



The Village at Gulfstream Park CDD

January 2026 Financial Report

January 31, 2026

PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Tel: 407-723-5900



The Village at Gulfstream Park CDD
Statement of Financial Position
As of 1/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$ 291.47			\$ 291.47
Accounts Receivable - Due from Developer	4,248.70			4,248.70
Interest Receivable		\$ 8,426.23		8,426.23
Debt Service Reserve Bond		2,202,651.57		2,202,651.57
Revenue Bond		284,081.63		284,081.63
Prepayment Bond		4,545.01		4,545.01
User Fee Bond		128,098.80		128,098.80
Custody Bond		101,296.48		101,296.48
Total Current Assets	\$ 4,540.17	\$ 2,729,099.72	\$ -	\$ 2,733,639.89
<u>Investments</u>				
Amount Available in Debt Service Funds			\$ 2,720,673.49	\$ 2,720,673.49
Amount To Be Provided			38,609,326.51	38,609,326.51
Total Investments	\$ -	\$ -	\$ 41,330,000.00	\$ 41,330,000.00
Total Assets	\$ 4,540.17	\$ 2,729,099.72	\$ 41,330,000.00	\$ 44,063,639.89
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$ 4,248.70			\$ 4,248.70
Deferred Revenue	4,248.70			4,248.70
Total Current Liabilities	\$ 8,497.40	\$ -	\$ -	\$ 8,497.40
<u>Long Term Liabilities</u>				
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	\$ 8,497.40	\$ -	\$ 41,330,000.00	\$ 41,338,497.40
<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	(4,218.18)			(4,218.18)
Net Assets, Unrestricted		\$ 3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(300,213.63)		(300,213.63)
Total Net Assets	\$ (3,957.23)	\$ 2,729,099.72	\$ -	\$ 2,725,142.49
Total Liabilities and Net Assets	\$ 4,540.17	\$ 2,729,099.72	\$ 41,330,000.00	\$ 44,063,639.89



The Village at Gulfstream Park CDD
Statement of Activities
As of 1/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Revenues</u>				
Developer Contributions	\$ 50,512.14			\$ 50,512.14
Other Assessments		\$ 1,004,790.27		1,004,790.27
User Fee Revenue		58,599.97		58,599.97
Tenant Fees		62,064.52		62,064.52
Total Revenues	\$ 50,512.14	\$ 1,125,454.76	\$ -	\$ 1,175,966.90
<u>Expenses</u>				
Public Officials' Liability Insurance	\$ 5,520.00			\$ 5,520.00
Trustee Services	8,465.62			8,465.62
Management	10,833.32			10,833.32
Engineering	3,947.50			3,947.50
District Counsel	3,665.00			3,665.00
Postage & Shipping	0.74			0.74
Legal Advertising	739.66			739.66
Web Site Maintenance	880.00			880.00
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	\$ 54,760.84	\$ 1,462,093.75	\$ -	\$ 1,516,854.59
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$ 30.52			\$ 30.52
Interest Income		\$ 36,425.36		36,425.36
Total Other Revenues (Expenses) & Gains (Losses)	\$ 30.52	\$ 36,425.36	\$ -	\$ 36,455.88
Change In Net Assets	\$ (4,218.18)	\$ (300,213.63)	\$ -	\$ (304,431.81)
Net Assets At Beginning Of Year	\$ 260.95	\$ 3,029,313.35	\$ -	\$ 3,029,574.30
Net Assets At End Of Year	<u>(\$3,957.23)</u>	<u>\$2,729,099.72</u>	<u>\$0.00</u>	<u>\$2,725,142.49</u>



The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 01/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 50,512.14	\$ 42,567.52	\$ 7,944.62	\$ 127,702.50	39.55%
Net Revenues	\$ 50,512.14	\$ 42,567.52	\$ 7,944.62	\$ 127,702.50	39.55%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 133.33	\$ (133.33)	\$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	1,953.00	3,567.00	5,859.00	94.21%
Additional Insurance	500.00	450.00	50.00	1,350.00	37.04%
Trustee Services	8,465.62	3,666.68	4,798.94	11,000.00	76.96%
Management	10,833.32	10,833.32	-	32,500.00	33.33%
Engineering	3,947.50	2,333.33	1,614.17	7,000.00	56.39%
District Counsel	3,665.00	10,000.00	(6,335.00)	30,000.00	12.22%
Audit	-	1,666.68	(1,666.68)	5,000.00	0.00%
Arbitrage Calculation	-	216.68	(216.68)	650.00	0.00%
Travel and Per Diem	-	133.33	(133.33)	400.00	0.00%
Postage & Shipping	0.74	33.33	(32.59)	100.00	0.74%
Tax Preparation	-	16.68	(16.68)	50.00	0.00%
Legal Advertising	739.66	1,166.68	(427.02)	3,500.00	21.13%
Miscellaneous	-	2,173.16	(2,173.16)	6,519.50	0.00%
Web Site Maintenance	880.00	980.00	(100.00)	2,940.00	29.93%
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00	100.00%
General Insurance	6,755.00	2,089.00	4,666.00	6,267.00	107.79%
Property & Casualty	13,279.00	4,664.00	8,615.00	13,992.00	94.90%
Total General & Administrative Expenses	\$ 54,760.84	\$ 42,567.52	\$ 12,193.32	\$ 127,702.50	42.88%
Total Expenses	\$ 54,760.84	\$ 42,567.52	\$ 12,193.32	\$ 127,702.50	42.88%
Income (Loss) from Operations	\$ (4,248.70)	\$ -	\$ (4,248.70)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 30.52	\$ -	\$ 30.52	\$ -	
Total Other Income (Expense)	\$ 30.52	\$ -	\$ 30.52	\$ -	
Net Income (Loss)	\$ (4,218.18)	\$ -	\$ (4,218.18)	\$ -	