



Everest GMR CDD

February 2026 Financial Report

February 28, 2026

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Everest GMR CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 395.86				\$ 395.86
Accounts Receivable - Due from Developer	18,679.33				18,679.33
Due From Other Funds	440.00				440.00
Debt Service Reserve S2023 Bond		\$ 2,831,020.00			2,831,020.00
Revenue S2023 Bond		36,414.24			36,414.24
Capitalized Interest Account S2023 Bond		5.78			5.78
Acquisition/Construction S2023 Bond			\$ 1,428,350.35		1,428,350.35
Total Current Assets	<u>\$ 19,515.19</u>	<u>\$ 2,867,440.02</u>	<u>\$ 1,428,350.35</u>	<u>\$ -</u>	<u>\$ 4,315,305.56</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,867,440.02	\$ 2,867,440.02
Amount To Be Provided				35,197,559.98	35,197,559.98
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,065,000.00</u>	<u>\$ 38,065,000.00</u>
<u>Property, Plant & Equipment</u>					
Land - American Pet Hospitals			\$ 410,426.75		\$ 410,426.75
Total Property, Plant & Equipment	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 410,426.75</u>	<u>\$ -</u>	<u>\$ 410,426.75</u>
Total Assets	<u><u>\$ 19,515.19</u></u>	<u><u>\$ 2,867,440.02</u></u>	<u><u>\$ 1,838,777.10</u></u>	<u><u>\$ 38,065,000.00</u></u>	<u><u>\$ 42,790,732.31</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 17,635.24				\$ 17,635.24
Due To Other Governmental Units	1,200.00				1,200.00
Deferred Revenue	18,679.33				18,679.33
Accounts Payable			\$ 1,034,479.80		1,034,479.80
Retainage Payable			1,139,019.48		1,139,019.48
Due To Other Funds			440.00		440.00
Total Current Liabilities	<u>\$ 37,514.57</u>	<u>\$ -</u>	<u>\$ 2,173,939.28</u>	<u>\$ -</u>	<u>\$ 2,211,453.85</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>\$ 37,514.57</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,173,939.28</u></u>	<u><u>\$ 38,065,000.00</u></u>	<u><u>\$ 40,276,453.85</u></u>
<u>Net Assets</u>					
Net Assets - General Government	\$ (9,961.72)				\$ (9,961.72)
Current Year Net Assets - General Government	(8,037.66)				(8,037.66)
Net Assets, Unrestricted		\$ 2,903,970.00			2,903,970.00
Current Year Net Assets, Unrestricted		(36,529.98)			(36,529.98)
Net Assets, Unrestricted			\$ (377,381.64)		(377,381.64)
Current Year Net Assets, Unrestricted			42,219.46		42,219.46
Total Net Assets	<u><u>\$ (17,999.38)</u></u>	<u><u>\$ 2,867,440.02</u></u>	<u><u>\$ (335,162.18)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,514,278.46</u></u>
Total Liabilities and Net Assets	<u><u>\$ 19,515.19</u></u>	<u><u>\$ 2,867,440.02</u></u>	<u><u>\$ 1,838,777.10</u></u>	<u><u>\$ 38,065,000.00</u></u>	<u><u>\$ 42,790,732.31</u></u>



