



Sanctuary Cove CDD

June 2026 Financial Package

June 30, 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 6/30/2026

	General Fund	S2021 Debt Service Fund	Long Term Debt Group	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$157,097.01			\$157,097.01
Series 2021 Debt Service Reserve		\$40,812.32		40,812.32
Series 2021 Revenue		96,511.13		96,511.13
Series 2021 Prepayment		2,868.93		2,868.93
Total Current Assets	<u>\$157,097.01</u>	<u>\$140,192.38</u>	<u>\$0.00</u>	<u>\$297,289.39</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$140,192.38	\$140,192.38
Amount To Be Provided			2,729,807.62	2,729,807.62
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,870,000.00</u>	<u>\$2,870,000.00</u>
Total Assets	<u><u>\$157,097.01</u></u>	<u><u>\$140,192.38</u></u>	<u><u>\$2,870,000.00</u></u>	<u><u>\$3,167,289.39</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$1,880.36			\$1,880.36
Total Current Liabilities	<u>\$1,880.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,880.36</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$2,870,000.00	\$2,870,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,870,000.00</u>	<u>\$2,870,000.00</u>
Total Liabilities	<u><u>\$1,880.36</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,870,000.00</u></u>	<u><u>\$2,871,880.36</u></u>
<u>Net Assets</u>				
Net Assets - General Government	\$95,493.82			\$95,493.82
Current Year Net Assets - General Government	59,722.83			59,722.83
Net Assets, Unrestricted		\$138,406.50		138,406.50
Current Year Net Assets, Unrestricted		1,785.88		1,785.88
Total Net Assets	<u><u>\$155,216.65</u></u>	<u><u>\$140,192.38</u></u>	<u><u>\$0.00</u></u>	<u><u>\$295,409.03</u></u>
Total Liabilities and Net Assets	<u><u>\$157,097.01</u></u>	<u><u>\$140,192.38</u></u>	<u><u>\$2,870,000.00</u></u>	<u><u>\$3,167,289.39</u></u>



Sanctuary Cove CDD
Statement of Activities
As of 6/30/2026

	General Fund	S2021 Debt Service Fund	Long Term Debt Group	Total
<u>Revenues</u>				
On-Roll Assessments	\$101,981.30			\$101,981.30
On-Roll Assessments		\$170,515.72		170,515.72
Total Revenues	<u>\$101,981.30</u>	<u>\$170,515.72</u>	<u>\$0.00</u>	<u>\$272,497.02</u>
<u>Expenses</u>				
Supervisor Fees	\$400.00			\$400.00
Insurance	3,676.00			3,676.00
Trustee Services	4,256.13			4,256.13
Management	15,000.03			15,000.03
Disclosure	1,000.00			1,000.00
District Counsel	2,558.50			2,558.50
Assessment Administration	7,500.00			7,500.00
Audit	4,900.00			4,900.00
Tax Preparation	21.83			21.83
Postage & Shipping	33.80			33.80
Legal Advertising	508.36			508.36
Web Site Maintenance	1,725.00			1,725.00
Dues, Licenses, and Fees	175.00			175.00
Insurance - General	4,219.00			4,219.00
Other Insurance	500.00			500.00
Interest Payments		\$172,750.00		172,750.00
Total Expenses	<u>\$46,473.65</u>	<u>\$172,750.00</u>	<u>\$0.00</u>	<u>\$219,223.65</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$4,215.18			\$4,215.18
Interest Income		\$4,020.16		4,020.16
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$4,215.18</u>	<u>\$4,020.16</u>	<u>\$0.00</u>	<u>\$8,235.34</u>
Change In Net Assets	\$59,722.83	\$1,785.88	\$0.00	\$61,508.71
Net Assets At Beginning Of Year	<u>\$95,493.82</u>	<u>\$138,406.50</u>	<u>\$0.00</u>	<u>\$233,900.32</u>
Net Assets At End Of Year	<u><u>\$155,216.65</u></u>	<u><u>\$140,192.38</u></u>	<u><u>\$0.00</u></u>	<u><u>\$295,409.03</u></u>



Sanctuary Cove CDD
Budget to Actual
For The Month Ending 6/30/2026

	Year To Date			FY2026	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 101,981.30	\$ 75,030.03	\$ 26,951.27	\$ 100,040.00	101.94%
Net Revenues	<u>\$ 101,981.30</u>	<u>\$ 75,030.03</u>	<u>\$ 26,951.27</u>	<u>\$ 100,040.00</u>	<u>101.94%</u>
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 400.00	\$ 2,999.97	\$ (2,599.97)	\$ 4,000.00	10.00%
Insurance	3,676.00	2,926.53	749.47	3,902.00	94.21%
Trustee Services	4,256.13	4,500.00	(243.87)	6,000.00	70.94%
Management	15,000.03	15,000.03	-	20,000.00	75.00%
Engineering	-	1,500.03	(1,500.03)	2,000.00	0.00%
Disclosure	1,000.00	749.97	250.03	1,000.00	100.00%
District Counsel	2,558.50	9,000.00	(6,441.50)	12,000.00	21.32%
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	4,900.00	3,674.97	1,225.03	4,900.00	100.00%
Tax Preparation	21.83	7.47	14.36	10.00	218.30%
Telephone	-	11.25	(11.25)	15.00	0.00%
Postage & Shipping	33.80	187.47	(153.67)	250.00	13.52%
Copies	-	150.03	(150.03)	200.00	0.00%
Legal Advertising	508.36	4,124.97	(3,616.61)	5,500.00	9.24%
Reserve Study	-	5,625.00	(5,625.00)	7,500.00	0.00%
Bank Fees	-	37.53	(37.53)	50.00	0.00%
Reserves	-	12,750.03	(12,750.03)	17,000.00	0.00%
Office Supplies	-	101.25	(101.25)	135.00	0.00%
Web Site Maintenance	1,725.00	2,025.00	(300.00)	2,700.00	63.89%
Dues, Licenses, and Fees	175.00	131.22	43.78	175.00	100.00%
Insurance - General	4,219.00	3,358.53	860.47	4,478.00	94.22%
Other Insurance	500.00	375.03	124.97	500.00	100.00%
Landscape Management	-	74.97	(74.97)	100.00	0.00%
Total General & Administrative Expenses	<u>\$ 46,473.65</u>	<u>\$ 75,030.03</u>	<u>\$ (28,556.38)</u>	<u>\$ 100,040.00</u>	<u>46.46%</u>
Total Expenses	<u>\$ 46,473.65</u>	<u>\$ 75,030.03</u>	<u>\$ (28,556.38)</u>	<u>\$ -</u>	
Income (Loss) from Operations	<u>\$ 55,507.65</u>	<u>\$ -</u>	<u>\$ 55,507.65</u>	<u>\$ -</u>	
<u>Other Income (Expense)</u>					
Interest Income	\$ 4,215.18	\$ -	\$ 4,215.18	\$ -	
Total Other Income (Expense)	<u>\$ 4,215.18</u>	<u>\$ -</u>	<u>\$ 4,215.18</u>		
Net Income (Loss)	<u>\$ 59,722.83</u>	<u>\$ -</u>	<u>\$ 59,722.83</u>	<u>\$ -</u>	