

Gulfstream Polo Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	100,548
Debt Assessments - 2017	206,739
Debt Assessments - 2019	628,477
Interest Income	1,200
TOTAL REVENUES	\$ 936,964
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	2,000
Management	40,140
Legal	8,500
Assessment Roll	5,000
Audit Fees	5,700
Arbitrage Rebate Fee	650
Insurance	7,000
Legal Advertisements	2,000
Miscellaneous	450
Postage	275
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	7,850
Continuing Disclosure Fee	1,000
Lake Maintenance	13,000
Reserve	1,425
TOTAL EXPENDITURES	\$ 95,715
REVENUES LESS EXPENDITURES	\$ 841,249
Bond Payments - 2017	(194,335)
Bond Payments - 2019	(590,768)
BALANCE	\$ 56,146
County Appraiser & Tax Collector Fee	(18,715)
Discounts For Early Payments	(37,431)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	101,476	100,548	100,548	Expenditures/.94
Debt Assessments - 2017	206,786	206,739	206,739	Bond Payments/.94
Debt Assessments - 2019	634,834	628,477	628,477	Bond Payments/.94
Interest Income	9,019	600	1,200	Interest Projected At \$100.00 Per Month
TOTAL REVENUES	\$ 952,115	\$ 936,364	\$ 936,964	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	50	2,000	2,000	No Change From 2024/2025 Budget
Management	37,884	39,012	40,140	CPI Adjustment
Legal	2,330	9,000	8,500	\$500 Decrease From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	5,400	5,600	5,700	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	For Series 2019 Bond (2017 Qualifies For Small User Exception)
Insurance	6,280	6,800	7,000	Fiscal Year 2024/2025 Expenditure Was \$6,531
Legal Advertisements	2,107	1,800	2,000	\$200 Increase From 2024/2025 Budget
Miscellaneous	187	475	450	\$25 Decrease From 2024/2025 Budget
Postage	107	275	275	No Change From 2024/2025 Budget
Office Supplies	183	600	550	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	7,816	7,850	7,850	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Lake Maintenance	0	13,000	13,000	Lake Maintenance
Reserve	0	1,878	1,425	Reserve
TOTAL EXPENDITURES	\$ 69,169	\$ 95,115	\$ 95,715	
REVENUES LESS EXPENDITURES	\$ 882,946	\$ 841,249	\$ 841,249	
Bond Payments - 2017	(196,983)	(194,335)	(194,335)	2026 Principal & Interest Payments
Bond Payments - 2019	(604,740)	(590,768)	(590,768)	2026 Principal & Interest Payments
BALANCE	\$ 81,223	\$ 56,146	\$ 56,146	
County Appraiser & Tax Collector Fee	(5,068)	(18,715)	(18,715)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(35,716)	(37,431)	(37,431)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 40,439	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 40,439	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE (SERIES 2017) FUND BUDGET

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16,001	400	1,200	Projected Interest For 2025/2026
NAV Tax Collection	196,983	194,335	194,335	Maximum Debt Service Collection
Total Revenues	\$ 212,984	\$ 194,735	\$ 195,535	
EXPENDITURES				
Principal Payments	60,000	65,000	65,000	Principal Payment Due In 2026
Interest Payments	123,763	120,163	117,563	Interest Payments Due In 2026
Bond Redemption	0	9,572	12,972	Estimated Excess Debt Collections
Total Expenditures	\$ 183,763	\$ 194,735	\$ 195,535	
Excess/ (Shortfall)	\$ 29,221	\$ -	\$ -	

Series 2017 Bond Information

Original Par Amount =	\$2,870,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.50% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2017		
Maturity Date =	November 2047		
Par Amount As Of 1/1/25 =	\$2,510,000		

DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	38,632	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	604,740	590,768	590,768	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 643,372	\$ 591,268	\$ 591,968	
EXPENDITURES				
Principal Payments	210,000	210,000	220,000	Principal Payment Due In 2026
Interest Payments	385,488	376,119	368,769	Interest Payments Due In 2026
Transfer To Construction Fund	15,615	0	0	
Bond Redemption	0	5,149	3,199	Estimated Excess Debt Collections
Total Expenditures	\$ 611,103	\$ 591,268	\$ 591,968	
Excess/ (Shortfall)	\$ 32,269	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$9,860,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.00% - 4.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2019		
Maturity Date =	November 2049		
Par Amount As Of 1/1/25 =	\$8,875,000		

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
<u>Pod B</u>					
O & M For Single Family Residential (Pod B)	\$ 89.15	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
<u>Debt For Single Family Residential (Pod B)</u>	<u>\$ 1,164.89</u>	<u>\$ 1,164.89</u>	<u>\$ 1,164.89</u>	<u>\$ 1,164.89</u>	<u>\$ 1,164.89</u>
Total For Single Family Residential (Pod B)	\$ 1,254.04	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24
O & M For Zero Lot Line Residential (Pod B)	\$ 89.15	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
<u>Debt For Zero Lot Line Residential (Pod B)</u>	<u>\$ 1,063.82</u>	<u>\$ 1,063.82</u>	<u>\$ 1,063.82</u>	<u>\$ 1,063.82</u>	<u>\$ 1,063.82</u>
Total For Zero Lot Line Residential (Pod B)	\$ 1,152.97	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17
O & M For Residential Townhomes (Pod B)	\$ 89.15	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
<u>Debt For Residential Townhomes (Pod B)</u>	<u>\$ 814.89</u>	<u>\$ 814.89</u>	<u>\$ 814.89</u>	<u>\$ 814.89</u>	<u>\$ 814.89</u>
Total For Residential Townhomes (Pod B)	\$ 904.04	\$ 926.24	\$ 926.24	\$ 926.24	\$ 926.24
<u>Pods C, D & E</u>					
O & M For Single Family Residential (Pods C, D & E)	\$ 89.15	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
<u>Debt For Single Family Residential (Pods C, D & E)</u>	<u>\$ 1,159.28</u>	<u>\$ 1,159.28</u>	<u>\$ 1,159.28</u>	<u>\$ 1,159.28</u>	<u>\$ 1,159.28</u>
Total For Single Family Residential (Pod C, D & E)	\$ 1,248.43	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63
O & M For Zero Lot Line Residential (Pods C, D & E)	\$ 89.15	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
<u>Debt For Zero Lot Line Residential (Pods C, D & E)</u>	<u>\$ 1,058.70</u>	<u>\$ 1,058.70</u>	<u>\$ 1,058.70</u>	<u>\$ 1,058.70</u>	<u>\$ 1,058.70</u>
Total For Zero Lot Line Residential (Pods C, D & E)	\$ 1,147.85	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05
O & M For Residential Townhomes (Pods C, D & E)	\$ 89.15	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
<u>Debt For Residential Townhomes (Pods C, D & E)</u>	<u>\$ 810.97</u>	<u>\$ 810.97</u>	<u>\$ 810.97</u>	<u>\$ 810.97</u>	<u>\$ 810.97</u>
Total For Residential Townhomes (Pods C, D & E)	\$ 900.12	\$ 922.32	\$ 922.32	\$ 922.32	\$ 922.32

* Assessments Include the Following:

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Pod B Units

Single Family Residential:	1
Zero Lot Line Residential:	86
<u>Residential Townhome Units</u>	<u>140</u>
Total Units	227

Total Units

Pod B Units	227
<u>Pod C, D & E Units</u>	<u>676</u>
Total Units	903

Pod C, D & E Units

Single Family Residential:	56
Zero Lot Line Residential:	273
<u>Residential Townhome Units</u>	<u>347</u>
Total Units	676

Pod C, D & E Townhome Information

Total Units	347
<u>Prepayments</u>	<u>1</u>
Billed For Debt	346