



**GULFSTREAM POLO
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 16, 2017
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.gulfstreampolocdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
GULFSTREAM POLO
COMMUNITY DEVELOPMENT DISTRICT
Pulte Offices
4400 PGA Blvd, 7th Floor
Palm Beach Gardens, FL 33410
REGULAR BOARD MEETING
November 16, 2017
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 17, 2017 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2017-11 – Adopting Supplemental Assessment Resolution.....Page 6
 - 2. Consider Approval of Disclosure of Public Financing.....Page 8
 - 3. Consider Resolution No. 2017-12 – Adopting a Fiscal Year 2016/2017 Amended Budget...Page 20
- I. Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 25
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 10/02/2017 and last date of Publication 10/02/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

GULFSTREAM POLO CDD
2501A BURNS ROAD
PALM BEACH GARDENS, FL 33410

Invoice/Order Number:	0000225886
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Balance Due:	\$0.00

Signed

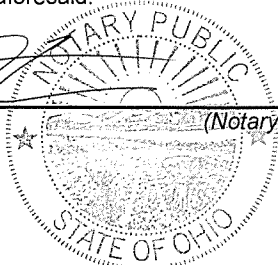
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 4th day of October, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

(Notary) JUSTIN PETERSON, Notary Public
In and for the State of Ohio
My Commission Expires July 31, 2019

Please see Ad on following page(s).



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**GULFSTREAM POLO COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Gulfstream Polo Community Development District will hold Regular Board Meetings in the offices of Pulte Group located at 4400 PGA Boulevard, 7th Floor, Palm Beach Gardens, Florida 33410 at 2:00 p.m., on the following dates:

October 19, 2017
November 16, 2017
December 21, 2017
January 18, 2018
February 15, 2018
March 15, 2018
April 19, 2018
May 17, 2018
June 21, 2018
July 19, 2018
August 16, 2018
September 20, 2018

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**GULFSTREAM POLO COMMUNITY
DEVELOPMENT DISTRICT
www.gulfstreampolocdd.org
PUBLISH: PALM BEACH POST
10-27 2017**

0000225886-01

**GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 17, 2017**

A. CALL TO ORDER

The Gulfstream Polo Community Development District Regular Board Meeting of August 17, 2017, was called to order at 2:11 p.m. in the offices of Pulte located at 4400 PGA Boulevard, 7th Floor, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on November 8, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present: Vice Chairperson Health Goldin and Supervisors Brad Hartman and Matthew Nelson.

Also present were the following staff members: District Manager Jason Pierman of Special District Services, Inc.; District Counsel Alyssa Wilson of Hopping, Green & Sams; District Engineer Jeff Schnars of Schnars Engineering Corporation (via conference call); Investment Banker Jon Kessler of FMS Bonds, Inc.; and Trustee Scott Schuhle of US Bank National Association.

D. ELECTION OF OFFICERS

Mr. Pierman explained that, because of the change in Board Members, it was necessary to elect officers for the Board. A **motion** was made by Mr. Nelson, seconded by Mr. Hartman, and unanimously passed to elect the following slate of officers:

Chairman:	Matt Nelson
Vice Chair:	Heather Goldin
Secretary/Treasurer:	Jason Pierman
Assistant Secretary:	Brad Hartman
Assistant Secretary:	Andrew Maxey

E. ADDITIONS OR DELETIONS TO AGENDA

Mr. Pierman noted that Approval of Disclosure of Public Finance had been deleted from the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. July 20, 2017, Public Hearing & Regular Board Meeting

The minutes of the July 20, 2017, Public Hearing & Regular Board Meeting were presented for approval. A **motion** was made by Mr. Hartman, seconded by Ms. Goldin and passed unanimously approving the minutes of the July 20, 2017, Public Hearing & Regular Board Meeting, as presented.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Approval of First Supplemental Special Assessment Methodology Report

Mr. Pierman presented the First Supplemental Special Assessment Methodology Report, noting that it reflects the final term of pricing specifically for Pod B.

