



One Daytona CDD

February 2025 Financial Package

February 28, 2025

PFM Group Consulting LLC

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Suite 270

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One Daytona CDD
Statement of Financial Position
As of 2/28/2025

	General Fund	Debt Service	Long Term Debt Group	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$ 3,483.60			\$ 3,483.60
Restricted Reserve	3,114.59			3,114.59
Accounts Receivable - Due from Developer	5,745.42			5,745.42
Revenue Series 2018		\$ 0.08		0.08
Redemption Account Series 2018		2,650.82		2,650.82
Total Current Assets	<u>\$ 12,343.61</u>	<u>\$ 2,650.90</u>	<u>\$ -</u>	<u>\$ 14,994.51</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$ 2,650.90	\$ 2,650.90
Amount To Be Provided			14,542,291.47	14,542,291.47
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,544,942.37</u>	<u>\$ 14,544,942.37</u>
Total Assets	<u><u>\$ 12,343.61</u></u>	<u><u>\$ 2,650.90</u></u>	<u><u>\$ 14,544,942.37</u></u>	<u><u>\$ 14,559,936.88</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$ 5,745.42			\$ 5,745.42
Deferred Revenue	5,745.42			5,745.42
Total Current Liabilities	<u>\$ 11,490.84</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,490.84</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$ 14,544,942.37	\$ 14,544,942.37
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,544,942.37</u>	<u>\$ 14,544,942.37</u>
Total Liabilities	<u><u>\$ 11,490.84</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 14,544,942.37</u></u>	<u><u>\$ 14,556,433.21</u></u>
<u>Net Assets</u>				
Net Assets, Unrestricted	\$ (104,000.00)			\$ (104,000.00)
Net Assets - General Government	110,456.38			110,456.38
Current Year Net Assets - General Government	(5,603.61)			(5,603.61)
Net Assets, Unrestricted		\$ 2,611.30		2,611.30
Current Year Net Assets, Unrestricted		39.60		39.60
Total Net Assets	<u><u>\$ 852.77</u></u>	<u><u>\$ 2,650.90</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,503.67</u></u>
Total Liabilities and Net Assets	<u><u>\$ 12,343.61</u></u>	<u><u>\$ 2,650.90</u></u>	<u><u>\$ 14,544,942.37</u></u>	<u><u>\$ 14,559,936.88</u></u>



One Daytona CDD
Statement of Activities
As of 2/28/2025

	General Fund	Debt Service	Long Term Debt Group	Total
<u>Revenues</u>				
Developer Contributions	\$ 21,988.98			\$ 21,988.98
Total Revenues	<u>\$ 21,988.98</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,988.98</u>
<u>Expenses</u>				
Public Official Insurance	\$ 3,351.00			\$ 3,351.00
Trustee Services	4,246.25			4,246.25
District Management	13,541.65			13,541.65
Engineering	962.50			962.50
District Counsel	93.50			93.50
Travel and Per Diem	75.04			75.04
Postage & Shipping	0.69			0.69
Legal Advertising	267.77			267.77
Web Site Maintenance	925.00			925.00
Dues, Licenses, and Fees	175.00			175.00
General - Insurance	4,096.00			4,096.00
Total Expenses	<u>\$ 27,734.40</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 27,734.40</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$ 141.81			\$ 141.81
Interest Income		\$ 39.60		39.60
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 141.81</u>	<u>\$ 39.60</u>	<u>\$ -</u>	<u>\$ 181.41</u>
Change In Net Assets	\$ (5,603.61)	\$ 39.60	\$ -	\$ (5,564.01)
Net Assets At Beginning Of Year	<u>\$ 6,456.38</u>	<u>\$ 2,611.30</u>	<u>\$ -</u>	<u>\$ 9,067.68</u>
Net Assets At End Of Year	<u><u>\$ 852.77</u></u>	<u><u>\$ 2,650.90</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,503.67</u></u>



One Daytona CDD
Budget to Actual
For the month ending 02/28/2025

	Actual	Year To Date Budget	Variance	FY2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 21,988.98	\$ 45,970.83	\$ (23,981.85)	\$ 110,330.00	19.93%
Net Revenues	\$ 21,988.98	\$ 45,970.83	\$ (23,981.85)	\$ 110,330.00	19.93%
<u>General & Administrative Expenses</u>					
Public Official Insurance	\$ 3,351.00	\$ 1,479.17	\$ 1,871.83	\$ 3,550.00	94.39%
Trustee Services	4,246.25	1,875.00	2,371.25	4,500.00	94.36%
District Management	13,541.65	13,541.67	(0.02)	32,500.00	41.67%
Engineering	962.50	8,333.33	(7,370.83)	20,000.00	4.81%
District Counsel	93.50	9,583.33	(9,489.83)	23,000.00	0.41%
Arbitrage	-	833.33	(833.33)	2,000.00	0.00%
Audit	-	2,708.33	(2,708.33)	6,500.00	0.00%
Travel and Per Diem	75.04	145.83	(70.79)	350.00	21.44%
Telephone	-	20.83	(20.83)	50.00	0.00%
Postage & Shipping	0.69	62.50	(61.81)	150.00	0.46%
Copies	-	20.83	(20.83)	50.00	0.00%
Legal Advertising	267.77	833.33	(565.56)	2,000.00	13.39%
Web Site Maintenance	925.00	1,145.83	(220.83)	2,750.00	33.64%
Dues, Licenses, and Fees	175.00	83.33	91.67	200.00	87.50%
General - Insurance	4,096.00	1,812.50	2,283.50	4,350.00	94.16%
Contingency	-	1,408.33	(1,408.33)	3,380.00	0.00%
Hurricane Cleanup	-	2,083.33	(2,083.33)	5,000.00	0.00%
Total General & Administrative Expenses	\$ 27,734.40	\$ 45,970.83	\$ (18,236.43)	\$ 110,330.00	25.14%
Total Expenses	\$ 27,734.40	\$ 45,970.83	\$ (18,236.43)	\$ 110,330.00	25.14%
Income (Loss) from Operations	\$ (5,745.42)	\$ -	\$ (5,745.42)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 141.81	\$ -	\$ 141.81	\$ -	
Total Other Income (Expense)	\$ 141.81	\$ -	\$ 141.81	\$ -	
Net Income (Loss)	\$ (5,603.61)	\$ -	\$ (5,603.61)	\$ -	