The Village at Gulfstream Park CDD

June 2026 Financial Report

June 30, 2026

PFM Management Services LLC
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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 6/30/2026

	General	Debt Service	General Long-Term Debt	Total
Assets				
Current Assets				
General Checking Account	$303.32			$303.32
Accounts Receivable - Due from Developer	4,338.33			4,338.33
Prepaid Expenses	833.33			833.33
Interest Receivable		$1,522.96		1,522.96
Debt Service Reserve Bond		2,079,732.90		2,079,732.90
Revenue Bond		8,649.86		8,649.86
Prepayment Bond		154,231.89		154,231.89
User Fee Bond		72,309.87		72,309.87
Custody Bond		88,917.81		88,917.81
Total Current Assets	$5,474.98	$2,405,365.29	$0.00	$2,410,840.27
Investments				
Amount Available in Debt Service Funds			$2,403,842.33	$2,403,842.33
Amount To Be Provided			29,611,157.67	29,611,157.67
Total Investments	$0.00	$0.00	$32,015,000.00	$32,015,000.00
Total Assets	$5,474.98	$2,405,365.29	$32,015,000.00	$34,425,840.27
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$4,338.33			$4,338.33
Deferred Revenue	4,338.33			4,338.33
Total Current Liabilities	$8,676.66	$0.00	$0.00	$8,676.66
Long Term Liabilities				
Revenue Bonds Payable - Long-Term			$32,015,000.00	$32,015,000.00
Total Long Term Liabilities	$0.00	$0.00	$32,015,000.00	$32,015,000.00
Total Liabilities	$8,676.66	$0.00	$32,015,000.00	$32,023,676.66
Net Assets				
Net Assets, Unrestricted	$839.39			$839.39
Net Assets - General Government	(578.44)			(578.44)
Current Year Net Assets - General Government	(3,462.63)			(3,462.63)
Net Assets, Unrestricted		$3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(623,948.06)		(623,948.06)
Total Net Assets	($3,201.68)	$2,405,365.29	$0.00	$2,402,163.61
Total Liabilities and Net Assets	$5,474.98	$2,405,365.29	$32,015,000.00	$34,425,840.27

The Village at Gulfstream Park CDD
Statement of Activities
As of 6/30/2026

	General	Debt Service	General Long-Term Debt	Total
Revenues				
Developer Contributions	$76,960.03			$76,960.03
Other Assessments		$11,350,970.34		11,350,970.34
User Fee Revenue		68,502.70		68,502.70
Tenant Fees		152,014.11		152,014.11
Total Revenues	$76,960.03	$11,571,487.15	$0.00	$11,648,447.18
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	24,374.97			24,374.97
Engineering	3,947.50			3,947.50
District Counsel	8,522.50			8,522.50
Audit	4,600.00			4,600.00
Tax Preparation	12.63			12.63
Postage & Shipping	1.48			1.48
Legal Advertising	739.66			739.66
Web Site Maintenance	1,905.00			1,905.00
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	$80,465.03	$12,265,130.21	$0.00	$12,345,595.24
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$42.37			$42.37
Interest Income		$69,695.00		69,695.00
Total Other Revenues (Expenses) & Gains (Losses)	$42.37	$69,695.00	$0.00	$69,737.37
Change In Net Assets	($3,462.63)	($623,948.06)	$0.00	($627,410.69)
Net Assets At Beginning Of Year	$260.95	$3,029,313.35	$0.00	$3,029,574.30
Net Assets At End Of Year	($3,201.68)	$2,405,365.29	$0.00	$2,402,163.61

The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 76,960.03	$ 95,776.88	$ (18,816.85)	$ 127,702.50	60.27%
Net Revenues	**$ 76,960.03**	**$ 95,776.88**	**$ (18,816.85)**	**$ 127,702.50**	**60.27%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 300.00	$ (300.00)	$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	4,394.25	1,125.75	5,859.00	94.21%
Additional Insurance	1,350.00	1,012.50	337.50	1,350.00	100.00%
Trustee Services	10,132.29	8,250.00	1,882.29	11,000.00	92.11%
Management	24,374.97	24,375.00	(0.03)	32,500.00	75.00%
Engineering	3,947.50	5,250.00	(1,302.50)	7,000.00	56.39%
District Counsel	8,522.50	22,500.00	(13,977.50)	30,000.00	28.41%
Audit	4,600.00	3,750.00	850.00	5,000.00	92.00%
Arbitrage Calculation	-	487.50	(487.50)	650.00	0.00%
Tax Preparation	12.63	37.50	(24.87)	50.00	25.26%
Travel and Per Diem	-	300.00	(300.00)	400.00	0.00%
Postage & Shipping	1.48	75.00	(73.52)	100.00	1.48%
Legal Advertising	739.66	2,625.00	(1,885.34)	3,500.00	21.13%
Miscellaneous	-	4,889.63	(4,889.63)	6,519.50	0.00%
Web Site Maintenance	1,905.00	2,205.00	(300.00)	2,940.00	64.80%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
General Insurance	5,905.00	4,700.25	1,204.75	6,267.00	94.22%
Property & Casualty	13,279.00	10,494.00	2,785.00	13,992.00	94.90%
Total General & Administrative Expenses	**$ 80,465.03**	**$ 95,776.88**	**$ (15,311.85)**	**$ 127,702.50**	**63.01%**
Total Expenses	**$ 80,465.03**	**$ 95,776.88**	**$ (15,311.85)**	**$ 127,702.50**	**63.01%**
Income (Loss) from Operations	**$ (3,505.00)**	**$ -**	**$ (3,505.00)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 42.37	$ -	$ 42.37	$ -	
Total Other Income (Expense)	**$ 42.37**	**$ -**	**$ 42.37**	**$ -**	
Net Income (Loss)	**$ (3,462.63)**	**$ -**	**$ (3,462.63)**	**$ -**	