A **motion** was made by Mr. Hartman, seconded by Mr. Nelson and passed unanimously approving the First Supplemental Special Assessment Methodology Report, as presented.

2. Consider Resolution No. 2017-10 – Adopting Supplemental Assessment Bonds

Ms. Wilson presented Resolution No. 2017-10, entitled:

RESOLUTION 2017-10

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2017; CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND RATIFYING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A FIRST SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2017 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2017 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

She explained that the resolution contains the final terms and pricing of the bond.

A **motion** was made by Mr. Hartman, seconded by Ms. Goldin and passed unanimously to adopt Resolution No. 2017-10, as presented.

3. Consider Approval of Notice of Lien of Special Assessments

Ms. Wilson explained that the Notice of Lien of Special Assessments was required and would be filed in the public record.

A **motion** was made by Mr. Hartman, seconded by Ms. Goldin and passed unanimously approving the Notice of Lien of Special Assessments, as presented.

4. Consider Ratification of Corrected Page from Resolution No. 2017-09

Mr. Pierman explained that there was a typo on the term date in Resolution No. 2017-09, which had been approved at the previous meeting. The typo was previously corrected, and it was necessary to ratify the correction.

A motion was made by Mr. Hartman, seconded by Ms. Goldin and passed unanimously ratifying the corrected page from Resolution No. 2017-09, as presented.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

Mr. Schnars noted that the first requisition was ready to be submitted.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Nelson, seconded by Mr. Hartman and passed unanimously to adjourn the meeting at 2:20 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2017-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$2,870,000 GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017 (PHASE 1 PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Gulfstream Polo Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in Palm Beach County, Florida; and

WHEREAS, the District previously adopted Resolution 2016-19, as supplemented by Resolution 2017-09, authorizing the issuance of special assessment bonds by the District in an aggregate principal amount of \$2,870,000 (the “Series 2017 Bonds”) for the purpose of financing a portion of the acquisition and/or construction of the District’s “Series 2017 Phase 1 Project;” and

WHEREAS, the District closed on the issuance of the Series 2017 Bonds on August 22, 2017; and

WHEREAS, as prerequisites to the issuance of the Series 2017 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (“District Staff”) were required to execute and deliver various documents (the “Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2017 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The issuance of the Series 2017 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2017 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2017 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of November, 2017.

ATTEST:

**GULFSTREAM POLO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Gulfstream Polo Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Gulfstream Polo Community Development District

Matthew Nelson
Chairman

Heather Goldin
Assistant Secretary

Andrew Maxey
Vice Chairman

Brad Hartman
Assistant Secretary

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

District records are on file at the offices of Special District Services, Inc. and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of November 16, 2017. For a current list of Board Members, please contact the District Manager's office.

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GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Gulfstream Polo Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, lighting, conservation and mitigation, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Gulfstream Polo Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance 2016-046 enacted by the Board of County Commissioners of Palm Beach County, Florida, effective as of October 4, 2016. The District encompasses approximately 203.54 acres located entirely within the boundaries of Palm Beach County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Palm Beach County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is comprised of approximately 203.54 acres, identified as Pods B, C, D & E in the *Fields at Gulfstream Polo PUD* (the “PUD”), located entirely within Palm Beach County, Florida, depicted in the map attached as **Exhibit B**. The public infrastructure necessary to support the District’s development program includes, but is not limited to: Lake Excavation, Surface Water Management System, Concrete Curb and Gutter, Water Distribution System, Sanitary Collection and Transmission System, Sound Barrier Wall, and Perimeter Buffer. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted the *Gulfstream Polo Community Development District Engineer’s Report Infrastructure Improvements*, dated May 15, 2017, which details all of the improvements contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Capital Improvement Plan are available for review at the District’s office.

These public infrastructure improvements have been or will be funded by the District’s sale of bonds. On April 24, 2017, the Fifteenth Judicial Circuit Court of the State of Florida, in and for Palm Beach County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$15,000,000 in Special Assessment Bonds for the funding of the Capital Improvement Plan.

