

Colleen V. Conko

From: April Barliso <abarliso@hikai.com>
Sent: Tuesday, August 26, 2025 3:23 PM
To: Colleen V. Conko
Cc: Audette Bruce
Subject: Lake Hideaway, Lake Hideaway II and Sunrise Adopted FY 2026 Budget
Attachments: Sunrise Resolution 2025-15 Adopting FY 2025-2026 Budget.pdf; LH II Resolution 2025-37 Adopting FY 2025-2026 Budget.pdf; LH Resolution 2025-08 Adopting FY 2025-2026 Budget.pdf

Follow Up Flag: Follow up
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Hello Hernando County,

Good Afternoon!

Please see attached resolutions Adopting Final FY 2025-2026 Budgets of Lake Hideaway, Lake Hideaway II and Sunrise CDD.

Please confirm receipt of this email. If there's anything I can assist with, feel free to contact me.

Thank you.

cheers to happy living,



april barliso



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formerly breeze

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RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Sunrise Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Sunrise

Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$615,578.13, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 615,578.13
Total Reserve Fund [if Applicable]	\$ 0
Total Debt Service Funds	\$ 0
Total All Funds*	\$ 615,578.13

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 15, 2025.

Attested By:

**Sunrise Community
Development District**


Print Name: Andette Bruce
☒ Secretary / ☐ Assistant Secretary



Print Name: Michael Lawson
☒ Chair / ☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



FY 2026 ADOPTED BUDGET

at the August 15, 2025 meeting

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

	PROPOSED FY 2025	ACTUAL THRU 3/31/25	ADOPTED 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 ADOPTED BUDGET
GENERAL FUND (O&M)

	PROPOSED	ACTUAL	ADOPTED	VARIANCE
	FY 2025	THRU	FY 2026	2025 - 2026
		3/31/25		
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
EXCESS OF REVENUE OVER (UNDER)				
III. 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 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 AMOUNT OF CONTRACT
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.	\$12,000.00
PAYROLL TAXES		Payroll	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$500.00
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.	\$500.00
MANAGEMENT CONSULTING SERVICES		Kai	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$25,000.00
BANK FEES		Bank United	Estimated for any bank related fees and check printing.	\$300.00
AUDITING			Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$3,200.00
TRAVEL PER DEIM		Misc	Estimated for Supervisor travel to and from District meetings.	\$1,000.00
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.	\$7,761.00
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.	\$175.00
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.	\$5,500.00
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.	\$2,500.00
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.	\$5,000.00

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

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT OF CONTRACT
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.	\$1,040.00
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.	\$2,015.00
ADMINISTRATIVE CONTINGENCY			Estimated for items not known and considered in the administrative allocations.	\$10,000.00
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.	\$5,000.00
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.	\$4,687.13
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.	\$0.00
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.	\$15,000.00
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.	\$99,400.00

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

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT OF CONTRACT
SECURITY			Expenses incurred for roving patrols and inspection reports.	\$24,000.00
SECURITY ACCESS CONTROL			District is considering adding cameras, and access point to potential new gates.	\$15,000.00
WATER		TBD	Projected of water utility costs.	\$0.00
LANDSCAPE MAINTENANCE		TBD	Provides landscape and irrigation maintenance services across all common areas, including mowing, edging, pruning, weeding, and routine inspections.	\$160,000.00
LANDSCAPE REPLENISHMENT		TBD	Replacement of trees, shrubs, and flowers within the common areas of the district.	\$35,000.00
LANDSCAPE MULCH		TBD	Cost of replenishing mulch in common areas throughout the district.	\$25,000.00
IRRIGATION MAINTENANCE		TBD	Covers routine inspection, maintenance, and repairs of the District's irrigation system to ensure efficient water distribution.	\$30,000.00
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.	\$0.00
RUST CONTROL		TBD	Cost of community rust control contract to service.	\$9,000.00
HOLIDAY DECORATIONS			Funds seasonal holiday lighting and decorations for entrances and common areas to enhance community appearance during festive periods.	\$15,000.00
PHYSICAL ENVIRONMENT CONTINGENCY		TBD	Additional maintenance added with new areas coming online.	\$100,000.00
TOTAL EXPENDITURES				\$613,578.13