



Alafia Preserve CDD

March 2026 Financial Package

March 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Alafia Preserve
Statement of Financial Position
As of 3/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$307.05
Accounts Receivable - Due from Developer	1,066.62
Total Current Assets	<u>\$1,373.67</u>

Total Assets \$1,373.67

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$1,066.62
Deferred Revenue	1,066.62
Total Current Liabilities	<u>\$2,133.24</u>

Total Liabilities \$2,133.24

Net Assets

Net Assets - General Government	\$458.06
Current Year Net Assets - General Government	(1,217.63)

Total Net Assets (\$759.57)

Total Liabilities and Net Assets \$1,373.67



Alafia Preserve
Statement of Activities
As of 3/31/2026

General Fund

Revenues

Developer Contributions	\$7,037.58
Total Revenues	<u>\$7,037.58</u>

Expenses

D&O Insurance	\$3,685.00
Additional Insurance	500.00
Management	750.00
District Counsel	1,250.00
Tax Preparation	16.62
Postage & Shipping	0.74
Legal Advertising	551.84
Web Site Maintenance	1,350.00
Dues, Licenses, and Fees	175.00
Total Expenses	<u>\$8,279.20</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$23.99
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$23.99</u>

Change In Net Assets (\$1,217.63)

Net Assets At Beginning Of Year \$458.06

Net Assets At End Of Year (\$759.57)



Alafia Preserve
Budget to Actual
For The Month Ending 3/31/2026

	Year To Date			FY2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
Developer Contributions	\$ 7,037.58	\$ 6,505.50	\$ 532.08	\$ 13,011.00	54.09%
Net Revenues	\$ 7,037.58	\$ 6,505.50	\$ 532.08	\$ 13,011.00	54.09%
<u>General & Administrative Expenses</u>					
D&O Insurance	\$ 3,685.00	\$ 1,955.52	\$ 1,729.48	\$ 3,911.00	94.22%
Additional Insurance	500.00	250.02	249.98	500.00	100.00%
Management	750.00	750.00	-	1,500.00	50.00%
District Counsel	1,250.00	1,500.00	(250.00)	3,000.00	41.67%
Tax Preparation	16.62	4.98	11.64	10.00	166.20%
Telephone	-	7.50	(7.50)	15.00	0.00%
Postage & Shipping	0.74	25.02	(24.28)	50.00	1.48%
Copies	-	25.02	(25.02)	50.00	0.00%
Legal Advertising	551.84	499.98	51.86	1,000.00	55.18%
Bank Fees	-	25.02	(25.02)	50.00	0.00%
Office Supplies	-	25.02	(25.02)	50.00	0.00%
Web Site Maintenance	1,350.00	1,350.00	-	2,700.00	50.00%
Dues, Licenses, and Fees	175.00	87.42	87.58	175.00	100.00%
Total General & Administrative Expenses	\$ 8,279.20	\$ 6,505.50	\$ 1,773.70	\$ 13,011.00	63.63%
Total Expenses	\$ 8,279.20	\$ 6,505.50	\$ 1,773.70	\$ 13,011.00	
Income (Loss) from Operations	\$ (1,241.62)	\$ -	\$ (1,241.62)		
<u>Other Income (Expense)</u>				\$ -	
Interest Income	\$ 23.99	\$ -	\$ 23.99		
Total Other Income (Expense)	\$ 23.99	\$ -	\$ 23.99		
Net Income (Loss)	\$ (1,217.63)	\$ -	\$ (1,217.63)	\$ -	