

Sunstone

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Final Adopted Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2026
REVENUES	
Developer Contributions	603,900
Other Miscellaneous Revenues	-
TOTAL REVENUES	\$ 603,900
EXPENDITURES	
Financial and Administrative	
Supervisor Fees	\$ 12,000.00
District Management	\$ 25,000.00
Accounting Services	\$ 17,500.00
District Engineer	\$ 15,000.00
District Counsel	\$ 15,000.00
Assessment Roll	\$ 5,000.00
Financial/Revenue Collections	\$ 5,000.00
Auditing Services	\$ 5,000.00
Field Management	\$ 15,000.00
Construction Accounting	\$ 6,100.00
Rental and Leases	\$ 600.00
Dissemination Agent/Reporting	\$ 7,000.00
Trustees Fees	\$ 9,500.00
Postage, Phone, Faxes, Copies	\$ 500.00
Mailings	\$ 200.00
Legal Advertising	\$ 3,000.00
Bank Fees	\$ 200.00
Dues, Licenses & Fees	\$ 175.00
Onsite Office Supplies	\$ 100.00
Website Admin Services	\$ 1,500.00
Website ADA Compliance	\$ 1,600.00
ProfServ - Info Technology	\$ 600.00
Misc Admin	\$ 325.00
Total Financial and Administrative	\$ 145,900
Insurance	
General Liability	\$ 12,500
Public Officials Insurance	7,500
Property & Casualty Insurance	15,000
Deductible	-
Total Insurance	\$ 35,000
Utility Services	
Electric Utility Services	\$ 15,000
Street Lights	85,000
Water/Waste	18,500
Total Utility Services	\$ 118,500
Amenity	
Pool Monitor	\$ -
Pool Maintenance - Contract	15,000
Pool Treatments & Other R&M	5,000
Janitorial - Contract	12,000
Janitorial - Supplies/Other	5,000

Amenity Pest Control	1,200
Amenity R&M	6,000
Amenity Camera R&M	1,500
Amenity Furniture R&M	2,500
Access Control R&M	8,500
Garbage Dumpster - Rental/Collection	2,400
Amenity Pest Control	1,200
Stormwater System R&M	2,500
Annual Stormwater Report	2,500
Security Monitoring Services	1,200
Key Card Distribution	500
Dog Waste Station Service and Supplies	1,500
Entrance Monuments, Gates, Walls R&M	2,500
Sidewalk, Pavement, Signage R&M	7,500
Holiday Decorations	-
Facility A/C & Heating Maintenance & Repair	2,500
Playground Equipment	2,500
MISC	2,500
<i>Total Amenity</i>	<u>\$ 86,000</u>
<i>Landscape and Pond Maintenace</i>	
Landscape Maintenance - Contract	\$ 120,000
Landscaping - R&M	\$ 15,000
Landscaping - Mulch	\$ 7,500
Landscaping - Annuals	\$ 8,000
Landscaping - Plant Replacement Program	\$ 12,000
Irrigation Maintenance	\$ 7,500
Aquatics - Contract	\$ 15,000
Aquatics - Plant Replacement	\$ 5,000
Waterway Management Program	\$ 14,000
Wetland Maintenance	\$ 7,500
Debris Cleanup	\$ 3,500
MISC Contingency	\$ 3,500
<i>Total Landscape and Pond Maintenance</i>	<u>\$ 218,500</u>
TOTAL EXPENDITURES	<u>\$ 603,900</u>

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assement area 1												
Product	Units	O&M Assessment				Debt Service Series 2025				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
TH	164	\$ 399.68	\$ -	\$ -	n/a	\$ 700.00	\$ -	\$ -	n/a	\$ 1,099.68	\$ -	\$ -
45'	153	\$ 899.28	\$ -	\$ -	n/a	\$ 1,575.00	\$ -	\$ -	n/a	\$ 2,474.28	\$ -	\$ -
65'	167	\$ 1,199.04	\$ -	\$ -	n/a	\$ 2,100.00	\$ -	\$ -	n/a	\$ 3,299.04	\$ -	\$ -
70'	84	\$ 1,398.88	\$ -	\$ -	n/a	\$ 2,450.00	\$ -	\$ -	n/a	\$ 3,848.88	\$ -	\$ -
	568											

Assement area 2												
Product	Units	O&M Assessment				Debt Service Series 2025				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
Future Units	332	\$ 249.80	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a	\$ 249.80	\$ -	\$ -

ASSESSMENT INCREASE ANALYSIS					
Product		Assessment Increase		\$ -	
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	Change
TH	392	\$ -	0%	\$ -	n/a
45'	117	\$ -	0%	\$ -	n/a
65'	147	\$ -	0%	\$ -	n/a
70'	148	\$ -	0%	\$ -	n/a

Total 656 \$ - *Collection costs included*