



Cape Coral Town Center CDD (Formerly CC CDD)

January 2026 Financial Report

January 31, 2026

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Cape Coral Town Center (formerly CC CDD)
Statement of Financial Position
As of 1/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$	1,167.60
Accounts Receivable - Due from Developer		3,818.33
Total Current Assets	\$	<u>4,985.93</u>

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Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$	3,818.33
Deferred Revenue		3,818.33
Total Current Liabilities	\$	<u>7,636.66</u>

Total Liabilities	\$	<u>7,636.66</u>
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Net Assets

Net Assets - General Government	\$	(316.32)
Current Year Net Assets - General Government		(2,334.41)

Total Net Assets	\$	<u>(2,650.73)</u>
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Total Liabilities and Net Assets	\$	<u>4,985.93</u>
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Cape Coral Town Center (formerly CC CDD)
Statement of Activities
As of 1/31/2026

	General Fund
<u>Revenues</u>	
Developer Contributions	\$ 24,799.10
Total Revenues	<u>\$ 24,799.10</u>
<u>Expenses</u>	
Public Officials and Employment	\$ 3,048.00
Management	13,333.32
District Counsel	1,050.00
Postage & Shipping	1.48
Web Site Maintenance	1,040.00
Dues, Licenses, and Fees	175.00
General Insurance	8,517.00
Total Expenses	<u>\$ 27,164.80</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>	
Interest Income	\$ 31.29
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 31.29</u>
Change In Net Assets	\$ (2,334.41)
Net Assets At Beginning Of Year	\$ (316.32)
Net Assets At End Of Year	<u><u>\$ (2,650.73)</u></u>



Cape Coral Town Center (formerly CC CDD)
Budget to Actual
For the Month Ending 01/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	\$ 24,799.10	\$ 42,491.68	\$ (17,692.58)	\$ 127,475.00	19.45%
Net Revenues	\$ 24,799.10	\$ 42,491.68	\$ (17,692.58)	\$ 127,475.00	19.45%
General & Administrative Expenses					
Public Officials and Employment	3,048.00	1,150.00	1,898.00	3,450.00	88.35%
Trustee Services	-	2,000.00	(2,000.00)	6,000.00	0.00%
Management	13,333.32	13,333.32	-	40,000.00	33.33%
Engineering	-	5,000.00	(5,000.00)	15,000.00	0.00%
Disclosure	-	333.33	(333.33)	1,000.00	0.00%
District Counsel	1,050.00	6,666.68	(5,616.68)	20,000.00	5.25%
Audit	-	1,433.34	(1,433.34)	4,300.00	0.00%
Travel and Per Diem	-	400.00	(400.00)	1,200.00	0.00%
Postage & Shipping	1.48	100.00	(98.52)	300.00	0.49%
Legal Advertising	-	1,666.68	(1,666.68)	5,000.00	0.00%
Web Site Maintenance	1,040.00	1,100.00	(60.00)	3,300.00	31.52%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
General Insurance	8,517.00	4,112.00	4,405.00	12,336.00	69.04%
Contingency	-	5,138.00	(5,138.00)	15,414.00	0.00%
Total General & Administrative Expenses	\$ 27,164.80	\$ 42,491.68	\$ (15,326.88)	\$ 127,475.00	21.31%
Total Expenses	\$ 27,164.80	\$ 42,491.68	\$ (15,326.88)	\$ 127,475.00	21.31%
Income (Loss) from Operations	\$ (2,365.70)	\$ -	\$ (2,365.70)	\$ -	
Other Income (Expense)					
Interest Income	\$ 31.29	\$ -	\$ 31.29	\$ -	
Total Other Income (Expense)	\$ 31.29	\$ -	\$ 31.29	\$ -	
Net Income (Loss)	\$ (2,334.41)	\$ -	\$ (2,334.41)	\$ -	