The Village of Gulfstream Park CDD

November 2025 Financial Report

November 30, 2025

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The Village at Gulfstream Park CDD
Statement of Financial Position
As of 11/30/2025

	General	Debt Service	Capital Projects	General Fixed Assets	General Long-Term Debt	Total
			Assets			
Current Assets						
General Checking Account	$ 3,630.86					$ 3,630.86
Accounts Receivable - Due from Developer	6,869.07					6,869.07
Interest Receivable		$ 8,824.10				8,824.10
Debt Service Reserve Bond		2,188,210.17				2,188,210.17
Revenue Bond		282,107.60				282,107.60
Prepayment Bond		4,545.01				4,545.01
User Fee Bond		92,131.50				92,131.50
Custody Bond		73,382.52				73,382.52
Total Current Assets	$ 10,499.93	$ 2,649,200.90	$ -	$ -	$ -	$ 2,659,700.83
Investments						
Amount Available in Debt Service Funds					$ 2,640,376.80	$ 2,640,376.80
Amount To Be Provided					38,689,623.20	38,689,623.20
Total Investments	$ -	$ -	$ -	$ -	$ 41,330,000.00	$ 41,330,000.00
Total Assets	$ 10,499.93	$ 2,649,200.90	$ -	$ -	$ 41,330,000.00	$ 43,989,700.83
			Liabilities and Net Assets			
Current Liabilities						
Accounts Payable	$ 10,222.44					$ 10,222.44
Deferred Revenue	6,869.07					6,869.07
Total Current Liabilities	$ 17,091.51	$ -	$ -	$ -	$ -	$ 17,091.51
Long Term Liabilities						
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	$ 17,091.51	$ -	$ -	$ -	$ 41,330,000.00	$ 41,347,091.51
Net Assets						
Net Assets, Unrestricted	$ 839.39					$ 839.39
Net Assets - General Government	(578.44)					(578.44)
Current Year Net Assets - General Government	(6,852.53)					(6,852.53)
Net Assets, Unrestricted		$ 3,029,313.35				3,029,313.35
Current Year Net Assets, Unrestricted		(380,112.45)				(380,112.45)
Net Assets, Unrestricted			$ (173,579.87)			(173,579.87)
Net Assets, Unrestricted			173,579.87			173,579.87
Total Net Assets	$ (6,591.58)	$ 2,649,200.90	$ -	$ -	$ -	$ 2,642,609.32
Total Liabilities and Net Assets	$ 10,499.93	$ 2,649,200.90	$ -	$ -	$ 41,330,000.00	$ 43,989,700.83

The Village at Gulfstream Park CDD
Statement of Activities
As of 11/30/2025

	General	Debt Service	Capital Projects	General Fixed Assets	General Long-Term Debt	Total
<u>Revenues</u>						
Developer Contributions	$ 33,989.62					$ 33,989.62
Other Assessments		$ 1,004,790.27				1,004,790.27
User Fee Revenue		23,160.17				23,160.17
Tenant Fees		34,591.67				34,591.67
Total Revenues	$ 33,989.62	$ 1,062,542.11	$ -	$ -	$ -	$ 1,096,531.73
<u>Expenses</u>						
Public Officials' Liability Insurance	$ 5,520.00					$ 5,520.00
Trustee Services	8,465.62					8,465.62
Management	2,708.33					2,708.33
District Counsel	3,165.00					3,165.00
Postage & Shipping	0.74					0.74
Web Site Maintenance	290.00					290.00
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	$ 40,858.69	$ 1,462,093.75	$ -	$ -	$ -	$ 1,502,952.44
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income	$ 16.54					$ 16.54
Interest Income		$ 19,439.19				$ 19,439.19
Total Other Revenues (Expenses) & Gains (Losses)	$ 16.54	$ 19,439.19	$ -	$ -	$ -	$ 19,455.73
Change In Net Assets	$ (6,852.53)	$ (380,112.45)	$ -	$ -	$ -	$ (386,964.98)
Net Assets At Beginning Of Year	$ 260.95	$ 3,029,313.35	$ -	$ -	$ -	$ 3,029,574.30
Net Assets At End Of Year	$ (6,591.58)	$ 2,649,200.90	$ -	$ -	$ -	$ 2,642,609.32

The Village at Gulfstream Park CDD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 33,989.62	$ 21,283.76	$ 12,705.86	$ 127,702.50	26.62%
Net Revenues	**$ 33,989.62**	**$ 21,283.76**	**$ 12,705.86**	**$ 127,702.50**	**26.62%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 66.66	$ (66.66)	$ 400.00	0.00%
Public Officials' Liability Insurance	5,520.00	976.50	4,543.50	5,859.00	94.21%
Additional Insurance	500.00	225.00	275.00	1,350.00	37.04%
Trustee Services	8,465.62	1,833.34	6,632.28	11,000.00	76.96%
Management	2,708.33	5,416.66	(2,708.33)	32,500.00	8.33%
Engineering	-	1,166.66	(1,166.66)	7,000.00	0.00%
District Counsel	3,165.00	5,000.00	(1,835.00)	30,000.00	10.55%
Audit	-	833.34	(833.34)	5,000.00	0.00%
Arbitrage Calculation	-	108.34	(108.34)	650.00	0.00%
Travel and Per Diem	-	66.66	(66.66)	400.00	0.00%
Postage & Shipping	0.74	16.66	(15.92)	100.00	0.74%
Tax Preparation	-	8.34	(8.34)	50.00	0.00%
Legal Advertising	-	583.34	(583.34)	3,500.00	0.00%
Miscellaneous	-	1,086.60	(1,086.60)	6,519.50	0.00%
Web Site Maintenance	290.00	490.00	(200.00)	2,940.00	9.86%
Dues, Licenses, and Fees	175.00	29.16	145.84	175.00	100.00%
General Insurance	6,755.00	1,044.50	5,710.50	6,267.00	107.79%
Property & Casualty	13,279.00	2,332.00	10,947.00	13,992.00	94.90%
Total General & Administrative Expenses	**$ 40,858.69**	**$ 21,283.76**	**$ 19,574.93**	**$ 127,702.50**	**32.00%**
Total Expenses	**$ 40,858.69**	**$ 21,283.76**	**$ 19,574.93**	**$ 127,702.50**	**32.00%**
Income (Loss) from Operations	**$ (6,869.07)**	**$ -**	**$ (6,869.07)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 16.54	$ -	$ 16.54	$ -	
Total Other Income (Expense)	**$ 16.54**	**$ -**	**$ 16.54**	**$ -**	
Net Income (Loss)	**$ (6,852.53)**	**$ -**	**$ (6,852.53)**	**$ -**	