



# Lakeside Preserve CDD

## April 2026 Financial Report

April 30, 2026

**PFM Management Services, LLC**  
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**Lakeside Preserve CDD**  
Statement of Financial Position  
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 215,657.18				\$ 215,657.18
Checking Account - Reserve	117,647.45				117,647.45
Prepaid Expenses	709.35				709.35
Deposits	305.50				305.50
Due From Other Funds		\$ 745.33			745.33
Series 2019 Debt Service Reserve		89,609.37			89,609.37
Series 2023 Debt Service Reserve		768,256.25			768,256.25
Series 2019 Revenue		188,874.32			188,874.32
Series 2023 Revenue		1,085,097.96			1,085,097.96
Series 2019 Interest		29,912.50			29,912.50
Series 2019 Prepayment		17.72			17.72
Series 2023 Prepayment		863,440.87			863,440.87
Series 2019 General Fund		2.40			2.40
Series 2019 Sinking Fund		30,866.18			30,866.18
Series 2023 Acquisition/Construction			\$ 57,085.30		57,085.30
Total Current Assets	\$ 334,319.48	\$ 3,056,822.90	\$ 57,085.30	\$ -	\$ 3,448,227.68
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 3,056,077.57	\$ 3,056,077.57
Amount To Be Provided				8,678,922.43	8,678,922.43
Total Investments	\$ -	\$ -	\$ -	\$ 11,735,000.00	\$ 11,735,000.00
<b>Total Assets</b>	<b>\$ 334,319.48</b>	<b>\$ 3,056,822.90</b>	<b>\$ 57,085.30</b>	<b>\$ 11,735,000.00</b>	<b>\$ 15,183,227.68</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 1,048.75				\$ 1,048.75
Due To Other Funds	745.33				745.33
Accounts Payable			\$ 35,827.39		35,827.39
Retainage Payable			652,477.07		652,477.07
Total Current Liabilities	\$ 1,794.08	\$ -	\$ 688,304.46	\$ -	\$ 690,098.54
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 11,735,000.00	\$ 11,735,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 11,735,000.00	\$ 11,735,000.00
<b>Total Liabilities</b>	<b>\$ 1,794.08</b>	<b>\$ -</b>	<b>\$ 688,304.46</b>	<b>\$ 11,735,000.00</b>	<b>\$ 12,425,098.54</b>
<b><u>Net Assets</u></b>					
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	119,537.24				119,537.24
Net Assets, Unrestricted		\$ 2,619,029.72			2,619,029.72
Current Year Net Assets, Unrestricted		437,793.18			437,793.18
Net Assets, Unrestricted			\$ (807,113.50)		(807,113.50)
Current Year Net Assets, Unrestricted			175,894.34		175,894.34
<b>Total Net Assets</b>	<b>\$ 332,525.40</b>	<b>\$ 3,056,822.90</b>	<b>\$ (631,219.16)</b>	<b>\$ -</b>	<b>\$ 2,758,129.14</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 334,319.48</b>	<b>\$ 3,056,822.90</b>	<b>\$ 57,085.30</b>	<b>\$ 11,735,000.00</b>	<b>\$ 15,183,227.68</b>



**Lakeside Preserve CDD**  
**Statement of Activities**  
**As of 4/30/2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b>Revenues</b>					
On-Roll Assessments	\$ 241,638.94				\$ 241,638.94
Off-Roll Assessments	85,997.24				85,997.24
Inter-Fund Transfers In	(400.50)				(400.50)
On-Roll Assessments		\$ 558,244.15			558,244.15
Off-Roll Assessments		322,602.94			322,602.94
Other Assessments		982,123.02			982,123.02
Inter-Fund Group Transfers In		(15,240.20)			(15,240.20)
Developer Contributions			\$ 625,512.22		625,512.22
Inter-Fund Transfers In			15,640.70		15,640.70
<b>Total Revenues</b>	<b>\$ 327,235.68</b>	<b>\$ 1,847,729.91</b>	<b>\$ 641,152.92</b>	<b>\$ -</b>	<b>\$ 2,816,118.51</b>
<b>Expenses</b>					
Supervisor Fees	\$ 3,400.00				\$ 3,400.00
POL Insurance	3,162.00				3,162.00
Trustee Services	6,738.87				6,738.87
Management	17,500.00				17,500.00
Field Management	1,400.00				1,400.00
Engineering	3,121.25				3,121.25
Disclosure	4,000.00				4,000.00
District Counsel	9,500.33				9,500.33
Assessment Administration	15,000.00				15,000.00
Audit	6,000.00				6,000.00
Tax Preparation	29.34				29.34
Postage & Shipping	220.63				220.63
Legal Advertising	721.88				721.88
Meeting Room	350.00				350.00
Web Site Maintenance	1,615.00				1,615.00
Dues, Licenses, and Fees	175.00				175.00
Electric	578.45				578.45
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	11,367.10				11,367.10
Lake Maintenance	9,590.16				9,590.16
Landscaping Maintenance & Material	105,389.50				105,389.50
Landscape Improvements	4,300.00				4,300.00
Contingency	3,250.00				3,250.00
Signage & Amenities Repair	925.00				925.00
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
District Counsel			\$ 400.50		400.50
Capital Expenditures			465,648.64		465,648.64
<b>Total Expenses</b>	<b>\$ 215,168.51</b>	<b>\$ 1,447,726.57</b>	<b>\$ 466,049.14</b>	<b>\$ -</b>	<b>\$ 2,128,944.22</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 7,470.07				\$ 7,470.07
Interest Income		\$ 37,789.84			37,789.84
Interest Income			\$ 790.56		790.56
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 7,470.07</b>	<b>\$ 37,789.84</b>	<b>\$ 790.56</b>	<b>\$ -</b>	<b>\$ 46,050.47</b>
<b>Change In Net Assets</b>	<b>\$ 119,537.24</b>	<b>\$ 437,793.18</b>	<b>\$ 175,894.34</b>	<b>\$ -</b>	<b>\$ 733,224.76</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 212,988.16</b>	<b>\$ 2,619,029.72</b>	<b>\$ (807,113.50)</b>	<b>\$ -</b>	<b>\$ 2,024,904.38</b>
<b>Net Assets At End Of Year</b>	<b>\$ 332,525.40</b>	<b>\$ 3,056,822.90</b>	<b>\$ (631,219.16)</b>	<b>\$ -</b>	<b>\$ 2,758,129.14</b>



