Olympus CDD

May 2026 Financial Report

May 31, 2026

PFM Management Services LLC
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Olympus CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Construction Fund	Custody Utility Fund	Construction - S2024 C	Long Term Debt Fund	Total
Assets							
Current Assets							
General Checking Account	$ 21,217.73						$ 21,217.73
Reserved Checking Account	101,408.94						101,408.94
Assessments Receivable	148,313.69						148,313.69
Prepaid Expenses	2,321.66						2,321.66
Debt Service Reserve S2024 Bond		$ 178,216.00					178,216.00
Revenue Series 2024 Bond		206,112.02					206,112.02
Revenue S2024 AB BAN		551.20					551.20
Capitalized Interest Account S2024 A Ban		440,178.42					440,178.42
Capitalized Interest Account S2024 C Ban		42,892.67					42,892.67
Capitalized Interest Fund S2024 Bond		16,358.51					16,358.51
Acquisition & Construction S2024 Ban			$ 2,177.49				2,177.49
Acquisition & Construction S2024 Bond			82.21				82.21
Custody Utility Construction Series 2024				$ 499,077.41			499,077.41
Acquisition/Construction S2024 C BAN					$ 4,209,006.13		4,209,006.13
Total Current Assets	$ 273,262.02	$ 884,308.82	$ 2,259.70	$ 499,077.41	$ 4,209,006.13	$ -	$ 5,867,914.08
Investments							
Amount Available in Debt Service Funds						$ 884,308.82	$ 884,308.82
Amount To Be Provided						21,455,691.18	21,455,691.18
Total Investments	$ -	$ -	$ -	$ -	$ -	$ 22,340,000.00	$ 22,340,000.00
Total Assets	$ 273,262.02	$ 884,308.82	$ 2,259.70	$ 499,077.41	$ 4,209,006.13	$ 22,340,000.00	$ 28,207,914.08
Liabilities and Net Assets							
Current Liabilities							
Accounts Payable	$ 10,586.70						$ 10,586.70
Deferred Revenue	148,313.69						148,313.69
Retainage Payable			$ 964,811.51				964,811.51
Accounts Payable				$ 8,205.00			8,205.00
Account Payable					$ 543,611.31		543,611.31
Retainage Payable					115,482.79		115,482.79
Total Current Liabilities	$ 158,900.39	$ -	$ 964,811.51	$ 8,205.00	$ 659,094.10	$ -	$ 1,791,011.00
Long Term Liabilities							
Revenue Bonds Payable - Long-Term						$ 22,340,000.00	$ 22,340,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ -	$ -	$ 22,340,000.00	$ 22,340,000.00
Total Liabilities	$ 158,900.39	$ -	$ 964,811.51	$ 8,205.00	$ 659,094.10	$ 22,340,000.00	$ 24,131,011.00
Net Assets							
Net Assets, Unrestricted	$ (984.00)						$ (984.00)
Net Assets - General Government	169,750.63						169,750.63
Current Year Net Assets - General Government	(54,405.00)						(54,405.00)
Net Assets, Unrestricted		$ 1,835,777.66					1,835,777.66
Current Year Net Assets, Unrestricted		(951,468.84)					(951,468.84)
Net Assets, Unrestricted			$ 2,922,474.88				2,922,474.88
Current Year Net Assets, Unrestricted			(4,008,173.69)				(4,008,173.69)
Net Assets - General Government			123,147.00				123,147.00
Net Assets, Unrestricted				$ 720,873.28			720,873.28
Current Year Net Assets, Unrestricted				(230,000.87)			(230,000.87)
Current Year Net Assets, Unrestricted					$ 3,549,912.03		3,549,912.03
Total Net Assets	$ 114,361.63	$ 884,308.82	$ (962,551.81)	$ 490,872.41	$ 3,549,912.03	$ -	$ 4,076,903.08
Total Liabilities and Net Assets	$ 273,262.02	$ 884,308.82	$ 2,259.70	$ 499,077.41	$ 4,209,006.13	$ 22,340,000.00	$ 28,207,914.08

