

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Sunrise Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 15, 2025

HOURL: 1:00 p.m.

LOCATION: Coastal Engineering
966 Candlelight Boulevard
Brooksville, Florida 34601

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 16, 2025.


Attest:

**Sunrise Community
Development District**



Print Name: Audette Bruce

☒ Secretary / ☐ Assistant Secretary



Michael Lawson

Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026



FY 2026 PROPOSED BUDGET

STATEMENT 1
SUNRISE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	PROPOSED FY 2025	ACTUAL THRU 3/31/2025	PROPOSED FY 2026	VARIANCE 2025 - 2026
I. REVENUE				
GENERAL FUND REVENUE /(a)	\$ 132,696	\$ -	\$ 613,578	\$ 480,882
INTEREST		-		
TOTAL REVENUE	132,696	-	613,578	480,882
II. EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	3,600	-	12,000	8,400
PAYROLL TAXES	275	-	500	225
PAYROLL PROCESSING	330	-	500	170
MANAGEMENT CONSULTING SERVICES	25,000	-	25,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
PLANNING & COORDINATING SERVICE	-	-	-	-
ADMINISTRATIVE SERVICES	-	-	-	-
BANK FEES	300	-	300	-
MISCELLANEOUS	-	-	-	-
AUDITING SERVICES	3,200	-	3,200	-
TRAVEL PER DIEM	1,000	-	1,000	-
INSURANCE	7,761	-	7,761	-
REGULATORY AND PERMIT FEES	175	-	175	-
LEGAL ADVERTISEMENTS	5,500	-	5,500	-
ENGINEERING SERVICES	2,500	-	2,500	-
LEGAL SERVICES	5,000	-	5,000	-
MEETING ROOM RENTAL	1,040	-	1,040	-
WEBSITE HOSTING	2,015	-	2,015	-
ADMINISTRATIVE CONTINGENCY	10,000	-	10,000	-
TOTAL GENERAL ADMINISTRATIVE	67,696	-	76,491	8,795
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	-	-	5,000	4,687
TRUSTEE FEES	-	-	4,687	-
ARBITRAGE	-	-	-	9,687
TOTAL DEBT ADMINISTRATION	-	-	9,687	14,374

STATEMENT 1
SUNRISE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	PROPOSED FY 2025	ACTUAL THRU 3/31/2025	PROPOSED FY 2026	VARIANCE 2025 - 2026
PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD SERVICES	15,000	-	15,000	-
STREETPOLE LIGHTING	-	-	99,400	99,400
SECURITY			24,000	24,000
SECURITY ACCESS CONTROL			15,000	15,000
WATER	-	-	-	-
LANDSCAPE MAINTENANCE	-	-	160,000	160,000
LANDSCAPE REPLENISHMENT		-	35,000	35,000
LANDSCAPE MULCH			25,000	25,000
IRRIGATION MAINTENANCE	-	-	30,000	30,000
POND MAINTENANCE	-	-	-	-
RUST CONTROL			9,000	9,000
HOLIDAY DECORATIONS			15,000	15,000
PHYSICAL ENVIRONMENT CONTINGENCY	50,000	-	100,000	50,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	65,000	-	527,400	462,400
TOTAL EXPENDITURES	132,696	-	613,578	485,569
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-		-	
FUND BALANCE - BEGINNING	-		-	
FUND BALANCE - ENDING	\$ -		\$ -	

Footnote:

The Developer will enter into an O&M deficit funding agreement for the FY 2025-2026 budget to cover any shortfalls in the FY 2025-2026 budget. The developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
SUNRISE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
24'	80	0.48	38.40	10.77%
40'	140	0.80	112.00	31.43%
50'	110	1.00	110.00	30.86%
60'	80	1.20	96.00	26.94%
Total	410		356	100%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET: **\$ 613,578.13**

Plus: Early Payment Discount (4.0%) \$ 26,015.71

Plus: County Collection Charges (2.0%) \$ 13,007.86

Total Expenditures - GROSS \$ 650,392.82 [a]

