



Lakeside Preserve CDD

February 2026 Financial Report

February 28, 2026

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Lakeside Preserve CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 247,000.13				\$ 247,000.13
Checking Account - Reserve	117,011.04				117,011.04
Assessments Receivable	20,539.88				20,539.88
Prepaid Expenses	709.35				709.35
Deposits	305.50				305.50
Assessments Receivable		\$ 79,983.29			79,983.29
Due From Other Funds		1,527.81			1,527.81
Series 2019 Debt Service Reserve		89,609.37			89,609.37
Series 2023 Debt Service Reserve		787,287.50			787,287.50
Series 2019 Revenue		246,552.23			246,552.23
Series 2023 Revenue		996,510.58			996,510.58
Series 2019 Prepayment		17.63			17.63
Series 2023 Prepayment		418,392.05			418,392.05
Series 2019 General Fund		2.38			2.38
Series 2019 Sinking Fund		866.18			866.18
Accounts Receivable - Due from Developer			\$ 26,514.04		26,514.04
Series 2023 Acquisition/Construction			51,862.91		51,862.91
Total Current Assets	<u>\$ 385,565.90</u>	<u>\$ 2,620,749.02</u>	<u>\$ 78,376.95</u>	<u>\$ -</u>	<u>\$ 3,084,691.87</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,539,237.92	\$ 2,539,237.92
Amount To Be Provided				9,195,762.08	9,195,762.08
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,735,000.00</u>	<u>\$ 11,735,000.00</u>
Total Assets	<u><u>\$ 385,565.90</u></u>	<u><u>\$ 2,620,749.02</u></u>	<u><u>\$ 78,376.95</u></u>	<u><u>\$ 11,735,000.00</u></u>	<u><u>\$ 14,819,691.87</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 1,752.50				\$ 1,752.50
Due To Other Funds	1,527.81				1,527.81
Deferred Revenue	20,539.88				20,539.88
Deferred Revenue		\$ 79,983.29			79,983.29
Accounts Payable			\$ 43,930.90		43,930.90
Retainage Payable			650,604.98		650,604.98
Deferred Revenue			26,514.04		26,514.04
Total Current Liabilities	<u>\$ 23,820.19</u>	<u>\$ 79,983.29</u>	<u>\$ 721,049.92</u>	<u>\$ -</u>	<u>\$ 824,853.40</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 11,735,000.00	\$ 11,735,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,735,000.00</u>	<u>\$ 11,735,000.00</u>
Total Liabilities	<u><u>\$ 23,820.19</u></u>	<u><u>\$ 79,983.29</u></u>	<u><u>\$ 721,049.92</u></u>	<u><u>\$ 11,735,000.00</u></u>	<u><u>\$ 12,559,853.40</u></u>
<u>Net Assets</u>					
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	148,757.55				148,757.55
Net Assets, Unrestricted		\$ 2,619,029.72			2,619,029.72
Current Year Net Assets, Unrestricted		(78,263.99)			(78,263.99)
Net Assets, Unrestricted			\$ (807,113.50)		(807,113.50)
Current Year Net Assets, Unrestricted			164,440.53		164,440.53
Total Net Assets	<u><u>\$ 361,745.71</u></u>	<u><u>\$ 2,540,765.73</u></u>	<u><u>\$ (642,672.97)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,259,838.47</u></u>
Total Liabilities and Net Assets	<u><u>\$ 385,565.90</u></u>	<u><u>\$ 2,620,749.02</u></u>	<u><u>\$ 78,376.95</u></u>	<u><u>\$ 11,735,000.00</u></u>	<u><u>\$ 14,819,691.87</u></u>



Lakeside Preserve CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 242,610.45				\$ 242,610.45
Off-Roll Assessments	65,166.79				65,166.79
On-Roll Assessments		\$ 555,770.97			555,770.97
Off-Roll Assessments		241,952.20			241,952.20
Other Assessments		558,186.96			558,186.96
Inter-Fund Group Transfers In		(11,422.03)			(11,422.03)
Developer Contributions			\$ 517,178.76		517,178.76
Inter-Fund Transfers In			11,422.03		11,422.03
Total Revenues	\$ 307,777.24	\$ 1,344,488.10	\$ 528,600.79	\$ -	\$ 2,180,866.13
Expenses					
Supervisor Fees	\$ 1,600.00				\$ 1,600.00
POL Insurance	3,162.00				3,162.00
Trustee Services	6,738.87				6,738.87
Management	12,500.00				12,500.00
Field Management	1,000.00				1,000.00
Engineering	1,677.50				1,677.50
Disclosure	4,000.00				4,000.00
District Counsel	6,166.40				6,166.40
Assessment Administration	15,000.00				15,000.00
Audit	5,500.00				5,500.00
Tax Preparation	29.34				29.34
Postage & Shipping	166.32				166.32
Legal Advertising	616.88				616.88
Meeting Room	210.00				210.00
Web Site Maintenance	1,025.00				1,025.00
Dues, Licenses, and Fees	175.00				175.00
Electric	438.85				438.85
General Insurance	3,867.00				3,867.00
Property & Casualty	1,617.00				1,617.00
Other Insurance	1,350.00				1,350.00
Irrigation	6,087.10				6,087.10
Lake Maintenance	6,842.88				6,842.88
Landscaping Maintenance & Material	77,236.50				77,236.50
Landscape Improvements	4,300.00				4,300.00
Contingency	3,250.00				3,250.00
Principal Payments - S2023 bond		\$ 1,065,000.00			1,065,000.00
Interest Payments - S2019 Bond		29,912.50			29,912.50
Interest Payments - S2023 bond		352,814.07			352,814.07
Capital Expenditures			\$ 364,807.50		364,807.50
Total Expenses	\$ 164,556.64	\$ 1,447,726.57	\$ 364,807.50	\$ -	\$ 1,977,090.71
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 5,536.95				\$ 5,536.95
Interest Income		\$ 24,974.48			24,974.48
Interest Income			\$ 647.24		647.24
Total Other Revenues (Expenses) & Gains (Losses)	\$ 5,536.95	\$ 24,974.48	\$ 647.24	\$ -	\$ 31,158.67
Change In Net Assets	\$ 148,757.55	\$ (78,263.99)	\$ 164,440.53	\$ -	\$ 234,934.09
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	\$ 361,745.71	\$ 2,540,765.73	\$ (642,672.97)	\$ -	\$ 2,259,838.47



