



# 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>

<b>Total Assets</b>	<b>\$</b>	<b><u>4,985.93</u></b>
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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>

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

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

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

	<b>General Fund</b>
<b><u>Revenues</u></b>	
Developer Contributions	\$ 24,799.10
Total Revenues	<u>\$ 24,799.10</u>
<b><u>Expenses</u></b>	
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>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>	
Interest Income	\$ 31.29
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 31.29</u>
<b>Change In Net Assets</b>	<b>\$ (2,334.41)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ (316.32)</b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$ (2,650.73)</u></u></b>



**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
<b>Revenues</b>					
Developer Contributions	\$ 24,799.10	\$ 42,491.68	\$ (17,692.58)	\$ 127,475.00	19.45%
<b>Net Revenues</b>	<b>\$ 24,799.10</b>	<b>\$ 42,491.68</b>	<b>\$ (17,692.58)</b>	<b>\$ 127,475.00</b>	<b>19.45%</b>
<b>General &amp; Administrative Expenses</b>					
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%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 27,164.80</b>	<b>\$ 42,491.68</b>	<b>\$ (15,326.88)</b>	<b>\$ 127,475.00</b>	<b>21.31%</b>
<b>Total Expenses</b>	<b>\$ 27,164.80</b>	<b>\$ 42,491.68</b>	<b>\$ (15,326.88)</b>	<b>\$ 127,475.00</b>	<b>21.31%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (2,365.70)</b>	<b>\$ -</b>	<b>\$ (2,365.70)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 31.29	\$ -	\$ 31.29	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 31.29</b>	<b>\$ -</b>	<b>\$ 31.29</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (2,334.41)</b>	<b>\$ -</b>	<b>\$ (2,334.41)</b>	<b>\$ -</b>	