



One Daytona CDD

June 2025 Financial Package

June 30, 2025

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



One Daytona CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service	Long Term Debt Group	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$ 3,540.57			\$ 3,540.57
Restricted Reserve	3,156.44			3,156.44
Accounts Receivable - Due from Developer	1,525.00			1,525.00
Revenue Series 2018		\$ 0.23		0.23
Redemption Account Series 2018		5,003.66		5,003.66
Total Current Assets	<u>\$ 8,222.01</u>	<u>\$ 5,003.89</u>	<u>\$ -</u>	<u>\$ 13,225.90</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$ 5,003.89	\$ 5,003.89
Amount To Be Provided			13,985,843.61	13,985,843.61
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,990,847.50</u>	<u>\$ 13,990,847.50</u>
Total Assets	<u><u>\$ 8,222.01</u></u>	<u><u>\$ 5,003.89</u></u>	<u><u>\$ 13,990,847.50</u></u>	<u><u>\$ 14,004,073.40</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$ 1,525.00			\$ 1,525.00
Deferred Revenue	1,525.00			1,525.00
Total Current Liabilities	<u>\$ 3,050.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,050.00</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$ 13,990,847.50	\$ 13,990,847.50
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,990,847.50</u>	<u>\$ 13,990,847.50</u>
Total Liabilities	<u><u>\$ 3,050.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 13,990,847.50</u></u>	<u><u>\$ 13,993,897.50</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	(1,284.37)			(1,284.37)
Net Assets, Unrestricted		\$ 2,611.30		2,611.30
Current Year Net Assets, Unrestricted		2,392.59		2,392.59
Total Net Assets	<u><u>\$ 5,172.01</u></u>	<u><u>\$ 5,003.89</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 10,175.90</u></u>
Total Liabilities and Net Assets	<u><u>\$ 8,222.01</u></u>	<u><u>\$ 5,003.89</u></u>	<u><u>\$ 13,990,847.50</u></u>	<u><u>\$ 14,004,073.40</u></u>



One Daytona CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service	Long Term Debt Group	Total
<u>Revenues</u>				
Developer Contributions	\$ 49,018.55			\$ 49,018.55
Ad Valorem and Real Property Tax Revenue		\$ 737,308.86		737,308.86
Total Revenues	<u>\$ 49,018.55</u>	<u>\$ 737,308.86</u>	<u>\$ -</u>	<u>\$ 786,327.41</u>
<u>Expenses</u>				
Public Official Insurance	\$ 3,351.00			\$ 3,351.00
Trustee Services	4,246.25			4,246.25
District Management	24,374.97			24,374.97
Engineering	4,125.00			4,125.00
District Counsel	1,959.50			1,959.50
Audit	6,000.00			6,000.00
Travel and Per Diem	75.04			75.04
Postage & Shipping	1.38			1.38
Legal Advertising	414.41			414.41
Web Site Maintenance	1,725.00			1,725.00
Dues, Licenses, and Fees	175.00			175.00
General - Insurance	4,096.00			4,096.00
Principal Payment		\$ 554,094.87		554,094.87
Interest Payments		183,213.99		183,213.99
Total Expenses	<u>\$ 50,543.55</u>	<u>\$ 737,308.86</u>	<u>\$ -</u>	<u>\$ 787,852.41</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$ 240.63			\$ 240.63
Interest Income		\$ 2,392.59		2,392.59
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 240.63</u>	<u>\$ 2,392.59</u>	<u>\$ -</u>	<u>\$ 2,633.22</u>
Change In Net Assets	\$ (1,284.37)	\$ 2,392.59	\$ -	\$ 1,108.22
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>\$ 5,172.01</u>	<u>\$ 5,003.89</u>	<u>\$ -</u>	<u>\$ 10,175.90</u>



One Daytona CDD
Budget to Actual
For the month ending 06/30/2025

	Actual	Year To Date Budget	Variance	FY2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 49,018.55	\$ 82,747.50	\$ (33,728.95)	\$ 110,330.00	44.43%
Net Revenues	\$ 49,018.55	\$ 82,747.50	\$ (33,728.95)	\$ 110,330.00	44.43%
<u>General & Administrative Expenses</u>					
Public Official Insurance	\$ 3,351.00	\$ 2,662.50	\$ 688.50	\$ 3,550.00	94.39%
Trustee Services	4,246.25	3,375.00	871.25	4,500.00	94.36%
District Management	24,374.97	24,375.00	(0.03)	32,500.00	75.00%
Engineering	4,125.00	15,000.00	(10,875.00)	20,000.00	20.63%
District Counsel	1,959.50	17,250.00	(15,290.50)	23,000.00	8.52%
Arbitrage	-	1,500.00	(1,500.00)	2,000.00	0.00%
Audit	6,000.00	4,875.00	1,125.00	6,500.00	92.31%
Travel and Per Diem	75.04	262.50	(187.46)	350.00	21.44%
Telephone	-	37.50	(37.50)	50.00	0.00%
Postage & Shipping	1.38	112.50	(111.12)	150.00	0.92%
Copies	-	37.50	(37.50)	50.00	0.00%
Legal Advertising	414.41	1,500.00	(1,085.59)	2,000.00	20.72%
Web Site Maintenance	1,725.00	2,062.50	(337.50)	2,750.00	62.73%
Dues, Licenses, and Fees	175.00	150.00	25.00	200.00	87.50%
General - Insurance	4,096.00	3,262.50	833.50	4,350.00	94.16%
Contingency	-	2,535.00	(2,535.00)	3,380.00	0.00%
Hurricane Cleanup	-	3,750.00	(3,750.00)	5,000.00	0.00%
Total General & Administrative Expenses	\$ 50,543.55	\$ 82,747.50	\$ (32,203.95)	\$ 110,330.00	45.81%
Total Expenses	\$ 50,543.55	\$ 82,747.50	\$ (32,203.95)	\$ 110,330.00	45.81%
Income (Loss) from Operations	\$ (1,525.00)	\$ -	\$ (1,525.00)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 240.63	\$ -	\$ 240.63	\$ -	
Total Other Income (Expense)	\$ 240.63	\$ -	\$ 240.63	\$ -	
Net Income (Loss)	\$ (1,284.37)	\$ -	\$ (1,284.37)	\$ -	