



Lakeside Landings CDD

January 2026 Financial Report

January 31, 2026

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LAKESIDE LANDINGS FINANCIAL REPORT SUMMARY

Period Ended January 31, 2026

This report provides a summary of the district's financial activity for the first quarter of the fiscal year ending January 31, 2026. Key areas reviewed include assessment revenues, operational expenditures, fund balances, and debt service funding.

1. Operations and Maintenance Assessment Summary:

The district collected **\$682,579.41** in Operations and Maintenance assessment revenue representing 97.84%. An additional **\$12,343.81** in assessment revenue is still anticipated.

2. Pool Keys:

For the three-month period ending December 31, 2025, the District earned **\$10.00** from Pool Key replacement.

3. Cash Position and Expenditure Analysis:

As of December 31, 2025, the District's checking account balance totaled **\$543,508.76**. With average monthly expenditure of **\$67,656.34**, current cash reserves are sufficient to support ongoing operations and remain aligned with the approved annual budget.

4. Areas of Note:

- **Pool resurfaced** – this was completed and paid for \$56,950.00
- **Stormwater improvement** – Dragonfly Contract of \$22,750.00 paid for work done to remove plants from the lake.

5. General Reserve Contribution:

Per the FY2026 approved budget, the District transfer **\$10,000** to the General Reserve in January 2026, bringing the reserve balance to **\$327,142.30**.

Conclusion

The District's first-quarter financial performance demonstrates strong fiscal stewardship, solid liquidity, and full adherence to budgetary and debt service requirements. Revenue collections are on track, reserve levels remain healthy, and expenditures continue to align with approved budget projections.



Lakeside Landings CDD
Statement of Financial Position
As of 1/31/2026

	General Fund	General Fixed Asset Group	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 543,508.76		\$ 543,508.76
Reserve Checking Account	328,048.65		328,048.65
Assessments Receivable	12,343.81		12,343.81
Deposits	19,090.15		19,090.15
Total Current Assets	<u>\$ 902,991.37</u>	<u>\$ -</u>	<u>\$ 902,991.37</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>\$ 902,991.37</u>	<u>\$ 8,576,341.49</u>	<u>\$ 9,479,332.86</u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 9,697.01		\$ 9,697.01
Deferred Revenue	12,343.81		12,343.81
Total Current Liabilities	<u>\$ 22,040.82</u>	<u>\$ -</u>	<u>\$ 22,040.82</u>
Total Liabilities	<u>\$ 22,040.82</u>	<u>\$ -</u>	<u>\$ 22,040.82</u>
<u>Net Assets</u>			
Net Assets, Unrestricted	\$ 69,458.89		\$ 69,458.89
Net Assets - General Government	391,656.90		391,656.90
Current Year Net Assets - General Government	419,834.76		419,834.76
Net Assets, Invd in Capital, Net of Debt		\$ 8,576,341.49	8,576,341.49
Total Net Assets	<u>\$ 880,950.55</u>	<u>\$ 8,576,341.49</u>	<u>\$ 9,457,292.04</u>
Total Liabilities and Net Assets	<u>\$ 902,991.37</u>	<u>\$ 8,576,341.49</u>	<u>\$ 9,479,332.86</u>



Lakeside Landings CDD
Statement of Activities
As of 1/31/2026

	General Fund	General Fixed Asset Group	Total
<u>Revenues</u>			
On-Roll Assessments	\$ 682,579.41		\$ 682,579.41
Other Income & Other Financing Sources	10.00		10.00
Total Revenues	<u>\$ 682,589.41</u>	<u>\$ -</u>	<u>\$ 682,589.41</u>
<u>Expenses</u>			
Supervisor Fees	\$ 1,000.00		\$ 1,000.00
POL Insurance	2,786.00		2,786.00
Management	15,000.00		15,000.00
Field Management	5,000.00		5,000.00
Engineering	2,127.50		2,127.50
Property Appraiser	7,472.31		7,472.31
District Counsel	3,489.30		3,489.30
Assessment Administration	5,000.00		5,000.00
Travel and Per Diem	78.37		78.37
Postage & Shipping	116.61		116.61
Legal Advertising	69.44		69.44
Meeting Room	107.00		107.00
Property Taxes	118.91		118.91
Web Site Maintenance	800.00		800.00
Dues, Licenses, and Fees	175.00		175.00
Security	7,992.00		7,992.00
Amenity - Irrigation Repairs	1,674.40		1,674.40
Amenity - Pool Maintenance	13,280.00		13,280.00
Amenity - Janitorial	11,000.00		11,000.00
Amenity - Pest Control	831.00		831.00
Amenity - Security	675.00		675.00
Hog Capture	4,800.00		4,800.00
Amenity - Pool Resurface	56,950.00		56,950.00
Amenity - Miscellaneous	350.00		350.00
General Insurance	3,402.00		3,402.00
Property & Casualty	15,149.00		15,149.00
Other Insurance	500.00		500.00
Irrigation	3,376.60		3,376.60
Lake Maintenance	25,350.00		25,350.00
Landscaping Maintenance & Material	32,018.93		32,018.93
Landscape Improvements	3,433.00		3,433.00
Signage & Amenities Repair	200.00		200.00
Streetlights	46,302.99		46,302.99
Total Expenses	<u>\$ 270,625.36</u>	<u>\$ -</u>	<u>\$ 270,625.36</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 7,870.71		\$ 7,870.71
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 7,870.71</u>	<u>\$ -</u>	<u>\$ 7,870.71</u>
Change In Net Assets	\$ 419,834.76	\$ -	\$ 419,834.76
Net Assets At Beginning Of Year	\$ 461,115.79	\$ 8,576,341.49	\$ 9,037,457.28
Net Assets At End Of Year	\$ 880,950.55	\$ 8,576,341.49	\$ 9,457,292.04



