Cape Coral Town Center CDD (Formerly CC CDD)

July 2025 Financial Report

July 31, 2025

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Cape Coral Town Center (formerly CC CDD)
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Fund	Total
Assets				
Current Assets				
General Checking Account	$ 224.22			$ 224.22
Accounts Receivable - Due from Developer	4,877.83			4,877.83
Total Current Assets	$ 5,102.05	$ -	$ -	$ 5,102.05
Total Assets	$ 5,102.05	$ -	$ -	$ 5,102.05
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$ 4,877.83			$ 4,877.83
Deferred Revenue	4,877.83			4,877.83
Total Current Liabilities	$ 9,755.66	$ -	$ -	$ 9,755.66
Total Liabilities	$ 9,755.66	$ -	$ -	$ 9,755.66
Net Assets				
Net Assets - General Government	$ (56,089.67)			$ (56,089.67)
Current Year Net Assets - General Government	51,436.06			51,436.06
Net Assets, Unrestricted		$ (11,519.76)		(11,519.76)
Net Assets - General Government		11,519.76		11,519.76
Net Assets, Unrestricted			$ (4,465.00)	(4,465.00)
Net Assets - General Government			4,465.00	4,465.00
Total Net Assets	$ (4,653.61)	$ -	$ -	$ (4,653.61)
Total Liabilities and Net Assets	$ 5,102.05	$ -	$ -	$ 5,102.05

Cape Coral Town Center (formerly CC CDD)
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Fund	Total
Revenues				
Developer Contributions	$ 94,977.15			$ 94,977.15
Other Income & Other Financing Sources	5,233.00			5,233.00
Total Revenues	$ 100,210.15	$ -	$ -	$ 100,210.15
Expenses				
Public Officials and Employment	$ 2,875.00			$ 2,875.00
Management	29,999.97			29,999.97
District Counsel	4,080.75			4,080.75
Travel and Per Diem	348.73			348.73
Postage & Shipping	28.11			28.11
Legal Advertising	1,089.78			1,089.78
Web Site Maintenance	2,650.00			2,650.00
Dues, Licenses, and Fees	175.00			175.00
General Insurance	7,563.00			7,563.00
Total Expenses	$ 48,810.34	$ -	$ -	$ 48,810.34
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$ 36.25			$ 36.25
Total Other Revenues (Expenses) & Gains (Losses)	$ 36.25	$ -	$ -	$ 36.25
Change In Net Assets	$ 51,436.06	$ -	$ -	$ 51,436.06
Net Assets At Beginning Of Year	$ (56,089.67)	$ -	$ -	$ (56,089.67)
Net Assets At End Of Year	$ (4,653.61)	$ -	$ -	$ (4,653.61)

Cape Coral Town Center (formerly CC CDD)
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 94,977.15	$ 106,229.20	$ (11,252.05)	$ 127,475.00	74.51%
Other Income & Other Financing Sources	5,233.00	-	5,233.00	-	0.00%
Net Revenues	**$ 100,210.15**	**$ 106,229.20**	**$ (6,019.05)**	**$ 127,475.00**	**78.61%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 1,000.00	$ (1,000.00)	$ 1,200.00	0.00%
Public Officials and Employment	2,875.00	2,395.80	479.20	2,875.00	100.00%
Trustee Services	-	5,000.00	(5,000.00)	6,000.00	0.00%
Management	29,999.97	33,333.30	(3,333.33)	40,000.00	75.00%
Engineering	-	12,500.00	(12,500.00)	15,000.00	0.00%
Dissemination Agent	-	833.30	(833.30)	1,000.00	0.00%
District Counsel	4,080.75	16,666.70	(12,585.95)	20,000.00	20.40%
Audit	-	5,000.00	(5,000.00)	6,000.00	0.00%
Travel and Per Diem	348.73	1,000.00	(651.27)	1,200.00	29.06%
Postage & Shipping	28.11	250.00	(221.89)	300.00	9.37%
Legal Advertising	1,089.78	4,166.70	(3,076.92)	5,000.00	21.80%
Web Site Maintenance	2,650.00	2,850.00	(200.00)	3,420.00	77.49%
Dues, Licenses, and Fees	175.00	166.70	8.30	200.00	87.50%
General Insurance	7,563.00	8,566.70	(1,003.70)	10,280.00	73.57%
Contingency	-	12,500.00	(12,500.00)	15,000.00	0.00%
Total General & Administrative Expenses	**$ 48,810.34**	**$ 106,229.20**	**$ (57,418.86)**	**$ 127,475.00**	**38.29%**
Total Expenses	**$ 48,810.34**	**$ 106,229.20**	**$ (57,418.86)**	**$ 127,475.00**	**38.29%**
Income (Loss) from Operations	**$ 51,399.81**	**$ -**	**$ 51,399.81**	**$ -**	
Other Income (Expense)					
Interest Income	$ 36.25	$ -	$ 36.25	$ -	
Total Other Income (Expense)	**$ 36.25**	**$ -**	**$ 36.25**	**$ -**	
Net Income (Loss)	**$ 51,436.06**	**$ -**	**$ 51,436.06**	**$ -**	