On August 22, 2017, the District issued a series of special assessment bonds for the purposes of financing a portion of the costs of the construction and acquisition of infrastructure serving the District on those lands identified as Phase 1, also known as Pod B (the “Series 2017 Project”). On that date, the District issued its Gulfstream Polo Community Development District, Special Assessment Bonds, Series 2017 (Phase 1 Project), in the amount of \$2,870,000 (the “Series 2017 Bonds”). Accordingly, the proceeds of the Series 2017 Bonds are being used to finance a portion of the cost of the acquisition, construction, installation, and equipping of the Series 2017 Project.

Lake Excavation and Surface Water Management System and Concrete Curbing/Gutter

The surface water management system is divided by the LWDD L-13 canal into two separate stand-alone water management basins. The North Basin (Pod B of the PUD and a portion of Polo Road south of Lake Worth Road) will consist of inlets, manholes and storm pipes that direct runoff to the on-site lake system for detention prior to discharge into the Lake Worth Drainage District (LWDD) L-13 Canal adjacent to the south property line. The South Basin (Pods C, D, and E of the PUD and the adjacent Polo Road) will consist of inlets, manholes and storm pipes that direct runoff to the on-site lake system for detention prior to discharge into the Lake Worth Drainage District (LWDD) L-13 Canal adjacent to the north property line and the LWDD E-2W canal along the east property line. Both systems also include the littoral area planting and maintenance. The surface water management system is located in easements granted to the District or in easements to be granted to the District. The surface water

management system in Pod B is substantially complete, but no other surface water management systems for any of the other pods have been constructed.

The lake excavation for the project consists of the contractor's mobilization, supervision, clearing and grubbing, demolition, dewatering, lake excavation to twelve (12) feet below design water level, and stockpiling the material adjacent to the lake. These activities also include storm water pollution prevention measures. The excavated material will be used onsite to construct the roads and house pads. Lake excavation for Pod B in the North Basin is substantially complete.

The on-site common roadways, which will be private with a gated entrance, consist of two and four lane urban sections. The stormwater components include concrete curb and gutter and concrete valley gutter which are an integral part of the surface water management system. The roadways are located in tracts to be deeded to the homeowner's association with an easement granted to the District for drainage, water, and sewer purposes. The valley gutter and curb and gutter within Pod B are substantially complete. Other than the stormwater components, the District did not and will not finance the private gated roads.

Water Distribution System

The onsite water distribution system is composed of 6" and 8" diameter mains, fire hydrants, and water services to all of the lots within the District for potable service and fire protection. There is a 12" diameter water main proposed on Polo Road, but since this is considered an offsite improvement it has not been included. There are four connection points; one to the existing 12" main on the north side of Lake Worth Road at Blanchette Trail and three to the existing 12" main in Polo Road. The 6" ductile iron water mains branch from the main lines to serve the fire hydrants. The water mains within Pod B have been installed, but testing has not been completed. No water main installation has commenced in Pods C, D, and E.

Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system consists of two lift stations, 6" on-site force main, 6" off-site force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The Pod B lift station is located at the northeast corner of the project, on the west side of San Fratello Circle. The lift station has been sized to accommodate additional development outside the boundaries of the District. The increased size of the lift station and force to accommodate the additional sewer flow is approximately 25%. The Pod C and D lift station is located near the northwest corner of San Fratello Circle and Cinch Way and will only be designed to accommodate the Pod C and D development. The 6" force main extends west and north on-site to Polo Road then north to a proposed 6" force main located just south of the LWDD L-13 canal. Pod E is served by an existing 8" gravity main stub located on the west side of the property. The 8" PVC gravity pipe extends throughout the project to serve all the units. As of the date of this report, the sewer in Pod B is nearly complete, but no testing has been completed. No sewer installation has commenced in Pods C, D, and E.