Lakeside Preserve CDD
Budget to Actual
For the Month Ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 242,610.45	\$ 102,019.18	\$ 140,591.28	\$ 244,846.02	99.09%
Off-Roll Assessments	65,166.79	35,832.18	29,334.61	85,997.24	75.78%
Carry Forward Revenue	24,583.33	24,583.33	-	59,000.00	41.67%
Net Revenues	\$ 332,360.57	\$ 162,434.69	\$ 169,925.88	\$ 389,843.26	85.25%
General & Administrative Expenses					
Supervisor Fees	\$ 1,600.00	\$ 2,083.33	\$ (483.33)	\$ 5,000.00	32.00%
POL Insurance	3,162.00	1,398.33	1,763.67	3,356.00	94.22%
Trustee Services	6,738.87	3,546.78	3,192.10	8,512.26	79.17%
Management	12,500.00	12,500.00	-	30,000.00	41.67%
Field Management	1,000.00	1,000.00	-	2,400.00	41.67%
Engineering	1,677.50	4,166.67	(2,489.17)	10,000.00	16.78%
Disclosure	4,000.00	2,708.33	1,291.67	6,500.00	61.54%
Property Appraiser	-	4,166.67	(4,166.67)	10,000.00	0.00%
District Counsel	6,166.40	6,666.67	(500.27)	16,000.00	38.54%
Assessment Administration	15,000.00	6,250.00	8,750.00	15,000.00	100.00%
Reamortization Schedules	-	416.67	(416.67)	1,000.00	0.00%
Audit	5,500.00	2,500.00	3,000.00	6,000.00	91.67%
Arbitrage Calculation	-	208.33	(208.33)	500.00	0.00%
Tax Preparation	29.34	20.83	8.51	50.00	58.68%
Travel and Per Diem	-	104.17	(104.17)	250.00	0.00%
Postage & Shipping	166.32	125.00	41.32	300.00	55.44%
Legal Advertising	616.88	833.33	(216.45)	2,000.00	30.84%
Meeting Room	210.00	291.67	(81.67)	700.00	30.00%
Web Site Maintenance	1,025.00	1,225.00	(200.00)	2,940.00	34.86%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Total General & Administrative Expenses	\$ 59,567.31	\$ 50,284.69	\$ 9,282.62	\$ 120,683.26	49.36%
Field Expenses					
Electric	\$ 438.85	\$ 2,708.33	\$ (2,269.48)	\$ 6,500.00	6.75%
Amenity - Pool Furniture/ Repair/Replace	-	833.33	(833.33)	2,000.00	0.00%
Amenity - Pool Maintenance	-	2,000.00	(2,000.00)	4,800.00	0.00%
Amenity - Access Control	-	2,083.33	(2,083.33)	5,000.00	0.00%
Amenity - Janitorial	-	937.50	(937.50)	2,250.00	0.00%
Amenity - Pest Control	-	333.33	(333.33)	800.00	0.00%
General Insurance	3,867.00	1,710.00	2,157.00	4,104.00	94.23%
Property & Casualty	1,617.00	7,648.33	(6,031.33)	18,356.00	8.81%
Other Insurance	1,350.00	562.50	787.50	1,350.00	100.00%
Irrigation	6,087.10	5,833.33	253.77	14,000.00	43.48%
Lake Maintenance	6,842.88	14,583.33	(7,740.45)	35,000.00	19.55%
Landscaping Maintenance & Material	77,236.50	56,250.00	20,986.50	135,000.00	57.21%
Landscape Improvements	4,300.00	4,166.67	133.33	10,000.00	43.00%
Contingency	3,250.00	10,416.67	(7,166.67)	25,000.00	13.00%
Reserve Account	-	2,083.33	(2,083.33)	5,000.00	0.00%
Total Field Expenses	\$ 104,989.33	\$ 112,150.00	\$ (7,160.67)	\$ 269,160.00	39.01%
Total Expenses	\$ 164,556.64	\$ 162,434.69	\$ 2,121.95	\$ 389,843.26	42.21%
Income (Loss) from Operations	\$ 167,803.93	\$ -	\$ 167,803.93	\$ -	
Other Income (Expense)					
Interest Income	\$ 5,536.95	\$ -	\$ 5,536.95	\$ -	
Total Other Income (Expense)	\$ 5,536.95	\$ -	\$ 5,536.95	\$ -	
Net Income (Loss)	\$ 173,340.88	\$ -	\$ 173,340.88	\$ -	