Lakeside Preserve CDD

October 2025 Financial Report

October 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Tel: 407-723-5900

Lakeside Preserve CDD

Statement of Financial Position

As of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	$ 172,151.08				$ 172,151.08
Checking Account - Reserve	15,870.48				15,870.48
Assessments Receivable	328,317.12				328,317.12
Deposits	305.50				305.50
Assessments Receivable		$ 877,706.46			877,706.46
Series 2019 Debt Service Reserve		89,609.37			89,609.37
Series 2023 Debt Service Reserve		861,262.51			861,262.51
Series 2019 Revenue		154,150.69			154,150.69
Series 2023 Revenue		634,486.75			634,486.75
Series 2019 Interest		29,912.50			29,912.50
Series 2019 Prepayment		17.43			17.43
Series 2023 Prepayment		917,599.54			917,599.54
Series 2019 General Fund		2.34			2.34
Series 2019 Sinking Fund		866.18			866.18
Accounts Receivable - Due from Developer			$ 258,009.81		258,009.81
Series 2023 Acquisition/Construction			5,980.88		5,980.88
Total Current Assets	$ 516,644.18	$ 3,565,613.77	$ 263,990.69	$ -	$ 4,346,248.64
Investments					
Amount Available in Debt Service Funds				$ 2,687,907.31	$ 2,687,907.31
Amount To Be Provided				9,982,092.69	9,982,092.69
Total Investments	$ -	$ -	$ -	$ 12,670,000.00	$ 12,670,000.00
Total Assets	$ 516,644.18	$ 3,565,613.77	$ 263,990.69	$ 12,670,000.00	$ 17,016,248.64
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 5,608.48				$ 5,608.48
Deferred Revenue	328,317.12				328,317.12
Deferred Revenue		$ 877,706.46			877,706.46
Accounts Payable			$ 257,752.52		257,752.52
Retainage Payable			649,277.23		649,277.23
Deferred Revenue			258,009.81		258,009.81
Total Current Liabilities	$ 333,925.60	$ 877,706.46	$ 1,165,039.56	$ -	$ 2,376,671.62
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 12,670,000.00	$ 12,670,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 12,670,000.00	$ 12,670,000.00
Total Liabilities	$ 333,925.60	$ 877,706.46	$ 1,165,039.56	$ 12,670,000.00	$ 15,046,671.62
Net Assets					
Net Assets, Unrestricted	$ (4,500.00)				$ (4,500.00)
Net Assets - General Government	217,488.16				217,488.16
Current Year Net Assets - General Government	(30,269.58)				(30,269.58)
Net Assets, Unrestricted		$ 2,619,029.72			2,619,029.72
Current Year Net Assets, Unrestricted		68,877.59			68,877.59
Net Assets, Unrestricted			$ (807,113.50)		(807,113.50)
Current Year Net Assets, Unrestricted			(93,935.37)		(93,935.37)
Total Net Assets	$ 182,718.58	$ 2,687,907.31	$ (901,048.87)	$ -	$ 1,969,577.02
Total Liabilities and Net Assets	$ 516,644.18	$ 3,565,613.77	$ 263,990.69	$ 12,670,000.00	$ 17,016,248.64

Lakeside Preserve CDD
Statement of Activities
As of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues					
Other Assessments		$ 71,430.48			$ 71,430.48
Inter-Fund Group Transfers In		(2,552.89)			(2,552.89)
Inter-Fund Transfers In			$ 2,552.89		2,552.89
Total Revenues	$ -	$ 68,877.59	$ 2,552.89	$ -	$ 71,430.48
Expenses					
Supervisor Fees	$ 800.00				$ 800.00
POL Insurance	3,162.00				3,162.00
Trustee Services	3,192.09				3,192.09
Meeting Room	70.00				70.00
Web Site Maintenance	145.00				145.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	383.48				383.48
General Insurance	3,867.00				3,867.00
Property & Casualty	1,617.00				1,617.00
Other Insurance	500.00				500.00
Irrigation	240.00				240.00
Lake Maintenance	1,348.32				1,348.32
Landscaping Maintenance & Material	11,247.00				11,247.00
Landscape Improvements	4,300.00				4,300.00
Capital Expenditures			$ 96,488.26		96,488.26
Total Expenses	$ 31,046.89	$ -	$ 96,488.26	$ -	$ 127,535.15
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 777.31				$ 777.31
Total Other Revenues (Expenses) & Gains (Losses)	$ 777.31	$ -	$ -	$ -	$ 777.31
Change In Net Assets	$ (30,269.58)	$ 68,877.59	$ (93,935.37)	$ -	$ (55,327.36)
Net Assets At Beginning Of Year	$ 212,988.16	$ 2,619,029.72	$ (807,113.50)	$ -	$ 2,024,904.38
Net Assets At End Of Year	$ 182,718.58	$ 2,687,907.31	$ (901,048.87)	$ -	$ 1,969,577.02

