



The Village at Gulfstream Park CDD

March 2026 Financial Report

March 31, 2026

PFM Management Services LLC
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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 3/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$296.74			\$296.74
Accounts Receivable - Due from Developer	6,518.46			6,518.46
Prepaid Expenses	833.33			833.33
Interest Receivable		\$1,459.90		1,459.90
Debt Service Reserve Bond		2,215,971.95		2,215,971.95
Revenue Bond		455,627.36		455,627.36
Prepayment Bond		4,545.01		4,545.01
User Fee Bond		31,256.57		31,256.57
Custody Bond		48,749.23		48,749.23
Total Current Assets	<u>\$7,648.53</u>	<u>\$2,757,610.02</u>	<u>\$0.00</u>	<u>\$2,765,258.55</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$2,756,150.12	\$2,756,150.12
Amount To Be Provided			38,573,849.88	38,573,849.88
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$41,330,000.00</u>	<u>\$41,330,000.00</u>
Total Assets	<u><u>\$7,648.53</u></u>	<u><u>\$2,757,610.02</u></u>	<u><u>\$41,330,000.00</u></u>	<u><u>\$44,095,258.55</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$6,518.46			\$6,518.46
Deferred Revenue	6,518.46			6,518.46
Total Current Liabilities	<u>\$13,036.92</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13,036.92</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$41,330,000.00	\$41,330,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$41,330,000.00</u>	<u>\$41,330,000.00</u>
Total Liabilities	<u><u>\$13,036.92</u></u>	<u><u>\$0.00</u></u>	<u><u>\$41,330,000.00</u></u>	<u><u>\$41,343,036.92</u></u>
<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	(5,649.34)			(5,649.34)
Net Assets, Unrestricted		\$3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(271,703.33)		(271,703.33)
Net Assets, Unrestricted				(173,579.87)
Net Assets, Unrestricted				173,579.87
Total Net Assets	<u><u>(\$5,388.39)</u></u>	<u><u>\$2,757,610.02</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,752,221.63</u></u>
Total Liabilities and Net Assets	<u><u>\$7,648.53</u></u>	<u><u>\$2,757,610.02</u></u>	<u><u>\$41,330,000.00</u></u>	<u><u>\$44,095,258.55</u></u>



The Village at Gulfstream Park CDD
Statement of Activities
As of 3/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Revenues</u>				
Developer Contributions	\$59,159.17			\$59,159.17
Other Assessments		\$1,004,790.27		1,004,790.27
User Fee Revenue		32,315.38		32,315.38
Tenant Fees		107,856.01		107,856.01
Total Revenues	<u>\$59,159.17</u>	<u>\$1,144,961.66</u>	<u>\$0.00</u>	<u>\$1,204,120.83</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	16,249.98			16,249.98
Engineering	3,947.50			3,947.50
District Counsel	6,362.50			6,362.50
Tax Preparation	12.63			12.63
Postage & Shipping	0.74			0.74
Legal Advertising	739.66			739.66
Web Site Maintenance	1,170.00			1,170.00
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	<u>\$64,844.30</u>	<u>\$1,462,093.75</u>	<u>\$0.00</u>	<u>\$1,526,938.05</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$35.79			\$35.79
Interest Income		\$45,428.76		45,428.76
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$35.79</u>	<u>\$45,428.76</u>	<u>\$0.00</u>	<u>\$45,464.55</u>
Change In Net Assets	(\$5,649.34)	(\$271,703.33)	\$0.00	(\$277,352.67)
Net Assets At Beginning Of Year	<u>\$260.95</u>	<u>\$3,029,313.35</u>	<u>\$0.00</u>	<u>\$3,029,574.30</u>
Net Assets At End Of Year	<u><u>(\$5,388.39)</u></u>	<u><u>\$2,757,610.02</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,752,221.63</u></u>



The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 03/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 59,159.17	\$ 63,851.25	\$ (4,692.08)	\$ 127,702.50	46.33%
Net Revenues	\$ 59,159.17	\$ 63,851.25	\$ (4,692.08)	\$ 127,702.50	46.33%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 199.98	\$ (199.98)	\$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	2,929.50	2,590.50	5,859.00	94.21%
Additional Insurance	1,350.00	675.00	675.00	1,350.00	100.00%
Trustee Services	10,132.29	5,500.02	4,632.27	11,000.00	92.11%
Management	16,249.98	16,249.98	-	32,500.00	50.00%
Engineering	3,947.50	3,499.98	447.52	7,000.00	56.39%
District Counsel	6,362.50	15,000.00	(8,637.50)	30,000.00	21.21%
Audit	-	2,500.02	(2,500.02)	5,000.00	0.00%
Arbitrage Calculation	-	325.02	(325.02)	650.00	0.00%
Travel and Per Diem	-	200.00	(200.00)	400.00	0.00%
Postage & Shipping	0.74	50.00	(49.26)	100.00	0.74%
Tax Preparation	12.63	25.00	(12.37)	50.00	25.26%
Legal Advertising	739.66	1,750.00	(1,010.34)	3,500.00	21.13%
Miscellaneous	-	3,259.75	(3,259.75)	6,519.50	0.00%
Web Site Maintenance	1,170.00	1,470.00	(300.00)	2,940.00	39.80%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
General Insurance	5,905.00	3,133.50	2,771.50	6,267.00	94.22%
Property & Casualty	13,279.00	6,996.00	6,283.00	13,992.00	94.90%
Total General & Administrative Expenses	\$ 64,844.30	\$ 63,851.25	\$ 993.05	\$ 127,702.50	50.78%
Total Expenses	\$ 64,844.30	\$ 63,851.25	\$ 993.05	\$ 127,702.50	50.78%
Income (Loss) from Operations	\$ (5,685.13)	\$ -	\$ (5,685.13)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 35.79	\$ -	\$ 35.79	\$ -	
Total Other Income (Expense)	\$ 35.79	\$ -	\$ 35.79	\$ -	
Net Income (Loss)	\$ (5,649.34)	\$ -	\$ (5,649.34)	\$ -	