



# Sanctuary Cove CDD

## March 2026 Financial Package

March 31, 2026

**PFM Management Services LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
(407) 723-5900



**Sanctuary Cove CDD**  
Statement of Financial Position  
As of 3/31/2026

	General Fund	S2021 Debt Service Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>				
<b><u>Current Assets</u></b>				
General Checking Account	\$161,935.31			\$161,935.31
Assessments Receivable	1,877.83			1,877.83
Assessments Receivable		\$3,200.70		3,200.70
Series 2021 Debt Service Reserve		43,681.25		43,681.25
Series 2021 Revenue		212,909.99		212,909.99
Total Current Assets	<u>\$163,813.14</u>	<u>\$259,791.94</u>	<u>\$0.00</u>	<u>\$423,605.08</u>
<b><u>Investments</u></b>				
Amount Available in Debt Service Funds			\$256,591.24	\$256,591.24
Amount To Be Provided			2,683,408.76	2,683,408.76
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,940,000.00</u>	<u>\$2,940,000.00</u>
<b>Total Assets</b>	<b><u>\$163,813.14</u></b>	<b><u>\$259,791.94</u></b>	<b><u>\$2,940,000.00</u></b>	<b><u>\$3,363,605.08</u></b>
<b><u>Liabilities and Net Assets</u></b>				
<b><u>Current Liabilities</u></b>				
Accounts Payable	\$2,347.50			\$2,347.50
Deferred Revenue	1,877.83			1,877.83
Deferred Revenue		\$3,200.70		3,200.70
Total Current Liabilities	<u>\$4,225.33</u>	<u>\$3,200.70</u>	<u>\$0.00</u>	<u>\$7,426.03</u>
<b><u>Long Term Liabilities</u></b>				
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>
<b>Total Liabilities</b>	<b><u>\$4,225.33</u></b>	<b><u>\$3,200.70</u></b>	<b><u>\$2,940,000.00</u></b>	<b><u>\$2,947,426.03</u></b>
<b><u>Net Assets</u></b>				
Net Assets - General Government	\$95,493.82			\$95,493.82
Current Year Net Assets - General Government	64,093.99			64,093.99
Net Assets, Unrestricted		\$138,406.50		138,406.50
Current Year Net Assets, Unrestricted		118,184.74		118,184.74
<b>Total Net Assets</b>	<b><u>\$159,587.81</u></b>	<b><u>\$256,591.24</u></b>	<b><u>\$0.00</u></b>	<b><u>\$416,179.05</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$163,813.14</u></b>	<b><u>\$259,791.94</u></b>	<b><u>\$2,940,000.00</u></b>	<b><u>\$3,363,605.08</u></b>



**Sanctuary Cove CDD**  
**Statement of Activities**  
**As of 3/31/2026**

	General Fund	S2021 Debt Service Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>				
On-Roll Assessments	\$99,201.32			\$99,201.32
On-Roll Assessments		\$167,315.01		167,315.01
Total Revenues	<u>\$99,201.32</u>	<u>\$167,315.01</u>	<u>\$0.00</u>	<u>\$266,516.33</u>
<b><u>Expenses</u></b>				
Insurance	\$3,676.00			\$3,676.00
Trustee Services	4,256.13			4,256.13
Management	10,000.02			10,000.02
Disclosure	1,000.00			1,000.00
District Counsel	346.00			346.00
Assessment Administration	7,500.00			7,500.00
Audit	4,900.00			4,900.00
Tax Preparation	21.83			21.83
Postage & Shipping	0.74			0.74
Web Site Maintenance	1,350.00			1,350.00
Dues, Licenses, and Fees	175.00			175.00
Insurance - General	4,219.00			4,219.00
Other Insurance	500.00			500.00
Interest Payments		\$51,375.00		51,375.00
Total Expenses	<u>\$37,944.72</u>	<u>\$51,375.00</u>	<u>\$0.00</u>	<u>\$89,319.72</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$2,837.39			\$2,837.39
Interest Income		\$2,244.73		2,244.73
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,837.39</u>	<u>\$2,244.73</u>	<u>\$0.00</u>	<u>\$5,082.12</u>
<b>Change In Net Assets</b>	<b>\$64,093.99</b>	<b>\$118,184.74</b>	<b>\$0.00</b>	<b>\$182,278.73</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$95,493.82</u></b>	<b><u>\$138,406.50</u></b>	<b><u>\$0.00</u></b>	<b><u>\$233,900.32</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$159,587.81</u></u></b>	<b><u><u>\$256,591.24</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$416,179.05</u></u></b>



**Sanctuary Cove CDD**  
Budget to Actual  
For The Month Ending 3/31/2026

	Year To Date			FY2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<b><u>Revenues</u></b>					
On-Roll Assessments	\$99,201.32	\$50,020.02	\$49,181.30	\$ 100,040.00	99.16%
<b>Net Revenues</b>	<b>\$99,201.32</b>	<b>\$50,020.02</b>	<b>\$49,181.30</b>	<b>\$ 100,040.00</b>	<b>99.16%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ -	\$ 1,999.98	\$ (1,999.98)	\$ 4,000.00	0.00%
Insurance	3,676.00	1,951.02	1,724.98	3,902.00	94.21%
Trustee Services	4,256.13	3,000.00	1,256.13	6,000.00	70.94%
Management	10,000.02	10,000.02	-	20,000.00	50.00%
Engineering	-	1,000.02	(1,000.02)	2,000.00	0.00%
Disclosure	1,000.00	499.98	500.02	1,000.00	100.00%
District Counsel	346.00	6,000.00	(5,654.00)	12,000.00	2.88%
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00	100.00%
Reamortization Schedule	-	62.52	(62.52)	125.00	0.00%
Audit	4,900.00	2,449.98	2,450.02	4,900.00	100.00%
Tax Preparation	21.83	4.98	16.85	10.00	218.30%
Telephone	-	7.50	(7.50)	15.00	0.00%
Postage & Shipping	0.74	124.98	(124.24)	250.00	0.30%
Copies	-	100.02	(100.02)	200.00	0.00%
Legal Advertising	-	2,749.98	(2,749.98)	5,500.00	0.00%
Reserve Study	-	3,750.00	(3,750.00)	7,500.00	0.00%
Bank Fees	-	25.02	(25.02)	50.00	0.00%
Reserves	-	8,500.02	(8,500.02)	17,000.00	0.00%
Office Supplies	-	67.50	(67.50)	135.00	0.00%
Web Site Maintenance	1,350.00	1,350.00	-	2,700.00	50.00%
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00	100.00%
Insurance - General	4,219.00	2,239.02	1,979.98	4,478.00	94.22%
Other Insurance	500.00	250.02	249.98	500.00	100.00%
Landscape Management	-	49.98	(49.98)	100.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 37,944.72</b>	<b>\$ 50,020.02</b>	<b>\$ (12,075.30)</b>	<b>\$ 100,040.00</b>	<b>37.93%</b>
<b>Total Expenses</b>	<b>\$ 37,944.72</b>	<b>\$ 50,020.02</b>	<b>\$ 12,075.30</b>	<b>\$ -</b>	
<b>Income (Loss) from Operations</b>	<b>\$ 61,256.60</b>	<b>\$ -</b>	<b>\$ 61,256.60</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 2,837.39	\$ -	\$ 2,837.39	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 2,837.39</b>	<b>\$ -</b>	<b>\$ 2,837.39</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 64,093.99</b>	<b>\$ -</b>	<b>\$ 64,093.99</b>	<b>\$ -</b>	