# SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTED BUDGET FISCAL YEAR 2026

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## SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2026

	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2025	2/28/25	9/30/2025	Projected	FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 112,843				\$ 112,810
Allowable discounts (4%)	(4,514)				(4,512)
Assessment levy: on-roll - net	108,329	\$ 105,872	\$ 2,457	\$ 108,329	108,298
Total revenues	108,329	105,872	2,457	108,329	108,298
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	431	5,383	5,814	8,612
Meeting room	-	-	-	-	240
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	14,500	964	13,536	14,500	14,500
Engineering	3,000	-	3,000	3,000	15,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	9,000	8,062	-	8,062	9,000
Telephone	200	83	117	200	200
Postage	500	25	475	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	632	868	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,364	6,016	-	6,016	6,500
Contingencies/bank charges	500	70	430	500	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax Collector	2,257	2,115	142	2,257	2,256
Total professional & administrative	108,329	40,319	59,620	99,939	117,398
Total expenditures	108,329	40,319	59,620	99,939	117,398
Excess/(deficiency) of revenues					
over/(under) expenditures	_	65,553	(57,163)	8,390	(9,100)
, ,		,	•	,	( , ,
Fund balance - beginning (unaudited)	56,550	77,179	142,732	77,179	85,569
Fund balance - ending (projected)					
Assigned					
Working capital	31,855	-	-	-	34,225
Unassigned	24,695	142,732	85,569	85,569	42,244
Fund balance - ending	\$ 56,550	\$ 142,732	\$ 85,569	\$ 85,569	\$ 76,469

#### SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

#### **EXPENDITURES**

Professional & administrative		
Supervisors	\$	8,612
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800		
for each fiscal year.		240
Meeting room Management/accounting/recording		240 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community		40,000
development districts by combining the knowledge, skills and experience of a team of		
professionals to ensure compliance with all of the District's governmental requirements.		
WHA develops financing programs, administers the issuance of tax exempt bond		
financings, operates and maintains the assets of the community.		
Legal		14,500
General counsel and legal representation, which includes issues relating to public		
finance, public bidding, rulemaking, open meetings, public records, real property		
dedications, conveyances and contracts.		45.000
Engineering The District's Engineer will provide construction and consulting convices to conject the		15,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the		
community while recognizing the needs of government, the environment and		
maintenance of the District's facilities.		
Audit		4,500
Statutorily required for the District to undertake an independent examination of its books,		
records and accounting procedures.		
Arbitrage rebate calculation		1,500
To ensure the District's compliance with all tax regulations, annual computations are		
necessary to calculate the arbitrage rebate liability.		0.000
Dissemination agent  The District must appually discominate financial information in order to comply with the		2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt		
& Associates serves as dissemination agent.		
Trustee		9,000
Annual fee for the service provided by trustee, paying agent and registrar.		0,000
Telephone		200
Telephone and fax machine.		
Postage		500
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Printing & binding		500
Letterhead, envelopes, copies, agenda packages		
Legal advertising		1,500
The District advertises for monthly meetings, special meetings, public hearings, public		
bids, etc. Annual special district fee		175
Annual fee paid to the Florida Department of Economic Opportunity.		173
Insurance		6,500
The District will obtain public officials and general liability insurance.		0,300
Contingencies/bank charges		1,500
Bank charges and other miscellaneous expenses incurred during the year and		.,000
automated AP routing etc.		
Website hosting & maintenance		705
Website ADA compliance		210
Tax Collector		2,256
Total expenditures	\$ 1	17,398

## SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2020 FISCAL YEAR 2026

	Adopted	Actual	Projected		Total	Adopted
	Budget	through	through		∖ctual &	Budget
	FY 2025	2/28/25	9/30/2025	P	rojected	FY 2026
REVENUES						
Assessment levy: on-roll	\$280,865					\$ 280,865
Allowable discounts (4%)	(11,235)	<b># 000 544</b>	<b>A</b> 0.440	•	000 000	(11,235)
Net assessment levy - on-roll	269,630	\$ 263,514	\$ 6,116	\$	269,630	269,630
Interest	-	4,162	- 0.440		4,162	
Total revenues	269,630	267,676	6,116		273,792	269,630
EXPENDITURES						
Debt service						
Principal	95,000	-	95,000		95,000	100,000
Interest	165,450	82,725	82,725		165,450	163,075
Tax collector	5,617	5,265	352		5,617	5,617
Total expenditures	266,067	87,990	178,077		266,067	268,692
Excess/(deficiency) of revenues						
over/(under) expenditures	3,563	179,686	(171,961)		7,725	938
over/(under) expenditures	3,303	179,000	(171,901)		1,123	930
Fund balance:						
Beginning fund balance (unaudited)	239,148	248,740	428,426		248,740	256,465
Ending fund balance (projected)	\$242,711	\$428,426	\$ 256,465	\$	256,465	257,403
Harris of the Harland						
Use of fund balance:	.: al\					(132,006)
Debt service reserve account balance (required)						
Interest expense - November 1, 2026	of Comtomobou	20, 2026				(79,913)
Projected fund balance surplus/(deficit) as of	oi September	30, 2026				\$ 45,484

## SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT SERIES 2020 (PHASE ONE) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Balance		
11/01/25			81,537.50	81,537.50	4,265,000.00		
05/01/26	100,000.00	3.250%	81,537.50	181,537.50	4,165,000.00		
11/01/26			79,912.50	79,912.50	4,165,000.00		
05/01/27	105,000.00	3.250%	79,912.50	184,912.50	4,060,000.00		
11/01/27			78,206.25	78,206.25	4,060,000.00		
05/01/28	105,000.00	3.250%	78,206.25	183,206.25	3,955,000.00		
11/01/28			76,500.00	76,500.00	3,955,000.00		
05/01/29	110,000.00	3.250%	76,500.00	186,500.00	3,845,000.00		
11/01/29			74,712.50	74,712.50	3,845,000.00		
05/01/30	115,000.00	3.250%	74,712.50	189,712.50	3,730,000.00		
11/01/30			72,843.75	72,843.75	3,730,000.00		
05/01/31	120,000.00	3.750%	72,843.75	192,843.75	3,610,000.00		
11/01/31			70,593.75	70,593.75	3,610,000.00		
05/01/32	125,000.00	3.750%	70,593.75	195,593.75	3,485,000.00		
11/01/32			68,250.00	68,250.00	3,485,000.00		
05/01/33	125,000.00	3.750%	68,250.00	193,250.00	3,360,000.00		
11/01/33			65,906.25	65,906.25	3,360,000.00		
05/01/34	130,000.00	3.750%	65,906.25	195,906.25	3,230,000.00		
11/01/34			63,468.75	63,468.75	3,230,000.00		
05/01/35	135,000.00	3.750%	63,468.75	198,468.75	3,095,000.00		
11/01/35			60,937.50	60,937.50	3,095,000.00		
05/01/36	140,000.00	3.750%	60,937.50	200,937.50	2,955,000.00		
11/01/36			58,312.50	58,312.50	2,955,000.00		
05/01/37	150,000.00	3.750%	58,312.50	208,312.50	2,805,000.00		
11/01/37			55,500.00	55,500.00	2,805,000.00		
05/01/38	155,000.00	3.750%	55,500.00	210,500.00	2,650,000.00		
11/01/38			52,593.75	52,593.75	2,650,000.00		
05/01/39	160,000.00	3.750%	52,593.75	212,593.75	2,490,000.00		
11/01/39			49,593.75	49,593.75	2,490,000.00		
05/01/40	165,000.00	3.750%	49,593.75	214,593.75	2,325,000.00		
11/01/40			46,500.00	46,500.00	2,325,000.00		
05/01/41	170,000.00	4.000%	46,500.00	216,500.00	2,155,000.00		
11/01/41			43,100.00	43,100.00	2,155,000.00		
05/01/42	180,000.00	4.000%	43,100.00	223,100.00	1,975,000.00		
11/01/42			39,500.00	39,500.00	1,975,000.00		
05/01/43	185,000.00	4.000%	39,500.00	224,500.00	1,790,000.00		
11/01/43			35,800.00	35,800.00	1,790,000.00		
05/01/44	195,000.00	4.000%	35,800.00	230,800.00	1,595,000.00		
11/01/44			31,900.00	31,900.00	1,595,000.00		
05/01/45	200,000.00	4.000%	31,900.00	231,900.00	1,395,000.00		

## SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT SERIES 2020 (PHASE ONE) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			27,900.00	27,900.00	1,395,000.00
05/01/46	210,000.00	4.000%	27,900.00	237,900.00	1,185,000.00
11/01/46			23,700.00	23,700.00	1,185,000.00
05/01/47	220,000.00	4.000%	23,700.00	243,700.00	965,000.00
11/01/47			19,300.00	19,300.00	965,000.00
05/01/48	230,000.00	4.000%	19,300.00	249,300.00	735,000.00
11/01/48			14,700.00	14,700.00	735,000.00
05/01/49	235,000.00	4.000%	14,700.00	249,700.00	500,000.00
11/01/49			10,000.00	10,000.00	500,000.00
05/01/50	245,000.00	4.000%	10,000.00	255,000.00	255,000.00
11/01/50			5,100.00	5,100.00	255,000.00
05/01/51	255,000.00	4.000%	5,100.00	260,100.00	<u>-</u>
Total	4,265,000.00		2,612,737.50	6,877,737.50	

## SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2021 FISCAL YEAR 2026

				Fiscal Y	ear 2	2024					
	Adopted			Actual	Projected		Total			Adopted	
		Budget FY 2025		through 2/28/25		through 9/30/2025		Actual &		Budget FY 2026	
REVENUES		1 2025	2/20/20		9/30/2023		Projected		<u> </u>		
Special assessment - on-roll	\$	395,637							\$	395,637	
Allowable discounts (4%)		(15,825)								(15,825)	
Assessment levy: net		379,812	\$	371,196	\$	8,616	\$	379,812		379,812	
Interest				2,832		-		2,832		-	
Total revenues		379,812		374,028		8,616		382,644		379,812	
EXPENDITURES											
Debt service											
Principal		150,000		-		150,000		150,000		155,000	
Interest		219,023		109,512		109,511		219,023		215,723	
Total debt service		369,023		109,512		259,511		369,023		370,723	
Other fees & charges											
Tax collector		7,913		7,416		497		7,913		7,913	
Total other fees & charges		7,913		7,416		497		7,913		7,913	
Total expenditures		376,936		116,928		260,008		376,936		378,636	
Excess/(deficiency) of revenues											
over/(under) expenditures		2,876		257,100		(251,392)		5,708		1,176	
OTHER FINANCING SOURCES/(USES)											
Transfers out		_		(286)		_		(286)		-	
Transfers in		_		`622 <sup>´</sup>		-				-	
Total other financing sources/(uses)		-		336		-		(286)		-	
Fund balance:											
Net increase/(decrease) in fund balance		2,876		257,436		(251,392)		5,422		1,176	
Beginning fund balance (unaudited)		228,118		180,909		438,345		180,909		186,331	
Ending fund balance (projected)	\$	230,994	\$	438,345	\$	186,953	\$	186,331		187,507	
Use of fund balance:											
Debt service reserve account balance (req	uired	)								(37,190)	
Principal and Interest expense - November										(106,156)	
Projected fund balance surplus/(deficit) as			, 202	26					\$	44,161	

#### SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			107,861.25	107,861.25	6,180,000.00
05/01/26	155,000.00	2.200%	107,861.25	262,861.25	6,025,000.00
11/01/26			106,156.25	106,156.25	6,025,000.00
05/01/27	160,000.00	2.750%	106,156.25	266,156.25	5,865,000.00
11/01/27			103,956.25	103,956.25	5,865,000.00
05/01/28	165,000.00	2.750%	103,956.25	268,956.25	5,700,000.00
11/01/28			101,687.50	101,687.50	5,700,000.00
05/01/29	170,000.00	2.750%	101,687.50	271,687.50	5,530,000.00
11/01/29			99,350.00	99,350.00	5,530,000.00
05/01/30	175,000.00	2.750%	99,350.00	274,350.00	5,355,000.00
11/01/30			96,943.75	96,943.75	5,355,000.00
05/01/31	180,000.00	2.750%	96,943.75	276,943.75	5,175,000.00
11/01/31			94,468.75	94,468.75	5,175,000.00
05/01/32	185,000.00	3.150%	94,468.75	279,468.75	4,990,000.00
11/01/32			91,555.00	91,555.00	4,990,000.00
05/01/33	190,000.00	3.150%	91,555.00	281,555.00	4,800,000.00
11/01/33			88,562.50	88,562.50	4,800,000.00
05/01/34	195,000.00	3.150%	88,562.50	283,562.50	4,605,000.00
11/01/34			85,491.25	85,491.25	4,605,000.00
05/01/35	200,000.00	3.150%	85,491.25	285,491.25	4,405,000.00
11/01/35			82,341.25	82,341.25	4,405,000.00
05/01/36	210,000.00	3.150%	82,341.25	292,341.25	4,195,000.00
11/01/36			79,033.75	79,033.75	4,195,000.00
05/01/37	215,000.00	3.150%	79,033.75	294,033.75	3,980,000.00
11/01/37			75,647.50	75,647.50	3,980,000.00
05/01/38	220,000.00	3.150%	75,647.50	295,647.50	3,760,000.00
11/01/38			72,182.50	72,182.50	3,760,000.00
05/01/39	230,000.00	3.150%	72,182.50	302,182.50	3,530,000.00
11/01/39			68,560.00	68,560.00	3,530,000.00
05/01/40	235,000.00	3.150%	68,560.00	303,560.00	3,295,000.00
11/01/40			64,858.75	64,858.75	3,295,000.00
05/01/41	245,000.00	3.150%	64,858.75	309,858.75	3,050,000.00
11/01/41			61,000.00	61,000.00	3,050,000.00
05/01/42	255,000.00	4.000%	61,000.00	316,000.00	2,795,000.00
11/01/42			55,900.00	55,900.00	2,795,000.00
05/01/43	265,000.00	4.000%	55,900.00	320,900.00	2,530,000.00
11/01/43			50,600.00	50,600.00	2,530,000.00
05/01/44	275,000.00	4.000%	50,600.00	325,600.00	2,255,000.00
11/01/44			45,100.00	45,100.00	2,255,000.00
05/01/45	285,000.00	4.000%	45,100.00	330,100.00	1,970,000.00

### SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			39,400.00	39,400.00	1,970,000.00
05/01/46	295,000.00	4.000%	39,400.00	334,400.00	1,675,000.00
11/01/46			33,500.00	33,500.00	1,675,000.00
05/01/47	310,000.00	4.000%	33,500.00	343,500.00	1,365,000.00
11/01/47			27,300.00	27,300.00	1,365,000.00
05/01/48	320,000.00	4.000%	27,300.00	347,300.00	1,045,000.00
11/01/48			20,900.00	20,900.00	1,045,000.00
05/01/49	335,000.00	4.000%	20,900.00	355,900.00	710,000.00
11/01/49			14,200.00	14,200.00	710,000.00
05/01/50	350,000.00	4.000%	14,200.00	364,200.00	360,000.00
11/01/50			7,200.00	7,200.00	360,000.00
05/01/51	360,000.00	4.000%	7,200.00	367,200.00	_
Total	6.180.000.00		3.547.512.50	9.727.512.50	

## SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2026 ASSESSMENTS

#### On-Roll

Product/Parcel	Units	As	2026 O&M sessment per Unit	As	/ 2026 DS sessment per Unit	FY 2026 Total Assessment per Unit		FY 2025 Total Assessment per Unit		
Series 2020 Bonds										
TH 20'	74	\$	143.78	\$	656.52	\$	800.30	\$	800.34	
SF 40'	82		208.71		1,250.51		1,459.22		1,459.28	
SF 50'	81		231.90		1,563.14		1,795.04		1,795.11	
SF 60'	2		255.09		1,563.14		1,818.23		1,818.31	
	239									
Series 2021 Bonds										
TH 20'	94	\$	143.78	\$	656.58	\$	800.36	\$	800.40	
SF 40'	117		208.71		1,250.63		1,459.34		1,459.40	
SF 50'	120		231.90		1,563.29		1,795.19		1,795.26	
_	331									
Total	570									