Florida’s Turnpike Sound Barrier

Due to the proximity of the project to the Florida’s Turnpike, Palm Beach County requires a sound barrier along the east property line to mitigate future traffic noise. A traffic noise study was performed by RS&H, Inc. and reviewed by the Florida Department of Transportation and Palm Beach County. The sound barrier is generally a combination of 6-foot high berm and 10-foot high wall to obtain the required height along the east property line and about 300 feet of 10- foot high wall extending west at each end of the wall. The berm and wall will be owned and maintained by the District and will be located in an easement granted to the District on land owned by the homeowner’s association.

Perimeter Buffer

The project is surrounded by a buffer within an easement granted to the District on land owned by the homeowner’s association. The buffer will contain landscaping, irrigation, fence, and project sign walls at the entrances to Pods B and C.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements for the Series 2017 Project have been financed by the District through the sale of the Series 2017 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within Pod B of the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot within Pod B will depend upon the type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within Pod B of the District for the Series 2017 Bonds (the “Series 2017 Debt Service Assessments”). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review at the District’s office.

The current maximum annual Series 2017 Debt Service Assessments per product type are as follows:

Development Plan Type of Use	Pod B Units	Maximum Annual Debt Assessment Per Unit*	Maximum Annual Debt Assessment Per Unit Type*	Bond Debt Allocation Per Unit*
Single Family Residential	1	\$1,095.00	\$1,095.00	\$16,191.00
Zero Lot Line Residential	86	\$1,000.00	\$86,000.00	\$14,734.00
Residential Townhome	140	\$766.00	\$107,240.00	\$11,334.00
Totals	227	N/A	\$194,335.00	N/A

*Does not include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser.

The Series 2017 Debt Service Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”), which may be determined and calculated

annually by the District's Board of Supervisors and are levied against benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Series 2017 Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Palm Beach County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Gulfstream Polo Community Development District, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 or call (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2017, and recorded in the Official Records of Palm Beach County, Florida.

**GULFSTREAM POLO COMMUNITY
DEVELOPMENT DISTRICT**

By: Matthew Nelson, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, Chairman of the Gulfstream Polo Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A
Legal Description of Gulfstream Polo Community Development District

PARCEL 1:

A PORTION OF TRACTS 37 AND 44, BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 37; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACT 37, A DISTANCE OF 35.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 37; THENCE S.89°03'30"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°56'30"E. ALONG A LINE 25.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 37 AND 44, A DISTANCE OF 1,215.97 FEET; THENCE S.44°03'32"W., A DISTANCE OF 56.57 FEET; THENCE S.89°03'30"W. ALONG A LINE 28.42 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 44, A DISTANCE OF 449.71 FEET; THENCE N.75°48'35"W., A DISTANCE OF 10.94 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 14°27'05"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 136.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 44; THENCE N.00°56'30"W. ALONG THE WEST LINE OF SAID TRACTS 37 AND 44, A DISTANCE OF 1,234.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 37; THENCE N.89°03'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 634.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 794,472 SQUARE FEET/18.2386 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

ALL OF TRACTS 19 AND 30, TOGETHER WITH A PORTION OF TRACTS 13, 14, 20, 29, 31 AND 32, TOGETHER WITH A PORTION OF THE 30 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 13, 14 AND 19, 20, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE N.89°03'30"E. ALONG THE SOUTH LINE OF THEREOF, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°56'30"W. ALONG A LINE 25.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 270.17 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 6,460.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°44'18", A DISTANCE OF 421.48 FEET; THENCE N.02°47'48"E, A DISTANCE OF 143.19 FEET; THENCE N.04°40'47"W., A DISTANCE OF 512.83 FEET; THENCE N.85°19'13"E, A DISTANCE OF 35.00 FEET; THENCE N.04°40'47"W., A DISTANCE OF 37.08 FEET; THENCE N.89°03'30"E, A DISTANCE OF 1,035.03 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°45'12", A DISTANCE OF 22.58 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 103°30'24", A DISTANCE OF 144.52 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°45'12", A DISTANCE OF 22.58 FEET; THENCE N.89°03'30"E., A DISTANCE OF 72.53 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 14; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACTS 14, 19 AND 30, A DISTANCE OF 1,055.26 FEET; THENCE N.89°03'30"E. ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACTS 31 AND 32, A DISTANCE OF 952.25 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 24358, PAGE 1059 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°51'16"E., A RADIAL DISTANCE OF 11,602.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°37'48", A DISTANCE OF 330.05 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 32; THENCE S.89°03'30"W. ALONG THE SOUTH LINE OF SAID TRACTS 29, 30, 31 AND 32, A DISTANCE OF 2,252.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,095,678 SQUARE FEET/48.1101 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL 3:

