Assets - General Government	32,453.23			32,453.23
Net Assets, Unrestricted		\$133,220.72		133,220.72
Current Year Net Assets, Unrestricted		3,401.67		3,401.67
Total Net Assets	<u><u>\$102,923.19</u></u>	<u><u>\$136,622.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$239,545.58</u></u>
Total Liabilities and Net Assets	<u><u>\$107,947.36</u></u>	<u><u>\$136,622.39</u></u>	<u><u>\$2,940,000.00</u></u>	<u><u>\$3,184,569.75</u></u>



Sanctuary Cove CDD
Statement of Activities
As of 6/30/2025

	General Fund	S2021 Debt Service Fund	Long Term Debt Group	Total
<u>Revenues</u>				
On-Roll Assessments	\$82,435.87			\$82,435.87
On-Roll Assessments		\$173,078.85		173,078.85
Total Revenues	<u>\$82,435.87</u>	<u>\$173,078.85</u>	<u>\$0.00</u>	<u>\$255,514.72</u>
<u>Expenses</u>				
Supervisor Fees	\$400.00			\$400.00
Insurance	3,468.00			3,468.00
Trustee Services	4,148.38			4,148.38
Management	9,375.03			9,375.03
Disclosure	1,000.00			1,000.00
District Counsel	10,491.38			10,491.38
Assessment Administration	7,500.00			7,500.00
Audit	4,800.00			4,800.00
Postage & Shipping	20.01			20.01
Legal Advertising	324.21			324.21
Reserves	6,100.00			6,100.00
Web Site Maintenance	1,590.00			1,590.00
Dues, Licenses, and Fees	175.00			175.00
Insurance - General	3,980.00			3,980.00
Landscape Management	100.00			100.00
Principal Payments		\$70,000.00		70,000.00
Interest Payments		104,237.50		104,237.50
Total Expenses	<u>\$53,472.01</u>	<u>\$174,237.50</u>	<u>\$0.00</u>	<u>\$227,709.51</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$3,489.37			\$3,489.37
Interest Income		\$4,560.32		4,560.32
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3,489.37</u>	<u>\$4,560.32</u>	<u>\$0.00</u>	<u>\$8,049.69</u>
Change In Net Assets	\$32,453.23	\$3,401.67	\$0.00	\$35,854.90
Net Assets At Beginning Of Year	<u>\$70,469.96</u>	<u>\$133,220.72</u>	<u>\$0.00</u>	<u>\$203,690.68</u>
Net Assets At End Of Year	<u><u>\$102,923.19</u></u>	<u><u>\$136,622.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$239,545.58</u></u>



Sanctuary Cove CDD
Budget to Actual
For The Month Ending 6/30/2025

	Year To Date			FY25 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 82,435.87	\$ 61,511.22	\$ 20,924.65	\$ 82,015.00	100.51%
Net Revenues	\$ 82,435.87	\$ 61,511.22	\$ 20,924.65	\$ 82,015.00	100.51%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 400.00	\$ 2,250.00	\$ (1,850.00)	\$ 3,000.00	13.33%
Insurance	3,468.00	2,751.75	716.25	3,669.00	94.52%
Trustee Services	4,148.38	4,500.00	(351.62)	6,000.00	69.14%
Management	9,375.03	9,375.03	-	12,500.00	75.00%
Engineering	-	1,500.03	(1,500.03)	2,000.00	0.00%
Disclosure	1,000.00	3,750.03	(2,750.03)	5,000.00	20.00%
District Counsel	10,491.38	9,000.00	1,491.38	12,000.00	87.43%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Reamortization Schedule	-	93.78	(93.78)	125.00	0.00%
Audit	4,800.00	3,674.97	1,125.03	4,900.00	97.96%
Arbitrage Calculation	-	375.03	(375.03)	500.00	0.00%
Telephone	-	11.25	(11.25)	15.00	0.00%
Postage & Shipping	20.01	187.47	(167.46)	250.00	8.00%
Copies	-	150.03	(150.03)	200.00	0.00%
Legal Advertising	324.21	4,124.97	(3,800.76)	5,500.00	5.89%
Bank Fees	-	37.53	(37.53)	50.00	0.00%
Reserves	6,100.00	8,689.50	(2,589.50)	11,586.00	52.65%
Office Supplies	-	101.25	(101.25)	135.00	0.00%
Web Site Maintenance	1,590.00	1,950.03	(360.03)	2,600.00	61.15%
Dues, Licenses, and Fees	175.00	131.22	43.78	175.00	100.00%
Insurance - General	3,980.00	3,157.47	822.53	4,210.00	94.54%
Landscape Management	100.00	74.88	25.12	100.00	100.00%
Total General & Administrative Expenses	\$ 53,472.01	\$ 61,511.22	\$ (8,039.21)	\$ 82,015.00	65.20%
Total Expenses	\$ 53,472.01	\$ 61,511.22	\$ (8,039.21)	\$ -	
Income (Loss) from Operations	\$ 28,963.86	\$ -	\$ 28,963.86	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,489.37	\$ -	\$ 3,489.37	\$ -	
Total Other Income (Expense)	\$ 3,489.37	\$ -	\$ 3,489.37	\$ -	
Net Income (Loss)	\$ 32,453.23	\$ -	\$ 32,453.23	\$ -	