The Village of Gulfstream Park CDD

September 2025 Financial Report

September 30, 2025

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The Village at Gulfstream Park CDD

Statement of Financial Position

As of 9/30/2025

	General	Debt Service	General Long-Term Debt	Total
	Assets			
Current Assets				
General Checking Account	$ 98.80			$ 98.80
Accounts Receivable - Due from Developer	14,901.14			14,901.14
Prepaid Expenses	833.33			833.33
Debt Service Reserve Bond		$ 2,213,742.48		2,213,742.48
Revenue Bond		415,978.10		415,978.10
Prepayment Bond		3,371.48		3,371.48
User Fee Bond		227,922.12		227,922.12
Custody Bond		158,006.42		158,006.42
Total Current Assets	$ 15,833.27	$ 3,019,020.60	$ -	$ 3,034,853.87
Investments				
Amount Available in Debt Service Funds			$ 3,019,020.60	$ 3,019,020.60
Amount To Be Provided			38,350,979.40	38,350,979.40
Total Investments	$ -	$ -	$ 41,370,000.00	$ 41,370,000.00
Total Assets	$ 15,833.27	$ 3,019,020.60	$ 41,370,000.00	$ 44,404,853.87
	Liabilities and Net Assets			
Current Liabilities				
Accounts Payable	$ 14,738.99			$ 14,738.99
Deferred Revenue	2,825.00			2,825.00
Total Current Liabilities	$ 17,563.99	$ -	$ -	$ 17,563.99
Long Term Liabilities				
Revenue Bonds Payable - Long-Term			$ 41,370,000.00	$ 41,370,000.00
Total Long Term Liabilities	$ -	$ -	$ 41,370,000.00	$ 41,370,000.00
Total Liabilities	$ 17,563.99	$ -	$ 41,370,000.00	$ 41,387,563.99
Net Assets				
Net Assets, Unrestricted	$ 839.39			$ 839.39
Net Assets - General Government	3,179.59			3,179.59
Current Year Net Assets - General Government	(5,749.70)			(5,749.70)
Net Assets, Unrestricted		$ 2,948,433.69		2,948,433.69
Current Year Net Assets, Unrestricted		70,586.91		70,586.91
Net Assets, Unrestricted				(173,579.87)
Net Assets, Unrestricted				173,579.87
Total Net Assets	$ (1,730.72)	$ 3,019,020.60	$ -	$ 3,017,289.88
Total Liabilities and Net Assets	$ 15,833.27	$ 3,019,020.60	$ 41,370,000.00	$ 44,404,853.87

The Village at Gulfstream Park CDD
Statement of Activities
As of 9/30/2025

	General	Debt Service	General Long-Term Debt	Total
Revenues				
Developer Contributions	$ 80,030.84			$ 80,030.84
Other Assessments		$ 3,975,461.78		3,975,461.78
User Fee Revenue		259,283.80		259,283.80
Tenant Fees		202,002.21		202,002.21
Intergovernmental Revenues		414,223.00		414,223.00
Total Revenues	$ 80,030.84	$ 4,850,970.79	$ -	$ 4,931,001.63
Expenses				
Public Officials' Liability Insurance	$ 5,208.00			$ 5,208.00
Trustee Services	11,658.76			11,658.76
Management	32,500.00			32,500.00
District Counsel	8,327.50			8,327.50
Reamortization Schedules	500.00			500.00
Audit	4,600.00			4,600.00
Arbitrage Calculation	650.00			650.00
Postage & Shipping	15.99			15.99
Legal Advertising	885.01			885.01
Web Site Maintenance	2,820.00			2,820.00
Dues, Licenses, and Fees	175.00			175.00
General Insurance	5,571.00			5,571.00
Property & Casualty	12,956.00			12,956.00
Principal Payments		$ 1,920,000.00		1,920,000.00
Interest Payments		2,976,187.50		2,976,187.50
Total Expenses	$ 85,867.26	$ 4,896,187.50	$ -	$ 4,982,054.76
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$ 86.72			$ 86.72
Interest Income		$ 115,803.62		$ 115,803.62
Total Other Revenues (Expenses) & Gains (Losses)	$ 86.72	$ 115,803.62	$ -	$ 115,890.34
Change In Net Assets	$ (5,749.70)	$ 70,586.91	$ -	$ 64,837.21
Net Assets At Beginning Of Year	$ 4,018.98	$ 2,948,433.69	$ -	$ 2,952,452.67
Net Assets At End Of Year	$ (1,730.72)	$ 3,019,020.60	$ -	$ 3,017,289.88

The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 80,030.84	$ 127,702.50	$ (47,671.66)	$ 127,702.50	62.67%
Net Revenues	**$ 80,030.84**	**$ 127,702.50**	**$ (47,671.66)**	**$ 127,702.50**	**62.67%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 400.00	$ (400.00)	$ 400.00	0.00%
Public Officials' Liability Insurance	5,208.00	5,400.00	(192.00)	5,400.00	96.44%
Trustee Services	11,658.76	11,000.00	658.76	11,000.00	105.99%
Management	32,500.00	32,500.00	-	32,500.00	100.00%
Engineering	-	7,000.00	(7,000.00)	7,000.00	0.00%
District Counsel	8,327.50	30,000.00	(21,672.50)	30,000.00	27.76%
Reamortization Schedules	500.00	-	500.00	-	
Audit	4,600.00	5,000.00	(400.00)	5,000.00	92.00%
Arbitrage Calculation	650.00	650.00	-	650.00	100.00%
Travel and Per Diem	-	400.00	(400.00)	400.00	0.00%
Postage & Shipping	15.99	100.00	(84.01)	100.00	15.99%
Copies	-	50.00	(50.00)	50.00	0.00%
Legal Advertising	885.01	3,500.00	(2,614.99)	3,500.00	25.29%
Miscellaneous	-	9,207.50	(9,207.50)	9,207.50	0.00%
Web Site Maintenance	2,820.00	2,820.00	-	2,820.00	100.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
General Insurance	5,571.00	6,000.00	(429.00)	6,000.00	92.85%
Property & Casualty	12,956.00	13,500.00	(544.00)	13,500.00	95.97%
Total General & Administrative Expenses	**$ 85,867.26**	**$ 127,702.50**	**$ (41,835.24)**	**$ 127,702.50**	**67.24%**
Total Expenses	**$ 85,867.26**	**$ 127,702.50**	**$ (41,835.24)**	**$ 127,702.50**	**67.24%**
Income (Loss) from Operations	**$ (5,836.42)**	**$ -**	**$ (5,836.42)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 86.72	$ -	$ 86.72	$ -	
Total Other Income (Expense)	**$ 86.72**	**$ -**	**$ 86.72**	**$ -**	
Net Income (Loss)	**$ (5,749.70)**	**$ -**	**$ (5,749.70)**	**$ -**	