



# Lakeside Preserve CDD

## November 2025 Financial Report

November 30, 2025

**PFM Group Consulting LLC**  
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**Lakeside Preserve CDD**  
Statement of Financial Position  
As of 11/30/2025

	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	\$ 124,106.55				\$ 124,106.55
Checking Account - Reserve	116,050.60				116,050.60
Assessments Receivable	301,799.13				301,799.13
Deposits	305.50				305.50
Assessments Receivable		\$ 820,023.62			820,023.62
Due From Other Funds		57,682.84			57,682.84
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		154,988.38			154,988.38
Series 2023 Revenue		287,710.16			287,710.16
Series 2019 Prepayment		17.48			17.48
Series 2023 Prepayment		115,226.96			115,226.96
Series 2019 General Fund		2.35			2.35
Series 2019 Sinking Fund		866.18			866.18
Accounts Receivable - Due from Developer			\$ 163,322.76		163,322.76
Series 2023 Acquisition/Construction			225,419.78		225,419.78
Total Current Assets	<u>\$ 542,261.78</u>	<u>\$ 2,387,389.85</u>	<u>\$ 388,742.54</u>	<u>\$ -</u>	<u>\$ 3,318,394.17</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,509,683.39	\$ 1,509,683.39
Amount To Be Provided				10,355,316.61	10,355,316.61
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,865,000.00</u>	<u>\$ 11,865,000.00</u>
<b>Total Assets</b>	<b><u>\$ 542,261.78</u></b>	<b><u>\$ 2,387,389.85</u></b>	<b><u>\$ 388,742.54</u></b>	<b><u>\$ 11,865,000.00</u></b>	<b><u>\$ 15,183,394.17</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Due To Other Funds	\$ 57,682.84				\$ 57,682.84
Deferred Revenue	301,799.13				301,799.13
Deferred Revenue		\$ 820,023.62			820,023.62
Accounts Payable			\$ 378,758.15		378,758.15
Retainage Payable			649,277.23		649,277.23
Deferred Revenue			163,322.76		163,322.76
Total Current Liabilities	<u>\$ 359,481.97</u>	<u>\$ 820,023.62</u>	<u>\$ 1,191,358.14</u>	<u>\$ -</u>	<u>\$ 2,370,863.73</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 11,865,000.00	\$ 11,865,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,865,000.00</u>	<u>\$ 11,865,000.00</u>
<b>Total Liabilities</b>	<b><u>\$ 359,481.97</u></b>	<b><u>\$ 820,023.62</u></b>	<b><u>\$ 1,191,358.14</u></b>	<b><u>\$ 11,865,000.00</u></b>	<b><u>\$ 14,235,863.73</u></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	(30,208.35)				(30,208.35)
Net Assets, Unrestricted		\$ 2,619,029.72			2,619,029.72
Current Year Net Assets, Unrestricted		(1,051,663.49)			(1,051,663.49)
Net Assets, Unrestricted			\$ (807,113.50)		(807,113.50)
Current Year Net Assets, Unrestricted			4,497.90		4,497.90
<b>Total Net Assets</b>	<b><u>\$ 182,779.81</u></b>	<b><u>\$ 1,567,366.23</u></b>	<b><u>\$ (802,615.60)</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 947,530.44</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$ 542,261.78</u></b>	<b><u>\$ 2,387,389.85</u></b>	<b><u>\$ 388,742.54</u></b>	<b><u>\$ 11,865,000.00</u></b>	<b><u>\$ 15,183,394.17</u></b>



**Lakeside Preserve CDD**  
**Statement of Activities**  
 As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b>Revenues</b>					
On-Roll Assessments	\$ 25,180.27				\$ 25,180.27
Off-Roll Assessments	1,337.72				1,337.72
On-Roll Assessments		\$ 57,682.84			57,682.84
Other Assessments		71,430.48			71,430.48
Inter-Fund Group Transfers In		(5,096.82)			(5,096.82)
Developer Contributions			\$ 215,693.68		215,693.68
Inter-Fund Transfers In			5,096.82		5,096.82
<b>Total Revenues</b>	<b>\$ 26,517.99</b>	<b>\$ 124,016.50</b>	<b>\$ 220,790.50</b>	<b>\$ -</b>	<b>\$ 371,324.99</b>
<b>Expenses</b>					
Supervisor Fees	\$ 800.00				\$ 800.00
POL Insurance	3,162.00				3,162.00
Trustee Services	3,192.09				3,192.09
Management	2,500.00				2,500.00
Field Management	200.00				200.00
Engineering	990.00				990.00
Disclosure	2,500.00				2,500.00
District Counsel	2,630.00				2,630.00
Postage & Shipping	8.84				8.84
Legal Advertising	385.01				385.01
Meeting Room	140.00				140.00
Web Site Maintenance	290.00				290.00
Dues, Licenses, and Fees	175.00				175.00
Electric	119.75				119.75
General Insurance	3,867.00				3,867.00
Property & Casualty	1,617.00				1,617.00
Other Insurance	500.00				500.00
Irrigation	863.48				863.48
Lake Maintenance	2,721.96				2,721.96
Landscaping Maintenance & Material	27,161.00				27,161.00
Landscape Improvements	4,300.00				4,300.00
Principal Payments - S2023 bond		\$ 805,000.00			805,000.00
Interest Payments - S2019 Bond		29,912.50			29,912.50
Interest Payments - S2023 bond		348,796.88			348,796.88
Capital Expenditures			\$ 216,376.89		216,376.89
<b>Total Expenses</b>	<b>\$ 58,123.13</b>	<b>\$ 1,183,709.38</b>	<b>\$ 216,376.89</b>	<b>\$ -</b>	<b>\$ 1,458,209.40</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 1,396.79				\$ 1,396.79
Interest Income		\$ 8,029.39			8,029.39
Interest Income			\$ 84.29		84.29
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 1,396.79</b>	<b>\$ 8,029.39</b>	<b>\$ 84.29</b>	<b>\$ -</b>	<b>\$ 9,510.47</b>
<b>Change In Net Assets</b>	<b>\$ (30,208.35)</b>	<b>\$ (1,051,663.49)</b>	<b>\$ 4,497.90</b>	<b>\$ -</b>	<b>\$ (1,077,373.94)</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>\$ 182,779.81</b>	<b>\$ 1,567,366.23</b>	<b>\$ (802,615.60)</b>	<b>\$ -</b>	<b>\$ 947,530.44</b>



