



Cape Coral Town Center CDD (Formerly CC CDD)

March 2026 Financial Report

March 31, 2026

PFM Management Services LLC
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Cape Coral Town Center (formerly CC CDD)
Statement of Financial Position
As of 3/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$935.38
Accounts Receivable - Due from Developer	7,356.52
Total Current Assets	<u>\$8,291.90</u>

Total Assets \$8,291.90

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$7,117.92
Deferred Revenue	7,356.52
Total Current Liabilities	<u>\$14,474.44</u>

Total Liabilities \$14,474.44

Net Assets

Net Assets - General Government	(\$316.32)
Current Year Net Assets - General Government	(5,866.22)

Total Net Assets (\$6,182.54)

Total Liabilities and Net Assets \$8,291.90



Cape Coral Town Center (formerly CC CDD)
Statement of Activities
As of 3/31/2026

	General Fund
<u>Revenues</u>	
Developer Contributions	\$28,617.43
Total Revenues	<u>\$28,617.43</u>
<u>Expenses</u>	
Public Officials and Employment Management	\$3,048.00
District Counsel	19,999.98
Tax Preparation	1,050.00
Postage & Shipping	12.63
Legal Advertising	4.48
Web Site Maintenance	304.23
Dues, Licenses, and Fees	1,410.00
General Insurance	175.00
Total Expenses	<u>8,517.00</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>	
Interest Income	\$37.67
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$37.67</u>
Change In Net Assets	(\$5,866.22)
Net Assets At Beginning Of Year	<u>(\$316.32)</u>
Net Assets At End Of Year	<u><u>(\$6,182.54)</u></u>



Cape Coral Town Center (formerly CC CDD)
 Budget to Actual
 For the Month Ending 03/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	\$ 28,617.43	\$ 63,737.50	\$ (35,120.07)	\$ 127,475.00	22.45%
Net Revenues	\$ 28,617.43	\$ 63,737.50	\$ (35,120.07)	\$ 127,475.00	22.45%
General & Administrative Expenses					
Public Officials and Employment	\$ 3,048.00	\$ 1,725.00	\$ 1,323.00	\$ 3,450.00	88.35%
Trustee Services	-	3,000.00	(3,000.00)	6,000.00	0.00%
Management	19,999.98	20,000.00	(0.02)	40,000.00	50.00%
Engineering	-	7,500.00	(7,500.00)	15,000.00	0.00%
Disclosure	-	500.00	(500.00)	1,000.00	0.00%
District Counsel	1,050.00	10,000.00	(8,950.00)	20,000.00	5.25%
Audit	-	2,150.00	(2,150.00)	4,300.00	0.00%
Tax Preparation	12.63	-	12.63		
Travel and Per Diem	-	600.00	(600.00)	1,200.00	0.00%
Postage & Shipping	4.48	150.00	(145.52)	300.00	1.49%
Legal Advertising	304.23	2,500.00	(2,195.77)	5,000.00	6.08%
Web Site Maintenance	1,410.00	1,650.00	(240.00)	3,300.00	42.73%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
General Insurance	8,517.00	6,168.00	2,349.00	12,336.00	69.04%
Contingency	-	7,707.00	(7,707.00)	15,414.00	0.00%
Total General & Administrative Expenses	\$ 34,521.32	\$ 63,737.50	\$ (29,216.18)	\$ 127,475.00	27.08%
Total Expenses	\$ 34,521.32	\$ 63,737.50	\$ (29,216.18)	\$ 127,475.00	27.08%
Income (Loss) from Operations	\$ (5,903.89)	\$ -	\$ (5,903.89)	\$ -	
Other Income (Expense)					
Interest Income	\$ 37.67	\$ -	\$ 37.67	\$ -	
Total Other Income (Expense)	\$ 37.67	\$ -	\$ 37.67	\$ -	
Net Income (Loss)	\$ (5,866.22)	\$ -	\$ (5,866.22)	\$ -	