



The Village at Gulfstream Park CDD

July 2026 Financial Report

July 31, 2026

PFM Management Services LLC
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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 7/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$ 307.54			\$ 307.54
Accounts Receivable - Due from Developer	4,122.29			4,122.29
Prepaid Expenses	833.33			833.33
Interest Receivable		\$ 7,567.54		7,567.54
Debt Service Reserve Bond		2,086,079.40		2,086,079.40
Revenue Bond		9,938.15		9,938.15
Prepayment Bond		154,231.89		154,231.89
User Fee Bond		81,675.55		81,675.55
Custody Bond		109,374.72		109,374.72
Total Current Assets	\$ 5,263.16	\$ 2,448,867.25	\$ -	\$ 2,454,130.41
<u>Investments</u>				
Amount Available in Debt Service Funds			\$ 2,441,299.71	\$ 2,441,299.71
Amount To Be Provided			29,573,700.29	29,573,700.29
Total Investments	\$ -	\$ -	\$ 32,015,000.00	\$ 32,015,000.00
Total Assets	\$ 5,263.16	\$ 2,448,867.25	\$ 32,015,000.00	\$ 34,469,130.41
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$ 4,122.29			\$ 4,122.29
Deferred Revenue	4,122.29			4,122.29
Total Current Liabilities	\$ 8,244.58	\$ -	\$ -	\$ 8,244.58
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$ 32,015,000.00	\$ 32,015,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ 32,015,000.00	\$ 32,015,000.00
Total Liabilities	\$ 8,244.58	\$ -	\$ 32,015,000.00	\$ 32,023,244.58
<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	(3,242.37)			(3,242.37)
Net Assets, Unrestricted		\$ 3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(580,446.10)		(580,446.10)
Total Net Assets	\$ (2,981.42)	\$ 2,448,867.25	\$ -	\$ 2,445,885.83
Total Liabilities and Net Assets	\$ 5,263.16	\$ 2,448,867.25	\$ 32,015,000.00	\$ 34,469,130.41



The Village at Gulfstream Park CDD
Statement of Activities
As of 7/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Revenues</u>				
Developer Contributions	\$ 81,298.36			\$ 81,298.36
Other Assessments		\$ 11,350,970.34		11,350,970.34
User Fee Revenue		77,689.16		77,689.16
Tenant Fees		172,415.57		172,415.57
Total Revenues	<u>\$ 81,298.36</u>	<u>\$ 11,601,075.07</u>	<u>\$ -</u>	<u>\$ 11,682,373.43</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	27,083.30			27,083.30
Engineering	3,947.50			3,947.50
District Counsel	8,522.50			8,522.50
Reamortization Schedules	250.00			250.00
Audit	4,600.00			4,600.00
Arbitrage Calculation	650.00			650.00
Tax Preparation	12.63			12.63
Postage & Shipping	70.44			70.44
Legal Advertising	739.66			739.66
Web Site Maintenance	2,350.00			2,350.00
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		\$ 9,355,000.00		9,355,000.00
Interest Payments		2,910,130.21		2,910,130.21
Total Expenses	<u>\$ 84,587.32</u>	<u>\$ 12,265,130.21</u>	<u>\$ -</u>	<u>\$ 12,349,717.53</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$ 46.59			\$ 46.59
Interest Income		\$ 83,609.04		83,609.04
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 46.59</u>	<u>\$ 83,609.04</u>	<u>\$ -</u>	<u>\$ 83,655.63</u>
Change In Net Assets	<u>\$ (3,242.37)</u>	<u>\$ (580,446.10)</u>	<u>\$ -</u>	<u>\$ (583,688.47)</u>
Net Assets At Beginning Of Year	<u>\$ 260.95</u>	<u>\$ 3,029,313.35</u>	<u>\$ -</u>	<u>\$ 3,029,574.30</u>
Net Assets At End Of Year	<u><u>\$ (2,981.42)</u></u>	<u><u>\$ 2,448,867.25</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,445,885.83</u></u>



The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 07/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 81,298.36	\$ 106,418.75	\$ (25,120.39)	\$ 127,702.50	63.66%
Net Revenues	\$ 81,298.36	\$ 106,418.75	\$ (25,120.39)	\$ 127,702.50	63.66%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 333.33	\$ (333.33)	\$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	4,882.50	637.50	5,859.00	94.21%
Additional Insurance	1,350.00	1,125.00	225.00	1,350.00	100.00%
Trustee Services	10,132.29	9,166.67	965.62	11,000.00	92.11%
Management	27,083.30	27,083.33	(0.03)	32,500.00	83.33%
Engineering	3,947.50	5,833.33	(1,885.83)	7,000.00	56.39%
District Counsel	8,522.50	25,000.00	(16,477.50)	30,000.00	28.41%
Reamortization Schedules	250.00	-	250.00	-	
Audit	4,600.00	4,166.67	433.33	5,000.00	92.00%
Arbitrage Calculation	650.00	541.67	108.33	650.00	100.00%
Tax Preparation	12.63	41.67	(29.04)	50.00	25.26%
Travel and Per Diem	-	333.33	(333.33)	400.00	0.00%
Postage & Shipping	70.44	83.33	(12.89)	100.00	70.44%
Legal Advertising	739.66	2,916.67	(2,177.01)	3,500.00	21.13%
Miscellaneous	-	5,432.92	(5,432.92)	6,519.50	0.00%
Web Site Maintenance	2,350.00	2,450.00	(100.00)	2,940.00	79.93%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
General Insurance	5,905.00	5,222.50	682.50	6,267.00	94.22%
Property & Casualty	13,279.00	11,660.00	1,619.00	13,992.00	94.90%
Total General & Administrative Expenses	\$ 84,587.32	\$ 106,418.75	\$ (21,831.43)	\$ 127,702.50	66.24%
Total Expenses	\$ 84,587.32	\$ 106,418.75	\$ (21,831.43)	\$ 127,702.50	66.24%
Income (Loss) from Operations	\$ (3,288.96)	\$ -	\$ (3,288.96)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 46.59	\$ -	\$ 46.59	\$ -	
Total Other Income (Expense)	\$ 46.59	\$ -	\$ 46.59	\$ -	
Net Income (Loss)	\$ (3,242.37)	\$ -	\$ (3,242.37)	\$ -	