

Everest GMR Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900
everestgmrcdd.com

The following is the proposed agenda for the Board of Supervisors Meeting for the Everest GMR Community Development District, to be held **Wednesday, August 13, 2025, at 11:00 a.m. at 8298 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at gaarlandtj@pfm.com or (407) 723-5900. A quorum will be confirmed prior to the start of the Board Meeting.

To attend the meeting by phone, please use the below conference call information:

Phone: 1-844-621-3956

Access Code: 2539 895 0958

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any member of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of the Minutes of the June 4, 2025, Board of Supervisors' Rescheduled Meeting**
- 2. **Consideration of Resolution 2025-08, Setting a Regular Meeting Schedule for Fiscal Year 2025/2026**
- 3. **Consideration of Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards**

Business Matters

- 4. **Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget**
 - Public Comments and Testimony
 - Board Comments
 - a. **Consideration of Resolution 2025-10, Adopting Fiscal Year 2025/2026 Budget and Appropriating Funds**
- 5. **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**
- 6. **Consideration of Funding Request Nos. 91 – 94**
- 7. **Review of Monthly Financials**

Other Business

- 8. **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
- 9. **Supervisor Requests and Audience Comments**

Adjournment



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of the
June 4, 2025,
Board of Supervisors' Rescheduled Meeting

MINUTES OF MEETING

EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT RESCHEDULED BOARD OF SUPERVISORS' MEETING

Wednesday, June 4, 2025, at 11:00 a.m.

***8298 W Irlo Bronson Memorial Hwy,
Kissimmee, FL 34747***

Board Members present at roll call:

David Portwood Sr.	Chairperson	
Sean Palmer	Assistant Secretary	
David Reed	Vice Chairperson	
Raquel Marte-Lluberes	Assistant Secretary	(via phone)

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Jonathan Johnson	Kutak Rock LLP	(via phone)
Jordan Draper	Kimley-Horn	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order to Confirm Quorum

Ms. Gaarlandt called the meeting to order at approximately 11:15 a.m. The Board Members and District staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the March 12, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Palmer, second by Mr. Portwood, with all in favor, the Board approved the Minutes of the March 12, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections, Osceola County

Ms. Gaarlandt noted that as of April 15, 2025, there are no registered voters in the District.

Mr. Johnson gave an overview of what a registered voter is and what that means for the Board.

FIFTH ORDER OF BUSINESS

Business Matters

Consideration of Frank Kruppenbacher, P.A. Engagement Letter for Eminent Domain Special Counsel Services

Mr. Johnson stated that District has received no additional communication from Eminent Domain Counsel and cannot advise moving forward at this time. He has sent a letter requesting billing be provided through Mr. Callen's office.

The Board noted they would like pricing regarding this. There was discussion regarding these services and the invoices received.

This item will be deferred until the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of VGlobalTech Website Maintenance Proposed Fee Increase

Ms. Gaarlandt noted this is for a \$10.00 a month increase from \$160.00 to \$170.00 and is already included in the proposed budget and is the first increase since 2021.

On MOTION by Mr. Palmer, seconded by Mr. Portwood, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving Fiscal Year 2025/2026 Proposed Budget and Setting a Public Hearing Date

Ms. Gaarlandt recommended August 13, 2025, for the public hearing. She noted the overall budget has not significantly changed. She reviewed the additional optional insurance.

The Board reviewed the proposed budget and discussed the optional insurance.

Ms. Gaarlandt will follow up on the fraud insurance policy details.

It was noted that this budget runs through September 2026 and is Developer funded at this time.

There was discussion regarding the engineering cost.

Ms. Griffith noted the Engineering line item is for the daily District Engineer operating cost. Construction and eminent domain expenses are under different line items.

On MOTION by Mr. Reed, seconded by Mr. Palmer, with all in favor, the Board approved Resolution 2025-07, Approving Fiscal Year 2025/2026 Proposed Budget and Setting a Public Hearing Date for August 13, 2025 at 11:00 a.m. at the current location.

EIGHTH ORDER OF BUSINESS

Consideration of Mohsen T Faraji, PA Invoice Nos. 2866 & 2946

Mr. Draper gave an overview of the invoices. These relate to the costs of defining what was required for electricity and gas.

Mr. Johnson recommended these be invoiced to Kimley-Horn and paid through the District Engineer Agreement.

On MOTION by Mr. Palmer, seconded by Mr. Reed, with all in favor, the Board authorized payment of Mohsen T. Faraji, PA Invoice Nos. 2866 and 2946 under a Kimley-Horn requisition, upon receipt of required paperwork.

NINTH ORDER OF BUSINESS

Ratification of Drainage Easement Agreement

Mr. Johnson gave an overview of the status of this agreement. There have been no changes to the agreement, but it is awaiting communication regarding the timing of payment. No further Board review is needed.

TENTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 85 – 90

The Board reviewed the funding requests. Ms. Gaarlandt noted these are standard District expenses.

On MOTION by Mr. Palmer, seconded by Mr. Portwood, with all in favor, the Board approved Funding Request Nos. 85 – 90.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted that the financials were through April 30, 2025, and approximately \$53,000.00 of the budget has been expended.

There was no action required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – The Board requested an update on the eminent domain taking. Mr. Johnson gave an update and noted the parties are entering into mediation, which is scheduled for June 24th, 2025.

District Engineer – An update on the Market Street Deductive Change Order was requested. It was noted that it is still tied up in the Estimating Department.

There was discussion as to what would be holding up the process. The cost has already been forecasted in the estimation. This would account for \$10.5 million.

Mr. Johnson has spoken with Mr. Baker but has not received an update yet.

