



Donaldson Knoll CDD

March 2026 Financial Package

March 31, 2026

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



Donaldson Knoll CDD
Statement of Financial Position
As of 3/31/2026

General Fund

Assets

Current Assets

General Checking Account	\$433.15
Accounts Receivable - Due from Developer	3,913.88
Total Current Assets	<u>\$4,347.03</u>

Total Assets \$4,347.03

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$3,913.88
Deferred Revenue	3,913.88
Total Current Liabilities	<u>\$7,827.76</u>

Total Liabilities \$7,827.76

Net Assets

Net Assets - General Government	(\$374.77)
Current Year Net Assets - General Government	(3,105.96)

Total Net Assets (\$3,480.73)

Total Liabilities and Net Assets \$4,347.03



Donaldson Knoll CDD
Statement of Activities
As of 3/31/2026

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	2,175.00
Tax Preparation	16.62
Postage & Shipping	33.00
Legal Advertising	1,038.47
Web Site Maintenance	1,350.00
Dues, Licenses, and Fees	175.00
General Insurance	3,685.00
Total Expenses	<u>\$12,737.09</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$7.92
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$7.92</u>

Change In Net Assets (\$3,105.96)

Net Assets At Beginning Of Year (\$374.77)

Net Assets At End Of Year (\$3,480.73)



Donaldson Knoll CDD
Budget to Actual
For The Month Ending 3/31/2026

	Year To Date			FY26 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
Developer Contributions	\$ 9,623.21	\$ 8,204.52	\$ 1,418.69	\$ 16,409.00	58.65%
Net Revenues	\$ 9,623.21	\$ 8,204.52	\$ 1,418.69	\$ 16,409.00	58.65%
<u>General & Administrative Expenses</u>					
D & O Insurance	\$ 3,014.00	\$ 1,599.00	\$ 1,415.00	\$ 3,198.00	94.25%
Additional Insurance	500.00	250.02	249.98	500.00	100.00%
Management	750.00	750.00	-	1,500.00	50.00%
District Counsel	2,175.00	1,500.00	675.00	3,000.00	72.50%
Tax Preparation	16.62	4.98	11.64	10.00	166.20%
Telephone	-	7.50	(7.50)	15.00	0.00%
Postage & Shipping	33.00	25.02	7.98	50.00	66.00%
Copies	-	25.02	(25.02)	50.00	0.00%
Legal Advertising	1,038.47	625.02	413.45	1,250.00	83.08%
Bank Fees	-	12.48	(12.48)	25.00	0.00%
Office Supplies	-	12.48	(12.48)	25.00	0.00%
Web Site Maintenance	1,350.00	1,350.00	-	2,700.00	50.00%
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00	100.00%
General Insurance	3,685.00	1,955.52	1,729.48	3,911.00	94.22%
Total General & Administrative Expenses	\$ 12,737.09	\$ 8,204.52	\$ (4,532.57)	\$ 16,409.00	77.62%
Total Expenses	\$ 12,737.09	\$ 8,204.52	\$ (4,532.57)	\$ 16,409.00	
Income (Loss) from Operations	\$ (3,113.88)	\$ -	\$ (3,113.88)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 7.92	\$ -	\$ 7.92	\$ -	
Total Other Income (Expense)	\$ 7.92	\$ -	\$ 7.92	\$ -	
Net Income (Loss)	\$ (3,105.96)	\$ -	\$ (3,105.96)	\$ -	