



Lakeside Landings CDD

December 2024 Financial Report

December 31, 2024

PFM Group Consulting LLC

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Lakeside Landings CDD
Statement of Financial Position
As of 12/31/2024

	General Fund	General Fixed Asset Group	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 622,537.10		\$ 622,537.10
Reserve Checking Account	246,749.76		246,749.76
Assessments Receivable	9,022.46		9,022.46
Deposits	13,402.65		13,402.65
Total Current Assets	<u>\$ 891,711.97</u>	<u>\$ -</u>	<u>\$ 891,711.97</u>
<u>Property, Plant & Equipment</u>			
Other Fixed Assets (2007)		\$ 7,652,859.49	\$ 7,652,859.49
Other Fixed Assets (2008)		923,482.00	923,482.00
Total Property, Plant & Equipment	<u>\$ -</u>	<u>\$ 8,576,341.49</u>	<u>\$ 8,576,341.49</u>
Total Assets	<u><u>\$ 891,711.97</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,468,053.46</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Deferred Revenue	\$ 9,022.46		\$ 9,022.46
Total Current Liabilities	<u>\$ 9,022.46</u>	<u>\$ -</u>	<u>\$ 9,022.46</u>
Total Liabilities	<u><u>\$ 9,022.46</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,022.46</u></u>
<u>Net Assets</u>			
Net Assets, Unrestricted	\$ 69,458.89		\$ 69,458.89
Net Assets - General Government	323,559.27		323,559.27
Current Year Net Assets - General Government	489,671.35		489,671.35
Net Assets, Invd in Capital, Net of Debt		\$ 8,576,341.49	8,576,341.49
Total Net Assets	<u><u>\$ 882,689.51</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,459,031.00</u></u>
Total Liabilities and Net Assets	<u><u>\$ 891,711.97</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,468,053.46</u></u>



Lakeside Landings CDD
Statement of Activities
As of 12/31/2024

	General Fund	General Fixed Asset Group	Total
<u>Revenues</u>			
On-Roll Assessments	\$ 585,461.51		\$ 585,461.51
Total Revenues	<u>\$ 585,461.51</u>	<u>\$ -</u>	<u>\$ 585,461.51</u>
<u>Expenses</u>			
POL Insurance	\$ 2,628.00		\$ 2,628.00
Management	7,500.00		7,500.00
Property Appraiser	6,392.10		6,392.10
Assessment Administration	5,000.00		5,000.00
Travel and Per Diem	85.00		85.00
Legal Advertising	68.32		68.32
Meeting Room	214.00		214.00
Property Taxes	122.25		122.25
Web Site Maintenance	220.00		220.00
Dues, Licenses, and Fees	175.00		175.00
Security	3,762.00		3,762.00
Amenity - Pool Maintenance	6,400.00		6,400.00
Amenity - Janitorial	2,875.00		2,875.00
Amenity - Pest Control	335.00		335.00
Amenity - Security	269.96		269.96
Hog Capture	1,200.00		1,200.00
Amenity - Miscellaneous	3,850.00		3,850.00
General Insurance	3,275.00		3,275.00
Property & Casualty	14,714.00		14,714.00
Irrigation	4,192.78		4,192.78
Lake Maintenance	1,925.00		1,925.00
Landscaping Maintenance & Material	11,194.00		11,194.00
Hurricane Clean-Up	2,650.00		2,650.00
Streetlights	21,253.61		21,253.61
Total Expenses	<u>\$ 100,301.02</u>	<u>\$ -</u>	<u>\$ 100,301.02</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 4,510.86		\$ 4,510.86
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 4,510.86</u>	<u>\$ -</u>	<u>\$ 4,510.86</u>
Change In Net Assets	\$ 489,671.35	\$ -	\$ 489,671.35
Net Assets At Beginning Of Year	<u>\$ 393,018.16</u>	<u>\$ 8,576,341.49</u>	<u>\$ 8,969,359.65</u>
Net Assets At End Of Year	<u><u>\$ 882,689.51</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,459,031.00</u></u>



