



# Olympus CDD

## October 2025 Financial Report

October 31, 2025

**PFM Group Consulting LLC**

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**Olympus CDD**  
Statement of Financial Position  
As of 10/31/2025

	General Fund	Debt Service Fund	Construction Fund	Custody Utility Fund	Long Term Debt Fund	Total
<b><u>Assets</u></b>						
<b><u>Current Assets</u></b>						
General Checking Account	\$ 58,394.90					\$ 58,394.90
Reserved Checking Account	120,646.04					120,646.04
Assessments Receivable	194,133.00					194,133.00
Assessments Receivable		\$ 194,416.99				194,416.99
Debt Service Reserve S2024 Bond		178,216.00				178,216.00
Revenue Series 2024 Bond		6,153.91				6,153.91
Revenue S2024 AB BAN		539.76				539.76
Capitalized Interest Account S2024 A Ban		1,295,077.76				1,295,077.76
Capitalized Interest Account S2024 C Ban		42,003.09				42,003.09
Capitalized Interest Fund S2024 Bond		313,787.14				313,787.14
Series 2024 Acq & Const Ban			\$ 5,045,615.61			5,045,615.61
S2024 Acquisition & Construction - Bond			351,151.83			351,151.83
Custody Utility Construction Series 2024				\$ 720,873.28		720,873.28
Total Current Assets	\$ 373,173.94	\$ 2,030,194.65	\$ 5,396,767.44	\$ 720,873.28	\$ -	\$ 8,521,009.31
<b><u>Investments</u></b>						
Amount Available in Debt Service Funds					\$ 1,835,777.66	\$ 1,835,777.66
Amount To Be Provided					15,774,222.34	15,774,222.34
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ 17,610,000.00	\$ 17,610,000.00
<b>Total Assets</b>	<b>\$ 373,173.94</b>	<b>\$ 2,030,194.65</b>	<b>\$ 5,396,767.44</b>	<b>\$ 720,873.28</b>	<b>\$ 17,610,000.00</b>	<b>\$ 26,131,009.31</b>
<b><u>Liabilities and Net Assets</u></b>						
<b><u>Current Liabilities</u></b>						
Accounts Payable	\$ 16,989.36					\$ 16,989.36
Deferred Revenue	194,133.00					194,133.00
Deferred Revenue		\$ 194,416.99				194,416.99
Accounts Payable			\$ 2,323,577.69			2,323,577.69
Retainage Payable			760,784.17			760,784.17
Total Current Liabilities	\$ 211,122.36	\$ 194,416.99	\$ 3,084,361.86	\$ -	\$ -	\$ 3,489,901.21
<b><u>Long Term Liabilities</u></b>						
Revenue Bonds Payable - Long-Term					\$ 17,610,000.00	\$ 17,610,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 17,610,000.00	\$ 17,610,000.00
<b>Total Liabilities</b>	<b>\$ 211,122.36</b>	<b>\$ 194,416.99</b>	<b>\$ 3,084,361.86</b>	<b>\$ -</b>	<b>\$ 17,610,000.00</b>	<b>\$ 21,099,901.21</b>
<b><u>Net Assets</u></b>						
Net Assets, Unrestricted	\$ (984.00)					\$ (984.00)
Net Assets - General Government	169,750.63					169,750.63
Current Year Net Assets - General Government	(6,715.05)					(6,715.05)
Net Assets, Unrestricted		\$ 1,835,777.66				1,835,777.66
Net Assets, Unrestricted			\$ 3,740,621.88			3,740,621.88
Current Year Net Assets, Unrestricted			(1,428,216.30)			(1,428,216.30)
Net Assets, Unrestricted				\$ 720,873.28		720,873.28
<b>Total Net Assets</b>	<b>\$ 162,051.58</b>	<b>\$ 1,835,777.66</b>	<b>\$ 2,312,405.58</b>	<b>\$ 720,873.28</b>	<b>\$ -</b>	<b>\$ 5,031,108.10</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 373,173.94</b>	<b>\$ 2,030,194.65</b>	<b>\$ 5,396,767.44</b>	<b>\$ 720,873.28</b>	<b>\$ 17,610,000.00</b>	<b>\$ 26,131,009.31</b>