Mr. Reed provided construction updates and an overview. It was noted the retaining wall project should be submitted to Osceola County for their approval. Mr. Draper will review.

District Manager – Ms. Gaarlandt reminded the Board of the July 1 deadline for their Form 1 filing and reviewed the annual required Ethics Training due by December 31. District Management will resend links for the training to the Board.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests and Audience
Comments**

There were no further requests or comments at this time.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Palmer, seconded by Mr. Reed with all in favor, the June 4, 2025, Board of Supervisors' Meeting for the Everest GMR Community Development District was adjourned at approximately 11:55 a.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-08,
Setting a Regular Meeting Schedule
for Fiscal Year 2025/2026

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Everest GMR Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Osceola County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**EVEREST GMR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
EVEREST GMR
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Everest GMR Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 8298 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747 at 11:00 a.m. unless otherwise indicated as follows:

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt, District Manager



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-09,
Adopting Goals, Objectives, and
Performance Measures and Standards

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Everest GMR Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**EVEREST GMR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of the
District's Fiscal Year 2025/2026 O&M Budget

- Public Comments and Testimony
- Board Comments
- a. Consideration of Resolution 2025-10,
Adopting Fiscal Year 2025/2026 Budget and
Appropriating Funds

RESOLUTION 2025-10
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Everest GMR Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Everest GMR Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2025.

ATTEST:

**EVEREST GMR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Everest GMR CDD
FY2026 Approved Proposed Budget

		FY 2026 Approved Proposed Budget
<u>Revenues</u>		
Developer Contributions		\$ 177,235.00
Net Revenues		\$ 177,235.00
<u>General & Administrative Expenses</u>		
Supervisor Fees		\$ -
Public Officials' Insurance		2,944.00
Trustee Services		8,566.13
Management		27,500.00
Engineering		20,000.00
Disclosure		2,500.00
District Counsel		25,000.00
Assessment Administration		7,500.00
Reamortization Schedule		250.00
Audit		5,800.00
Travel and Per Diem		500.00
Telephone		-
Postage & Shipping		150.00
Copies		-
Legal Advertising		2,500.00
Miscellaneous		1,162.87
Tax Preparation	-	50.00
Hurricane Cleanup		3,000.00
Web Site Maintenance		3,240.00
Dues, Licenses, and Fees		175.00
Electric		6,000.00
General Insurance		3,597.00
Additional Insurance		6,750.00
Irrigation		10,000.00
Lake Maintenance		3,150.00
Landscaping Maintenance & Material		36,900.00
Total General & Administrative Expenses		\$ 177,235.00
Total Expenses		\$ 177,235.00
Income (Loss) from Operations	-	\$ -
<u>Other Income (Expense)</u>		
Interest Income	-	\$ -
Total Other Income (Expense)	-	\$ -
Net Income (Loss)	-	\$ -

Everest GMR Community Development District
FY 2026 Debt Service Approved Proposed Budget

Approved Proposed DS
Budget

Series 2023

REVENUES:

Special Assessments	\$ 4,010,010.00
TOTAL REVENUES	<u>\$ 4,010,010.00</u>

EXPENDITURES:

Interest 11/01/2025	\$ 1,180,015.00
Principal 11/01/2026	485,000.00
Interest 05/01/2026	1,180,015.00
TOTAL EXPENDITURES	<u>\$ 2,845,030.00</u>
EXCESS REVENUES	<u>\$ 1,164,980.00</u>

Interest 11/01/2026	1,164,980.00
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EVEREST GMR CDD
FY 2025 -2026 BUDGET DESCRIPTION

Revenues:

Developer Contribution

Funding from the Developer.

Administrative Expenditures:

Public Officials' Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

EVEREST GMR CDD
FY 2025 -2026 BUDGET DESCRIPTION

Reamortization Schedule

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Travel & Per Diem

Travel to and from meetings as related to the District.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

Other administrative and grounds expenses incurred throughout the year.

Tax Preparation

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

Hurricane Cleanup

Cleanup cost relating to any damages caused by a hurricane.

Web Site Maintenance

Web Site maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Electric

Any electricity cost incurred by the District throughout a year.

General Insurance

General liability insurance.

EVEREST GMR CDD
FY 2025 -2026 BUDGET DESCRIPTION

Additional Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation

Any expenses incurred throughout the year to provide irrigation required.

Lake Maintenance

The District owns, operates, and maintains fourteen (14) stormwater management facilities within the boundary of the District.

Landscaping Maintenance & Material

To install and maintain landscaping expenses incurred throughout the year.



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Consideration of Fiscal Year 2025/2026
Budget Funding Agreement

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2026

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025, by and between:

Everest GMR Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and is located in Osceola County, Florida ("**County**"), and

GMR Development Orlando I, LP, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**Everest GMR Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

**GMR Development Orlando I, LP,
a Florida limited liability company**

Witness

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

Everest GMR CDD
FY2026 Approved Proposed Budget

		FY 2026 Approved Proposed Budget
<u>Revenues</u>		
Developer Contributions		\$ 177,235.00
Net Revenues		\$ 177,235.00
<u>General & Administrative Expenses</u>		
Supervisor Fees		\$ -
Public Officials' Insurance		2,944.00
Trustee Services		8,566.13
Management		27,500.00
Engineering		20,000.00
Disclosure		2,500.00
District Counsel		25,000.00
Assessment Administration		7,500.00
Reamortization Schedule		250.00
Audit		5,800.00
Travel and Per Diem		500.00
Telephone		-
Postage & Shipping		150.00
Copies		-
Legal Advertising		2,500.00
Miscellaneous		1,162.87
Tax Preparation	-	50.00
Hurricane Cleanup		3,000.00
Web Site Maintenance		3,240.00
Dues, Licenses, and Fees		175.00
Electric		6,000.00
General Insurance		3,597.00
Additional Insurance		6,750.00
Irrigation		10,000.00
Lake Maintenance		3,150.00
Landscaping Maintenance & Material		36,900.00
Total General & Administrative Expenses		\$ 177,235.00
Total Expenses		\$ 177,235.00
Income (Loss) from Operations	-	\$ -
<u>Other Income (Expense)</u>		
Interest Income	-	\$ -
Total Other Income (Expense)	-	\$ -
Net Income (Loss)	-	\$ -



