Gulfstream Polo
Community Development District

Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2017

III AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2019

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
O & M Assessments	100,548	**101,263**	101,263
Debt Assessments - 2017	206,739	**206,802**	206,802
Debt Assessments - 2019	628,477	**634,884**	634,884
Other Revenue	0	**0**	0
Interest Income	600	**9,500**	9,281
TOTAL REVENUES	**$ 936,364**	**$ 952,449**	**$ 952,230**
EXPENDITURES			
Supervisor Fees	0	**0**	0
Engineering/Inspections	2,000	**0**	0
Management	39,012	**39,012**	39,012
Legal	9,000	**3,500**	1,308
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	5,600	**5,500**	5,500
Arbitrage Rebate Fee	650	**650**	0
Insurance	6,800	**6,531**	6,531
Legal Advertisements	1,800	**1,800**	892
Miscellaneous	475	**100**	8
Postage	275	**100**	67
Office Supplies	600	**175**	124
Dues & Subscriptions	175	**175**	175
Trustee Fee	7,850	**7,847**	7,847
Continuing Disclosure Fee	1,000	**700**	700
Lake Maintenance	13,000	**5,000**	0
Reserve	1,878	**1,878**	0
TOTAL EXPENDITURES	**$ 95,115**	**$ 77,968**	**$ 67,164**
REVENUES LESS EXPENDITURES	**$ 841,249**	**$ 874,481**	**$ 885,066**
Bond Payments - 2017	(194,335)	**(197,067)**	(197,067)
Bond Payments - 2019	(590,768)	**(604,998)**	(604,998)
BALANCE	**$ 56,146**	**72,416**	**$ 83,001**
Property Appraiser & Tax Collector Fee	(18,715)	**(10,658)**	(10,658)
Discounts For Early Payments	(37,431)	**(35,395)**	(35,395)
EXCESS/ (SHORTFALL)	**$ -**	**$ 26,363**	**$ 36,948**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 26,363**	**$ 36,948**

FUND BALANCE AS OF 9/30/24	$118,684
FY 2024/2025 ACTIVITY	$26,363
FUND BALANCE AS OF 9/30/25	$145,047

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	**FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25**	**AMENDED FINAL BUDGET 10/1/24 - 9/30/25**	**YEAR TO DATE ACTUAL 10/1/24 - 9/29/25**
Interest Income	400	**12,700**	**12,571**
NAV Assessment Collection	194,335	**197,067**	**197,067**
Total Revenues	**$ 194,735**	**$ 209,767**	**$ 209,638**
EXPENDITURES			
Principal Payments	65,000	**60,000**	**60,000**
Interest Payments	120,163	**121,363**	**121,363**
Bond Redemption	9,572	**0**	**0**
Total Expenditures	**$ 194,735**	**$ 181,363**	**$ 181,363**
Excess/ (Shortfall)	**$ -**	**$ 28,404**	**$ 28,275**

FUND BALANCE AS OF 9/30/24	$325,851
FY 2024/2025 ACTIVITY	$28,404
FUND BALANCE AS OF 9/30/25	$354,255

Notes

Reserve Fund Balance = $105,952*. Revenue Fund Balance = $248,303*

Revenue Fund Used To Fund 11/1/25 Principal & Interest Payment Of $125,081

(Principal: $65,000 + Interest: $60,081 = $125,081).

* 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 9/30/25 =	$2,510,000	

AMENDED FINAL BUDGET

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Interest Income	500	**28,800**	28,606
NAV Assessment Collection	590,768	**604,998**	604,998
Prepaid Bond Collection	0	**0**	0
Total Revenues	**$ 591,268**	**$ 633,798**	**$ 633,604**
EXPENDITURES			
Principal Payments	210,000	**205,000**	205,000
Interest Payments	376,119	**379,194**	379,194
Bond Redemption	5,149	**0**	0
Transfer To Construction Fund	0	**12,106**	11,912
Total Expenditures	**$ 591,268**	**$ 596,300**	**$ 596,106**
Excess/ (Shortfall)	**$ -**	**$ 37,498**	**$ 37,498**

FUND BALANCE AS OF 9/30/24	$784,041
FY 2024/2025 ACTIVITY	$37,498
FUND BALANCE AS OF 9/30/25	$821,539

Notes

Reserve Fund Balance = $295,766*. Revenue Fund Balance = $525,773*

Revenue Fund Used To Fund 11/1/25 Principal & Interest Payment Of $398,059

(Principal: $210,000 + Interest: $188,059 = $398,059).

* 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 9/30/25 =	$8,875,000	