



Lakeside Preserve CDD

August 2025 Financial Report

August 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 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 295,655.33				\$ 295,655.33
Checking Account - Reserve	15,768.25				15,768.25
Prepaid Expenses	12,373.27				12,373.27
Deposits	305.50				305.50
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		182,363.15			182,363.15
Series 2023 Revenue		630,349.61			630,349.61
Series 2019 Prepayment		17.32			17.32
Series 2023 Prepayment		92,998.14			92,998.14
Series 2019 General Fund		2.32			2.32
Series 2019 Sinking Fund		866.18			866.18
Accounts Receivable - Due from Developer			\$ 197,448.07		197,448.07
Series 2023 Acquisition/Construction			20,770.78		20,770.78
Total Current Assets	\$ 324,102.35	\$ 1,857,468.60	\$ 218,218.85	\$ -	\$ 2,399,789.80
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,857,468.60	\$ 1,857,468.60
Amount To Be Provided				10,812,531.40	10,812,531.40
Total Investments	\$ -	\$ -	\$ -	\$ 12,670,000.00	\$ 12,670,000.00
Total Assets	\$ 324,102.35	\$ 1,857,468.60	\$ 218,218.85	\$ 12,670,000.00	\$ 15,069,789.80
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 25,341.80				\$ 25,341.80
Accounts Payable			\$ 246,648.50		246,648.50
Retainage Payable			701,905.91		701,905.91
Deferred Revenue			197,448.07		197,448.07
Total Current Liabilities	\$ 25,341.80	\$ -	\$ 1,146,002.48	\$ -	\$ 1,171,344.28
<u>Long Term Liabilities</u>					
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	\$ 25,341.80	\$ -	\$ 1,146,002.48	\$ 12,670,000.00	\$ 13,841,344.28
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (4,500.00)				\$ (4,500.00)
Net Assets - General Government	153,692.48				153,692.48
Current Year Net Assets - General Government	149,568.07				149,568.07
Net Assets, Unrestricted		\$ 1,748,736.87			1,748,736.87
Current Year Net Assets, Unrestricted		108,731.73			108,731.73
Net Assets, Unrestricted			\$ (802,714.19)		(802,714.19)
Current Year Net Assets, Unrestricted			(125,069.44)		(125,069.44)
Total Net Assets	\$ 298,760.55	\$ 1,857,468.60	\$ (927,783.63)	\$ -	\$ 1,228,445.52
Total Liabilities and Net Assets	\$ 324,102.35	\$ 1,857,468.60	\$ 218,218.85	\$ 12,670,000.00	\$ 15,069,789.80



Lakeside Preserve CDD
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 113,427.46				\$ 113,427.46
Off-Roll Assessments	244,213.53				244,213.53
On-Roll Assessments		\$ 80,573.99			80,573.99
Off-Roll Assessments		857,537.51			857,537.51
Other Income & Other Financing Sources		271,548.75			271,548.75
Inter-Fund Group Transfers In		(28,127.50)			(28,127.50)
Developer Contributions			\$ 3,895,952.45		3,895,952.45
Inter-Fund Transfers In			28,127.50		28,127.50
Total Revenues	\$ 357,640.99	\$ 1,181,532.75	\$ 3,924,079.95	\$ -	\$ 5,463,253.69
Expenses					
Supervisor Fees	\$ 3,000.00				\$ 3,000.00
POL Insurance	2,983.00				2,983.00
Trustee Services	7,802.91				7,802.91
Management	25,000.00				25,000.00
Field Management	1,250.00				1,250.00
Engineering	5,672.50				5,672.50
Disclosure	6,500.00				6,500.00
District Counsel	15,506.31				15,506.31
Assessment Administration	15,000.00				15,000.00
Audit	6,400.00				6,400.00
Postage & Shipping	63.50				63.50
Legal Advertising	1,392.45				1,392.45
Meeting Room	350.00				350.00
Web Site Maintenance	2,250.00				2,250.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,002.88				1,002.88
Amenity - Janitorial	1,800.00				1,800.00
General Insurance	3,648.00				3,648.00
Property & Casualty	1,578.00				1,578.00
Irrigation	9,476.93				9,476.93
Lake Maintenance	14,112.75				14,112.75
Landscaping Maintenance & Material	95,351.00				95,351.00
Landscape Improvements	575.00				575.00
Principal Payments - S2019 bond		\$ 220,000.00			220,000.00
Principal Payments - S2023 bond		130,000.00			130,000.00
Interest Payments - S2019 bond		777,231.26			777,231.26
Interest Payments - S2023 bond		2,010.94			2,010.94
Capital Expenditures			\$ 4,051,445.44		4,051,445.44
Total Expenses	\$ 220,890.23	\$ 1,129,242.20	\$ 4,051,445.44	\$ -	\$ 5,401,577.87
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 12,817.31				\$ 12,817.31
Interest Income		\$ 56,441.18			56,441.18
Interest Income			\$ 2,296.05		2,296.05
Total Other Revenues (Expenses) & Gains (Losses)	\$ 12,817.31	\$ 56,441.18	\$ 2,296.05	\$ -	\$ 71,554.54
Change In Net Assets	\$ 149,568.07	\$ 108,731.73	\$ (125,069.44)	\$ -	\$ 133,230.36
Net Assets At Beginning Of Year	\$ 149,192.48	\$ 1,748,736.87	\$ (802,714.19)	\$ -	\$ 1,095,215.16
Net Assets At End Of Year	\$ 298,760.55	\$ 1,857,468.60	\$ (927,783.63)	\$ -	\$ 1,228,445.52