Lakeside Landings CDD
Budget to Actual
For the Month Ending 12/31/2024

	Year To Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 585,461.51	\$ 148,620.63	\$ 436,840.88	\$ 594,482.50	98.48%
Net Revenues	\$ 585,461.51	\$ 148,620.63	\$ 436,840.88	\$ 594,482.50	98.48%
General & Administrative Expenses					
Supervisor Fees	\$ -	\$ 1,749.99	\$ (1,749.99)	\$ 7,000.00	0.00%
POL Insurance	2,628.00	675.51	1,952.49	2,702.00	97.26%
Management	7,500.00	11,250.00	(3,750.00)	45,000.00	16.67%
Field Management	-	249.99	(249.99)	1,000.00	0.00%
Engineering	-	2,499.99	(2,499.99)	10,000.00	0.00%
Property Appraiser	6,392.10	1,625.01	4,767.09	6,500.00	98.34%
District Counsel	-	3,750.00	(3,750.00)	15,000.00	0.00%
Assessment Administration	5,000.00	1,250.01	3,749.99	5,000.00	100.00%
Audit	-	900.00	(900.00)	3,600.00	0.00%
Travel and Per Diem	85.00	624.99	(539.99)	2,500.00	3.40%
Telephone	-	2.49	(2.49)	10.00	0.00%
Postage & Shipping	-	500.01	(500.01)	2,000.00	0.00%
Copies	-	187.50	(187.50)	750.00	0.00%
Legal Advertising	68.32	1,625.01	(1,556.69)	6,500.00	1.05%
Miscellaneous	-	249.99	(249.99)	1,000.00	0.00%
Meeting Room	214.00	187.50	26.50	750.00	28.53%
Property Taxes	122.25	37.50	84.75	150.00	81.50%
Web Site Maintenance	220.00	699.99	(479.99)	2,800.00	7.86%
Dues, Licenses, and Fees	175.00	43.74	131.26	175.00	100.00%
Security	3,762.00	9,249.99	(5,487.99)	37,000.00	10.17%
Amenity - Pool Maintenance	6,400.00	9,999.99	(3,599.99)	40,000.00	16.00%
Amenity - Access Control Key Fob	-	1,250.01	(1,250.01)	5,000.00	0.00%
Amenity - Janitorial	2,875.00	11,421.48	(8,546.48)	45,685.92	6.29%
Amenity - Pest Control	335.00	375.00	(40.00)	1,500.00	22.33%
Amenity - Vandalism	-	624.99	(624.99)	2,500.00	0.00%
Amenity - Security	269.96	500.01	(230.05)	2,000.00	13.50%
Amenity - Pool Furniture	-	249.99	(249.99)	1,000.00	0.00%
Hog Capture	1,200.00	3,750.00	(2,550.00)	15,000.00	8.00%
Amenity - Miscellaneous	3,850.00	1,875.09	1,974.91	7,500.00	51.33%
General Insurance	3,275.00	825.00	2,450.00	3,300.00	99.24%
Property & Casualty	14,714.00	3,654.24	11,059.76	14,617.00	100.66%
Irrigation	4,192.78	4,500.00	(307.22)	18,000.00	23.29%
Lake Maintenance	1,925.00	11,499.99	(9,574.99)	46,000.00	4.18%
Landscaping Maintenance & Material	11,194.00	22,500.00	(11,306.00)	90,000.00	12.44%
Landscape Improvements	-	6,249.99	(6,249.99)	25,000.00	0.00%
Contingency Reserve	-	2,499.99	(2,499.99)	10,000.00	0.00%
Hurricane Clean-Up	2,650.00	2,499.99	150.01	10,000.00	26.50%
Streetlights	21,253.61	26,985.66	(5,732.05)	107,942.58	19.69%
Total General & Administrative Expenses	\$ 100,301.02	\$ 148,620.63	\$ (48,319.61)	\$ 594,482.50	16.87%
Total Expenses	\$ 100,301.02	\$ 148,620.63	\$ (48,319.61)	\$ 594,482.50	16.87%
Income (Loss) from Operations	\$ 485,160.49	\$ -	\$ 485,160.49	\$ -	
Other Income (Expense)					
Interest Income	\$ 4,510.86	\$ -	\$ 4,510.86	\$ -	
Total Other Income (Expense)	\$ 4,510.86	\$ -	\$ 4,510.86	\$ -	
Net Income (Loss)	\$ 489,671.35	\$ -	\$ 489,671.35	\$ -	