ALL OF TRACTS 46 AND 47, TOGETHER WITH A PORTION OF TRACTS 33, 34, 35, 36, 45 AND 48, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45

THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 36; THENCE S.00°56'30"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 43.56 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 43.56 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36; THENCE N.89°03'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 634.82 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 36; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACT 36, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID L-13 CANAL, A DISTANCE OF 2.64 FEET; THENCE N.89°03'30"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID L-13 CANAL, SAID RIGHT-OF-WAY LINE BEING 46.20 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 33, 34 AND 35, A DISTANCE OF 1,620.63 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 24358, PAGE 1059 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.86°50'53"E., A RADIAL DISTANCE OF 11,602.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°40'12", A DISTANCE OF 135.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 7,495.75 FEET AND A CENTRAL ANGLE OF 02°48'44"; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 367.91 FEET; THENCE S.08°57'50"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 111.68 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED IN ROAD PLAT BOOK 11, PAGES 54 THROUGH 59 OF SAID PUBLIC RECORDS; THENCE S.00°58'26"E., A DISTANCE OF 659.97 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 48; THENCE S.89°03'30"W. ALONG THE SOUTH LINE OF SAID TRACTS 48, 47, 46 AND 45, A DISTANCE OF 2,246.90; THENCE N.00°56'30"W., A DISTANCE OF 28.41 FEET; THENCE N.45°56'29"W., A DISTANCE OF 56.57 FEET; THENCE N.00°56'30"W. ALONG A LINE 25.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 36 AND 45, A DISTANCE OF 1,208.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,900,908 SQUARE FEET/66.5957 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL 4:

A PORTION OF TRACTS 49, 50, 51 AND 52, 61, 62, 63 AND 64, TOGETHER WITH ALL THAT PORTION OF THE 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF TRACTS 49 THROUGH 52, TOGETHER WITH THE EAST ONE-HALF OF THE 30 FOOT RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO SAID TRACTS 52 AND 61, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

