

Sunstone Community Development District

August 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 246 134 111 401 6 PASSCODE: FG6RY3zV
[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



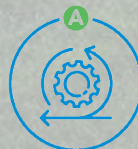
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Sunstone

Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas J. Dister, Vice-Chairman
Kyle Smith, Assistant Secretary
Angie Grunwald, Assistant Secretary
Albert Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angel Montagna, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Kristee Cole, District Manager

Regular Meeting Agenda

The Regular Meetings of Sunstone Community Development District will be held on **August 12, 2026, at 1:30 p.m. at the Cooper Memorial Library 2525 Oakley Seaver Drive Clermont, FL 34711**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 246 134 111 401 6
Passcode: FG6RY3zV

Call in (audio only) +1 646-838-1601
Phone Conference ID: 564 999 79#

All cellular phones and pagers must be turned off during the meeting.

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- A. Open the Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close the Public Hearing on Adopting Fiscal Year 2027 Final Budget
- D. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Final Budget
- E. Consideration of Resolution 2026-08 Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Developer O&M Budget Funding Agreement
- B. Consideration of Resolution 2026-09 Adopting FY 2027 Regular Board Meeting Schedule
- C. Consideration of Resolution 2026-10 Adopting Goals, Objectives & Performance Measure & Standards
- D. Consideration of Resolution 2026-11 Designation of Officers
- E. Consideration of Brown & Brown Insurance Proposal

5. MATTERS RELATED TO BOUNDARY EXPANSION

- A. Expansion Master Engineers Report
- B. Expansion Master Assessment Methodology Report
- C. Consideration of Resolution 2026-12 – Declaring Preliminary Special Assessments
- D. Consideration of Resolution 2026-13– Setting Public Hearing on Debt Assessments

Sunstone CDD
August 12, 2026, Agenda
Page Two

6. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes from May 13, 2026
- B. Consideration of Operation and Maintenance May, June and July 2026
- C. Acceptance of the Financials and Approval of the Check Register for May, June and July 2026

7. STAFF REPORTS

- A .District Counsel
- B .District Engineer
- C. District Manager

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Sunstone 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 2025-2026 and/or revised projections for fiscal year 2026-2027.
- 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 Sunstone Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027”.

- 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, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

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 12, 2026.

Attested By:

**Sunstone
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Sunstone
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 20, 2026

CLEAR PARTNERSHIPS





Sunstone

Community Development District

Budget Overview

FY 2027



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Sunstone

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$320,309.28
Special Assmnts- Discounts	\$0.00	-\$12,812.37
Special Assmnts- Prepayment	\$0.00	\$0.00
Developer Contribution	\$603,900.00	\$51,049.64
Other Miscellaneous Revenues	\$0.00	\$0.00
TOTAL REVENUES	\$603,900.00	\$358,546.55

