



Alafia Preserve CDD

July 2026 Financial Package

July 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 7/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$2,062.27
Accounts Receivable - Due from Developer	2,802.22
Total Current Assets	<u>\$4,864.49</u>

Total Assets

\$4,864.49

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$2,802.22
Deferred Revenue	2,802.22
Total Current Liabilities	<u>\$5,604.44</u>

Total Liabilities

\$5,604.44

Net Assets

Net Assets - General Government	\$458.06
Current Year Net Assets - General Government	(1,198.01)

Total Net Assets

(\$739.95)

Total Liabilities and Net Assets

\$4,864.49



Alafia Preserve
Statement of Activities
As of 7/31/2026

	General Fund
<u>Revenues</u>	
Developer Contributions	\$9,604.94
Total Revenues	<u>\$9,604.94</u>
<u>Expenses</u>	
D&O Insurance	\$3,685.00
Additional Insurance	500.00
Management	1,500.00
District Counsel	2,250.00
Tax Preparation	16.62
Postage & Shipping	2.96
Legal Advertising	551.84
Web Site Maintenance	2,150.00
Dues, Licenses, and Fees	175.00
Total Expenses	<u>\$10,831.42</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>	
Interest Income	\$28.47
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$28.47</u>
Change In Net Assets	(\$1,198.01)
Net Assets At Beginning Of Year	<u>\$458.06</u>
Net Assets At End Of Year	<u><u>(\$739.95)</u></u>



Alafia Preserve
Budget to Actual
For The Month Ending 7/31/2026

	Year To Date				
	Actual	Budget	Variance	FY2026 Adopted Budget	Percentage
<u>Revenues</u>					
Developer Contributions	\$9,604.94	\$10,842.50	\$(1,237.56)	\$ 13,011.00	73.82%
Net Revenues	\$9,604.94	\$10,842.50	\$(1,237.56)	\$ 13,011.00	73.82%
<u>General & Administrative Expenses</u>					
D&O Insurance	\$3,685.00	\$3,259.20	\$(425.80)	\$ 3,911.00	94.22%
Additional Insurance	500.00	416.70	(83.30)	500.00	100.00%
Management	1,500.00	1,250.00	(250.00)	1,500.00	100.00%
District Counsel	2,250.00	2,500.00	250.00	3,000.00	75.00%
Tax Preparation	16.62	8.30	(8.32)	10.00	166.20%
Telephone	0.00	12.50	12.50	15.00	0.00%
Postage & Shipping	2.96	41.70	38.74	50.00	5.92%
Copies	0.00	41.70	41.70	50.00	0.00%
Legal Advertising	551.84	833.30	281.46	1,000.00	55.18%
Bank Fees	0.00	41.70	41.70	50.00	0.00%
Office Supplies	0.00	41.70	41.70	50.00	0.00%
Web Site Maintenance	2,150.00	2,250.00	100.00	2,700.00	79.63%
Dues, Licenses, and Fees	175.00	145.80	(29.20)	175.00	100.00%
Total General & Administrative Expenses	\$10,831.42	\$10,842.60	\$11.18	\$ 13,011.00	83.25%
Total Expenses	\$10,831.42	\$10,842.60	\$11.18	\$ 13,011.00	
Income (Loss) from Operations	\$(1,226.48)	\$(0.10)	\$(1,226.38)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$28.47	\$0.00	\$28.47	\$ -	
Total Other Income (Expense)	\$28.47	\$0.00	\$28.47	\$ -	
Net Income (Loss)	\$(1,198.01)	\$(0.10)	\$(1,197.91)	\$ -	