



Everest GMR CDD

June 2026 Financial Report

June 30, 2026

PFM Management Services LLC

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Everest GMR CDD
Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,453.37				\$ 1,453.37
Accounts Receivable - Due from Developer	37,125.63				37,125.63
Prepaid Expenses	3,569.22				3,569.22
Debt Service Reserve S2023 Bond		\$ 2,831,020.00			2,831,020.00
Revenue S2023 Bond		17,181.15			17,181.15
Capitalized Interest Account S2023 Bond		5.86			5.86
Due From Other Funds			\$ 157.50		157.50
Acquisition/Construction S2023 Bond			1,400,466.08		1,400,466.08
Total Current Assets	\$ 42,148.22	\$ 2,848,207.01	\$ 1,400,623.58	\$ -	\$ 4,290,978.81
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,848,207.01	\$ 2,848,207.01
Amount To Be Provided				34,731,792.99	34,731,792.99
Total Investments	\$ -	\$ -	\$ -	\$ 37,580,000.00	\$ 37,580,000.00
<u>Property, Plant & Equipment</u>					
Land - American Pet Hospitals			\$ 410,426.75		\$ 410,426.75
Total Property, Plant & Equipment	\$ -	\$ -	\$ 410,426.75	\$ -	\$ 410,426.75
Total Assets	\$ 42,148.22	\$ 2,848,207.01	\$ 1,811,050.33	\$ 37,580,000.00	\$ 42,281,405.56
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 38,941.00				\$ 38,941.00
Due To Other Funds	157.50				157.50
Deferred Revenue	37,125.63				37,125.63
Accounts Payable			\$ 1,035,252.30		1,035,252.30
Retainage Payable			1,139,019.48		1,139,019.48
Total Current Liabilities	\$ 76,224.13	\$ -	\$ 2,174,271.78	\$ -	\$ 2,250,495.91
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 37,580,000.00	\$ 37,580,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 37,580,000.00	\$ 37,580,000.00
Total Liabilities	\$ 76,224.13	\$ -	\$ 2,174,271.78	\$ 37,580,000.00	\$ 39,830,495.91
<u>Net Assets</u>					
Net Assets - General Government	\$ (9,961.72)				\$ (9,961.72)
Current Year Net Assets - General Government	(24,114.19)				(24,114.19)
Net Assets, Unrestricted		\$ 2,903,970.00			2,903,970.00
Current Year Net Assets, Unrestricted		(55,762.99)			(55,762.99)
Net Assets, Unrestricted			\$ (377,381.64)		(377,381.64)
Current Year Net Assets, Unrestricted			14,160.19		14,160.19
Total Net Assets	\$ (34,075.91)	\$ 2,848,207.01	\$ (363,221.45)	\$ -	\$ 2,450,909.65
Total Liabilities and Net Assets	\$ 42,148.22	\$ 2,848,207.01	\$ 1,811,050.33	\$ 37,580,000.00	\$ 42,281,405.56



