

Shores at Stillwater
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2026/2027 BUDGET
O&M Assessments	66,157
Developer Contribution	0
Developer Funding	139,125
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 205,282
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	30,000
Legal	25,000
Assessment Roll	4,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	25,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Website Management & ADA Compliance	2,500
Dissemination Services	2,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 109,125
Maintenance Expenditures	
Engineering/Inspections	20,000
Lake Bank Maintenance	10,000
Preserve Maintenance	0
Pipe Inspection/Maintenance	0
Miscellaneous Maintenance	0
Maintenance/Contingency	0
Total Maintenance Expenditures	\$ 30,000
TOTAL EXPENDITURES	\$ 139,125
REVENUES LESS EXPENDITURES	\$ 66,157
Bond Payments	0
BALANCE	\$ 66,157
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ 66,157

Note: If District Were On The Assessment Roll - O&M Rate Would Be \$276 (255 Units)

DETAILED PROPOSED BUDGET
SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	66,157	To Be Collected At Closings
Developer Contribution	0	66,157	0	
Developer Funding	0	0	139,125	Developer Funding For Expenditures That Exceed \$276 O&M Rate
Debt Assessments	0	0	0	
Interest Income	1	0	0	
TOTAL REVENUES	\$ 1	\$ 66,157	\$ 205,282	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Payroll Taxes (Employer)	0	0	0	
Management	0	17,500	30,000	\$2,500 X 12 Months
Legal	0	16,000	25,000	
Assessment Roll	0	4,000	4,000	No Change From 2025/2026 Budget
Audit Fees	0	0	4,000	Will Commence In Fiscal Year 2026/2027 (For 2025/2026 Audit)
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	5,000	6,000	Insurance Estimate
Legal Advertisements	0	15,000	25,000	
Miscellaneous	0	2,332	2,500	
Postage	0	300	300	No Change From 2025/2026 Budget
Office Supplies	0	1,200	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Website Management & ADA Compliance	0	1,750	2,500	\$250 X 12 Months
Dissemination Services	0	0	2,500	Required By Underwriter
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ 63,257	\$ 109,125	
Maintenance Expenditures				
Engineering/Inspections	2,708	2,000	20,000	
Lake Bank Maintenance	0	100	10,000	
Preserve Maintenance	0	100	0	
Pipe Inspection/Maintenance	0	100	0	
Miscellaneous Maintenance	0	100	0	
Maintenance/Contingency	0	500	0	
Total Maintenance Expenditures	\$ 2,708	\$ 2,900	\$ 30,000	
TOTAL EXPENDITURES	\$ 2,708	\$ 66,157	\$ 139,125	
REVENUES LESS EXPENDITURES	\$ (2,707)	\$ -	\$ 66,157	
Bond Payments	0	0	0	
BALANCE	\$ (2,707)	\$ -	\$ 66,157	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ (2,707)	\$ -	\$ 66,157	

Note: If District Were On The Assessment Roll - O&M Rate Would Be \$276 (255 Units)