Lakeside Landings CDD
Budget to Actual
For the Month Ending 01/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 682,579.41	\$ 231,641.07	\$ 450,938.34	\$ 694,923.22	98.22%
Other Income & Other Financing Sources	10.00	-	10.00	-	0.00%
Net Revenues	\$ 682,589.41	\$ 231,641.07	\$ 450,948.34	\$ 694,923.22	98.23%
Expenditures					
Administrative Expenses					
Supervisor Fees	\$ 1,000.00	\$ 2,666.67	\$ (1,666.67)	\$ 8,000.00	12.50%
Management	15,000.00	15,000.00	-	45,000.00	33.33%
Field Management	5,000.00	-	5,000.00	-	0.00%
Engineering	2,127.50	3,333.33	(1,205.83)	10,000.00	21.28%
Property Appraiser	7,472.31	2,166.67	5,305.64	6,500.00	114.96%
District Counsel	3,489.30	5,000.00	(1,510.70)	15,000.00	23.26%
Assessment Administration	5,000.00	1,666.67	3,333.33	5,000.00	100.00%
Audit	-	1,200.00	(1,200.00)	3,600.00	0.00%
Travel and Per Diem	78.37	333.33	(254.96)	1,000.00	7.84%
Postage & Shipping	116.61	666.67	(550.06)	2,000.00	5.83%
Copies	-	133.33	(133.33)	400.00	0.00%
Legal Advertising	69.44	333.33	(263.89)	1,000.00	6.94%
Meeting Room	107.00	570.67	(463.67)	1,712.00	6.25%
Property Taxes	118.91	50.00	68.91	150.00	79.27%
Web Site Maintenance	800.00	933.33	(133.33)	2,800.00	28.57%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total Administrative Expenses	\$ 40,554.44	\$ 34,112.33	\$ 6,442.11	\$ 102,337.00	39.63%
Amenity Expenses					
Security	\$ 7,992.00	\$ 13,333.33	\$ (5,341.33)	\$ 40,000.00	19.98%
Streetlight	46,302.99	36,666.67	9,636.32	110,000.00	42.09%
Amenity - Irrigation Repairs	1,674.40	1,509.56	164.84	4,528.68	36.97%
Amenity - Pool Maintenance	13,280.00	13,333.33	(53.33)	40,000.00	33.20%
Amenity - Access Control Key Fob	-	8,000.00	(8,000.00)	24,000.00	0.00%
Amenity - Janitorial	11,000.00	15,333.33	(4,333.33)	46,000.00	23.91%
Amenity - Pest Control	831.00	500.00	331.00	1,500.00	55.40%
Amenity - Vandalism	-	833.33	(833.33)	2,500.00	0.00%
Amenity - Security (wifi)	675.00	666.67	8.33	2,000.00	33.75%
Amenity - Pool Furniture	-	333.33	(333.33)	1,000.00	0.00%
Amenity - Pool Resurface	56,950.00	26,666.67	30,283.33	80,000.00	71.19%
Amenity - Miscellaneous	350.00	3,333.33	(2,983.33)	10,000.00	3.50%
Contingency Reserve	10,000.00	3,333.33	6,666.67	10,000.00	100.00%
Total Amenity Expenses	\$ 149,055.39	\$ 123,842.89	\$ 25,212.50	\$ 371,528.68	40.12%
Insurance Expenses					
POL Insurance	\$ 2,786.00	\$ 963.60	\$ 1,822.40	\$ 2,890.80	96.37%
General Insurance	3,402.00	1,176.63	2,225.37	3,529.90	96.38%
Property & Casualty	15,149.00	5,419.33	9,729.67	16,258.00	93.18%
Other Insurance	500.00	-	500.00	-	0.00%
Total Insurance Expenses	\$ 21,837.00	\$ 7,559.57	\$ 14,277.43	\$ 22,678.70	96.29%
Field Expenses					
Hurricane Clean-Up	\$ -	\$ 3,333.33	\$ (3,333.33)	\$ 10,000.00	0.00%
Hog Capture	4,800.00	4,800.00	-	14,400.00	33.33%
Irrigation	3,376.60	7,992.95	(4,616.35)	23,978.84	14.08%
Lake Maintenance	25,350.00	10,000.00	15,350.00	30,000.00	84.50%
Landscaping Maintenance & Material	32,018.93	31,666.67	352.26	95,000.00	33.70%
Landscape Improvements	3,433.00	8,333.33	(4,900.33)	25,000.00	13.73%
Signage & Amenities Repair	200.00	-	200.00	-	0.00%
Total Field Expenses	\$ 69,178.53	\$ 66,126.28	\$ 3,052.25	\$ 198,378.84	34.87%
Total Expenditures	\$ 280,625.36	\$ 231,641.07	\$ 48,984.29	\$ 694,923.22	40.38%
Income (Loss) from Operations	\$ 401,964.05	\$ -	\$ 401,964.05	\$ -	
Other Income (Expense)					
Interest Income	\$ 7,870.71	\$ -	\$ 7,870.71	\$ -	
Total Other Income (Expense)	\$ 7,870.71	\$ -	\$ 7,870.71	\$ -	
Net Income (Loss)	\$ 409,834.76	\$ -	\$ 409,834.76	\$ -	