Everest GMR CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Fund	Long Term Debt	Total
<u>Revenues</u>					
Developer Contributions	\$ 48,742.43				\$ 48,742.43
Other Income & Other Financing Sources		\$ 2,719,440.40			2,719,440.40
Developer Contributions			\$ 410,426.75		410,426.75
Total Revenues	<u>\$ 48,742.43</u>	<u>\$ 2,719,440.40</u>	<u>\$ 410,426.75</u>	<u>\$ -</u>	<u>\$ 3,178,609.58</u>
<u>Expenses</u>					
Public Officials' Insurance	\$ 2,774.00				\$ 2,774.00
Trustee Services	8,566.13				8,566.13
Management	20,625.03				20,625.03
Disclosure	3,750.00				3,750.00
District Counsel	17,779.65				17,779.65
Audit	5,700.00				5,700.00
Tax Preparation	14.67				14.67
Travel and Per Diem	413.52				413.52
Postage & Shipping	84.66				84.66
Legal Advertising	1,172.52				1,172.52
Web Site Maintenance	2,130.00				2,130.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,889.00				3,889.00
Other Insurance	5,938.00				5,938.00
Principal Payments - FY23 Bond		\$ 485,000.00			485,000.00
Interest Payments - FY23 Bond		2,360,030.00			2,360,030.00
Engineering			\$ 14,490.00		14,490.00
District Counsel			10,833.00		10,833.00
District Counsel - Extraordinary			78,905.02		78,905.02
Capital Expenditures - Construction Cost			330,716.67		330,716.67
Total Expenses	<u>\$ 73,012.18</u>	<u>\$ 2,845,030.00</u>	<u>\$ 434,944.69</u>	<u>\$ -</u>	<u>\$ 3,352,986.87</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 155.56				\$ 155.56
Interest Income		\$ 69,826.61			69,826.61
Interest Income			\$ 38,678.13		38,678.13
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 155.56</u>	<u>\$ 69,826.61</u>	<u>\$ 38,678.13</u>	<u>\$ -</u>	<u>\$ 108,660.30</u>
Change In Net Assets	<u>\$ (24,114.19)</u>	<u>\$ (55,762.99)</u>	<u>\$ 14,160.19</u>	<u>\$ -</u>	<u>\$ (65,716.99)</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><u>\$ (34,075.91)</u></u>	<u><u>\$ 2,848,207.01</u></u>	<u><u>\$ (363,221.45)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,450,909.65</u></u>



Everest GMR CDD
Budget to Actual
For the Month Ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 48,742.43	\$ 132,926.25	\$ (84,183.82)	\$ 177,235.00	27.50%
Net Revenues	\$ 48,742.43	\$ 132,926.25	\$ (84,183.82)	\$ 177,235.00	27.50%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 2,774.00	\$ 2,208.00	\$ 566.00	\$ 2,944.00	94.23%
Trustee Services	8,566.13	6,424.60	2,141.53	8,566.13	100.00%
Management	20,625.03	20,625.00	0.03	27,500.00	75.00%
Engineering	-	15,000.00	(15,000.00)	20,000.00	0.00%
Disclosure	3,750.00	1,875.00	1,875.00	2,500.00	150.00%
District Counsel	17,779.65	18,750.00	(970.35)	25,000.00	71.12%
Assessment Administration	-	5,625.00	(5,625.00)	7,500.00	0.00%
Reamortization Schedule	-	187.50	(187.50)	250.00	0.00%
Audit	5,700.00	4,350.00	1,350.00	5,800.00	98.28%
Travel and Per Diem	413.52	375.00	38.52	500.00	82.70%
Postage & Shipping	84.66	112.50	(27.84)	150.00	56.44%
Legal Advertising	1,172.52	1,875.00	(702.48)	2,500.00	46.90%
Tax Preparation	14.67	37.50	(22.83)	50.00	29.34%
Hurricane Cleanup	-	2,250.00	(2,250.00)	3,000.00	0.00%
Web Site Maintenance	2,130.00	2,430.00	(300.00)	3,240.00	65.74%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Electric	-	4,500.00	(4,500.00)	6,000.00	0.00%
General Insurance	3,889.00	2,697.75	1,191.25	3,597.00	108.12%
Other Insurance	5,938.00	5,062.50	875.50	6,750.00	87.97%
Irrigation	-	7,500.00	(7,500.00)	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%
Contingency	-	872.15	(872.15)	1,162.87	0.00%
Total General & Administrative Expenses	\$ 73,012.18	\$ 132,926.25	\$ (59,914.07)	\$ 177,235.00	41.20%
Total Expenses	\$ 73,012.18	\$ 132,926.25	\$ (59,914.07)	\$ 177,235.00	41.20%
Income (Loss) from Operations	\$ (24,269.75)	\$ -	\$ (24,269.75)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 155.56	\$ -	\$ 155.56	\$ -	
Total Other Income (Expense)	\$ 155.56	\$ -	\$ 155.56	\$ -	
Net Income (Loss)	\$ (24,114.19)	\$ -	\$ (24,114.19)	\$ -	