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Consideration of Funding Request Nos. 91 – 94

Everest GMR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 91

6/11/2025

Item Number	Payee	Invoice Number	General Fund FY25
1	Egis Insurance & Risk (Paid via Wire) Policy Change - Added Excess Liability Coverage	27170	\$ 2,670.00
2	Kutak Rock General Counsel Through 04/30/2025	3569333	\$ 1,949.89
3	Osceola News - Gazette Legal Ad 05/29/2025	7BA85DEF-0088	\$ 62.79
	Legal Ad 05/29/2025	7BA85DEF-0090	\$ 62.79
4	PFM Group Consulting LLC May Reimbursables	136413	\$ 82.32
5	VGlobalTech May Website Maintenance	7303	\$ 160.00
	June Website Maintenance	7384	\$ 160.00
TOTAL			\$ 5,147.79

CHECK AMOUNT REQUESTED \$ 5,147.79

District Manager/Assistant DM

Board Member

Please make check payable to:
Everest GMR CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817

User: Gaarlandt, Jane (gaarlandtj@pfm.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice State	Approval Date & Time
KUTAK ROCK LLP	3569333	Approved	06/02/2025 12:57 PM
OSCEOLA NEWS GAZETTE	7BA85DEF-0088	Approved	5/27/2025 8:05
OSCEOLA NEWS GAZETTE	7BA85DEF-0090	Approved	05/29/2025 8:38 AM
PFM GROUP CONSULTING	136413	Approved	06/06/2025 8:07 AM
VGLOBALTECH	7303	Approved	05/29/2025 8:37 AM
VGLOBALTECH	7384	Approved	06/06/2025 8:10 AM

User: Portwood, David (dportwood@davenportconsultinggroup.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice State	Approval Date & Time
KUTAK ROCK LLP	3569333	Approved	06/02/2025 1:38 PM
OSCEOLA NEWS GAZETTE	7BA85DEF-0088	Approved	5/28/2025 7:51
OSCEOLA NEWS GAZETTE	7BA85DEF-0090	Approved	06/02/2025 1:38 PM
PFM GROUP CONSULTING	136413	Approved	06/06/2025 10:00 AM
VGLOBALTECH	7303	Approved	06/02/2025 1:38 PM
VGLOBALTECH	7384	Approved	06/06/2025 10:00 AM



Everest GMR Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

INVOICE

Customer	Everest GMR Community Development District
Acct #	1097
Date	03/12/2025
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 2,670.00
Payment Amount	
Payment for:	Invoice#27170
100124779	

Thank You

Please detach and return with payment



Customer: Everest GMR Community Development District

Invoice	Effective	Transaction	Description	Amount
27170	03/12/2025	Policy change	Policy #100124779 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Add Excess Liability Covg Due Date: 3/12/2025	2,670.00

Total

\$ 2,670.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

03/12/2025



Coverage Agreement Endorsement

Endorsement No.: 1
Member: Everest GMR Community Development District
Effective Date: 03/12/2025
Agreement No.: 100124779
Coverage Period: October 1, 2024 to October 1, 2025

In consideration of **an additional premium of \$2,670.00**, the coverage agreement is amended as follows:

Excess Liability

Added:

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: March 12, 2025

Authorized by: 



SCHEDULE OF CONTROLLING UNDERLYING INSURANCE

Name of Underlying Insurer Underlying Policy Period	Coverage	Limit of Insurance (Underlying Limit)
Florida Insurance Alliance Policy Term: 10/01/2024 to 10/01/2025	General Liability Public Officials' Liability Auto Liability	As provided in FIA 030 As provided in FIA 040 As provided in FIA 050

EXCLUSIONS AND OR LIMITATIONS

Excess Liability coverage **DOES NOT APPLY** to Employment Practices Liability as provided under Public Officials' Liability.

Countersigned: March 12, 2025
Date

By: 
Authorized Representative

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Jane Gaarlandt
Everest GMR CDD
PFM Group Consulting, LLC
Suite 270
3501 Quadrangle Blvd.
Orlando, FL 32817

Invoice No. 3569333
7323-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/25	J. Johnson	0.30	132.00	Confer with Portwood regarding pending matters
04/03/25	J. Johnson	0.70	308.00	Confer with Scott Baker regarding district funding; confer with Jane and Kwame regarding agenda
04/06/25	J. Johnson	0.30	132.00	Monitor legislative process relating to matters impacting special districts
04/07/25	J. Johnson	0.90	396.00	Review financials; attend call with district team regarding revenue streams; follow up with Gaarlandt
04/15/25	J. Johnson	1.40	616.00	Attend teams meeting with chair and landowners regarding pending district issues; confer with Gaarlandt on district payments; follow up on CFTOD drainage easement status
04/21/25	J. Johnson	0.30	132.00	Confer with Jane regarding public records requests
04/21/25	K. Jusevitch	0.40	86.00	Research for Johnson deposition preparation; prepare response to notice to owner and correspond with district manager

