Lakeside Preserve CDD

July 2026 Financial Report

July 31, 2026

PFM Management Service LLC
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Lakeside Preserve CDD
Statement of Financial Position
As of 7/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	$ 133,049.44				$ 133,049.44
Checking Account - Reserve	118,613.83				118,613.83
Prepaid Expenses	3,192.09				3,192.09
Deposits	305.50				305.50
Series 2019 Debt Service Reserve		$ 89,609.37			89,609.37
Series 2023 Debt Service Reserve		733,412.50			733,412.50
Series 2019 Revenue		191,658.56			191,658.56
Series 2023 Revenue		636,349.97			636,349.97
Series 2019 Prepayment		17.87			17.87
Series 2023 Prepayment		838,453.78			838,453.78
Series 2019 General Fund		2.43			2.43
Series 2019 Sinking Fund		866.18			866.18
Accounts Receivable - Due from Developer			$ 699,548.82		699,548.82
Series 2023 Acquisition/Construction			22,434.69		22,434.69
Total Current Assets	$ 255,160.86	$ 2,490,370.66	$ 721,983.51	$ -	$ 3,467,515.03
Investments					
Amount Available in Debt Service Funds				$ 2,490,370.66	$ 2,490,370.66
Amount To Be Provided				8,359,629.34	8,359,629.34
Total Investments	$ -	$ -	$ -	$ 10,850,000.00	$ 10,850,000.00
Total Assets	$ 255,160.86	$ 2,490,370.66	$ 721,983.51	$ 10,850,000.00	$ 14,317,515.03
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 4,038.17				$ 4,038.17
Accounts Payable			$ 707,527.66		707,527.66
Retainage Payable			698,279.33		698,279.33
Deferred Revenue			699,548.82		699,548.82
Total Current Liabilities	$ 4,038.17	$ -	$ 2,105,355.81	$ -	$ 2,109,393.98
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 10,850,000.00	$ 10,850,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 10,850,000.00	$ 10,850,000.00
Total Liabilities	$ 4,038.17	$ -	$ 2,105,355.81	$ 10,850,000.00	$ 12,959,393.98
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	38,134.53				38,134.53
Net Assets, Unrestricted		$ 2,619,029.72			2,619,029.72
Current Year Net Assets, Unrestricted		(128,659.06)			(128,659.06)
Net Assets, Unrestricted			$ (807,113.50)		(807,113.50)
Current Year Net Assets, Unrestricted			(576,258.80)		(576,258.80)
Total Net Assets	$ 251,122.69	$ 2,490,370.66	$ (1,383,372.30)	$ -	$ 1,358,121.05
Total Liabilities and Net Assets	$ 255,160.86	$ 2,490,370.66	$ 721,983.51	$ 10,850,000.00	$ 14,317,515.03

Lakeside Preserve CDD
Statement of Activities
As of 7/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues					
On-Roll Assessments	$ 244,013.64				$ 244,013.64
Off-Roll Assessments	85,997.24				85,997.24
Inter-Fund Transfers In	(400.50)				(400.50)
On-Roll Assessments		$ 558,985.41			558,985.41
Off-Roll Assessments		322,602.94			322,602.94
Other Assessments		1,372,986.00			1,372,986.00
Inter-Fund Group Transfers In		(20,866.61)			(20,866.61)
Developer Contributions			$ 630,754.72		630,754.72
Inter-Fund Transfers In			21,267.11		21,267.11
Total Revenues	$ 329,610.38	$ 2,233,707.74	$ 652,021.83	$ -	$ 3,215,339.95
Expenses					
Supervisor Fees	$ 4,000.00				$ 4,000.00
POL Insurance	3,162.00				3,162.00
Trustee Services	8,512.26				8,512.26
Management	25,000.00				25,000.00
Field Management	2,000.00				2,000.00
Engineering	4,523.75				4,523.75
Disclosure	4,000.00				4,000.00
District Counsel	14,638.26				14,638.26
Assessment Administration	15,000.00				15,000.00
Reamortization Schedules	500.00				500.00
Audit	6,500.00				6,500.00
Tax Preparation	29.34				29.34
Postage & Shipping	290.12				290.12
Legal Advertising	1,467.82				1,467.82
Meeting Room	420.00				420.00
Web Site Maintenance	1,905.00				1,905.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,050.17				1,050.17
Lake/Pond Repair	24,500.00				24,500.00
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	13,195.27				13,195.27
Lake Maintenance	13,961.08				13,961.08
Landscaping Maintenance & Material	141,338.50				141,338.50
Landscape Improvements	4,300.00				4,300.00
Contingency	3,250.00				3,250.00

Lakeside Preserve CDD
Statement of Activities
As of 7/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Signage & Amenities Repair	925.00				925.00
Principal Payments - S2019 bond		$ 30,000.00			30,000.00
Principal Payments - S2023 bond		1,660,000.00			1,660,000.00
Interest Payments - S2019 Bond		59,825.00			59,825.00
Interest Payments - S2023 bond		668,779.69			668,779.69
District Counsel			$ 400.50		400.50
Capital Expenditures			1,228,971.72		1,228,971.72
Total Expenses	$ 301,477.57	$ 2,418,604.69	$ 1,229,372.22	$ -	$ 3,949,454.48
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 10,001.72				$ 10,001.72
Interest Income		$ 56,237.89			56,237.89
Interest Income			$ 1,091.59		1,091.59
Total Other Revenues (Expenses) & Gains (Losses)	$ 10,001.72	$ 56,237.89	$ 1,091.59	$ -	$ 67,331.20
Change In Net Assets	$ 38,134.53	$ (128,659.06)	$ (576,258.80)	$ -	$ (666,783.33)
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	$ 251,122.69	$ 2,490,370.66	$ (1,383,372.30)	$ -	$ 1,358,121.05