Total ERU: \$ 356.40 [b]

Total AR / ERU - GROSS (as if all On-Roll): \$ 1,824.90 [a] / [b]

Total AR / ERU - NET: \$ 1,721.60

3. Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	80	0.48	\$826.37	\$66,109.43	\$875.95	\$70,075.99
40'	140	0.80	\$1,377.28	\$192,819.17	\$1,459.92	\$204,388.32
50'	110	1.00	\$1,721.60	\$189,375.97	\$1,824.90	\$200,738.52
60'	80	1.20	\$2,065.92	\$165,273.57	\$2,189.87	\$175,189.99
Total	410			\$613,578.13		\$650,392.82

**STATEMENT 3
SUNRISE COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		Board of Supervisors	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.	\$ 12,000
PAYROLL TAXES		Payroll	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$ 500
PAYROLL PROCESSING		Innovative	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$ 500
MANAGEMENT CONSULTING SERVICES		Kai	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$ 25,000
BANK FEES		Bank United	Estimated for any bank related fees and check printing	\$ 300
AUDITING			Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$ 3,200
TRAVEL PER DEIM		Misc	Estimated for Supervisor travel to and from District meetings	\$ 1,000
INSURANCE		EGIS	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS	\$ 7,761
REGULATORY AND PERMIT FEES		Florida Dept of Economic Opportunity	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$ 175
LEGAL ADVERTISEMENTS		Local Newspaper	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$ 5,500
ENGINEERING SERVICES		Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$ 2,500
LEGAL SERVICES		Straley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager	\$ 5,000
MEETING ROOM RENTAL		Marriott	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County	\$ 1,040
WEBSITE HOSTING		Campus Suite	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$ 2,015
ADMINISTRATIVE CONTINGENCY			Estimated for items not known and considered in the administrative allocations	\$ 10,000

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CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT		TBD	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$ 5,000
TRUSTEE FEES		TBD	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee	\$ 4,687
ARBITRAGE		TBD	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July	\$ -
PHYSICAL ENVIRONMENT:		TBD		
COMPREHENSIVE FIELD SERVICES		TBD	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	\$ 15,000
STREETPOLE LIGHTING		TBD	By the end of FY 2025, a total of 208 streetlights are expected to be installed—162 with a monthly service cost of \$51.50 and the remaining 46 at \$50 each. An additional 177 streetlights are anticipated in FY 2026, each with a monthly rate of \$50. A security deposit of \$100 per streetlight is required for all new installations.	\$ 99,400
SECURITY			Expenses incurred for roving patrols and inspection reports	\$ 24,000
SECURITY ACCESS CONTROL			District is considering adding cameras, and access point to potential new gates.	\$ 15,000
WATER		TBD	Projected of water utility costs	\$ -
LANDSCAPE MAINTENANCE		TBD	Provides landscape and irrigation maintenance services across all common areas, including mowing, edging, pruning, weeding, and routine inspections.	\$ 160,000
LANDSCAPE REPLENSISHMENT		TBD	Replacement of trees, shrubs, and flowers within the common areas of the district	\$ 35,000
LANDSCAPE MULCH		TBD	Cost of replenishing mulch in common areas throughout the district.	\$ 25,000
IRRIGATION MAINTENANCE		TBD	Covers routine inspection, maintenance, and repairs of the District's irrigation system to ensure efficient water distribution.	\$ 30,000
POND MAINTENANCE		TBD	The District will be contracting for the monthly care and maintenance of the 9 lakes and ponds throughout the District that are estimated to be completed in March of FY 23. FY 2024 No Impact for ponds	\$ -
RUST CONTROL		TBD	Cost of community rust control contract to service	\$ 9,000

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SUNRISE COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
HOLIDAY DECORATIONS			Funds seasonal holiday lighting and decorations for entrances and common areas to enhance community appearance during festive periods.	\$ 15,000
PHYSICAL ENVIRONMENT CONTINGENCY		TBD	Additional maintenance added with new areas coming online	\$ 100,000
TOTAL EXPENDITURES				\$ 613,578