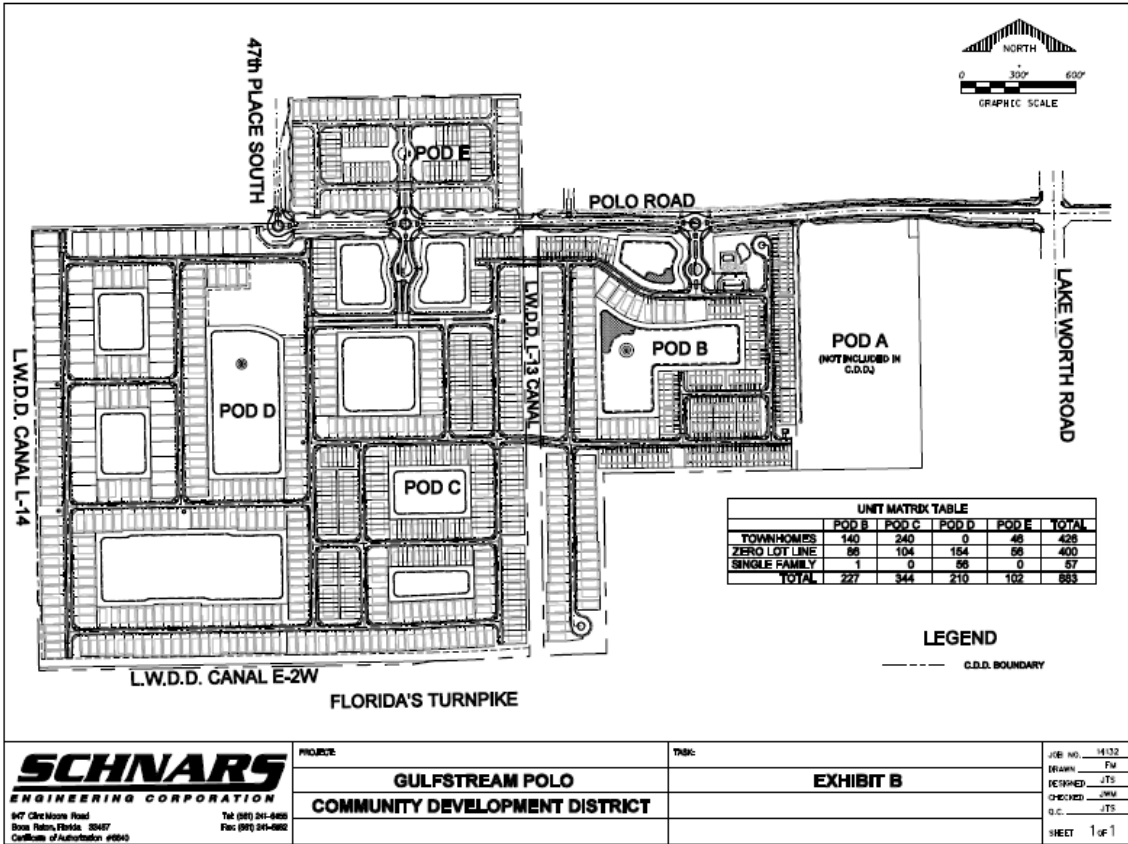
COMMENCING AT THE SOUTHWEST CORNER OF TRACT 45, BLOCK 28 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE N.89°03'30"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'30"E. ALONG THE SOUTH LINE OF TRACTS 45 THROUGH 48 OF SAID BLOCK 28, AS DISTANCE OF 2,246.90 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED IN ROAD PLAT BOOK 11, PAGES 54 THROUGH 59 OF SAID PUBLIC RECORDS; THENCE S.00°58'26"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,314.99 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-14 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 34.98 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 61 THROUGH 64; THENCE S.89°03'30"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,327.64 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN 30 FOOT WIDE RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO SAID TRACTS 52 AND 61; THENCE N.00°56'30"W. ALONG SAID CENTERLINE, A DISTANCE OF 1,223.39 FEET; THENCE N.89°03'30"E., A DISTANCE OF 39.99 FEET; THENCE N.44°03'31"E., A DISTANCE OF 56.58 FEET; THENCE N.00°56'30"W., A DISTANCE OF 51.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,053,813 SQUARE FEET/70.1059 ACRES MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 8,844,871 SQUARE FEET/203.5434 ACRES MORE OR LESS.

EXHIBIT B
Map of Gulfstream Polo Community Development District



SCHNARS
 ENGINEERING CORPORATION
 647 Old Moore Road
 Boca Raton, Florida 33487
 Certificate of Authorization #0040

PROJECT	TASK
GULFSTREAM POLO	EXHIBIT B
COMMUNITY DEVELOPMENT DISTRICT	

JOB NO.	14132
DRAWN	FM
DESIGNED	JTS
CHECKED	JMW
D.C.	JTS
SHEET	1 of 1

RESOLUTION NO. 2017-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Gulf Stream Polo Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of November, 2017.

