



The Village at Gulfstream Park CDD

April 2026 Financial Report

April 30, 2026

PFM Management Services LLC
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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 4/30/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$300.24			\$300.24
Accounts Receivable - Due from Developer	3,528.33			3,528.33
Prepaid Expenses	833.33			833.33
Interest Receivable		\$8,495.50		8,495.50
Debt Service Reserve Bond		2,073,223.32		2,073,223.32
Revenue Bond		3,235,718.75		3,235,718.75
Prepayment Bond		154,231.89		154,231.89
User Fee Bond		43,924.76		43,924.76
Custody Bond		65,938.85		65,938.85
Total Current Assets	<u>\$4,661.90</u>	<u>\$5,581,533.07</u>	<u>\$0.00</u>	<u>\$5,586,194.97</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$5,573,037.57	\$5,573,037.57
Amount To Be Provided			35,756,962.43	35,756,962.43
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$41,330,000.00</u>	<u>\$41,330,000.00</u>
Total Assets	<u><u>\$4,661.90</u></u>	<u><u>\$5,581,533.07</u></u>	<u><u>\$41,330,000.00</u></u>	<u><u>\$46,916,194.97</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$3,528.33			\$3,528.33
Deferred Revenue	3,528.33			3,528.33
Total Current Liabilities	<u>\$7,056.66</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,056.66</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$41,330,000.00	\$41,330,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$41,330,000.00</u>	<u>\$41,330,000.00</u>
Total Liabilities	<u><u>\$7,056.66</u></u>	<u><u>\$0.00</u></u>	<u><u>\$41,330,000.00</u></u>	<u><u>\$41,337,056.66</u></u>
<u>Net Assets</u>				
Net Assets, Unrestricted	\$839.39			\$839.39
Net Assets - General Government	(578.44)			(578.44)
Current Year Net Assets - General Government	(2,655.71)			(2,655.71)
Net Assets, Unrestricted		\$3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		2,552,219.72		2,552,219.72
Net Assets, Unrestricted				(173,579.87)
Net Assets, Unrestricted				173,579.87
Total Net Assets	<u><u>(\$2,394.76)</u></u>	<u><u>\$5,581,533.07</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,579,138.31</u></u>
Total Liabilities and Net Assets	<u><u>\$4,661.90</u></u>	<u><u>\$5,581,533.07</u></u>	<u><u>\$41,330,000.00</u></u>	<u><u>\$46,916,194.97</u></u>



The Village at Gulfstream Park CDD
Statement of Activities
As of 4/30/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Revenues</u>				
Developer Contributions	\$70,577.63			\$70,577.63
Other Assessments		\$3,783,652.63		3,783,652.63
User Fee Revenue		44,896.61		44,896.61
Tenant Fees		124,877.44		124,877.44
Total Revenues	<u>\$70,577.63</u>	<u>\$3,953,426.68</u>	<u>\$0.00</u>	<u>\$4,024,004.31</u>
<u>Expenses</u>				
Public Officials' Liability Insurance	\$5,520.00			\$5,520.00
Additional Insurance	1,350.00			1,350.00
Trustee Services	10,132.29			10,132.29
Management	18,958.31			18,958.31
Engineering	3,947.50			3,947.50
District Counsel	7,037.50			7,037.50
Audit	4,600.00			4,600.00
Tax Preparation	12.63			12.63
Postage & Shipping	0.74			0.74
Legal Advertising	739.66			739.66
Web Site Maintenance	1,615.00			1,615.00
Dues, Licenses, and Fees	175.00			175.00
General Insurance	5,905.00			5,905.00
Property & Casualty	13,279.00			13,279.00
Principal Payments		\$40,000.00		40,000.00
Interest Payments		1,422,093.75		1,422,093.75
Total Expenses	<u>\$73,272.63</u>	<u>\$1,462,093.75</u>	<u>\$0.00</u>	<u>\$1,535,366.38</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$39.29			\$39.29
Interest Income		\$60,886.79		60,886.79
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$39.29</u>	<u>\$60,886.79</u>	<u>\$0.00</u>	<u>\$60,926.08</u>
Change In Net Assets	(\$2,655.71)	\$2,552,219.72	\$0.00	\$2,549,564.01
Net Assets At Beginning Of Year	<u>\$260.95</u>	<u>\$3,029,313.35</u>	<u>\$0.00</u>	<u>\$3,029,574.30</u>
Net Assets At End Of Year	<u><u>(\$2,394.76)</u></u>	<u><u>\$5,581,533.07</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,579,138.31</u></u>



The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 70,577.63	\$ 74,493.13	\$ (3,915.50)	\$ 127,702.50	55.27%
Net Revenues	\$ 70,577.63	\$ 74,493.13	\$ (3,915.50)	\$ 127,702.50	55.27%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 233.33	\$ (233.33)	\$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	3,417.75	2,102.25	5,859.00	94.21%
Additional Insurance	1,350.00	787.50	562.50	1,350.00	100.00%
Trustee Services	10,132.29	6,416.67	3,715.62	11,000.00	92.11%
Management	18,958.31	18,958.33	(0.02)	32,500.00	58.33%
Engineering	3,947.50	4,083.33	(135.83)	7,000.00	56.39%
District Counsel	7,037.50	17,500.00	(10,462.50)	30,000.00	23.46%
Audit	4,600.00	2,916.67	1,683.33	5,000.00	92.00%
Arbitrage Calculation	-	379.17	(379.17)	650.00	0.00%
Tax Preparation	12.63	29.17	(16.54)	50.00	25.26%
Travel and Per Diem	-	233.33	(233.33)	400.00	0.00%
Postage & Shipping	0.74	58.33	(57.59)	100.00	0.74%
Legal Advertising	739.66	2,041.67	(1,302.01)	3,500.00	21.13%
Miscellaneous	-	3,803.04	(3,803.04)	6,519.50	0.00%
Web Site Maintenance	1,615.00	1,715.00	(100.00)	2,940.00	54.93%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
General Insurance	5,905.00	3,655.75	2,249.25	6,267.00	94.22%
Property & Casualty	13,279.00	8,162.00	5,117.00	13,992.00	94.90%
Total General & Administrative Expenses	\$ 73,272.63	\$ 74,493.13	\$ (1,220.50)	\$ 127,702.50	57.38%
Total Expenses	\$ 73,272.63	\$ 74,493.13	\$ (1,220.50)	\$ 127,702.50	57.38%
Income (Loss) from Operations	\$ (2,695.00)	\$ -	\$ (2,695.00)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 39.29	\$ -	\$ 39.29	\$ -	
Total Other Income (Expense)	\$ 39.29	\$ -	\$ 39.29	\$ -	
Net Income (Loss)	\$ (2,655.71)	\$ -	\$ (2,655.71)	\$ -	