**Lakeside Preserve CDD**  
**Budget to Actual**  
**For the Month Ending 11/30/2025**

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 25,180.27	\$ 54,719.52	\$ (29,539.25)	\$ 328,317.12	7.67%
Off-Roll Assessments	1,337.72	421.02	916.70	2,526.14	52.96%
Carry Forward Revenue	9,833.33	9,833.33	-	59,000.00	16.67%
<b>Net Revenues</b>	<b>\$ 36,351.32</b>	<b>\$ 64,973.88</b>	<b>\$ (28,622.55)</b>	<b>\$ 389,843.26</b>	<b>9.32%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 800.00	\$ 833.33	\$ (33.33)	\$ 5,000.00	16.00%
POL Insurance	3,162.00	559.33	2,602.67	3,356.00	94.22%
Trustee Services	3,192.09	1,418.71	1,773.38	8,512.26	37.50%
Management	2,500.00	5,000.00	(2,500.00)	30,000.00	8.33%
Field Management	200.00	400.00	(200.00)	2,400.00	8.33%
Engineering	990.00	1,666.67	(676.67)	10,000.00	9.90%
Disclosure	2,500.00	1,083.33	1,416.67	6,500.00	38.46%
Property Appraiser	-	1,666.67	(1,666.67)	10,000.00	0.00%
District Counsel	2,630.00	2,666.67	(36.67)	16,000.00	16.44%
Assessment Administration	-	2,500.00	(2,500.00)	15,000.00	0.00%
Reamortization Schedules	-	166.67	(166.67)	1,000.00	0.00%
Audit	-	1,000.00	(1,000.00)	6,000.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Tax Preparation	-	8.33	(8.33)	50.00	0.00%
Travel and Per Diem	-	41.67	(41.67)	250.00	0.00%
Postage & Shipping	8.84	50.00	(41.16)	300.00	2.95%
Legal Advertising	385.01	333.33	51.68	2,000.00	19.25%
Meeting Room	140.00	116.67	23.33	700.00	20.00%
Web Site Maintenance	290.00	490.00	(200.00)	2,940.00	9.86%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 16,972.94</b>	<b>\$ 20,113.88</b>	<b>\$ (3,140.94)</b>	<b>\$ 120,683.26</b>	<b>14.06%</b>
<b>Field Expenses</b>					
Electric	\$ 119.75	\$ 1,083.33	\$ (963.58)	\$ 6,500.00	1.84%
Amenity - Pool Furniture Repair/Replace	-	333.33	(333.33)	2,000.00	0.00%
Amenity - Pool Maintenance	-	800.00	(800.00)	4,800.00	0.00%
Amenity - Access Control	-	833.33	(833.33)	5,000.00	0.00%
Amenity - Janitorial	-	375.00	(375.00)	2,250.00	0.00%
Amenity - Pest Control	-	133.33	(133.33)	800.00	0.00%
General Insurance	3,867.00	684.00	3,183.00	4,104.00	94.23%
Property & Casualty	1,617.00	3,059.33	(1,442.33)	18,356.00	8.81%
Other Insurance	500.00	225.00	275.00	1,350.00	37.04%
Irrigation	863.48	2,333.33	(1,469.85)	14,000.00	6.17%
Lake Maintenance	2,721.96	5,833.33	(3,111.37)	35,000.00	7.78%
Landscaping Maintenance & Material	27,161.00	22,500.00	4,661.00	135,000.00	20.12%
Landscape Improvements	4,300.00	1,666.67	2,633.33	10,000.00	43.00%
Contingency	-	4,166.67	(4,166.67)	25,000.00	0.00%
Reserve Account	-	833.33	(833.33)	5,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 41,150.19</b>	<b>\$ 44,860.00</b>	<b>\$ (3,709.81)</b>	<b>\$ 269,160.00</b>	<b>15.29%</b>
<b>Total Expenses</b>	<b>\$ 58,123.13</b>	<b>\$ 64,973.88</b>	<b>\$ (6,850.75)</b>	<b>\$ 389,843.26</b>	<b>14.91%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (21,771.81)</b>	<b>\$ -</b>	<b>\$ (21,771.81)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 1,396.79	\$ -	\$ 1,396.79	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 1,396.79</b>	<b>\$ -</b>	<b>\$ 1,396.79</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (20,375.02)</b>	<b>\$ -</b>	<b>\$ (20,375.02)</b>	<b>\$ -</b>	