



Lakeside Landings CDD

October 2025 Financial Report

October 31, 2025

PFM Group Consulting LLC

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Lakeside Landings CDD
Statement of Financial Position
As of 10/31/2025

	General Fund	General Fixed Asset Group	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 92,740.27		\$ 92,740.27
Reserve Checking Account	265,371.56		265,371.56
Assessments Receivable	694,923.22		694,923.22
Deposits	19,090.15		19,090.15
Total Current Assets	\$ 1,072,125.20	\$ -	\$ 1,072,125.20
<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	\$ -	\$ 8,576,341.49	\$ 8,576,341.49
Total Assets	\$ 1,072,125.20	\$ 8,576,341.49	\$ 9,648,466.69
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 252.00		\$ 252.00
Deferred Revenue	694,923.22		694,923.22
Total Current Liabilities	\$ 695,175.22	\$ -	\$ 695,175.22
Total Liabilities	\$ 695,175.22	\$ -	\$ 695,175.22
<u>Net Assets</u>			
Net Assets - General Government	461,259.07		461,259.07
Current Year Net Assets - General Government	(84,309.09)		(84,309.09)
Net Assets, Invd in Capital, Net of Debt		\$ 8,576,341.49	8,576,341.49
Total Net Assets	\$ 376,949.98	\$ 8,576,341.49	\$ 8,953,291.47
Total Liabilities and Net Assets	\$ 1,072,125.20	\$ 8,576,341.49	\$ 9,648,466.69



Lakeside Landings CDD
Statement of Activities
As of 10/31/2025

	General Fund	General Fixed Asset Group	Total
<u>Revenues</u>			
Other Income & Other Financing Sources	\$ 10.00		\$ 10.00
Total Revenues	<u>\$ 10.00</u>	<u>\$ -</u>	<u>\$ 10.00</u>
<u>Expenses</u>			
POL Insurance	\$ 2,786.00		\$ 2,786.00
Property Appraiser	7,472.31		7,472.31
Janitorial Service	2,875.00		2,875.00
Web Site Maintenance	125.00		125.00
Dues, Licenses, and Fees	175.00		175.00
Security	1,296.00		1,296.00
Electric	11,643.78		11,643.78
Amenity - Pool Maintenance	3,200.00		3,200.00
Amenity - Pest Control	117.00		117.00
Amenity - Security	270.00		270.00
General Insurance	3,402.00		3,402.00
Property & Casualty	15,149.00		15,149.00
Other Insurance	500.00		500.00
General Repair & Maintenance	28,475.00		28,475.00
Landscaping Maintenance & Material	8,124.66		8,124.66
Total Expenses	<u>\$ 85,610.75</u>	<u>\$ -</u>	<u>\$ 85,610.75</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 1,291.66		\$ 1,291.66
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 1,291.66</u>	<u>\$ -</u>	<u>\$ 1,291.66</u>
Change In Net Assets	\$ (84,309.09)	\$ -	\$ (84,309.09)
Net Assets At Beginning Of Period	<u>\$ 461,259.07</u>	<u>\$ 8,576,341.49</u>	<u>\$ 9,037,600.56</u>
Net Assets At End Of Period	<u>\$ 376,949.98</u>	<u>\$ 8,576,341.49</u>	<u>\$ 8,953,291.47</u>