KUTAK ROCK LLP

Everest GMR CDD

May 29, 2025

Client Matter No. 7323-1

Invoice No. 3569333

Page 2

04/24/25	J. Johnson	0.30	132.00	Review correspondence from Portwood on contracts
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TOTAL HOURS	4.60
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TOTAL FOR SERVICES RENDERED	\$1,934.00
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DISBURSEMENTS

Freight and Postage	0.69
Reproduction Costs	15.20

TOTAL DISBURSEMENTS	<u>15.89</u>
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TOTAL CURRENT AMOUNT DUE	\$1,949.89
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UNPAID INVOICES:

December 26, 2024	Invoice No. 3501181	2,315.00
January 27, 2025	Invoice No. 3513970	1,147.50
February 25, 2025	Invoice No. 3526646	3,914.78
March 31, 2025	Invoice No. 3541479	4,039.00
April 29, 2025	Invoice No. 3555133	1,243.00

TOTAL DUE	<u>\$14,609.17</u>
-----------	--------------------

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
PFM Group Consulting, LLC

Invoice number 7BA85DEF-0088
Notice ID dT5wT0T8VazIyGKg5nzc
Publisher Osceola News-Gazette
Date of issue May 20, 2025
Date due Jun 20, 2025
Amount due **\$62.79**

Description	Qty	Unit price	Amount
05/29/2025: Legal and Public Notice Notice	1	57.08	57.08

=== Notes ===

Notice Name: EVEREST GMR CDD*Board of Supervisors' Meeting

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/IBNYaDYXIMLRWhNo4u81/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 7BA85DEF-0088 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	\$57.08
Tax	0.00
Processing Fee	5.71
Amount due	\$62.79

Pay here: <https://www.column.us/invoices/IBNYaDYXIMLRWhNo4u81/pay>

Questions? Visit help.column.us

7BA85DEF-0088 - Page 1 of 1

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
PFM Group Consulting, LLC

Invoice number 7BA85DEF-0090
Notice ID 8Oo7zDgOKFOAocU50dgg
Publisher Osceola News-Gazette
Date of issue May 22, 2025
Date due Jun 22, 2025
Amount due **\$62.79**

Description	Qty	Unit price	Amount
05/29/2025: Legal and Public Notice Notice	1	57.08	57.08

=== Notes ===

Notice Name: EVEREST GMR CDD-Notice of BOS Meeting 6.11.25

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/oxLUPActGmCKC8aKfkGb/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 7BA85DEF-0090 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	\$57.08
Tax	0.00
Processing Fee	5.71
Amount due	\$62.79

Pay here: <https://www.column.us/invoices/oxLUPActGmCKC8aKfkGb/pay>

Questions? Visit help.column.us

7BA85DEF-0090 - Page 1 of 1



Date	Invoice Number
May 28, 2025	136413
Payment Terms	Due Date
Upon Receipt	May 28, 2025

Bill To:
Everest GMR-CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

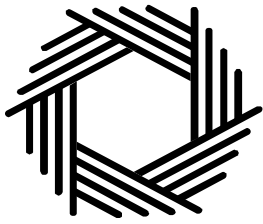
Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: Billable Expenses

Expenses	\$82.32
Total Amount Due	<u>\$82.32</u>



pfm

Date	Invoice Number
May 28, 2025	136413
Payment Terms	Due Date
Upon Receipt	May 28, 2025

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Mileage Reimbursement	Jane Gaarlandt	04/15/25	\$21.00
Mileage Reimbursement	Jane Gaarlandt	05/02/25	\$48.30
			Mileage Reimbursement <u>\$69.30</u>
Tolls	Jane Gaarlandt	04/15/25	\$4.56
Tolls	Jane Gaarlandt	05/02/25	\$8.46
			Tolls <u>\$13.02</u>
			Total Expenses: \$82.32

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	Jane Gaarlandt
Date:	4/15/2025
Client Name:	Everest GMR CDD
Proj. #	
Total Mileage @ 70 cents	30
Expense Amount	\$21.00
Purpose:	Deposition

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

Everest GMR CDD



Account #22294388

TRANSACTION VIEW

Generated 5/10/2025 22:58

POSTED DATE	TRANSACTION DATE	TRANSACTION TIME	TRANSACTION NUMBER	TOLL TAG # / PLATE #	AGENCY NAME	LANE	AXLE	DESCRIPTION / PLAZA NAME	AMOUNT
04/15/2025	04/15/2025	01:23:27 PM	44483582055	016633661010	Florida Turnpike Enterprise	4D	2		
04/16/2025	04/15/2025	01:21:31 PM	44494655482	016633661010	Central Florida Expressway Authority	009B	2	SR 417 UNIVERSITY BLVD (M)	(\$0.97)
04/16/2025	04/15/2025	01:15:48 PM	44494611023	016633661010	Central Florida Expressway Authority	015B	2	SR 408 CONWAY (M)	(\$1.31)
04/16/2025	04/15/2025	09:59:08 AM	44494663110	016633661010	Central Florida Expressway Authority	010B	2	SR 408 CONWAY (M)	(\$1.31)
04/16/2025	04/15/2025	09:53:06 AM	44494654193	016633661010	Central Florida Expressway Authority	014B	2	SR 417 UNIVERSITY BLVD (M)	(\$0.97)
04/15/2025	04/15/2025	09:48:38 AM	44482323069	016633661010	Florida Turnpike Enterprise	4D	2		

\$4.56

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	Jane Gaarlandt
Date:	5/02/2025
Client Name:	Everest GMR CDD
Proj. #	
Total Mileage @ 70 cents	69
Expense Amount	\$48.30
Purpose:	Order of Taking

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC	
Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

