



Everest GMR CDD

October 2025 Financial Report

October 31, 2025

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Everest GMR CDD
Statement of Financial Position
As of 10/31/2025

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,263.64				\$ 1,263.64
Accounts Receivable - Due from Developer	14,876.47				14,876.47
Due From Other Funds	440.00				440.00
Debt Service Reserve S2023 Bond		\$ 2,831,020.00			2,831,020.00
Revenue S2023 Bond		1,178,416.73			1,178,416.73
Capitalized Interest Account S2023 Bond		1,598.27			1,598.27
Acquisition/Construction S2023 Bond			\$ 1,818,077.80		1,818,077.80
Total Current Assets	<u>\$ 16,580.11</u>	<u>\$ 4,011,035.00</u>	<u>\$ 1,818,077.80</u>	<u>\$ -</u>	<u>\$ 5,845,692.91</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 4,011,035.00	\$ 4,011,035.00
Amount To Be Provided				34,053,965.00	34,053,965.00
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,065,000.00</u>	<u>\$ 38,065,000.00</u>
Total Assets	<u><u>\$ 16,580.11</u></u>	<u><u>\$ 4,011,035.00</u></u>	<u><u>\$ 1,818,077.80</u></u>	<u><u>\$ 38,065,000.00</u></u>	<u><u>\$ 43,910,692.91</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 15,566.36				\$ 15,566.36
Deferred Revenue	14,876.47				14,876.47
Accounts Payable			\$ 1,376,996.63		1,376,996.63
Retainage Payable			1,139,019.48		1,139,019.48
Due To Other Funds			440.00		440.00
Total Current Liabilities	<u>\$ 30,442.83</u>	<u>\$ -</u>	<u>\$ 2,516,456.11</u>	<u>\$ -</u>	<u>\$ 2,546,898.94</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 38,065,000.00	\$ 38,065,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,065,000.00</u>	<u>\$ 38,065,000.00</u>
Total Liabilities	<u><u>\$ 30,442.83</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,516,456.11</u></u>	<u><u>\$ 38,065,000.00</u></u>	<u><u>\$ 40,611,898.94</u></u>
<u>Net Assets</u>					
Net Assets - General Government	\$ (6,455.72)				\$ (6,455.72)
Current Year Net Assets - General Government	(7,407.00)				(7,407.00)
Net Assets, Unrestricted		\$ 2,903,970.00			2,903,970.00
Current Year Net Assets, Unrestricted		1,107,065.00			1,107,065.00
Net Assets, Unrestricted			\$ (377,381.64)		(377,381.64)
Current Year Net Assets, Unrestricted			(320,996.67)		(320,996.67)
Total Net Assets	<u><u>\$ (13,862.72)</u></u>	<u><u>\$ 4,011,035.00</u></u>	<u><u>\$ (698,378.31)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,298,793.97</u></u>
Total Liabilities and Net Assets	<u><u>\$ 16,580.11</u></u>	<u><u>\$ 4,011,035.00</u></u>	<u><u>\$ 1,818,077.80</u></u>	<u><u>\$ 38,065,000.00</u></u>	<u><u>\$ 43,910,692.91</u></u>



Everest GMR CDD
Statement of Activities
As Of 10/31/2025

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
Revenues					
Other Income & Other Financing Sources		\$ 1,107,065.00			\$ 1,107,065.00
Total Revenues	\$ -	\$ 1,107,065.00	\$ -	\$ -	\$ 1,107,065.00
Expenses					
Trustee Services	\$ 3,569.22				\$ 3,569.22
Web Site Maintenance	170.00				170.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,506.00				3,506.00
Capital Expenditures - Construction Cost			\$ 320,996.67		320,996.67
Total Expenses	\$ 7,420.22	\$ -	\$ 320,996.67	\$ -	\$ 328,416.89
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 13.22				\$ 13.22
Total Other Revenues (Expenses) & Gains (Losses)	\$ 13.22	\$ -	\$ -	\$ -	\$ 13.22
Change In Net Assets	\$ (7,407.00)	\$ 1,107,065.00	\$ (320,996.67)	\$ -	\$ 778,661.33
Net Assets At Beginning Of Period	\$ (6,455.72)	\$ 2,903,970.00	\$ (377,381.64)	\$ -	\$ 2,520,132.64
Net Assets At End Of Period	\$ (13,862.72)	\$ 4,011,035.00	\$ (698,378.31)	\$ -	\$ 3,298,793.97



Everest GMR CDD
 Budget to Actual
 For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ -	\$ 14,769.58	\$ (14,769.58)	\$ 177,235.00	0.00%
Net Revenues	\$ -	\$ 14,769.58	\$ (14,769.58)	\$ 177,235.00	0.00%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ -	\$ 245.33	\$ (245.33)	\$ 2,944.00	0.00%
Trustee Services	3,569.22	713.84	2,855.38	8,566.13	41.67%
Management	-	2,291.67	(2,291.67)	27,500.00	0.00%
Engineering	-	1,666.67	(1,666.67)	20,000.00	0.00%
Disclosure	-	208.33	(208.33)	2,500.00	0.00%
District Counsel	-	2,083.33	(2,083.33)	25,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedule	-	20.83	(20.83)	250.00	0.00%
Audit	-	483.33	(483.33)	5,800.00	0.00%
Travel and Per Diem	-	41.67	(41.67)	500.00	0.00%
Postage & Shipping	-	12.50	(12.50)	150.00	0.00%
Legal Advertising	-	208.33	(208.33)	2,500.00	0.00%
Tax Preparation	-	4.17	(4.17)	50.00	0.00%
Hurricane Cleanup	-	250.00	(250.00)	3,000.00	0.00%
Web Site Maintenance	170.00	270.00	(100.00)	3,240.00	5.25%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Electric	-	500.00	(500.00)	6,000.00	0.00%
General Insurance	3,506.00	299.75	3,206.25	3,597.00	97.47%
Other Insurance	-	562.50	(562.50)	6,750.00	0.00%
Irrigation	-	833.33	(833.33)	10,000.00	0.00%
Lake Maintenance	-	262.50	(262.50)	3,150.00	0.00%
Landscaping Maintenance & Material	-	3,075.00	(3,075.00)	36,900.00	0.00%
Contingency	-	96.92	(96.92)	1,162.87	0.00%
Total General & Administrative Expenses	\$ 7,420.22	\$ 14,769.58	\$ (7,349.36)	\$ 177,235.00	4.19%
Total Expenses	\$ 7,420.22	\$ 14,769.58	\$ (7,349.36)	\$ 177,235.00	4.19%
Income (Loss) from Operations	\$ (7,420.22)	\$ -	\$ (7,420.22)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 13.22	\$ -	\$ 13.22	\$ -	
Total Other Income (Expense)	\$ 13.22	\$ -	\$ 13.22	\$ -	
Net Income (Loss)	\$ (7,407.00)	\$ -	\$ (7,407.00)	\$ -	