The Village of Gulfstream Park CDD

December 2025 Financial Report

December 31, 2025

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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 12/31/2025

	General	Debt Service	General Long-Term Debt	Total
Assets				
Current Assets				
General Checking Account	$ 284.83			$ 284.83
Accounts Receivable - Due from Developer	12,361.78			12,361.78
Interest Receivable		$ 1,361.26		1,361.26
Debt Service Reserve Bond		2,195,452.82		2,195,452.82
Revenue Bond		283,247.35		283,247.35
Prepayment Bond		4,545.01		4,545.01
User Fee Bond		106,434.64		106,434.64
Custody Bond		89,665.92		89,665.92
Total Current Assets	$ 12,646.61	$ 2,680,707.00	$ -	$ 2,693,353.61
Investments				
Amount Available in Debt Service Funds			$ 2,679,345.74	$ 2,679,345.74
Amount To Be Provided			38,650,654.26	38,650,654.26
Total Investments	$ -	$ -	$ 41,330,000.00	$ 41,330,000.00
Total Assets	$ 12,646.61	$ 2,680,707.00	$ 41,330,000.00	$ 44,023,353.61
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$ 12,361.78			$ 12,361.78
Deferred Revenue	12,361.78			12,361.78
Total Current Liabilities	$ 24,723.56	$ -	$ -	$ 24,723.56
Long Term Liabilities				
Revenue Bonds Payable - Long-Term			$ 41,330,000.00	$ 41,330,000.00
Total Long Term Liabilities	$ -	$ -	$ 41,330,000.00	$ 41,330,000.00
Total Liabilities	$ 24,723.56	$ -	$ 41,330,000.00	$ 41,354,723.56
Net Assets				
Net Assets, Unrestricted	$ 839.39			$ 839.39
Net Assets - General Government	(578.44)			(578.44)
Current Year Net Assets - General Government	(12,337.90)			(12,337.90)
Net Assets, Unrestricted		$ 3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(348,606.35)		(348,606.35)
Total Net Assets	$ (12,076.95)	$ 2,680,707.00	$ -	$ 2,668,630.05
Total Liabilities and Net Assets	$ 12,646.61	$ 2,680,707.00	$ 41,330,000.00	$ 44,023,353.61

The Village at Gulfstream Park CDD
Statement of Activities
As of 12/31/2025

	General	Debt Service	General Long-Term Debt	Total
Revenues				
Developer Contributions	$ 38,150.36			$ 38,150.36
Other Assessments		$ 1,004,790.27		1,004,790.27
User Fee Revenue		37,217.08		37,217.08
Tenant Fees		50,679.60		50,679.60
Total Revenues	$ 38,150.36	$ 1,092,686.95	$ -	$ 1,130,837.31
Expenses				
Public Officials' Liability Insurance	$ 5,520.00			$ 5,520.00
Trustee Services	8,465.62			8,465.62
Management	8,124.99			8,124.99
Engineering	3,947.50			3,947.50
District Counsel	3,165.00			3,165.00
Postage & Shipping	0.74			0.74
Legal Advertising	144.29			144.29
Web Site Maintenance	435.00			435.00
Dues, Licenses, and Fees	175.00			175.00
General Insurance	6,755.00			6,755.00
Property & Casualty	13,279.00			13,279.00
Other Insurance	500.00			500.00
Principal Payments		$ 40,000.00		40,000.00
Interest Payments		1,422,093.75		1,422,093.75
Total Expenses	$ 50,512.14	$ 1,462,093.75	$ -	$ 1,512,605.89
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$ 23.88			$ 23.88
Interest Income		$ 20,800.45		20,800.45
Total Other Revenues (Expenses) & Gains (Losses)	$ 23.88	$ 20,800.45	$ -	$ 20,824.33
Change In Net Assets	$ (12,337.90)	$ (348,606.35)	$ -	$ (360,944.25)
Net Assets At Beginning Of Year	$ 260.95	$ 3,029,313.35	$ -	$ 3,029,574.30
Net Assets At End Of Year	$ (12,076.95)	$ 2,680,707.00	$ -	$ 2,668,630.05

The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 38,150.36	$ 31,925.64	$ 6,224.72	$ 127,702.50	29.87%
Net Revenues	**$ 38,150.36**	**$ 31,925.64**	**$ 6,224.72**	**$ 127,702.50**	**29.87%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 99.99	$ (99.99)	$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	1,464.75	4,055.25	5,859.00	94.21%
Additional Insurance	500.00	337.50	162.50	1,350.00	37.04%
Trustee Services	8,465.62	2,750.01	5,715.61	11,000.00	76.96%
Management	8,124.99	8,125.00	(0.01)	32,500.00	25.00%
Engineering	3,947.50	1,750.00	2,197.50	7,000.00	56.39%
District Counsel	3,165.00	7,500.00	(4,335.00)	30,000.00	10.55%
Audit	-	1,250.01	(1,250.01)	5,000.00	0.00%
Arbitrage Calculation	-	162.51	(162.51)	650.00	0.00%
Travel and Per Diem	-	100.00	(100.00)	400.00	0.00%
Postage & Shipping	0.74	25.00	(24.26)	100.00	0.74%
Tax Preparation	-	12.50	(12.50)	50.00	0.00%
Legal Advertising	144.29	875.01	(730.72)	3,500.00	4.12%
Miscellaneous	-	1,629.87	(1,629.87)	6,519.50	0.00%
Web Site Maintenance	435.00	735.00	(300.00)	2,940.00	14.80%
Dues, Licenses, and Fees	175.00	43.74	131.26	175.00	100.00%
General Insurance	6,755.00	1,566.75	5,188.25	6,267.00	107.79%
Property & Casualty	13,279.00	3,498.00	9,781.00	13,992.00	94.90%
Total General & Administrative Expenses	**$ 50,512.14**	**$ 31,925.64**	**$ 18,586.50**	**$ 127,702.50**	**39.55%**
Total Expenses	**$ 50,512.14**	**$ 31,925.64**	**$ 18,586.50**	**$ 127,702.50**	**39.55%**
Income (Loss) from Operations	**$ (12,361.78)**	**$ -**	**$ (12,361.78)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 23.88	$ -	$ 23.88	$ -	
Total Other Income (Expense)	**$ 23.88**	**$ -**	**$ 23.88**	**$ -**	
Net Income (Loss)	**$ (12,337.90)**	**$ -**	**$ (12,337.90)**	**$ -**	