**Lakeside Preserve CDD**  
Budget to Actual  
For the Month Ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 241,638.94	\$ 142,826.85	\$ 98,812.10	\$ 244,846.02	98.69%
Off-Roll Assessments	85,997.24	50,165.06	35,832.18	85,997.24	100.00%
Carry Forward Revenue	34,416.67	34,416.67	-	59,000.00	58.33%
<b>Net Revenues</b>	<b>\$ 362,052.85</b>	<b>\$ 227,408.57</b>	<b>\$ 134,644.28</b>	<b>\$ 389,843.26</b>	<b>92.87%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 3,400.00	\$ 2,916.67	\$ 483.33	\$ 5,000.00	68.00%
POL Insurance	3,162.00	1,957.67	1,204.33	3,356.00	94.22%
Trustee Services	6,738.87	4,965.49	1,773.39	8,512.26	79.17%
Management	17,500.00	17,500.00	-	30,000.00	58.33%
Field Management	1,400.00	1,400.00	-	2,400.00	58.33%
Engineering	3,121.25	5,833.33	(2,712.08)	10,000.00	31.21%
Disclosure	4,000.00	3,791.67	208.33	6,500.00	61.54%
Property Appraiser	-	5,833.33	(5,833.33)	10,000.00	0.00%
District Counsel	9,500.33	9,333.33	167.00	16,000.00	59.38%
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
Reamortization Schedules	-	583.33	(583.33)	1,000.00	0.00%
Audit	6,000.00	3,500.00	2,500.00	6,000.00	100.00%
Arbitrage Calculation	-	291.67	(291.67)	500.00	0.00%
Tax Preparation	29.34	29.17	0.17	50.00	58.68%
Travel and Per Diem	-	145.83	(145.83)	250.00	0.00%
Postage & Shipping	220.63	175.00	45.63	300.00	73.54%
Legal Advertising	721.88	1,166.67	(444.79)	2,000.00	36.09%
Meeting Room	350.00	408.33	(58.33)	700.00	50.00%
Web Site Maintenance	1,615.00	1,715.00	(100.00)	2,940.00	54.93%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 72,934.30</b>	<b>\$ 70,398.57</b>	<b>\$ 2,535.73</b>	<b>\$ 120,683.26</b>	<b>60.43%</b>
<b>Field Expenses</b>					
Electric	\$ 578.45	\$ 3,791.67	\$ (3,213.22)	\$ 6,500.00	8.90%
Amenity - Pool Furniture/ Repair/Replace	-	1,166.67	(1,166.67)	2,000.00	0.00%
Amenity - Pool Maintenance	-	2,800.00	(2,800.00)	4,800.00	0.00%
Amenity - Access Control	-	2,916.67	(2,916.67)	5,000.00	0.00%
Amenity - Janitorial	-	1,312.50	(1,312.50)	2,250.00	0.00%
Amenity - Pest Control	-	466.67	(466.67)	800.00	0.00%
General Insurance	3,867.00	2,394.00	1,473.00	4,104.00	94.23%
Property & Casualty	1,617.00	10,707.67	(9,090.67)	18,356.00	8.81%
Other Insurance	1,350.00	787.50	562.50	1,350.00	100.00%
Irrigation	11,367.10	8,166.67	3,200.43	14,000.00	81.19%
Lake Maintenance	9,590.16	20,416.67	(10,826.51)	35,000.00	27.40%
Landscaping Maintenance & Material	105,389.50	78,750.00	26,639.50	135,000.00	78.07%
Landscape Improvements	4,300.00	5,833.33	(1,533.33)	10,000.00	43.00%
Contingency	3,250.00	14,583.33	(11,333.33)	25,000.00	13.00%
Signage & Amenities Repair	925.00	-	-	-	0.00%
Reserve Account	-	2,916.67	(2,916.67)	5,000.00	0.00%
<b>Total Field Expenses</b>	<b>\$ 142,234.21</b>	<b>\$ 157,010.00</b>	<b>\$ (15,700.79)</b>	<b>\$ 269,160.00</b>	<b>52.84%</b>
<b>Total Expenses</b>	<b>\$ 215,168.51</b>	<b>\$ 227,408.57</b>	<b>\$ (13,165.06)</b>	<b>\$ 389,843.26</b>	<b>55.19%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 146,884.34</b>	<b>\$ -</b>	<b>\$ 147,809.34</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 7,470.07	\$ -	\$ 7,470.07	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 7,470.07</b>	<b>\$ -</b>	<b>\$ 7,470.07</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 154,354.41</b>	<b>\$ -</b>	<b>\$ 155,279.41</b>	<b>\$ -</b>	