



Donaldson Knoll CDD

January 2026 Financial Package

January 31, 2026

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



Donaldson Knoll CDD
Statement of Financial Position
As of 1/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$430.88
Accounts Receivable - Due from Developer	2,275.00
Total Current Assets	<u>\$2,705.88</u>

Total Assets \$2,705.88

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$2,275.00
Deferred Revenue	2,275.00
Total Current Liabilities	<u>\$4,550.00</u>

Total Liabilities \$4,550.00

Net Assets

Net Assets - General Government	(\$374.77)
Current Year Net Assets - General Government	(1,469.35)

Total Net Assets (\$1,844.12)

Total Liabilities and Net Assets \$2,705.88



Donaldson Knoll CDD
Statement of Activities
As of 1/31/2026

General Fund

Revenues

Developer Contributions	\$9,623.21
Total Revenues	<u>\$9,623.21</u>

Expenses

D & O Insurance	\$3,014.00
Additional Insurance	500.00
Management	750.00
District Counsel	1,350.00
Postage & Shipping	0.74
Legal Advertising	823.47
Web Site Maintenance	800.00
Dues, Licenses, and Fees	175.00
General Insurance	3,685.00
Total Expenses	<u>\$11,098.21</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$5.65
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$5.65</u>

Change In Net Assets (\$1,469.35)

Net Assets At Beginning Of Year (\$374.77)

Net Assets At End Of Year (\$1,844.12)



Donaldson Knoll CDD
Budget to Actual
For The Month Ending 1/31/2026

	Year To Date			FY26 Adopted Budget	Percentage
	Actual	Budget	Variance		
Revenues					
Developer Contributions	\$ 9,623.21	\$ 5,469.68	\$ 4,153.53	\$ 16,409.00	58.65%
Net Revenues	\$ 9,623.21	\$ 5,469.68	\$ 4,153.53	\$ 16,409.00	58.65%
General & Administrative Expenses					
D & O Insurance	\$ 3,014.00	\$ 1,066.00	\$ 1,948.00	\$ 3,198.00	94.25%
Additional Insurance	500.00	166.68	333.32	500.00	100.00%
Management	750.00	500.00	250.00	1,500.00	50.00%
District Counsel	1,350.00	1,000.00	350.00	3,000.00	-
Tax Preparation	-	3.32	(3.32)	10.00	-
Telephone	-	5.00	(5.00)	15.00	-
Postage & Shipping	0.74	16.68	(15.94)	50.00	-
Copies	-	16.68	(16.68)	50.00	-
Legal Advertising	823.47	416.68	406.79	1,250.00	65.88%
Bank Fees	-	8.32	(8.32)	25.00	-
Office Supplies	-	8.32	(8.32)	25.00	-
Web Site Maintenance	800.00	900.00	(100.00)	2,700.00	29.63%
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00	100.00%
General Insurance	3,685.00	1,303.68	2,381.32	3,911.00	94.22%
Total General & Administrative Expenses	\$ 11,098.21	\$ 5,469.68	\$ 5,628.53	\$ 16,409.00	67.63%
Total Expenses	\$ 11,098.21	\$ 5,469.68	\$ 5,628.53	\$ 16,409.00	
Income (Loss) from Operations	\$ (1,475.00)	\$ -	\$ (1,475.00)	\$ -	
Other Income (Expense)					
Interest Income	\$ 5.65	\$ -	\$ 5.65	\$ -	
Total Other Income (Expense)	\$ 5.65	\$ -	\$ 5.65	\$ -	
Net Income (Loss)	\$ (1,469.35)	\$ -	\$ (1,469.35)	\$ -	