



# Lakeside Landings CDD

## August 2025 Financial Report

August 31, 2025

**PFM Group Consulting LLC**

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**Lakeside Landings CDD**  
Statement of Financial Position  
As of 8/31/2025

	General Fund	General Fixed Asset Group	Total
<b><u>Assets</u></b>			
<b><u>Current Assets</u></b>			
General Checking Account	\$ 275,161.02		\$ 275,161.02
Reserve Checking Account	263,662.22		263,662.22
Deposits	13,402.65		13,402.65
Total Current Assets	<u>\$ 552,225.89</u>	<u>\$ -</u>	<u>\$ 552,225.89</u>
<b><u>Property, Plant &amp; Equipment</u></b>			
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>
<b>Total Assets</b>	<u><u>\$ 552,225.89</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,128,567.38</u></u>
<b><u>Net Assets</u></b>			
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	159,207.73		159,207.73
Net Assets, Invd in Capital, Net of Debt		\$ 8,576,341.49	8,576,341.49
<b>Total Net Assets</b>	<u><u>\$ 552,225.89</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,128,567.38</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 552,225.89</u></u>	<u><u>\$ 8,576,341.49</u></u>	<u><u>\$ 9,128,567.38</u></u>



**Lakeside Landings CDD**  
**Statement of Activities**  
**As of 8/31/2025**

	General Fund	General Fixed Asset Group	Total
<b><u>Revenues</u></b>			
On-Roll Assessments	\$ 602,001.50		\$ 602,001.50
Other Income & Other Financing Sources	380.00		380.00
Total Revenues	<u>\$ 602,381.50</u>	<u>\$ -</u>	<u>\$ 602,381.50</u>
<b><u>Expenses</u></b>			
Supervisor Fees	\$ 3,000.00		\$ 3,000.00
POL Insurance	2,628.00		2,628.00
Management	33,750.00		33,750.00
Engineering	3,375.00		3,375.00
Property Appraiser	6,392.10		6,392.10
District Counsel	11,438.24		11,438.24
Assessment Administration	5,000.00		5,000.00
Audit	3,400.00		3,400.00
Travel and Per Diem	266.53		266.53
Postage & Shipping	841.52		841.52
Legal Advertising	288.96		288.96
Meeting Room	364.00		364.00
Property Taxes	122.25		122.25
Web Site Maintenance	2,000.00		2,000.00
Dues, Licenses, and Fees	175.00		175.00
Security	30,339.22		30,339.22
Amenity - Pool Maintenance	36,960.00		36,960.00
Amenity - Access Control Key Fob	10,412.52		10,412.52
Amenity - Janitorial	36,699.00		36,699.00
Amenity - Pest Control	1,702.35		1,702.35
Amenity - Vandalism	210.00		210.00
Amenity - Security	1,349.92		1,349.92
Hog Capture	12,000.00		12,000.00
Amenity - Miscellaneous	11,167.31		11,167.31
General Insurance	3,275.00		3,275.00
Property & Casualty	14,714.00		14,714.00
Fountains	275.00		275.00
Irrigation	17,960.51		17,960.51
Lake Maintenance	17,955.00		17,955.00
Landscaping Maintenance & Material	64,658.44		64,658.44
Landscape Improvements	9,823.84		9,823.84
Hurricane Clean-Up	7,500.00		7,500.00
Streetlights	117,305.97		117,305.97
Total Expenses	<u>\$ 467,349.68</u>	<u>\$ -</u>	<u>\$ 467,349.68</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>			
Interest Income	\$ 24,175.91		\$ 24,175.91
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 24,175.91</u>	<u>\$ -</u>	<u>\$ 24,175.91</u>
<b>Change In Net Assets</b>	<b>\$ 159,207.73</b>	<b>\$ -</b>	<b>\$ 159,207.73</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 393,018.16</b>	<b>\$ 8,576,341.49</b>	<b>\$ 8,969,359.65</b>
<b>Net Assets At End Of Year</b>	<b><u>\$ 552,225.89</u></b>	<b><u>\$ 8,576,341.49</u></b>	<b><u>\$ 9,128,567.38</u></b>