Olympus CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Construction Fund	Custody Utility Fund	Construction - S2024 C	Long Term Debt Fund	Total
Revenues							
On-Roll Assessments	$ 45,819.31						$ 45,819.31
On-Roll Assessments		$ 194,866.92					194,866.92
Debt Proceeds - Series 2024 C					$ 4,730,000.00		4,730,000.00
Total Revenues	$ 45,819.31	$ 194,866.92	$ -	$ -	$ 4,730,000.00	$ -	$ 4,970,686.23
Expenses							
Supervisor Fees	$ 1,600.00						$ 1,600.00
Public Officials' Liability Insurance	2,774.00						2,774.00
Trustee Services	7,298.34						7,298.34
Management	38,333.36						38,333.36
Engineering	11,575.00						11,575.00
Annual Disclosure	2,500.00						2,500.00
District Counsel	14,405.50						14,405.50
Assessment Administration	7,500.00						7,500.00
Audit	7,200.00						7,200.00
Tax Preparation	33.60						33.60
Travel and Per Diem	112.33						112.33
Postage & Shipping	103.44						103.44
Legal Advertising	1,286.04						1,286.04
Web Site Maintenance	1,760.00						1,760.00
Dues, Licenses, and Fees	175.00						175.00
Electric	1,110.00						1,110.00
General Insurance	3,389.00						3,389.00
Other Insurance	646.00						646.00
Landscaping Maintenance & Material	2,400.00						2,400.00
Interest Payments - Ban		$ 874,900.17					874,900.17
Interest Payments - Bond		301,432.00					301,432.00
Engineering			$ 95,745.16				95,745.16
District Counsel			3,631.00				3,631.00
Landscaping Maintenance & Material			2,750.00				2,750.00
Series 2024 Bond Construction Cost			3,966,735.23				3,966,735.23
Environmental Consulting			8,000.00				8,000.00
Engineering				$ 43,801.51			43,801.51
Capital Expenditures				200,028.15			200,028.15
Engineering					$ 37,079.58		37,079.58
Landscaping Maintenance & Material					3,135.00		3,135.00
Capital Expenditures					1,154,827.98		1,154,827.98
Environmental Consulting					900.00		900.00
Total Expenses	$ 104,201.61	$ 1,176,332.17	$ 4,076,861.39	$ 243,829.66	$ 1,195,942.56	$ -	$ 6,797,167.39
Other Revenues (Expenses) & Gains (Losses)							
Interest Income	$ 3,977.30						$ 3,977.30
Interest Income		$ 29,996.41					29,996.41
Interest Income			$ 68,687.70				68,687.70
Interest Income				$ 13,828.79			13,828.79
Interest Income					$ 15,854.59		15,854.59
Total Other Revenues (Expenses) & Gains (Losses)	$ 3,977.30	$ 29,996.41	$ 68,687.70	$ 13,828.79	$ 15,854.59	$ -	$ 132,344.79
Change In Net Assets	$ (54,405.00)	$ (951,468.84)	$ (4,008,173.69)	$ (230,000.87)	$ 3,549,912.03	$ -	$ (1,694,136.37)
Net Assets At Beginning Of Year	$ 168,766.63	$ 1,835,777.66	$ 3,045,621.88	$ 720,873.28	$ -	$ -	$ 5,771,039.45
Net Assets At End Of Year	$ 114,361.63	$ 884,308.82	$ (962,551.81)	$ 490,872.41	$ 3,549,912.03	$ -	$ 4,076,903.08

Olympus CDD
Budget to Actual
For the Month ending 05/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 45,819.31	$ 129,422.00	$ (83,602.69)	$ 194,133.00	23.60%
Net Revenues	**$ 45,819.31**	**$ 129,422.00**	**$ (83,602.69)**	**$ 194,133.00**	**23.60%**
General & Administrative Expenses					
Supervisor Fees	$ 1,600.00	$ 5,333.33	$ (3,733.33)	$ 8,000.00	20.00%
Public Officials' Liability Insurance	2,774.00	1,919.13	854.87	2,878.70	96.36%
Trustee Services	7,298.34	2,873.33	4,425.01	4,310.00	169.34%
Management	38,333.36	38,333.33	0.03	57,500.00	66.67%
Engineering	11,575.00	10,000.00	1,575.00	15,000.00	77.17%
Annual Disclosure	2,500.00	3,333.33	(833.33)	5,000.00	50.00%
Property Appraiser	-	5,000.00	(5,000.00)	7,500.00	0.00%
District Counsel	14,405.50	23,333.33	(8,927.83)	35,000.00	41.16%
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00	100.00%
Reamortization Schedules	-	333.33	(333.33)	500.00	0.00%
Audit	7,200.00	5,666.67	1,533.33	8,500.00	84.71%
Arbitrage Calculation	-	333.33	(333.33)	500.00	0.00%
Travel and Per Diem	112.33	1,000.00	(887.67)	1,500.00	7.49%
Postage & Shipping	103.44	133.33	(29.89)	200.00	51.72%
Legal Advertising	1,286.04	3,333.33	(2,047.29)	5,000.00	25.72%
Miscellaneous	33.60	6,608.40	(6,574.80)	9,912.60	0.34%
Electric	1,110.00	-	1,110.00	-	0.00%
Meeting Room	-	1,733.33	(1,733.33)	2,600.00	0.00%
Web Site Maintenance	1,760.00	1,960.00	(200.00)	2,940.00	59.86%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
General Insurance	3,389.00	2,344.47	1,044.53	3,516.70	96.37%
Other Insurance	646.00	-	646.00	-	0.00%
Landscaping Maintenance & Material	2,400.00	10,733.33	(8,333.33)	16,100.00	14.91%
Total General & Administrative Expenses	**$ 104,201.61**	**$ 129,422.00**	**$ (25,220.39)**	**$ 194,133.00**	**53.68%**
Total Expenses	**$ 104,201.61**	**$ 129,422.00**	**$ (25,220.39)**	**$ 194,133.00**	**53.68%**
Income (Loss) from Operations	**$ (58,382.30)**	**$ -**	**$ (58,382.30)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 3,977.30	$ -	$ 3,977.30	$ -	
Total Other Income (Expense)	**$ 3,977.30**	**$ -**	**$ 3,977.30**	**$ -**	
Net Income (Loss)	**$ (54,405.00)**	**$ -**	**$ (54,405.00)**	**$ -**	