



# Donaldson Knoll CDD

## March 2025 Financial Package

March 31, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
(407) 723-5900



**Donaldson Knoll CDD**  
Statement of Financial Position  
As of 3/31/2025

**General Fund**

**Assets**

**Current Assets**

General Checking Account	\$408.99
Accounts Receivable - Due from Developer	1,509.14
Total Current Assets	<u>\$1,918.13</u>

<b>Total Assets</b>	<u><u>\$1,918.13</u></u>
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**Liabilities and Net Assets**

**Current Liabilities**

Accounts Payable	\$1,509.14
Deferred Revenue	1,509.14
Total Current Liabilities	<u>\$3,018.28</u>

<b>Total Liabilities</b>	<u><u>\$3,018.28</u></u>
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**Net Assets**

Net Assets - General Government	\$388.19
Current Year Net Assets - General Government	(1,488.34)

<b>Total Net Assets</b>	<u><u>(\$1,100.15)</u></u>
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<b>Total Liabilities and Net Assets</b>	<u><u>\$1,918.13</u></u>
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**Donaldson Knoll CDD**  
Statement of Activities  
As of 3/31/2025

	<b>General Fund</b>
<b><u>Revenues</u></b>	
Developer Contributions	\$8,503.78
Total Revenues	<u>\$8,503.78</u>
<b><u>Expenses</u></b>	
D & O Insurance	\$2,843.00
Management	750.00
District Counsel	1,000.00
Postage & Shipping	8.97
Legal Advertising	389.95
Web Site Maintenance	1,370.00
Dues, Licenses, and Fees	175.00
General Insurance	3,476.00
Total Expenses	<u>\$10,012.92</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>	
Interest Income	\$20.80
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$20.80</u>
<b>Change In Net Assets</b>	(\$1,488.34)
<b>Net Assets At Beginning Of Year</b>	<u>\$388.19</u>
<b>Net Assets At End Of Year</b>	<u><u>(\$1,100.15)</u></u>



**Donaldson Knoll CDD**  
Budget to Actual  
For The Month Ending 3/31/2025

	Year To Date			FY2025	
	Actual	Budget	Variance	Adopted Budget	Percentage
<b><u>Revenues</u></b>					
Developer Contributions	\$8,503.78	\$7,680.00	\$823.78	\$15,360.00	55.36%
<b>Net Revenues</b>	<b>\$8,503.78</b>	<b>\$7,680.00</b>	<b>\$823.78</b>	<b>\$15,360.00</b>	<b>55.36%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
D & O Insurance	\$2,843.00	\$1,525.02	\$1,317.98	\$3,050.00	93.21%
Management	750.00	750.00	-	1,500.00	50.00%
District Counsel	1,000.00	1,500.00	(500.00)	3,000.00	33.33%
Telephone	-	7.50	(7.50)	15.00	0.00%
Postage & Shipping	8.97	25.02	(16.05)	50.00	17.94%
Copies	-	25.02	(25.02)	50.00	0.00%
Legal Advertising	389.95	625.02	(235.07)	1,250.00	31.20%
Bank Fees	-	12.48	(12.48)	25.00	0.00%
Office Supplies	-	12.48	(12.48)	25.00	0.00%
Web Site Maintenance	1,370.00	1,260.00	110.00	2,520.00	54.37%
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00	100.00%
General Insurance	3,476.00	1,849.98	1,626.02	3,700.00	93.95%
<b>Total General &amp; Administrative Expenses</b>	<b>\$10,012.92</b>	<b>\$7,680.00</b>	<b>\$2,332.92</b>	<b>\$15,360.00</b>	<b>65.19%</b>
<b>Total Expenses</b>	<b>\$10,012.92</b>	<b>\$7,680.00</b>	<b>\$2,332.92</b>	<b>\$15,360.00</b>	<b>65.19%</b>
<b>Income (Loss) from Operations</b>	<b>\$(1,509.14)</b>	<b>\$0.00</b>	<b>\$(1,509.14)</b>	<b>\$0.00</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$20.80	\$0.00	\$20.80	\$0.00	
<b>Total Other Income (Expense)</b>	<b>\$20.80</b>	<b>\$0.00</b>	<b>\$20.80</b>	<b>\$0.00</b>	
<b>Net Income (Loss)</b>	<b>\$(1,488.34)</b>	<b>\$0.00</b>	<b>\$(1,488.34)</b>	<b>\$0.00</b>	