Cape Coral Town Center CDD (Formerly CC CDD)

July 2026 Financial Report

July 31, 2026

PFM Management Services LLC
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Cape Coral Town Center (formerly CC CDD)
Statement of Financial Position
As of 7/31/2026

	General Fund
Assets	
Current Assets	
General Checking Account	$414.87
Accounts Receivable - Due from Developer	15,005.41
Total Current Assets	$15,420.28
Total Assets	$15,420.28
Liabilities and Net Assets	
Current Liabilities	
Accounts Payable	$14,965.79
Deferred Revenue	15,005.41
Total Current Liabilities	$29,971.20
Total Liabilities	$29,971.20
Net Assets	
Net Assets - General Government	($316.32)
Current Year Net Assets - General Government	(14,234.60)
Total Net Assets	($14,550.92)
Total Liabilities and Net Assets	$15,420.28

Cape Coral Town Center (formerly CC CDD)
Statement of Activities
As of 7/31/2026

	General Fund
Revenues	
Developer Contributions	$48,058.19
Total Revenues	$48,058.19
Expenses	
Public Officials and Employment	$3,048.00
Management	33,333.30
District Counsel	8,786.00
Audit	4,300.00
Tax Preparation	12.63
Travel and Per Diem	171.36
Postage & Shipping	35.44
Legal Advertising	763.09
Web Site Maintenance	2,750.00
Dues, Licenses, and Fees	175.00
General Insurance	8,517.00
Contingency	456.46
Total Expenses	$62,348.28
Other Revenues (Expenses) & Gains (Losses)	
Interest Income	$55.49
Total Other Revenues (Expenses) & Gains (Losses)	$55.49
Change In Net Assets	($14,234.60)
Net Assets At Beginning Of Year	($316.32)
Net Assets At End Of Year	($14,550.92)

Cape Coral Town Center (formerly CC CDD)
Budget to Actual
For the Month Ending 07/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 48,058.19	$ 106,229.17	$ (58,170.98)	$ 127,475.00	37.70%
Net Revenues	**$ 48,058.19**	**$ 106,229.17**	**$ (58,170.98)**	**$ 127,475.00**	**37.70%**
General & Administrative Expenses					
Public Officials and Employment	$ 3,048.00	$ 2,875.00	$ 173.00	$ 3,450.00	88.35%
Trustee Services	-	5,000.00	(5,000.00)	6,000.00	0.00%
Management	33,333.30	33,333.33	(0.03)	40,000.00	83.33%
Engineering	-	12,500.00	(12,500.00)	15,000.00	0.00%
Disclosure	-	833.33	(833.33)	1,000.00	0.00%
District Counsel	8,786.00	16,666.67	(7,880.67)	20,000.00	43.93%
Audit	4,300.00	3,583.33	716.67	4,300.00	100.00%
Tax Preparation	12.63	-	12.63	-	
Travel and Per Diem	171.36	1,000.00	(828.64)	1,200.00	14.28%
Postage & Shipping	35.44	250.00	(214.56)	300.00	11.81%
Legal Advertising	763.09	4,166.67	(3,403.58)	5,000.00	15.26%
Web Site Maintenance	2,750.00	2,750.00	-	3,300.00	83.33%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
General Insurance	8,517.00	10,280.00	(1,763.00)	12,336.00	69.04%
Contingency	456.46	12,845.00	(12,388.54)	15,414.00	2.96%
Total General & Administrative Expenses	**$ 62,348.28**	**$ 106,229.17**	**$ (43,880.89)**	**$ 127,475.00**	**48.91%**
Total Expenses	**$ 62,348.28**	**$ 106,229.17**	**$ (43,880.89)**	**$ 127,475.00**	**48.91%**
Income (Loss) from Operations	**$ (14,290.09)**	**$ -**	**$ (14,290.09)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 55.49	$ -	$ 55.49	$ -	
Total Other Income (Expense)	**$ 55.49**	**$ -**	**$ 55.49**	**$ -**	
Net Income (Loss)	**$ (14,234.60)**	**$ -**	**$ (14,234.60)**	**$ -**	