ATTEST:

**GULF STREAM POLO
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Gulfstream Polo
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
O & M Assessments	99,975	109,498	109,498
Developer Contribution - O & M	0	0	0
Debt Assessments	0	0	0
Developer Contribution - Debt	0	0	0
Other Revenue	0	15,000	15,000
Interest Income	0	9	8
TOTAL REVENUES	\$ 99,975	\$ 124,507	\$ 124,506
EXPENDITURES			
Supervisor Fees	0	0	0
Payroll Taxes - Employer	0	0	0
Engineering/Inspections	2,500	4,500	3,201
Engineering Report	15,000	15,000	15,000
Management	30,250	30,250	30,250
Legal	20,000	11,500	9,397
Legal - Bond Validation	0	22,870	22,870
Assessment Roll	5,000	0	0
Methodology Report	15,000	0	0
Audit Fees	0	0	0
Arbitrage Rebate Fee	0	0	0
Insurance	6,000	3,137	3,137
Legal Advertisements	4,000	8,300	7,880
Miscellaneous	1,000	1,000	149
Postage	300	180	174
Office Supplies	750	1,325	1,281
Dues & Subscriptions	175	150	150
Trustee Fee	0	0	0
Continuing Disclosure Fee	0	0	0
TOTAL EXPENDITURES	\$ 99,975	\$ 98,212	\$ 93,489
REVENUES LESS EXPENDITURES	\$ -	\$ 26,295	\$ 31,017
Bond Payments	-	-	-
BALANCE	\$ -	\$ 26,295	\$ 31,017
Property Appraiser & Tax Collector Fee	-	-	-
Discounts For Early Payments	-	-	-
EXCESS/ (SHORTFALL)	\$ -	\$ 26,295	\$ 31,017
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 26,295	\$ 31,017

FUND BALANCE AS OF 9/30/16	
FY 2016/2017 ACTIVITY	
FUND BALANCE AS OF 9/30/17	

	\$0
	\$26,295
	\$26,295

Note
Methodology Report Paid Via Bond Cost Of Issuance

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	0	0	0
NAV Assessment Collection	0	0	0
Bond Proceeds (Debt Service)	0	93,044	93,044
Total Revenues	\$ -	\$ 93,044	\$ 93,044
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	0	0
		0	
Total Expenditures	\$ -	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ 93,044	\$ 93,044

FUND BALANCE AS OF 9/30/16	\$0
FY 2016/2017 ACTIVITY	\$93,044
FUND BALANCE AS OF 9/30/17	\$93,044

Notes

Capital Projects Debt Proceeds = \$2,776,956. Total Bond Proceeds = \$2,870,000.

Reserve Fund Balance = \$93,044*.

No Interest Payment Due In November 2017.

May 2018 Interest Payment Of \$92,242.40 To Be
Funded By Developer.

FY 2016/2017 Capital Outlays = \$2,776,956.

FY 2016/2017 Cost Of Issuance = \$239,500.

* 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 9/30/17 = \$2,870,000

October 19, 2017

RE: Gulfstream Polo Community Development District

The Gulfstream Polo Community Development District is required to select an auditor to perform the audit for the district for the years ending September 30, 2017, September 30, 2018 and September 30, 2019; with an option for an additional two year renewal (Fiscal Year Ending September 30, 2020 and September 30, 2021).

In accordance with the Auditor Selection procedures as outlined by Florida Statute 218.391, the District has established the auditor selection criteria and has placed a legal advertisement requesting proposals from qualified audit firms.

The firm of Grau & Associates was the only firm to respond to the legal advertisement requesting proposals to perform the fiscal year ending September 30, 2017, September 30, 2018 and September 30, 2019 audits. The proposed fee for the audit for fiscal year ending September 30, 2017 is \$3,200.00. The proposed fee for the audit for fiscal year ending September 30, 2018 is \$3,300.00. The proposed fee for the audit for fiscal year ending September 30, 2019 audit is \$3,400.00. The proposed fee for the fiscal year ending September 30, 2020 audit is \$3,500.00 and the proposed fee for the fiscal year ending September 30, 2021 audit is \$3,600.00. The approved Audit Fee budget for Fiscal Year 2017/2018 is \$4,000.00.

It is recommended at this time that Grau & Associates be hired to perform the September 30, 2017, September 30, 2018 and September 30, 2019 annual government audits with an option, to perform the fiscal year end audits for the following two years (FYE September 30, 2020 and September 30, 2021).

Special District Services, Inc.