



Eagle Ridge CDD

July 2026 Financial Package

July 31, 2026

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



Eagle Ridge CDD
Statement of Financial Position
As of 7/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$879.09
Accounts Receivable - Due from Developer	1,051.48
Total Current Assets	<u>\$1,930.57</u>

Total Assets

\$1,930.57

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$1,051.48
Deferred Revenue	1,051.48
Total Current Liabilities	<u>\$2,102.96</u>

Total Liabilities

\$2,102.96

Net Assets

Net Assets - General Government	\$50.89
Current Year Net Assets - General Government	(223.28)

Total Net Assets

(\$172.39)

Total Liabilities and Net Assets

\$1,930.57



Eagle Ridge CDD
Statement of Activities
As of 7/31/2026

General Fund

Revenues

Developer Contributions	\$10,400.93
Total Revenues	<u>\$10,400.93</u>

Expenses

Insurance	\$3,506.00
Additional Insurance	500.00
Management	1,500.00
District Counsel	2,250.00
Tax Preparation	16.62
Postage & Shipping	2.96
Legal Advertising	551.83
Web Site Maintenance	2,150.00
Dues, Licenses, and Fees	175.00
Total Expenses	<u>\$10,652.41</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$28.20
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$28.20</u>

Change In Net Assets	(\$223.28)
-----------------------------	------------

Net Assets At Beginning Of Year	<u>\$50.89</u>
--	----------------

Net Assets At End Of Year	<u><u>(\$172.39)</u></u>
----------------------------------	--------------------------



Eagle Ridge CDD
Budget to Actual
For The Month Ending 7/31/2026

	Year To Date			FY2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
Developer Contributions	\$ 10,400.93	\$ 10,685.00	\$ (284.07)	\$ 12,822.00	81.12%
Net Revenues	\$ 10,400.93	\$ 10,685.00	\$ (284.07)	\$ 12,822.00	81.12%
<u>General & Administrative Expenses</u>					
Insurance	\$ 3,506.00	\$ 3,101.70	\$ 404.30	\$ 3,722.00	94.20%
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	-	12.50	(12.50)	15.00	0.00%
Postage & Shipping	2.96	41.70	(38.74)	50.00	5.92%
Copies	-	41.70	(41.70)	50.00	0.00%
Legal Advertising	551.83	833.30	(281.47)	1,000.00	55.18%
Bank Fees	-	41.70	(41.70)	50.00	0.00%
Office Supplies	-	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	145.70	29.30	175.00	100.00%
Total General & Administrative Expenses	\$ 10,652.41	\$ 10,685.00	\$ (32.59)	\$ 12,822.00	83.08%
Total Expenses	\$ 10,652.41	\$ 10,685.00	\$ (32.59)	\$ 12,822.00	
Income (Loss) from Operations	\$ (251.48)	\$ -	\$ (251.48)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 28.20	\$ -	\$ 28.20		
Total Other Income (Expense)	\$ 28.20	\$ -	\$ 28.20	\$ -	
Net Income (Loss)	\$ (223.28)	\$ -	\$ (223.28)	\$ -	