



Donaldson Knoll CDD

December 2025 Financial Package

December 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 12/31/2025

General Fund

Assets

Current Assets

General Checking Account	\$254.48
Accounts Receivable - Due from Developer	3,049.21
Total Current Assets	<u>\$3,303.69</u>

Total Assets	<u><u>\$3,303.69</u></u>
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Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$2,874.21
Deferred Revenue	3,049.21
Total Current Liabilities	<u>\$5,923.42</u>

Total Liabilities	<u><u>\$5,923.42</u></u>
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Net Assets

Net Assets - General Government	(\$374.77)
Current Year Net Assets - General Government	(2,244.96)

Total Net Assets	<u><u>(\$2,619.73)</u></u>
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Total Liabilities and Net Assets	<u><u>\$3,303.69</u></u>
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Donaldson Knoll CDD
Statement of Activities
As of 12/31/2025

General Fund

Revenues

Developer Contributions	\$7,199.00
Total Revenues	<u>\$7,199.00</u>

Expenses

D & O Insurance	\$3,014.00
Additional Insurance	500.00
Management	375.00
District Counsel	500.00
Postage & Shipping	0.74
Legal Advertising	823.47
Web Site Maintenance	375.00
Dues, Licenses, and Fees	175.00
General Insurance	3,685.00
Total Expenses	<u>\$9,448.21</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$4.25
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$4.25</u>

Change In Net Assets (\$2,244.96)

Net Assets At Beginning Of Year (\$374.77)

Net Assets At End Of Year (\$2,619.73)



Donaldson Knoll CDD
Budget to Actual
For The Month Ending 12/31/2025

	Year To Date			FY26 Adopted Budget	Percentage
	Actual	Budget	Variance		
Revenues					
Developer Contributions	\$ 7,199.00	\$ 4,102.26	\$ 3,096.74	\$ 16,409.00	43.87%
Net Revenues	\$ 7,199.00	\$ 4,102.26	\$ 3,096.74	\$ 16,409.00	43.87%
General & Administrative Expenses					
D & O Insurance	\$ 3,014.00	\$ 799.50	\$ 2,214.50	\$ 3,198.00	94.25%
Additional Insurance	500.00	125.01	374.99	500.00	100.00%
Management	375.00	375.00	-	1,500.00	25.00%
District Counsel	500.00	750.00	(250.00)	3,000.00	-
Tax Preparation	-	2.49	(2.49)	10.00	-
Telephone	-	3.75	(3.75)	15.00	-
Postage & Shipping	0.74	12.51	(11.77)	50.00	-
Copies	-	12.51	(12.51)	50.00	-
Legal Advertising	823.47	312.51	510.96	1,250.00	65.88%
Bank Fees	-	6.24	(6.24)	25.00	-
Office Supplies	-	6.24	(6.24)	25.00	-
Web Site Maintenance	375.00	675.00	(300.00)	2,700.00	13.89%
Dues, Licenses, and Fees	175.00	43.74	131.26	175.00	100.00%
General Insurance	3,685.00	977.76	2,707.24	3,911.00	94.22%
Total General & Administrative Expenses	\$ 9,448.21	\$ 4,102.26	\$ 5,345.95	\$ 16,409.00	57.58%
Total Expenses	\$ 9,448.21	\$ 4,102.26	\$ 5,345.95	\$ 16,409.00	
Income (Loss) from Operations	\$ (2,249.21)	\$ -	\$ (2,249.21)	\$ -	
Other Income (Expense)					
Interest Income	\$ 4.25	\$ -	\$ 4.25	\$ -	
Total Other Income (Expense)	\$ 4.25	\$ -	\$ 4.25	\$ -	
Net Income (Loss)	\$ (2,244.96)	\$ -	\$ (2,244.96)	\$ -	