Lakeside Preserve CDD
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 113,427.46	\$ 102,619.44	\$ 10,808.02	\$ 111,948.47	101.32%
Off-Roll Assessments	244,213.53	223,862.43	20,351.10	244,213.53	100.00%
Developer Contributions	-	38,500.00	(38,500.00)	42,000.00	0.00%
Carry Forward Revenue	-	36,666.63	(36,666.63)	40,000.00	0.00%
Net Revenues	\$ 357,640.99	\$ 401,648.50	\$ (44,007.51)	\$ 438,162.00	81.62%
General & Administrative Expenses					
Supervisor Fees	\$ 3,000.00	\$ 4,400.00	\$ (1,400.00)	\$ 4,800.00	62.50%
POL Insurance	2,983.00	2,811.38	171.62	3,067.00	97.26%
Trustee Services	7,802.91	7,516.63	286.28	8,200.00	95.16%
Management	25,000.00	27,500.00	(2,500.00)	30,000.00	83.33%
Field Management	1,250.00	1,375.00	(125.00)	1,500.00	83.33%
Engineering	5,672.50	9,166.63	(3,494.13)	10,000.00	56.73%
Disclosure	6,500.00	9,166.63	(2,666.63)	10,000.00	65.00%
Property Appraiser	-	9,166.63	(9,166.63)	10,000.00	0.00%
District Counsel	15,506.31	14,666.63	839.68	16,000.00	96.91%
Assessment Administration	15,000.00	13,750.00	1,250.00	15,000.00	100.00%
Reamortization Schedules	-	916.63	(916.63)	1,000.00	0.00%
Audit	6,400.00	5,958.37	441.63	6,500.00	98.46%
Arbitrage Calculation	-	916.63	(916.63)	1,000.00	0.00%
Travel and Per Diem	-	229.13	(229.13)	250.00	0.00%
Postage & Shipping	63.50	275.00	(211.50)	300.00	21.17%
Legal Advertising	1,392.45	2,750.00	(1,357.55)	3,000.00	46.42%
Miscellaneous	-	2,291.63	(2,291.63)	2,500.00	0.00%
Meeting Room	350.00	733.37	(383.37)	800.00	43.75%
Web Site Maintenance	2,250.00	2,585.00	(335.00)	2,820.00	79.79%
Dues, Licenses, and Fees	175.00	160.38	14.62	175.00	100.00%
Electric	1,002.88	5,958.37	(4,955.49)	6,500.00	15.43%
Aquatic Contract (Lake Maintenance)	14,112.75	32,083.37	(17,970.62)	35,000.00	40.32%
Amenity - Pool Furniture Repair/Replace	-	4,583.37	(4,583.37)	18,000.00	0.00%
Amenity - Pool Maintenance	-	16,500.00	(16,500.00)	5,000.00	0.00%
Amenity - Access Control	-	4,583.37	(4,583.37)	5,000.00	0.00%
Amenity - Janitorial	1,800.00	11,458.37	(9,658.37)	12,500.00	14.40%
Amenity - Pest Control	-	1,375.00	(1,375.00)	1,500.00	0.00%
General Insurance	3,648.00	3,437.50	210.50	3,750.00	97.28%
Property & Casualty	1,578.00	13,750.00	(12,172.00)	15,000.00	10.52%
Irrigation	9,476.93	12,833.37	(3,356.44)	14,000.00	67.69%
Landscaping Maintenance & Material	95,351.00	119,166.63	(23,815.63)	130,000.00	73.35%
Landscape Improvements	575.00	9,166.63	(8,591.63)	10,000.00	5.75%
Contingency	-	45,833.48	(45,833.48)	50,000.00	0.00%
Reserve Account	5,000.00	4,583.37	416.63	5,000.00	100.00%
Total General & Administrative Expenses	\$ 225,890.23	\$ 401,648.50	\$ (175,758.27)	\$ 438,162.00	51.55%
Total Expenses	\$ 225,890.23	\$ 401,648.50	\$ (175,758.27)	\$ 438,162.00	51.55%
Income (Loss) from Operations	\$ 131,750.76	\$ -	\$ 131,750.76	\$ -	
Other Income (Expense)					
Interest Income	\$ 12,817.31	\$ -	\$ 12,817.31	\$ -	
Total Other Income Ex pense	\$ 12,817.31	\$ -	\$ 12,817.31	\$ -	
Net Income (Loss)	\$ 144,568.07	\$ -	\$ 144,568.07	\$ -	