Everest GMR



Account #

TRANSACTION VIEW

Generated 5/10/2025 22:59

POSTED DATE	TRANSACTION DATE	TRANSACTION TIME	TRANSACTION NUMBER	TOLL TAG # / PLATE #	AGENCY NAME	LANE	AXLE	DESCRIPTION / PLAZA NAME	AMOUNT
05/02/2025	05/02/2025	06:48:25 PM	44639650995	016633661010	Florida Turnpike Enterprise	6D	2		
05/03/2025	05/02/2025	06:44:07 PM	44644517583	016633661010	Central Florida Expressway Authority	010B	2	SR 417 UNIVERSITY BLVD (M)	(\$0.97)
05/03/2025	05/02/2025	06:38:28 PM	44644498402	016633661010	Central Florida Expressway Authority	013B	2	SR 417 CURRY FORD (M)	(\$0.97)
05/03/2025	05/02/2025	06:28:33 PM	44644475938	016633661010	Central Florida Expressway Authority	011B	2	SR 417 BOGGY CREEK (M)	(\$1.63)
05/03/2025	05/02/2025	06:24:34 PM	44644472625	016633661010	Central Florida Expressway Authority	040B	2	SR 417 ORANGE BLSM TRAIL (ON)	(\$0.66)
05/03/2025	05/02/2025	06:40:51 AM	44644761599	016633661010	Central Florida Expressway Authority	044B	2	SR 417 ORANGE BLSM TRAIL (OFF)	(\$0.66)
05/03/2025	05/02/2025	06:37:09 AM	44644745359	016633661010	Central Florida Expressway Authority	014B	2	SR 417 BOGGY CREEK (M)	(\$1.63)
05/03/2025	05/02/2025	06:27:32 AM	44644733380	016633661010	Central Florida Expressway Authority	010B	2	SR 417 CURRY FORD (M)	(\$0.97)
05/03/2025	05/02/2025	06:22:08 AM	44644723384	016633661010	Central Florida Expressway Authority	013B	2	SR 417 UNIVERSITY BLVD (M)	(\$0.97)
05/02/2025	05/02/2025	06:17:42 AM	44633188947	016633661010	Florida Turnpike Enterprise	4D	2		

\$8.46

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Everest GMR CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7303

DATE 05/01/2025

DUE DATE 05/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	160.00	160.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$160.00

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Everest GMR CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7384

DATE 06/01/2025

DUE DATE 06/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	160.00	160.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$160.00

Everest GMR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 92

6/27/2025

Invoice No	Supplier	Invoice Date	Invoice Amount
7BA85DEF-0091	OSCEOLA NEWS GAZETTE (EVEGMR)	06/24/2025	62.79
136597	PFM GROUP CONSULTING (EVEGMR)	06/09/2025	13.49
DM-06-2025-16	PFM GROUP CONSULTING (EVEGMR)	06/02/2025	2,291.67
OE-EXP-06-2025-13	PFM GROUP CONSULTING (EVEGMR)	06/05/2025	56.54
Total:			2,424.49

CHECK AMOUNT REQUESTED \$ 2,424.49

Please make check payable to:
Everest GMR CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817

User: Gaarlandt, Jane (gaarlandtj@pfm.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice Date	Invoice Total	Invoice State	Approval Date	Memo
OSCEOLA NEWS GAZETTE	7BA85DEF-0091	6/24/2025	\$62.79	Approved	6/26/2025	FR 92: Legal Ad 07/03/2025
PFM GROUP CONSULTING	136597	6/9/2025	\$13.49	Approved	6/23/2025	FR 92: June Reimbursables
PFM GROUP CONSULTING	DM-06-2025-16	6/2/2025	\$2,291.67	Approved	6/11/2025	FR 92: June DM Fee
PFM GROUP CONSULTING	OE-EXP-06-2025-13	6/5/2025	\$56.54	Approved	6/11/2025	FR 92: May Postage

User: Portwood, David (dportwood@davenportconsultinggroup.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice Date	Invoice Total	Invoice State	Approval Date	Memo
OSCEOLA NEWS GAZETTE	7BA85DEF-0091	6/24/2025	\$62.79	Approved	6/27/2025	FR 92: Legal Ad 07/03/2025
PFM GROUP CONSULTING	136597	6/9/2025	\$13.49	Approved	6/23/2025	FR 92: June Reimbursables
PFM GROUP CONSULTING	DM-06-2025-16	6/2/2025	\$2,291.67	Approved	6/12/2025	FR 92: June DM Fee
PFM GROUP CONSULTING	OE-EXP-06-2025-13	6/5/2025	\$56.54	Approved	6/12/2025	FR 92: May Postage

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
PFM Group Consulting, LLC

Invoice number 7BA85DEF-0091
Notice ID xwupgbAlOaRtmZ3zS5lh
Publisher Osceola News-Gazette
Date of issue Jun 24, 2025
Date due Jul 24, 2025
Amount due **\$62.79**

Description	Qty	Unit price	Amount
07/03/2025: Legal and Public Notice Notice	1	57.08	57.08

=== Notes ===

Notice Name: EVEREST CDD-GMR- BOS Meeting, 07.09.25

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/nMbhdHmwQKCznVdsVHD/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 7BA85DEF-0091 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal \$57.08

Tax 0.00

Processing Fee 5.71

Amount due **\$62.79**

Pay here: <https://www.column.us/invoices/nMbhdHmwQKCznVdsVHD/pay>

Questions? Visit help.column.us

7BA85DEF-0091 - Page 1 of 1



Date	Invoice Number
June 9, 2025	136597
Payment Terms	Due Date
Upon Receipt	June 9, 2025

