Gulfstream Polo
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	100,548	**101,031**	101,031
Debt Assessments - 2017	206,739	**206,793**	206,793
Debt Assessments - 2019	628,477	**634,854**	634,854
Other Revenue	0	**0**	0
Interest Income	1,200	**8,800**	8,718
TOTAL REVENUES	**$ 936,964**	**$ 951,478**	**$ 951,396**
EXPENDITURES			
Supervisor Fees	0	**0**	0
Engineering/Inspections	2,000	**0**	0
Management	40,140	**40,140**	40,140
Legal	8,500	**4,500**	2,405
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	5,700	**5,600**	5,600
Arbitrage Rebate Fee	650	**650**	0
Insurance	7,000	**6,923**	6,923
Legal Advertisements	2,000	**2,400**	1,711
Miscellaneous	450	**100**	5
Postage	275	**75**	70
Office Supplies	550	**525**	500
Dues & Subscriptions	175	**175**	175
Trustee Fee	7,850	**8,221**	8,221
Continuing Disclosure Fee	1,000	**700**	700
Lake Maintenance	13,000	**5,000**	0
Reserve	1,425	**1,425**	0
TOTAL EXPENDITURES	**$ 95,715**	**$ 81,434**	**$ 71,450**
REVENUES LESS EXPENDITURES	**$ 841,249**	**$ 870,044**	**$ 879,946**
Bond Payments - 2017	(194,335)	**(197,019)**	(197,019)
Bond Payments - 2019	(590,768)	**(604,848)**	(604,848)
BALANCE	**$ 56,146**	**68,177**	**$ 78,079**
Property Appraiser & Tax Collector Fee	(18,715)	**(10,658)**	(10,658)
Discounts For Early Payments	(37,431)	**(35,571)**	(35,571)
EXCESS/ (SHORTFALL)	**$ -**	**$ 21,948**	**$ 31,850**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 21,948**	**$ 31,850**

FUND BALANCE AS OF 9/30/25	$118,684
FY 2025/2026 ACTIVITY	$21,948
FUND BALANCE AS OF 9/30/26	$140,632

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**11,300**	**11,213**
NAV Assessment Collection	194,335	**197,019**	**197,019**
Total Revenues	**$ 195,535**	**$ 208,319**	**$ 208,232**
EXPENDITURES			
Principal Payments	65,000	**65,000**	**65,000**
Interest Payments	117,563	**118,863**	**118,863**
Bond Redemption	12,972	**0**	**0**
Total Expenditures	**$ 195,535**	**$ 183,863**	**$ 183,863**
Excess/ (Shortfall)	**$ -**	**$ 24,456**	**$ 24,369**

FUND BALANCE AS OF 9/30/25	$355,401
FY 2025/2026 ACTIVITY	$24,456
FUND BALANCE AS OF 9/30/26	$379,857

Notes

Reserve Fund Balance = $105,915*. Revenue Fund Balance = $269,942*

Revenue Fund Used To Fund 11/1/26 Principal & Interest Payment Of $123,781

(Principal: $65,000 + Interest: $58,781 = $123,781).

* Approximate Amounts

Series 2017 Bond Information

Original Par Amount =	$2,870,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	November 1st
Issue Date =	August 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st
Par Amount As Of 8/31/26 =	$2,445,000	

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**24,900**	24,789
NAV Assessment Collection	590,768	**604,847**	604,847
Prepaid Bond Collection	0	**0**	0
Total Revenues	**$ 591,968**	**$ 629,747**	**$ 629,636**
EXPENDITURES			
Principal Payments	220,000	**210,000**	210,000
Interest Payments	368,769	**372,444**	372,444
Bond Redemption	3,199	**0**	0
Transfer To Construction Fund	0	**10,200**	10,032
Total Expenditures	**$ 591,968**	**$ 592,644**	**$ 592,476**
Excess/ (Shortfall)	**$ -**	**$ 37,103**	**$ 37,161**

FUND BALANCE AS OF 9/30/25	$823,424
FY 2025/2026 ACTIVITY	$37,103
FUND BALANCE AS OF 9/30/26	$860,528

Notes

Reserve Fund Balance = $295,547*. Revenue Fund Balance = $565,149*

Revenue Fund Used To Fund 11/1/26 Principal & Interest Payment Of $404,603

(Principal: $220,000 + Interest: $184,603 = $404,603).

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	$9,860,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.375%	November 15th
Issue Date =	August 2019	Annual Interest Payments Due:
Maturity Date =	November 2049	May 15th & November 15th
Par Amount As Of 8/31/26 =	$8,665,000	