Lakeside Preserve CDD
Budget to Actual
For the Month Ending 07/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 244,013.64	$ 204,038.35	$ 39,975.29	$ 244,846.02	99.66%
Off-Roll Assessments	85,997.24	71,664.37	14,332.87	85,997.24	100.00%
Carry Forward Revenue	49,166.67	9,833.33	39,333.33	59,000.00	83.33%
Net Revenues	**$ 379,177.55**	**$ 285,536.05**	**$ 93,641.50**	**$ 389,843.26**	**97.26%**
General & Administrative Expenses					
Supervisor Fees	$ 4,000.00	$ 4,166.67	$ (166.67)	$ 5,000.00	80.00%
POL Insurance	3,162.00	2,796.67	365.33	3,356.00	94.22%
Trustee Services	8,512.26	7,093.55	1,418.71	8,512.26	100.00%
Management	25,000.00	25,000.00	-	30,000.00	83.33%
Field Management	2,000.00	2,000.00	-	2,400.00	83.33%
Engineering	4,523.75	8,333.33	(3,809.58)	10,000.00	45.24%
Disclosure	4,000.00	5,416.67	(1,416.67)	6,500.00	61.54%
Property Appraiser	-	8,333.33	(8,333.33)	10,000.00	0.00%
District Counsel	14,638.26	13,333.33	1,304.93	16,000.00	91.49%
Assessment Administration	15,000.00	12,500.00	2,500.00	15,000.00	100.00%
Reamortization Schedules	500.00	833.33	(333.33)	1,000.00	50.00%
Audit	6,500.00	5,000.00	1,500.00	6,000.00	108.33%
Arbitrage Calculation	-	416.67	(416.67)	500.00	0.00%
Tax Preparation	29.34	41.67	(12.33)	50.00	58.68%
Travel and Per Diem	-	208.33	(208.33)	250.00	0.00%
Postage & Shipping	290.12	250.00	40.12	300.00	96.71%
Legal Advertising	1,467.82	1,666.67	(198.85)	2,000.00	73.39%
Meeting Room	420.00	583.33	(163.33)	700.00	60.00%
Web Site Maintenance	1,905.00	2,450.00	(545.00)	2,940.00	64.80%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Total General & Administrative Expenses	**$ 92,123.55**	**$ 100,569.38**	**$ (8,445.83)**	**$ 120,683.26**	**76.33%**
Field Expenses					
Electric	$ 1,050.17	$ 5,416.67	$ (4,366.50)	$ 6,500.00	16.16%
Amenity - Pool Furniture/ Repair/Replace	-	1,666.67	(1,666.67)	2,000.00	0.00%
Amenity - Pool Maintenance	-	4,000.00	(4,000.00)	4,800.00	0.00%
Amenity - Access Control	-	4,166.67	(4,166.67)	5,000.00	0.00%
Amenity - Janitorial	-	1,875.00	(1,875.00)	2,250.00	0.00%
Amenity - Pest Control	-	666.67	(666.67)	800.00	0.00%
General Insurance	3,867.00	3,420.00	447.00	4,104.00	94.23%
Property & Casualty	1,617.00	15,296.67	(13,679.67)	18,356.00	8.81%
Other Insurance	1,350.00	1,125.00	225.00	1,350.00	100.00%

Lakeside Preserve CDD
Budget to Actual
For the Month Ending 07/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Irrigation	13,195.27	11,666.67	1,528.60	14,000.00	94.25%
Lake Maintenance	13,961.08	29,166.67	(15,205.59)	35,000.00	39.89%
Lake/Pond Repair	24,500.00	-	24,500.00	-	0.00%
Landscaping Maintenance & Material	141,338.50	112,500.00	28,838.50	135,000.00	104.70%
Landscape Improvements	4,300.00	8,333.33	(4,033.33)	10,000.00	43.00%
Contingency	3,250.00	20,833.33	(17,583.33)	25,000.00	13.00%
Signage & Amenities Repair	925.00	-	925.00	-	0.00%
Reserve Account	-	4,166.67	(4,166.67)	5,000.00	0.00%
Total Field Expenses	**$ 209,354.02**	**$ 224,300.00**	**$ (14,945.98)**	**$ 269,160.00**	**77.78%**
Total Expenses	**$ 301,477.57**	**$ 324,869.38**	**$ (23,391.81)**	**$ 389,843.26**	**77.33%**
Income (Loss) from Operations	**$ 77,699.98**	**$ (39,333.33)**	**$ 117,033.31**	**$ -**	
Other Income (Expense)					
Interest Income	$ 10,001.72	$ -	$ 10,001.72	$ -	
Total Other Income (Expense)	**$ 10,001.72**	**$ -**	**$ 10,001.72**	**$ -**	
Net Income (Loss)	**$ 87,701.70**	**$ (39,333.33)**	**$ 127,035.03**	**$ -**	