Bill To:
Everest GMR-CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

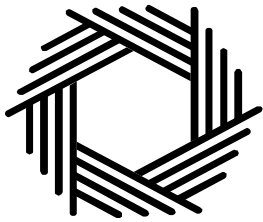
Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Billable Expenses

Expenses	\$13.49
Total Amount Due	<u>\$13.49</u>



pfm

Date	Invoice Number
June 9, 2025	136597
Payment Terms	Due Date
Upon Receipt	June 9, 2025

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Mileage Reimbursement	Jane Gaarlandt	05/14/25	\$11.55
			Mileage Reimbursement <u>\$11.55</u>
Tolls	Jane Gaarlandt	05/14/25	\$1.94
			Tolls <u>\$1.94</u>
Total Expenses:			\$13.49

Everest GMR



Account XXXXXXXXXX

TRANSACTION VIEW

Generated 5/28/2025 10:10

POSTED DATE	TRANSACTION DATE	TRANSACTION TIME	TRANSACTION NUMBER	TOLL TAG # / PLATE #	AGENCY NAME	LANE	AXLE	DESCRIPTION / PLAZA NAME	AMOUNT
05/19/2025	05/14/2025	09:39:37 AM	44760555301	016633661010	Central Florida Expressway Authority	008B	2	SR 417 UNIVERSITY BLVD (M)	(\$0.97)
05/19/2025	05/14/2025	09:33:42 AM	44761854140	016633661010	Central Florida Expressway Authority	014B	2	SR 417 UNIVERSITY BLVD (M)	(\$0.97)

\$1.94

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	Jane Gaarlandt
Date:	5/14/2025
Client Name:	Everest GMR CDD
Proj. #	
Total Mileage @ 70 cents	16.5
Expense Amount	\$11.55
Purpose:	BOS Meeting

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	

PFM Group Consulting LLC Miscellaneous Expense Receipt - 2025	
Empl. Name:	
Date:	
Client Name:	
Proj. #	
Total Mileage @ 70 cents	
Expense Amount	
Purpose:	



Date	Invoice Number
June 2, 2025	DM-06-2025-16
Payment Terms	Due Date
Upon Receipt	June 2, 2025

Bill To:
Everest GMR-CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: District Management Fee: June 2025

Professional Fees	\$2,291.67
Total Amount Due	<u>\$2,291.67</u>



Date	Invoice Number
June 5, 2025	OE-EXP-06-2025-13
Payment Terms	Due Date
Upon Receipt	June 5, 2025

Bill To:
Everest GMR-CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: May 2025 FedEx \$56.54

Expenses	\$56.54
Total Amount Due	<u>\$56.54</u>

Everest GMR
COMMUNITY DEVELOPMENT D I S T R I C T

Funding Request 93

7/10/2025

Invoice No	Supplier	Invoice Date	Invoice Amount
OE-EXP-07-2025-15	PFM GROUP CONSULTING (EVEGMR)	07/01/2025	0.69
7390	VGLOBALTECH (EVEGMR)	06/01/2025	300.00
7514	VGLOBALTECH (EVEGMR)	07/01/2025	160.00
Total:			460.69

CHECK AMOUNT REQUESTED \$ 460.69

District Manager/Assistant DM

Board Member

Please make check payable to:
Everest GMR CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817

User: Gaarlandt, Jane (gaarlandtj@pfm.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice Date	Invoice Total	Invoice State	Approval Date	Memo
PFM GROUP CONSULTING	OE-EXP-07-2025-15	7/1/2025	\$0.69	Approved	7/8/2025	FR 93: June Postage
VGLOBALTECH	7390	6/1/2025	\$300.00	Approved	7/8/2025	FR 93: Quarter 2 ADA Audit
VGLOBALTECH	7514	7/1/2025	\$160.00	Approved	7/8/2025	FR 93: July Website Maint.

User: Portwood, David (dportwood@davenportconsultinggroup.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice Date	Invoice Total	Invoice State	Approval Date	Memo
PFM GROUP CONSULTING	OE-EXP-07-2025-15	7/1/2025	\$0.69	Approved	7/9/2025	FR 93: June Postage
VGLOBALTECH	7390	6/1/2025	\$300.00	Approved	7/9/2025	FR 93: Quarter 2 ADA Audit
VGLOBALTECH	7514	7/1/2025	\$160.00	Approved	7/9/2025	FR 93: July Website Maint.



Date	Invoice Number
July 1, 2025	OE-EXP-07-2025-15
Payment Terms	Due Date
Upon Receipt	July 1, 2025

Bill To:
Everest GMR-CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: June 2025 Postage \$0.69

Expenses	\$0.69
Total Amount Due	<u>\$.69</u>

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Everest GMR CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7390**DATE** 06/01/2025**DUE DATE** 06/01/2025**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 2 ADA Audit.

BALANCE DUE**\$300.00**

Please make check payable to VGlobalTech.

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Everest GMR CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7514

DATE 07/01/2025

DUE DATE 07/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	160.00	160.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$160.00

Everest GMR
COMMUNITY DEVELOPMENT D I S T R I C T

Funding Request 94

7/31/2025

Invoice No	Supplier	Invoice Date	Invoice Amount
3584312	KUTAK ROCK LLP (EVEGMR)	06/27/2025	1,355.50
137208	PFM GROUP CONSULTING (EVEGMR)	07/07/2025	1,250.00
Total:			2,605.50

CHECK AMOUNT REQUESTED \$ 2,605.50

District Manager/Assistant DM

Board Member

Please make check payable to:
Everest GMR CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817

