



The Village at Gulfstream Park CDD

May 2026 Financial Report

May 31, 2026

PFM Management Services LLC
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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 5/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$ 302.43			\$ 302.43
Accounts Receivable - Due from Developer	145.00			145.00
Prepaid Expenses	833.33			833.33
Interest Receivable		\$ 7,285.25		7,285.25
Debt Service Reserve Bond		2,073,223.33		2,073,223.33
Revenue Bond		8,217.43		8,217.43
Prepayment Bond		154,231.89		154,231.89
User Fee Bond		64,455.45		64,455.45
Custody Bond		71,539.04		71,539.04
Total Current Assets	<u>\$ 1,280.76</u>	<u>\$ 2,378,952.39</u>	<u>\$ -</u>	<u>\$ 2,380,233.15</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$ 2,371,667.14	\$ 2,371,667.14
Amount To Be Provided			37,143,332.86	37,143,332.86
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,515,000.00</u>	<u>\$ 39,515,000.00</u>
Total Assets	<u><u>\$ 1,280.76</u></u>	<u><u>\$ 2,378,952.39</u></u>	<u><u>\$ 39,515,000.00</u></u>	<u><u>\$ 41,895,233.15</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$ 145.00			\$ 145.00
Deferred Revenue	145.00			145.00
Total Current Liabilities	<u>\$ 290.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 290.00</u>
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$ 39,515,000.00	\$ 39,515,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,515,000.00</u>	<u>\$ 39,515,000.00</u>
Total Liabilities	<u><u>\$ 290.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 39,515,000.00</u></u>	<u><u>\$ 39,515,290.00</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	729.81			729.81
Net Assets, Unrestricted		\$ 3,029,313.35		3,029,313.35
Current Year Net Assets, Unrestricted		(650,360.96)		(650,360.96)
Total Net Assets	<u><u>\$ 990.76</u></u>	<u><u>\$ 2,378,952.39</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,379,943.15</u></u>
Total Liabilities and Net Assets	<u><u>\$ 1,280.76</u></u>	<u><u>\$ 2,378,952.39</u></u>	<u><u>\$ 39,515,000.00</u></u>	<u><u>\$ 41,895,233.15</u></u>



The Village at Gulfstream Park CDD
Statement of Activities
As of 5/31/2026

	General	Debt Service	General Long-Term Debt	Total
<u>Revenues</u>				
Developer Contributions	\$ 76,815.03			\$ 76,815.03
Other Assessments		\$ 3,783,652.63		3,783,652.63
User Fee Revenue		60,782.00		60,782.00
Tenant Fees		134,844.87		134,844.87
Total Revenues	<u>\$ 76,815.03</u>	<u>\$ 3,979,279.50</u>	<u>\$ -</u>	<u>\$ 4,056,094.53</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	21,666.64			21,666.64
Engineering	3,947.50			3,947.50
District Counsel	7,037.50			7,037.50
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	1,760.00			1,760.00
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		\$ 1,855,000.00		1,855,000.00
Interest Payments		2,842,812.50		2,842,812.50
Total Expenses	<u>\$ 76,126.70</u>	<u>\$ 4,697,812.50</u>	<u>\$ -</u>	<u>\$ 4,773,939.20</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$ 41.48			\$ 41.48
Interest Income		\$ 68,172.04		68,172.04
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 41.48</u>	<u>\$ 68,172.04</u>	<u>\$ -</u>	<u>\$ 68,213.52</u>
Change In Net Assets	\$ 729.81	\$ (650,360.96)	\$ -	\$ (649,631.15)
Net Assets At Beginning Of Year	\$ 260.95	\$ 3,029,313.35	\$ -	\$ 3,029,574.30
Net Assets At End Of Year	<u>\$ 990.76</u>	<u>\$ 2,378,952.39</u>	<u>\$ -</u>	<u>\$ 2,379,943.15</u>



The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 05/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 76,815.03	\$ 85,135.00	\$ (8,319.97)	\$ 127,702.50	60.15%
Net Revenues	\$ 76,815.03	\$ 85,135.00	\$ (8,319.97)	\$ 127,702.50	60.15%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 266.67	\$ (266.67)	\$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	3,906.00	1,614.00	5,859.00	94.21%
Additional Insurance	1,350.00	900.00	450.00	1,350.00	100.00%
Trustee Services	10,132.29	7,333.33	2,798.96	11,000.00	92.11%
Management	21,666.64	21,666.67	(0.03)	32,500.00	66.67%
Engineering	3,947.50	4,666.67	(719.17)	7,000.00	56.39%
District Counsel	7,037.50	20,000.00	(12,962.50)	30,000.00	23.46%
Audit	4,600.00	3,333.33	1,266.67	5,000.00	92.00%
Arbitrage Calculation	-	433.33	(433.33)	650.00	0.00%
Tax Preparation	12.63	33.33	(20.70)	50.00	25.26%
Travel and Per Diem	-	266.67	(266.67)	400.00	0.00%
Postage & Shipping	1.48	66.67	(65.19)	100.00	1.48%
Legal Advertising	739.66	2,333.33	(1,593.67)	3,500.00	21.13%
Miscellaneous	-	4,346.33	(4,346.33)	6,519.50	0.00%
Web Site Maintenance	1,760.00	1,960.00	(200.00)	2,940.00	59.86%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
General Insurance	5,905.00	4,178.00	1,727.00	6,267.00	94.22%
Property & Casualty	13,279.00	9,328.00	3,951.00	13,992.00	94.90%
Total General & Administrative Expenses	\$ 76,126.70	\$ 85,135.00	\$ (9,008.30)	\$ 127,702.50	59.61%
Total Expenses	\$ 76,126.70	\$ 85,135.00	\$ (9,008.30)	\$ 127,702.50	59.61%
Income (Loss) from Operations	\$ 688.33	\$ -	\$ 688.33	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 41.48	\$ -	\$ 41.48	\$ -	
Total Other Income (Expense)	\$ 41.48	\$ -	\$ 41.48	\$ -	
Net Income (Loss)	\$ 729.81	\$ -	\$ 729.81	\$ -	