



The Village of Gulfstream Park CDD

October 2025 Financial Report

October 31, 2025

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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 10/31/2025

	General	Debt Service	General Long-Term Debt	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$ 481.45			\$ 481.45
Accounts Receivable - Due from Developer	3,145.00			3,145.00
Debt Service Reserve Bond		\$ 2,180,331.50		2,180,331.50
Revenue Bond		1,702,093.75		1,702,093.75
Prepayment Bond		44,545.01		44,545.01
User Fee Bond		78,268.81		78,268.81
Custody Bond		54,653.64		54,653.64
Total Current Assets	<u>\$ 3,626.45</u>	<u>\$ 4,059,892.71</u>	<u>\$ -</u>	<u>\$ 4,063,519.16</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$ 4,059,892.71	\$ 4,059,892.71
Amount To Be Provided			37,310,107.29	37,310,107.29
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 41,370,000.00</u>	<u>\$ 41,370,000.00</u>
Total Assets	<u>\$ 3,626.45</u>	<u>\$ 4,059,892.71</u>	<u>\$ 41,370,000.00</u>	<u>\$ 45,433,519.16</u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$ 3,353.37			\$ 3,353.37
Deferred Revenue	3,145.00			3,145.00
Total Current Liabilities	<u>\$ 6,498.37</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,498.37</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$ 41,370,000.00	\$ 41,370,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 41,370,000.00</u>	<u>\$ 41,370,000.00</u>
Total Liabilities	<u>\$ 6,498.37</u>	<u>\$ -</u>	<u>\$ 41,370,000.00</u>	<u>\$ 41,376,498.37</u>
<u>Net Assets</u>				
Net Assets, Unrestricted	\$ (1,730.72)			\$ (1,730.72)
Net Assets - General Government				
Current Year Net Assets - General Government	(1,141.20)			(1,141.20)
Net Assets, Unrestricted		\$ 3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		1,030,579.36		1,030,579.36
Total Net Assets	<u>\$ (2,871.92)</u>	<u>\$ 4,059,892.71</u>	<u>\$ -</u>	<u>\$ 4,057,020.79</u>
Total Liabilities and Net Assets	<u>\$ 3,626.45</u>	<u>\$ 4,059,892.71</u>	<u>\$ 41,370,000.00</u>	<u>\$ 45,433,519.16</u>



The Village at Gulfstream Park CDD

Statement of Activities

As of 10/31/2025

	General	Debt Service	General Long-Term Debt	Total
<u>Revenues</u>				
Developer Contributions	\$ 32,836.29			\$ 32,836.29
Other Assessments		\$ 1,004,790.27		1,004,790.27
User Fee Revenue		9,659.40		9,659.40
Tenant Fees		16,129.69		16,129.69
Total Revenues	<u>\$ 32,836.29</u>	<u>\$ 1,030,579.36</u>	<u>\$ -</u>	<u>\$ 1,063,415.65</u>
<u>Expenses</u>				
Public Officials' Liability Insurance	\$ 5,520.00			\$ 5,520.00
Trustee Services	8,465.62			8,465.62
Web Site Maintenance	145.00			145.00
Dues, Licenses, and Fees	175.00			175.00
General Insurance	5,905.00			5,905.00
Property & Casualty	13,279.00			13,279.00
Additional Insurance	500.00			500.00
Total Expenses	<u>\$ 33,989.62</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,989.62</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$ 12.13			\$ 12.13
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 12.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12.13</u>
Change In Net Assets	\$ (1,141.20)	\$ 1,030,579.36	\$ -	\$ 1,029,438.16
Net Assets At Beginning Of Period	<u>\$ (1,730.72)</u>	<u>\$ 3,029,313.35</u>	<u>\$ -</u>	<u>\$ 3,027,582.63</u>
Net Assets At End Of Period	<u><u>\$ (2,871.92)</u></u>	<u><u>\$ 4,059,892.71</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,057,020.79</u></u>



The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	\$ 32,836.29	\$ 10,641.88	\$ 22,194.41	\$ 127,702.50	25.71%
Net Revenues	\$ 32,836.29	\$ 10,641.88	\$ 22,194.41	\$ 127,702.50	25.71%
General & Administrative Expenses					
Supervisor Fees	\$ -	\$ 33.33	\$ (33.33)	\$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	488.25	5,031.75	5,859.00	94.21%
Additional Insurance	500.00	112.50	387.50	1,350.00	37.04%
Trustee Services	8,465.62	916.67	7,548.95	11,000.00	76.96%
Management	-	2,708.33	(2,708.33)	32,500.00	0.00%
Engineering	-	583.33	(583.33)	7,000.00	0.00%
District Counsel	-	2,500.00	(2,500.00)	30,000.00	0.00%
Audit	-	416.67	(416.67)	5,000.00	0.00%
Arbitrage Calculation	-	54.17	(54.17)	650.00	0.00%
Travel and Per Diem	-	33.33	(33.33)	400.00	0.00%
Postage & Shipping	-	8.33	(8.33)	100.00	0.00%
Tax Preparation	-	4.17	(4.17)	50.00	0.00%
Legal Advertising	-	291.67	(291.67)	3,500.00	0.00%
Miscellaneous	-	543.30	(543.30)	6,519.50	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	5,905.00	522.25	5,382.75	6,267.00	94.22%
Property & Casualty	13,279.00	1,166.00	12,113.00	13,992.00	94.90%
Total General & Administrative Expenses	\$ 33,989.62	\$ 10,641.88	\$ 23,347.74	\$ 127,702.50	26.62%
Total Expenses	\$ 33,989.62	\$ 10,641.88	\$ 23,347.74	\$ 127,702.50	26.62%
Income (Loss) from Operations	\$ (1,153.33)	\$ -	\$ (1,153.33)	\$ -	
Other Income (Expense)					
Interest Income	\$ 12.13	\$ -	\$ 12.13	\$ -	
Total Other Income (Expense)	\$ 12.13	\$ -	\$ 12.13	\$ -	
Net Income (Loss)	\$ (1,141.20)	\$ -	\$ (1,141.20)	\$ -	