User: Gaarlandt, Jane (gaarlandtj@pfm.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice Date	Invoice Total	Invoice State	Approval Date	Memo
KUTAK ROCK LLP	3584312	6/27/2025	\$1,355.50	Approved	7/23/2025	FR 94: Gen. Counsel thru 5/31/25
PFM GROUP CONSULTING	137208	7/7/2025	\$1,250.00	Approved	7/10/2025	FR 94: Q3 2025 Disclosures

User: Portwood, David (dportwood@davenportconsultinggroup.com)

CDD: Everest GMR CDD

Vendor Name	Invoice Number	Invoice Date	Invoice Total	Invoice State	Approval Date	Memo
KUTAK ROCK LLP	3584312	6/27/2025	\$1,355.50	Approved	7/26/2025	FR 94: Gen. Counsel thru 5/31/25
PFM GROUP CONSULTING	137208	7/7/2025	\$1,250.00	Approved	7/11/2025	FR 94: Q3 2025 Disclosures

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 27, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Jane Gaarlandt
Everest GMR CDD
PFM Group Consulting, LLC
Suite 270
3501 Quadrangle Blvd.
Orlando, FL 32817

Invoice No. 3584312
7323-1

Re: General Counsel

For Professional Legal Services Rendered

04/25/25	J. Johnson	0.50	220.00	Attend call with Portwood et al.
05/04/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/05/25	J. Johnson	0.40	176.00	Confer with Verona on billings; review correspondence from Reed
05/09/25	J. Johnson	0.40	176.00	Review CFTOD correspondence and confer with staff
05/13/25	J. Johnson	0.70	308.00	Attend call with Reed, Gaarlandt, Draper et al. regarding district funding
05/14/25	J. Johnson	0.50	220.00	Confer with Portwood regarding district status
05/20/25	J. Johnson	0.40	176.00	Confer with Portwood regarding district issues
TOTAL HOURS		3.20		

KUTAK ROCK LLP

Everest GMR CDD

June 27, 2025

Client Matter No. 7323-1

Invoice No. 3584312

Page 2

TOTAL FOR SERVICES RENDERED	\$1,355.50
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TOTAL CURRENT AMOUNT DUE	\$1,355.50
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UNPAID INVOICES:

March 31, 2025	Invoice No. 3541479	4,039.00
April 29, 2025	Invoice No. 3555133	1,243.00
May 29, 2025	Invoice No. 3569333	1,949.89

TOTAL DUE	<u>\$8,587.39</u>
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Date	Invoice Number
July 7, 2025	137208
Payment Terms	Due Date
Upon Receipt	July 7, 2025

RECEIVED

By Verona Griffith at 9:19 am, Jul 08, 2025

Bill To:

Everest GMR-CDD
c/o PFM Group Consulting District Accounting
Department
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
42nd Floor
Philadelphia, PA 19103
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RECEIVED

By Verona Griffith at 9:20 am, Jul 08, 2025

RE: Quarterly Disclosure for the period of 04.01.25 - 06.30.25.

Bond Series 2023

\$1,250.00

Total Amount Due

\$1,250.00



EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

Review of Monthly Financials



Everest GMR CDD

June 2025 Financial Report

June 30, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd., Suite 270

Orlando, Florida 32817

Tel: 407-723-5900



Everest GMR CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 2,403.17				\$ 2,403.17
Accounts Receivable - Due from Developer	14,938.09				14,938.09
Prepaid Expenses	3,569.22				3,569.22
Debt Service Reserve S2023 Bond		\$ 2,831,020.00			2,831,020.00
Revenue S2023 Bond		30,858.20			30,858.20
Capitalized Interest Account S2023 Bond		1,575.97			1,575.97
Acquisition/Construction S2023 Bond			\$ 4,942,694.82		4,942,694.82
Total Current Assets	\$ 20,910.48	\$ 2,863,454.17	\$ 4,942,694.82	\$ -	\$ 7,827,059.47
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,863,454.17	\$ 2,863,454.17
Amount To Be Provided				35,201,545.83	35,201,545.83
Total Investments	\$ -	\$ -	\$ -	\$ 38,065,000.00	\$ 38,065,000.00
Total Assets	\$ 20,910.48	\$ 2,863,454.17	\$ 4,942,694.82	\$ 38,065,000.00	\$ 45,892,059.47
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 14,938.09				\$ 14,938.09
Deferred Revenue	14,938.09				14,938.09
Accounts Payable			\$ 4,865.00		4,865.00
Retainage Payable			962,332.52		962,332.52
Total Current Liabilities	\$ 29,876.18	\$ -	\$ 967,197.52	\$ -	\$ 997,073.70
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 38,065,000.00	\$ 38,065,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 38,065,000.00	\$ 38,065,000.00
Total Liabilities	\$ 29,876.18	\$ -	\$ 967,197.52	\$ 38,065,000.00	\$ 39,062,073.70
<u>Net Assets</u>					
Net Assets - General Government	\$ 2,776.15				\$ 2,776.15
Current Year Net Assets - General Government	(11,741.85)				(11,741.85)
Net Assets, Unrestricted		\$ 4,460,717.78			4,460,717.78
Current Year Net Assets, Unrestricted		(1,597,263.61)			(1,597,263.61)
Net Assets, Unrestricted			\$ 8,000,332.52		8,000,332.52
Current Year Net Assets, Unrestricted			(4,024,835.22)		(4,024,835.22)
Total Net Assets	\$ (8,965.70)	\$ 2,863,454.17	\$ 3,975,497.30	\$ -	\$ 6,829,985.77
Total Liabilities and Net Assets	\$ 20,910.48	\$ 2,863,454.17	\$ 4,942,694.82	\$ 38,065,000.00	\$ 45,892,059.47