EXPENDITURES***Financial and Administrative***

Supervisor Fees	\$12,000.00	\$12,000.00
District Management	\$25,000.00	\$25,000.00
Accounting Services	\$17,500.00	\$9,000.00
District Engineer	\$15,000.00	\$12,500.00
District Counsel	\$15,000.00	\$15,000.00
Assessment Roll	\$5,000.00	\$0.00
Financial/Revenue Collections	\$5,000.00	\$5,000.00
Auditing Services	\$5,000.00	\$3,700.00
Field Management	\$15,000.00	\$12,000.00
Construction Accounting	\$6,100.00	\$6,000.00
Rental and Leases	\$600.00	\$600.00
Dissemination Agent/Reporting	\$7,000.00	\$10,000.00
Trustees Fees	\$9,500.00	\$8,600.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Mailings	\$200.00	\$0.00
Legal Advertising	\$3,000.00	\$3,500.00
Bank Fees	\$200.00	\$0.00
Dues, Licenses & Fees	\$175.00	\$175.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
Onsite Office Supplies	\$100.00	\$0.00
Website Admin Services	\$1,500.00	\$1,200.00
Website ADA Compliance	\$1,600.00	\$1,613.00
ProfServ-Info Technology	\$600.00	\$600.00
Misc Admin	\$325.00	\$0.00
Misc-Assessment Collection Cost	\$0.00	\$6,406.19
Recording Secretary	\$0.00	\$2,400.00
Administration	\$0.00	\$4,500.00
DTS - Continuing Disclosure Software Subscription	\$0.00	\$1,500.00
Arbitrage Reporting	\$0.00	\$800.00
Total Financial and Administrative	\$145,900.00	\$142,594.19
Insurance		
General Liability	\$12,500.00	\$0.00
Public Officials Insurance	\$7,500.00	\$0.00
Property & Casualty Insurance	\$15,000.00	\$0.00
Crime	\$0.00	\$0.00
Deductible	\$0.00	\$0.00
Total Premium	\$0.00	\$6,002.00
Total Insurance	\$35,000.00	\$6,002.00
Utility Services		
Electric Utility Services	\$15,000.00	\$15,000.00
Street Lights	\$85,000.00	\$85,000.00
Water/Waste	\$18,500.00	\$5,000.00
Amenity Internet	\$0.00	\$0.00
Total Utility Services	\$118,500.00	\$105,000.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
<i>Amenity</i>		
Pool Maintenance - Contract	\$15,000.00	\$0.00
Pool Treatments & Other R&M	\$5,000.00	\$0.00
Janitorial - Contract	\$12,000.00	\$0.00
Janitorial - Supplies/Other	\$5,000.00	\$0.00
Amenity Pest Control	\$2,400.00	\$0.00
Amenity R&M	\$6,000.00	\$0.00
Amenity Camera R&M	\$1,500.00	\$0.00
Amenity Furniture R&M	\$2,500.00	\$0.00
Access Control R&M	\$8,500.00	\$0.00
Garbage Dumpster - Rental/Collection	\$2,400.00	\$0.00
Stormwater System R&M	\$2,500.00	\$0.00
Annual Stormwater Report	\$2,500.00	\$0.00
Security Monitoring Services	\$1,200.00	\$0.00
Key Card Distribution	\$500.00	\$0.00
Dog Waste Station Service and Supplies	\$1,500.00	\$0.00
Sidewalk, Pavement, Signage R&M	\$7,500.00	\$0.00
Facility A/C & Heating Maintenance & Repair	\$2,500.00	\$0.00
Playground R&M	\$2,500.00	\$0.00
Miscellaneous Services	\$2,500.00	\$0.00
<i>Total Amenity</i>	\$83,500.00	\$0.00
<i>Other Physical Environment</i>		
Landscape Maintenance - Contract	\$120,000.00	\$125,000.00
Landscaping - R&M	\$15,000.00	\$0.00
Landscaping - Mulch	\$7,500.00	\$0.00
Landscaping - Annuals	\$8,000.00	\$0.00
Landscaping - Plant Replacement Program	\$12,000.00	\$0.00
Irrigation Maintenance	\$7,500.00	\$0.00
Aquatics - Contract	\$15,000.00	\$15,000.00
Aquatics - Plant Replacement	\$5,000.00	\$0.00
Waterway Management Program	\$14,000.00	\$0.00
Wetland Maintenance	\$7,500.00	\$0.00
Debris Cleanup	\$3,500.00	\$3,000.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
MISC Contingency	\$3,500.00	\$0.00
Wildlife Control	\$0.00	\$0.00
Storm Cleanup Contingency	\$0.00	\$5,000.00
Erosion Repair	\$0.00	\$0.00
Entrance Monuments, Gates, & Walls	\$2,500.00	\$2,000.00
Aquatic R&M	\$0.00	\$0.00
Tree Trimming	\$0.00	\$2,000.00
Sidewalk, Pavement, Signage	\$0.00	\$2,000.00
Total Other Physical Environment	\$221,000.00	\$154,000.00
Misc		
Misc- Contingency	\$0.00	\$2,000.00
	\$0.00	\$0.00
Total Misc	\$0.00	\$2,000.00
TOTAL EXPENDITURES	\$603,900.00	\$409,596.19
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$51,049.64
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		-\$51,049.64
FUND BALANCE, BEGINNING	\$9,852.00	\$7,776.11
FUND BALANCE, ENDING	\$9,852.00	-\$43,273.53

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

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. The amount for the Fiscal Year is based upon five supervisors attending various meetings throughout the fiscal year.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Budget Narrative
Fiscal Year 2027

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Budget Narrative
Fiscal Year 2027

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Other Physical Environment

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Storm Cleanup Contingency

Cost of cleaning up storm remnants on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Entrance Monuments, Gates, & Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Contingency/Reserves

Misc-Contingency

Funds set aside for projects, as determined by the district's board.