Lakeside Landings CDD
Budget to Actual
For the Month Ending 10/31/2025

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ 57,910.27	\$ (57,910.27)	\$ 694,923.22	0.00%
Other Income & Other Financing Sources	10.00	-	10.00	-	0.00%
Net Revenues	\$ 10.00	\$ 57,910.27	\$ (57,900.27)	\$ 694,923.22	0.00%
<u>Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 666.67	\$ (666.67)	\$ 8,000.00	0.00%
POL Insurance	2,786.00	240.90	2,545.10	2,890.80	96.37%
Management	-	3,750.00	(3,750.00)	45,000.00	0.00%
Engineering	-	833.33	(833.33)	10,000.00	0.00%
Property Appraiser	7,472.31	541.67	6,930.64	6,500.00	114.96%
District Counsel	-	1,250.00	(1,250.00)	15,000.00	0.00%
Assessment Administration	-	416.67	(416.67)	5,000.00	0.00%
Audit	-	300.00	(300.00)	3,600.00	0.00%
Travel and Per Diem	-	83.33	(83.33)	1,000.00	0.00%
Postage & Shipping	-	166.67	(166.67)	2,000.00	0.00%
Copies	-	33.33	(33.33)	400.00	0.00%
Legal Advertising	-	83.33	(83.33)	1,000.00	0.00%
Meeting Room	-	142.67	(142.67)	1,712.00	0.00%
Property Taxes	-	12.50	(12.50)	150.00	0.00%
Web Site Maintenance	125.00	233.33	(108.33)	2,800.00	4.46%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total Administrative Expenses	\$ 10,558.31	\$ 8,768.98	\$ 1,789.33	\$ 105,227.80	10.03%
<u>Amenity Expenses</u>					
Security	\$ 1,296.00	\$ 3,333.33	\$ (2,037.33)	\$ 40,000.00	3.24%
Electric	11,643.78	9,166.67	2,477.11	110,000.00	10.59%
Amenity - Irrigation Repairs	-	377.39	(377.39)	4,528.68	0.00%
Amenity - Pool Maintenance	3,200.00	3,333.33	(133.33)	40,000.00	8.00%
Amenity - Access Control Key Fob	-	2,000.00	(2,000.00)	24,000.00	0.00%
Amenity - Janitorial	2,875.00	3,833.33	(958.33)	46,000.00	6.25%
Amenity - Pest Control	117.00	125.00	(8.00)	1,500.00	7.80%
Amenity - Vandalism	-	208.33	(208.33)	2,500.00	0.00%
Amenity - Security	270.00	166.67	103.33	2,000.00	13.50%
Amenity - Pool Furniture	-	83.33	(83.33)	1,000.00	0.00%
Amenity - Pool Resurface	-	6,666.67	(6,666.67)	80,000.00	0.00%
Amenity - Miscellaneous	-	833.33	(833.33)	10,000.00	0.00%
Contingency Reserve	-	833.35	(833.35)	10,000.00	0.00%
Total Amenity Expenses	\$ 19,401.78	\$ 30,960.73	\$ (11,558.95)	\$ 371,528.68	5.22%
<u>Insurance Expenses</u>					
General Insurance	\$ 3,402.00	\$ 294.16	\$ 3,107.84	\$ 3,529.90	96.38%
Property & Casualty	15,149.00	1,354.83	13,794.17	16,258.00	93.18%
Other Insurance	500.00	-	500.00	-	0.00%
Total Insurance Expenses	\$ 19,051.00	\$ 1,648.99	\$ 17,402.01	\$ 19,787.90	96.28%
<u>Field Expenses</u>					
Hurricane Clean-Up	\$ -	\$ 833.33	\$ (833.33)	\$ 10,000.00	0.00%
Hog Capture	-	1,200.00	(1,200.00)	14,400.00	0.00%
General Repair & Maintenance	28,475.00	-	28,475.00	-	0.00%
Irrigation	-	1,998.24	(1,998.24)	23,978.84	0.00%
Lake Maintenance	-	2,500.00	(2,500.00)	30,000.00	0.00%
Landscaping Maintenance & Material	8,124.66	7,916.67	207.99	95,000.00	8.55%
Landscape Improvements	-	2,083.33	(2,083.33)	25,000.00	0.00%
Total Field Expenses	\$ 36,599.66	\$ 16,531.57	\$ 20,068.09	\$ 198,378.84	18.45%
Total Expenses	\$ 85,610.75	\$ 57,910.27	\$ 27,700.48	\$ 694,923.22	12.32%
Income (Loss) from Operations	\$ (85,600.75)	\$ -	\$ (85,600.75)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,291.66	\$ -	\$ 1,291.66	\$ -	
Total Other Income (Expense)	\$ 1,291.66	\$ -	\$ 1,291.66	\$ -	
Net Income (Loss)	\$ (84,309.09)	\$ -	\$ (84,309.11)	\$ -	