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

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 602,001.50	\$ 544,942.31	\$ 57,059.19	\$ 594,482.50	101.26%
Other Income & Other Financing Sources	380.00	-	380.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 602,381.50</b>	<b>\$ 544,942.31</b>	<b>\$ 57,439.19</b>	<b>\$ 594,482.50</b>	<b>101.33%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 3,000.00	\$ 6,416.63	\$ (3,416.63)	\$ 7,000.00	42.86%
POL Insurance	2,628.00	2,476.87	151.13	2,702.00	97.26%
Management	33,750.00	41,250.00	(7,500.00)	45,000.00	75.00%
Field Management	-	916.63	(916.63)	1,000.00	0.00%
Engineering	3,375.00	9,166.63	(5,791.63)	10,000.00	33.75%
Property Appraiser	6,392.10	5,958.37	433.73	6,500.00	98.34%
District Counsel	11,438.24	13,750.00	(2,311.76)	15,000.00	76.25%
Assessment Administration	5,000.00	4,583.37	416.63	5,000.00	100.00%
Audit	3,400.00	3,300.00	100.00	3,600.00	94.44%
Travel and Per Diem	266.53	2,291.63	(2,025.10)	2,500.00	10.66%
Telephone	-	9.13	(9.13)	10.00	0.00%
Postage & Shipping	841.52	1,833.37	(991.85)	2,000.00	42.08%
Copies	-	687.50	(687.50)	750.00	0.00%
Legal Advertising	288.96	5,958.37	(5,669.41)	6,500.00	4.45%
Miscellaneous	2,727.31	916.63	1,810.68	1,000.00	272.73%
Meeting Room	364.00	687.50	(323.50)	750.00	48.53%
Property Taxes	122.25	137.50	(15.25)	150.00	81.50%
Web Site Maintenance	2,000.00	2,566.63	(566.63)	2,800.00	71.43%
Dues, Licenses, and Fees	175.00	160.38	14.62	175.00	100.00%
Security	30,339.22	33,916.63	(3,577.41)	37,000.00	82.00%
Amenity - Pool Maintenance	36,960.00	36,666.63	293.37	40,000.00	92.40%
Amenity - Access Control Key Fob	10,412.52	4,583.37	5,829.15	5,000.00	208.25%
Amenity - Janitorial	36,699.00	41,878.76	(5,179.76)	45,685.92	80.33%
Amenity - Pest Control	1,702.35	1,375.00	327.35	1,500.00	113.49%
Amenity - Vandalism	210.00	2,291.63	(2,081.63)	2,500.00	8.40%
Amenity - Security	1,349.92	1,833.37	(483.45)	2,000.00	67.50%
Amenity - Pool Furniture	-	916.63	(916.63)	1,000.00	0.00%
Hog Capture	12,000.00	13,750.00	(1,750.00)	15,000.00	80.00%
Amenity - Miscellaneous	8,440.00	6,875.33	1,564.67	7,500.00	112.53%
General Insurance	3,275.00	3,025.00	250.00	3,300.00	99.24%
Property & Casualty	14,714.00	13,398.88	1,315.12	14,617.00	100.66%
Fountains	275.00	-	275.00	-	0.00%
Irrigation	17,960.51	16,500.00	1,460.51	18,000.00	99.78%
Lake Maintenance	17,955.00	42,166.63	(24,211.63)	46,000.00	39.03%
Landscaping Maintenance & Material	64,658.44	82,500.00	(17,841.56)	90,000.00	71.84%
Landscape Improvements	9,823.84	22,916.63	(13,092.79)	25,000.00	39.30%
Contingency Reserve	10,000.00	9,166.63	833.37	10,000.00	100.00%
Hurricane Clean-Up	7,500.00	9,166.63	(1,666.63)	10,000.00	75.00%
Streetlights	117,305.97	98,947.42	18,358.55	107,942.58	108.67%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 477,349.68</b>	<b>\$ 544,942.31</b>	<b>\$ (67,592.63)</b>	<b>\$ 594,482.50</b>	<b>80.30%</b>
<b>Total Expenses</b>	<b>\$ 477,349.68</b>	<b>\$ 544,942.31</b>	<b>\$ (67,592.63)</b>	<b>\$ 594,482.50</b>	<b>80.30%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 125,031.82</b>	<b>\$ -</b>	<b>\$ 125,031.82</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 24,175.91	\$ -	\$ 24,175.91	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 24,175.91</b>	<b>\$ -</b>	<b>\$ 24,175.91</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 149,207.73</b>	<b>\$ -</b>	<b>\$ 149,207.73</b>	<b>\$ -</b>	