**Olympus CDD**  
Statement of Activities  
As of 10/31/2025

	General Fund	Debt Service Fund	Construction Fund	Custody Utility Fund	Long Term Debt Fund	Total
<b><u>Revenues</u></b>						
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b><u>Expenses</u></b>						
Public Officials' Liability Insurance	\$ 2,774.00					\$ 2,774.00
Web Site Maintenance	145.00					145.00
Dues, Licenses, and Fees	175.00					175.00
General Insurance	3,389.00					3,389.00
Other Insurance	500.00					500.00
Landscaping Maintenance & Material	300.00					300.00
FY24 Bond Construction Cost			\$ 1,428,216.30			1,428,216.30
Total Expenses	\$ 7,283.00	\$ -	\$ 1,428,216.30	\$ -	\$ -	\$ 1,435,499.30
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>						
Interest Income	\$ 567.95					\$ 567.95
Total Other Revenues (Expenses) & Gains (Losses)	\$ 567.95	\$ -	\$ -	\$ -	\$ -	\$ 567.95
<b>Change In Net Assets</b>	\$ (6,715.05)	\$ -	\$ (1,428,216.30)	\$ -	\$ -	\$ (1,434,931.35)
<b>Net Assets At Beginning Of Year</b>	\$ 168,766.63	\$ 1,835,777.66	\$ 3,740,621.88	\$ 720,873.28	\$ -	\$ 6,466,039.45
<b>Net Assets At End Of Year</b>	\$ 162,051.58	\$ 1,835,777.66	\$ 2,312,405.58	\$ 720,873.28	\$ -	\$ 5,031,108.10



**Olympus CDD**  
Budget to Actual  
For the Month ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ -	\$ 16,177.75	\$ (16,177.75)	\$ 194,133.00	0.00%
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 16,177.75</b>	<b>\$ (16,177.75)</b>	<b>\$ 194,133.00</b>	<b>0.00%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ -	\$ 666.67	\$ (666.67)	\$ 8,000.00	0.00%
Public Officials' Liability Insurance	2,774.00	239.89	2,534.11	2,878.70	96.36%
Trustee Services	-	359.17	(359.17)	4,310.00	0.00%
Management	-	4,791.67	(4,791.67)	57,500.00	0.00%
Engineering	-	1,250.00	(1,250.00)	15,000.00	0.00%
Annual Disclosure	-	416.67	(416.67)	5,000.00	0.00%
Property Appraiser	-	625.00	(625.00)	7,500.00	0.00%
District Counsel	-	2,916.67	(2,916.67)	35,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	41.67	(41.67)	500.00	0.00%
Audit	-	708.33	(708.33)	8,500.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Travel and Per Diem	-	125.00	(125.00)	1,500.00	0.00%
Postage & Shipping	-	16.67	(16.67)	200.00	0.00%
Legal Advertising	-	416.67	(416.67)	5,000.00	0.00%
Miscellaneous	-	826.02	(826.02)	9,912.60	0.00%
Meeting Room	-	216.67	(216.67)	2,600.00	0.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
General Insurance	3,389.00	293.06	3,095.94	3,516.70	96.37%
Other Insurance	500.00	-	500.00	-	0.00%
Landscaping Maintenance & Material	300.00	1,341.67	(1,041.67)	16,100.00	1.86%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 7,283.00</b>	<b>\$ 16,177.75</b>	<b>\$ (8,894.75)</b>	<b>\$ 194,133.00</b>	<b>3.75%</b>
<b>Total Expenses</b>	<b>\$ 7,283.00</b>	<b>\$ 16,177.75</b>	<b>\$ (8,894.75)</b>	<b>\$ 194,133.00</b>	<b>3.75%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (7,283.00)</b>	<b>\$ -</b>	<b>\$ (7,283.00)</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 567.95	\$ -	\$ 567.95	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 567.95</b>	<b>\$ -</b>	<b>\$ 567.95</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (6,715.05)</b>	<b>\$ -</b>	<b>\$ (6,715.05)</b>	<b>\$ -</b>	