Everest GMR CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
<u>Revenues</u>					
Developer Contributions	\$ 54,822.31				\$ 54,822.31
Other Income & Other Financing Sources	30.00				30.00
Other Income & Other Financing Sources		\$ 1,146,540.90			1,146,540.90
Total Revenues	<u>\$ 54,852.31</u>	<u>\$ 1,146,540.90</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,201,393.21</u>
<u>Expenses</u>					
Supervisor Fees	\$ 200.00				\$ 200.00
Public Officials' Insurance	2,617.00				2,617.00
Trustee Services	8,566.13				8,566.13
Management	20,625.03				20,625.03
Disclosure	2,500.00				2,500.00
District Counsel	15,414.17				15,414.17
Audit	5,700.00				5,700.00
Travel and Per Diem	293.51				293.51
Postage & Shipping	102.16				102.16
Legal Advertising	1,568.68				1,568.68
Miscellaneous	1,000.00				1,000.00
Web Site Maintenance	2,040.00				2,040.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	5,867.00				5,867.00
Principal Payments - FY 2023		\$ 455,000.00			455,000.00
Interest Payments - FY23 bond		2,388,240.00			2,388,240.00
District Counsel			\$ 4,865.00		4,865.00
District Counsel - Eminent Domain			67,652.50		67,652.50
Capital Expenditures - Construction Cost			4,164,325.41		4,164,325.41
Electric			2,812.60		2,812.60
Total Expenses	<u>\$ 66,668.68</u>	<u>\$ 2,843,240.00</u>	<u>\$ 4,239,655.51</u>	<u>\$ -</u>	<u>\$ 7,149,564.19</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 74.52				\$ 74.52
Interest Income		\$ 99,435.49			99,435.49
Interest Income			\$ 214,820.29		214,820.29
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 74.52</u>	<u>\$ 99,435.49</u>	<u>\$ 214,820.29</u>	<u>\$ -</u>	<u>\$ 314,330.30</u>
Change In Net Assets	<u>\$ (11,741.85)</u>	<u>\$ (1,597,263.61)</u>	<u>\$ (4,024,835.22)</u>	<u>\$ -</u>	<u>\$ (5,633,840.68)</u>
Net Assets At Beginning Of Year	<u>\$ 2,776.15</u>	<u>\$ 4,460,717.78</u>	<u>\$ 8,000,332.52</u>	<u>\$ -</u>	<u>\$ 12,463,826.45</u>
Net Assets At End Of Year	<u><u>\$ (8,965.70)</u></u>	<u><u>\$ 2,863,454.17</u></u>	<u><u>\$ 3,975,497.30</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,829,985.77</u></u>



Everest GMR CDD
Budget to Actual
For the Month Ending 6/30/2025

	Year To Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 54,822.31	\$ 132,926.22	\$ (78,103.91)	\$ 177,235.00	30.93%
Other Income & Other Financing Sources	30.00	-	30.00	-	0.00%
Net Revenues	\$ 54,852.31	\$ 132,926.22	\$ (78,073.91)	\$ 177,235.00	30.95%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 200.00	\$ 1,500.03	\$ (1,300.03)	\$ 2,000.00	10.00%
Public Officials' Insurance	2,617.00	2,625.03	(8.03)	3,500.00	74.77%
Trustee Services	8,566.13	6,450.03	2,116.10	8,600.00	99.61%
Management	20,625.03	20,625.03	-	27,500.00	75.00%
Engineering	-	15,000.03	(15,000.03)	20,000.00	0.00%
Disclosure	2,500.00	3,750.03	(1,250.03)	5,000.00	50.00%
District Counsel	15,414.17	18,749.97	(3,335.80)	25,000.00	61.66%
Assessment Administration	-	5,625.00	(5,625.00)	7,500.00	0.00%
Reamortization Schedule	-	187.47	(187.47)	250.00	0.00%
Audit	5,700.00	4,500.00	1,200.00	6,000.00	95.00%
Travel and Per Diem	293.51	375.03	(81.52)	500.00	58.70%
Telephone	-	74.97	(74.97)	100.00	0.00%
Postage & Shipping	102.16	112.50	(10.34)	150.00	68.11%
Copies	-	37.53	(37.53)	50.00	0.00%
Legal Advertising	1,568.68	1,500.03	68.65	2,000.00	78.43%
Miscellaneous	1,000.00	2,557.53	(1,557.53)	3,410.00	29.33%
Hurricane Cleanup	-	2,250.00	(2,250.00)	3,000.00	0.00%
Web Site Maintenance	2,040.00	2,250.00	(210.00)	3,000.00	68.00%
Dues, Licenses, and Fees	175.00	131.04	43.96	175.00	100.00%
Electric	-	4,500.00	(4,500.00)	6,000.00	0.00%
General Insurance	5,867.00	2,587.50	3,279.50	3,450.00	170.06%
Irrigation	-	7,499.97	(7,499.97)	10,000.00	0.00%
Lake Maintenance	-	2,362.50	(2,362.50)	3,150.00	0.00%
Landscaping Maintenance & Material	-	27,675.00	(27,675.00)	36,900.00	0.00%
Total General & Administrative Expenses	\$ 66,668.68	\$ 132,926.22	\$ (66,257.54)	\$ 177,235.00	37.62%
Total Expenses	\$ 66,668.68	\$ 132,926.22	\$ (66,257.54)	\$ 177,235.00	37.62%
Income (Loss) from Operations	\$ (11,816.37)	\$ -	\$ (11,816.37)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 74.52	\$ -	\$ 74.52	\$ -	
Total Other Income (Expense)	\$ 74.52	\$ -	\$ 74.52	\$ -	
Net Income (Loss)	\$ (11,741.85)	\$ -	\$ (11,741.85)	\$ -	