Lakeside Preserve CDD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ -	$ 27,359.76	$ (27,359.76)	$ 328,317.12	0.00%
Off-Roll Assessments	-	210.51	(210.51)	2,526.14	0.00%
Carry Forward Revenue	4,916.67	4,916.67	(0.00)	59,000.00	8.33%
Net Revenues	**$ 4,916.67**	**$ 32,486.94**	**$ (27,570.27)**	**$ 389,843.26**	**1.26%**
General & Administrative Expenses					
Supervisor Fees	$ 800.00	$ 416.67	$ 383.33	$ 5,000.00	16.00%
POL Insurance	3,162.00	279.67	2,882.33	3,356.00	94.22%
Trustee Services	3,192.09	709.36	2,482.73	8,512.26	37.50%
Management	-	2,500.00	(2,500.00)	30,000.00	0.00%
Field Management	-	200.00	(200.00)	2,400.00	0.00%
Engineering	-	833.33	(833.33)	10,000.00	0.00%
Disclosure	-	541.67	(541.67)	6,500.00	0.00%
Property Appraiser	-	833.33	(833.33)	10,000.00	0.00%
District Counsel	-	1,333.33	(1,333.33)	16,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	15,000.00	0.00%
Reamortization Schedules	-	83.33	(83.33)	1,000.00	0.00%
Audit	-	500.00	(500.00)	6,000.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Tax Preparation	-	4.17	(4.17)	50.00	0.00%
Travel and Per Diem	-	20.83	(20.83)	250.00	0.00%
Postage & Shipping	-	25.00	(25.00)	300.00	0.00%
Legal Advertising	-	166.67	(166.67)	2,000.00	0.00%
Meeting Room	70.00	58.33	11.67	700.00	10.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	**$ 7,544.09**	**$ 10,056.94**	**$ (2,512.85)**	**$ 120,683.26**	**6.25%**
Field Expenses					
Electric	$ -	$ 541.67	$ (541.67)	$ 6,500.00	0.00%
Amenity - Pool Furniture Repair/Replace	-	166.67	(166.67)	2,000.00	0.00%
Amenity - Pool Maintenance	-	400.00	(400.00)	4,800.00	0.00%
Amenity - Access Control	-	416.67	(416.67)	5,000.00	0.00%
Amenity - Janitorial	-	187.50	(187.50)	2,250.00	0.00%
Amenity - Pest Control	-	66.67	(66.67)	800.00	0.00%
General Insurance	3,867.00	342.00	3,525.00	4,104.00	94.23%
Property & Casualty	1,617.00	1,529.67	87.33	18,356.00	8.81%
Other Insurance	500.00	112.50	387.50	1,350.00	37.04%
Irrigation	240.00	1,166.67	(926.67)	14,000.00	1.71%
Lake Maintenance	1,348.32	2,916.67	(1,568.35)	35,000.00	3.85%
Landscaping Maintenance & Material	11,247.00	11,250.00	(3.00)	135,000.00	8.33%
Landscape Improvements	4,300.00	833.33	3,466.67	10,000.00	43.00%
Contingency	-	2,083.31	(2,083.31)	25,000.00	0.00%
Reserve Account	-	416.67	(416.67)	5,000.00	0.00%
Total General & Administrative Expenses	**$ 23,119.32**	**$ 22,430.00**	**$ 689.32**	**$ 269,160.00**	**8.59%**
Total Expenses	**$ 30,663.41**	**$ 32,486.94**	**$ (1,823.53)**	**$ 389,843.26**	**7.87%**
Income (Loss) from Operations	**$ (25,746.74)**	**$ -**	**$ (25,746.74)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 777.31	$ -	$ 777.31	$ -	
Total Other Income (Expense)	**$ 777.31**	**$ -**	**$ 777.31**	**$ -**	
Net Income (Loss)	**$ (24,969.43)**	**$ -**	**$ (24,969.43)**	**$ -**	