

Gulfstream Polo
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2017)**
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)**
- V ASSESSMENT COMPARISON**

PROPOSED BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	100,548
Debt Assessments - 2017	206,739
Debt Assessments - 2019	628,477
Interest Income	1,800
TOTAL REVENUES	\$ 937,564
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	2,000
Management	41,220
Legal	8,000
Assessment Roll	5,000
Audit Fees	5,700
Arbitrage Rebate Fee	650
Insurance	7,650
Legal Advertisements	1,800
Miscellaneous	400
Postage	275
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	7,850
Continuing Disclosure Fee	1,000
Lake Maintenance	13,000
Reserve	1,095
TOTAL EXPENDITURES	\$ 96,315
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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	101,304	100,548	100,548	Expenditures/.94
Debt Assessments - 2017	206,802	206,739	206,739	Bond Payments/.94
Debt Assessments - 2019	634,884	628,477	628,477	Bond Payments/.94
Interest Income	9,987	1,200	1,800	Interest Projected At \$150 Per Month
TOTAL REVENUES	\$ 952,977	\$ 936,964	\$ 937,564	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	2,000	2,000	No Change From 2025/2026 Budget
Management	39,012	40,140	41,220	CPI Adjustment
Legal	1,399	8,500	8,000	\$500 Decrease From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	5,500	5,700	5,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	For Series 2019 Bond (2017 Qualifies For Small User Exception)
Insurance	6,531	7,000	7,650	Fiscal Year 2025/2026 Expenditure Was \$6,923
Legal Advertisements	1,098	2,000	1,800	\$200 Decrease From 2025/2026 Budget
Miscellaneous	8	450	400	\$50 Decrease From 2025/2026 Budget
Postage	67	275	275	No Change From 2025/2026 Budget
Office Supplies	151	550	500	\$50 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	7,847	7,850	7,850	No Change From 2025/2026 Budget
Continuing Disclosure Fee	700	1,000	1,000	No Change From 2025/2026 Budget
Lake Maintenance	0	13,000	13,000	Lake Maintenance
Reserve	0	1,425	1,095	Reserve
TOTAL EXPENDITURES	\$ 68,138	\$ 95,715	\$ 96,315	
REVENUES LESS EXPENDITURES	\$ 884,839	\$ 841,249	\$ 841,249	
Bond Payments - 2017	(197,067)	(194,335)	(194,335)	2027 Principal & Interest Payments
Bond Payments - 2019	(604,998)	(590,768)	(590,768)	2027 Principal & Interest Payments
BALANCE	\$ 82,774	\$ 56,146	\$ 56,146	
County Appraiser & Tax Collector Fee	(4,876)	(18,715)	(18,715)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(35,395)	(37,431)	(37,431)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 42,503	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 42,503	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE (SERIES 2017) FUND BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,845	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	197,067	194,335	194,335	Maximum Debt Service Collection
Total Revenues	\$ 210,912	\$ 195,535	\$ 195,835	
EXPENDITURES				
Principal Payments	60,000	65,000	70,000	Principal Payment Due In 2027
Interest Payments	121,363	117,563	114,963	Interest Payments Due In 2027
Bond Redemption	0	12,972	10,872	Estimated Excess Debt Collections
Total Expenditures	\$ 181,363	\$ 195,535	\$ 195,835	
Excess/ (Shortfall)	\$ 29,549	\$ -	\$ -	

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 1/1/26 =	\$2,445,000		

DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	31,557	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	604,998	590,768	590,768	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 636,555	\$ 591,968	\$ 592,268	
EXPENDITURES				
Principal Payments	205,000	220,000	230,000	Principal Payment Due In 2027
Interest Payments	379,194	368,769	357,044	Interest Payments Due In 2027
Transfer To Construction Fund	12,978	0	0	
Bond Redemption	0	3,199	5,224	Estimated Excess Debt Collections
Total Expenditures	\$ 597,172	\$ 591,968	\$ 592,268	
Excess/ (Shortfall)	\$ 39,383	\$ -	\$ -	

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 1/1/26 =	\$8,665,000		

**GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
<u>Pod B</u>					
O & M For Single Family Residential (Pod B)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Single Family Residential (Pod B)	\$ 1,164.89	\$ 1,164.89	\$ 1,164.89	\$ 1,164.89	\$ 1,164.89
Total For Single Family Residential (Pod B)	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24
O & M For Zero Lot Line Residential (Pod B)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Zero Lot Line Residential (Pod B)	\$ 1,063.82	\$ 1,063.82	\$ 1,063.82	\$ 1,063.82	\$ 1,063.82
Total For Zero Lot Line Residential (Pod B)	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17
O & M For Residential Townhomes (Pod B)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Residential Townhomes (Pod B)	\$ 814.89	\$ 814.89	\$ 814.89	\$ 814.89	\$ 814.89
Total For Residential Townhomes (Pod B)	\$ 926.24	\$ 926.24	\$ 926.24	\$ 926.24	\$ 926.24
<u>Pods C, D & E</u>					
O & M For Single Family Residential (Pods C, D & E)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Single Family Residential (Pods C, D & E)	\$ 1,159.28	\$ 1,159.28	\$ 1,159.28	\$ 1,159.28	\$ 1,159.28
Total For Single Family Residential (Pod C, D & E)	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63
O & M For Zero Lot Line Residential (Pods C, D & E)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Zero Lot Line Residential (Pods C, D & E)	\$ 1,058.70	\$ 1,058.70	\$ 1,058.70	\$ 1,058.70	\$ 1,058.70
Total For Zero Lot Line Residential (Pods C, D & E)	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05
O & M For Residential Townhomes (Pods C, D & E)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Residential Townhomes (Pods C, D & E)	\$ 810.97	\$ 810.97	\$ 810.97	\$ 810.97	\$ 810.97
Total For Residential Townhomes (Pods C, D & E)	\$ 922.32	\$ 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
Residential Townhome Units	<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
Residential Townhome Units	<u>347</u>
Total Units	676

Pod C, D & E Townhome Information

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