Everest GMR CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
Revenues					
Developer Contributions	\$ 29,509.19				\$ 29,509.19
Other Income & Other Financing Sources		\$ 1,107,065.00			1,107,065.00
Developer Contributions			\$ 410,426.75		410,426.75
Total Revenues	<u>\$ 29,509.19</u>	<u>\$ 1,107,065.00</u>	<u>\$ 410,426.75</u>	<u>\$ -</u>	<u>\$ 1,547,000.94</u>
Expenses					
Public Officials' Insurance	\$ 2,774.00				\$ 2,774.00
Trustee Services	3,569.22				3,569.22
Management	11,458.35				11,458.35
Disclosure	1,250.00				1,250.00
District Counsel	4,545.00				4,545.00
Audit	1,500.00				1,500.00
Tax Preparation	14.67				14.67
Travel and Per Diem	277.13				277.13
Postage & Shipping	0.74				0.74
Legal Advertising	1,144.74				1,144.74
Web Site Maintenance	1,150.00				1,150.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,889.00				3,889.00
Other Insurance	5,938.00				5,938.00
Interest Payments - FY23 bond		\$ 1,180,015.00			1,180,015.00
Engineering			\$ 11,027.50		11,027.50
District Counsel			4,445.00		4,445.00
District Counsel - Extraordinary			44,345.99		44,345.99
Capital Expenditures - Construction Cost			330,716.67		330,716.67
Total Expenses	<u>\$ 37,685.85</u>	<u>\$ 1,180,015.00</u>	<u>\$ 390,535.16</u>	<u>\$ -</u>	<u>\$ 1,608,236.01</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 139.00				\$ 139.00
Interest Income		\$ 36,420.02			36,420.02
Interest Income			\$ 22,327.87		22,327.87
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 139.00</u>	<u>\$ 36,420.02</u>	<u>\$ 22,327.87</u>	<u>\$ -</u>	<u>\$ 58,886.89</u>
Change In Net Assets	<u>\$ (8,037.66)</u>	<u>\$ (36,529.98)</u>	<u>\$ 42,219.46</u>	<u>\$ -</u>	<u>\$ (2,348.18)</u>
Net Assets At Beginning Of Year	<u>\$ (9,961.72)</u>	<u>\$ 2,903,970.00</u>	<u>\$ (377,381.64)</u>	<u>\$ -</u>	<u>\$ 2,516,626.64</u>
Net Assets At End Of Year	<u>\$ (17,999.38)</u>	<u>\$ 2,867,440.02</u>	<u>\$ (335,162.18)</u>	<u>\$ -</u>	<u>\$ 2,514,278.46</u>



Everest GMR CDD
Budget to Actual
For the Month Ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	\$ 29,509.19	\$ 73,847.92	\$ (44,338.73)	\$ 177,235.00	16.65%
Net Revenues	\$ 29,509.19	\$ 73,847.92	\$ (44,338.73)	\$ 177,235.00	16.65%
General & Administrative Expenses					
Public Officials' Insurance	\$ 2,774.00	\$ 1,226.67	\$ 1,547.33	\$ 2,944.00	94.23%
Trustee Services	3,569.22	3,569.22	(0.00)	8,566.13	41.67%
Management	11,458.35	11,458.33	0.02	27,500.00	41.67%
Engineering	-	8,333.33	(8,333.33)	20,000.00	0.00%
Disclosure	1,250.00	1,041.67	208.33	2,500.00	50.00%
District Counsel	4,545.00	10,416.67	(5,871.67)	25,000.00	18.18%
Assessment Administration	-	3,125.00	(3,125.00)	7,500.00	0.00%
Reamortization Schedule	-	104.17	(104.17)	250.00	0.00%
Audit	1,500.00	2,416.67	(916.67)	5,800.00	25.86%
Travel and Per Diem	277.13	208.33	68.80	500.00	55.43%
Postage & Shipping	0.74	62.50	(61.76)	150.00	0.49%
Legal Advertising	1,144.74	1,041.67	103.07	2,500.00	45.79%
Tax Preparation	14.67	20.83	(6.16)	50.00	29.34%
Hurricane Cleanup	-	1,250.00	(1,250.00)	3,000.00	0.00%
Web Site Maintenance	1,150.00	1,350.00	(200.00)	3,240.00	35.49%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Electric	-	2,500.00	(2,500.00)	6,000.00	0.00%
General Insurance	3,889.00	1,498.75	2,390.25	3,597.00	108.12%
Other Insurance	5,938.00	2,812.50	3,125.50	6,750.00	87.97%
Irrigation	-	4,166.67	(4,166.67)	10,000.00	0.00%
Lake Maintenance	-	1,312.50	(1,312.50)	3,150.00	0.00%
Landscaping Maintenance & Material	-	15,375.00	(15,375.00)	36,900.00	0.00%
Contingency	-	484.53	(484.53)	1,162.87	0.00%
Total General & Administrative Expenses	\$ 37,685.85	\$ 73,847.92	\$ (36,162.07)	\$ 177,235.00	21.26%
Total Expenses	\$ 37,685.85	\$ 73,847.92	\$ (36,162.07)	\$ 177,235.00	21.26%
Income (Loss) from Operations	\$ (8,176.66)	\$ -	\$ (8,176.66)	\$ -	
Other Income (Expense)					
Interest Income	\$ 139.00	\$ -	\$ 139.00	\$ -	
Total Other Income (Expense)	\$ 139.00	\$ -	\$ 139.00	\$ -	
Net Income (Loss)	\$ (8,037.66)	\$ -	\$ (8,037.66)	\$ -	