The Village at Gulfstream Park CDD

February 2026 Financial Report

February 28, 2026

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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 2/28/2026

	General	Debt Service	General Long-Term Debt	Total
Assets				
Current Assets				
General Checking Account	$292.47			$292.47
Accounts Receivable - Due from Developer	10,647.03			10,647.03
Prepaid Expenses	833.33			833.33
Interest Receivable		$7,543.50		7,543.50
Debt Service Reserve Bond		2,209,657.56		2,209,657.56
Revenue Bond		284,895.08		284,895.08
Prepayment Bond		4,545.01		4,545.01
User Fee Bond		77,812.92		77,812.92
Custody Bond		119,497.10		119,497.10
Total Current Assets	$11,772.83	$2,703,951.17	$0.00	$2,715,724.00
Investments				
Amount Available in Debt Service Funds			$2,696,407.67	$2,696,407.67
Amount To Be Provided			38,633,592.33	38,633,592.33
Total Investments	$0.00	$0.00	$41,330,000.00	$41,330,000.00
Total Assets	$11,772.83	$2,703,951.17	$41,330,000.00	$44,045,724.00
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$10,647.03			$10,647.03
Deferred Revenue	10,647.03			10,647.03
Total Current Liabilities	$21,294.06	$0.00	$0.00	$21,294.06
Long Term Liabilities				
Revenue Bonds Payable - Long-Term			$41,330,000.00	$41,330,000.00
Total Long Term Liabilities	$0.00	$0.00	$41,330,000.00	$41,330,000.00
Total Liabilities	$21,294.06	$0.00	$41,330,000.00	$41,351,294.06
Net Assets				
Net Assets, Unrestricted	$839.39			$839.39
Net Assets - General Government	(578.44)			(578.44)
Current Year Net Assets - General Government	(9,782.18)			(9,782.18)
Net Assets, Unrestricted		$3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(325,362.18)		(325,362.18)
Total Net Assets	($9,521.23)	$2,703,951.17	$0.00	$2,694,429.94
Total Liabilities and Net Assets	$11,772.83	$2,703,951.17	$41,330,000.00	$44,045,724.00

The Village at Gulfstream Park CDD
Statement of Activities
As of 2/28/2026

	General	Debt Service	General Long-Term Debt	Total
Revenues				
Developer Contributions	$51,012.14			$51,012.14
Other Assessments		$1,004,790.27		1,004,790.27
User Fee Revenue		9,075.45		9,075.45
Tenant Fees		78,896.99		78,896.99
Total Revenues	$51,012.14	$1,092,762.71	$0.00	$1,143,774.85
Expenses				
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	13,541.65			13,541.65
Engineering	3,947.50			3,947.50
District Counsel	5,210.00			5,210.00
Postage & Shipping	0.74			0.74
Legal Advertising	739.66			739.66
Web Site Maintenance	1,025.00			1,025.00
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	$60,825.84	$1,462,093.75	$0.00	$1,522,919.59
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$31.52			$31.52
Interest Income		$43,968.86		43,968.86
Total Other Revenues (Expenses) & Gains (Losses)	$31.52	$43,968.86	$0.00	$44,000.38
Change In Net Assets	($9,782.18)	($325,362.18)	$0.00	($335,144.36)
Net Assets At Beginning Of Year	$260.95	$3,029,313.35	$0.00	$3,029,574.30
Net Assets At End Of Year	($9,521.23)	$2,703,951.17	$0.00	$2,694,429.94

The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 51,012.14	$ 53,209.40	$ (2,197.26)	$ 127,702.50	39.95%
Net Revenues	**$ 51,012.14**	**$ 53,209.40**	**$ (2,197.26)**	**$ 127,702.50**	**39.95%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 166.67	$ (166.67)	$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	2,441.25	3,078.75	5,859.00	94.21%
Additional Insurance	1,350.00	562.50	787.50	1,350.00	100.00%
Trustee Services	10,132.29	4,583.35	5,548.94	11,000.00	92.11%
Management	13,541.65	13,541.65	-	32,500.00	41.67%
Engineering	3,947.50	2,916.65	1,030.85	7,000.00	56.39%
District Counsel	5,210.00	12,500.00	(7,290.00)	30,000.00	17.37%
Audit	-	2,083.35	(2,083.35)	5,000.00	0.00%
Arbitrage Calculation	-	270.85	(270.85)	650.00	0.00%
Travel and Per Diem	-	166.65	(166.65)	400.00	0.00%
Postage & Shipping	0.74	41.65	(40.91)	100.00	0.74%
Tax Preparation	-	20.85	(20.85)	50.00	0.00%
Legal Advertising	739.66	1,458.35	(718.69)	3,500.00	21.13%
Miscellaneous	-	2,716.46	(2,716.46)	6,519.50	0.00%
Web Site Maintenance	1,025.00	1,225.00	(200.00)	2,940.00	34.86%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
General Insurance	5,905.00	2,611.25	3,293.75	6,267.00	94.22%
Property & Casualty	13,279.00	5,830.00	7,449.00	13,992.00	94.90%
Total General & Administrative Expenses	**$ 60,825.84**	**$ 53,209.40**	**$ 7,616.44**	**$ 127,702.50**	**47.63%**
Total Expenses	**$ 60,825.84**	**$ 53,209.40**	**$ 7,616.44**	**$ 127,702.50**	**47.63%**
Income (Loss) from Operations	**$ (9,813.70)**	**$ -**	**$ (9,813.70)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 31.52	$ -	$ 31.52	$ -	
Total Other Income (Expense)	**$ 31.52**	**$ -**	**$ 31.52**	**$ -**	
Net Income (Loss)	**$ (9,782.18)**	**$ -**	**$ (9,782.18)**	**$ -**	