Sunstone

Community Development District

Supporting Budget Schedule

FY 2027



**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Series 2025 Assessment Area One

Product & Phase	General Fund 001			2025 Debt Service			Total Assessments per Unit				Total Units	
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change	O&M	Series 2025
TH	\$245.78	\$399.68	-38.5%	\$0.00	\$0.00	n/a	\$245.78	\$399.68	-\$153.90	-38.5%	164	164
45-foot	\$553.00	\$899.28	-38.5%	\$0.00	\$0.00	n/a	\$553.00	\$899.28	-\$346.28	-38.5%	153	153
65-foot	\$737.33	\$1,199.04	-38.5%	\$0.00	\$0.00	n/a	\$737.33	\$1,199.04	-\$461.71	-38.5%	167	167
70-foot	\$860.22	\$1,398.88	-38.5%	\$0.00	\$0.00	n/a	\$860.22	\$1,398.88	-\$538.66	-38.5%	84	84
											568	568

Future Bonds Assessment Area Two

Product & Phase	General Fund 001			2025 Debt Service			Total Assessments per Unit				Total Units	
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change	O&M	Debt Service
Future Units (acreage)	\$153.61	\$249.80	-38.5%	\$0.00	\$0.00	n/a	\$153.61	\$249.80	-\$96.19	-38.5%	332.331	0.000
											332.331	0.000
Total Units											900	568

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sunstone Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the county tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the county Property Appraiser (“**Property Appraiser**”) and county Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **EPG Sunstone Development, LLC**, (“**Developer**”), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O&M Assessments) up to \$ _____ of the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as county taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027

3. 25% due no later than May 1, 2027
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the county property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:

**Sunstone
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

**FY 2026-2027 Operations and Maintenance
Budget Funding Agreement
(Sunstone Community Development District)**

This FY 2026-2027 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 12, 2026, between the **Sunstone Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Sunstone Development, LLC, a Florida limited liability company**, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026-2027 as attached hereto as **Exhibit A** (the “**FY 2026-2027 Budget**”), which commences on October 1, 2026, and concludes on September 30, 2027;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026-2027 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026-2027 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026-2027 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026-2027 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026-2027 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2026-2027 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the FY 2026-2027 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
- 2. FY 2026-2027 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2026-2027, the Developer shall provide the District

Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026-2027. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026-2027. The District and Developer agree that the FY 2026-2027 Budget shall be revised at the end of the 2026-2027 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2026, and ending on September 30, 2027. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026-2027 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026-2027 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. Right to Lien Property.

- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2026-2027 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. Default. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

5. Enforcement and Attorney Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.

6. Governing Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Developer will provide an affidavit addressed to the District, signed by an officer or a representative of the Developer, representing that they do not use coercion for labor or services as defined in the statute.

8. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance

of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

- 9. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026-2027 fiscal year on September 30, 2027. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 10. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 12. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 13. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 14. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

EPG Sunstone Development, LLC,
a Florida limited liability company

By: **Eisenhower Management, Inc.**
a Florida corporation
as Manager

Nicholas Dister
Authorized Representative

Sunstone
Community Development District

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Sunstone Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Lake, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF SUNSTONE COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Lake County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2026.

ATTEST:

**SUNSTONE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 14, 2026
November 18, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027**

**All meetings will convene at 1:30 p.m. at the Cooper Memorial Library
located at 2525 Oakley Seaver Drive Clermont, FL 34711.**

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sunstone Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12TH day of AUGUST 2026.

ATTEST:

**SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Sunstone Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Sunstone Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Sunstone Community Development District

RESOLUTION 2026-11

**A RESOLUTION DESIGNATING OFFICERS OF THE
SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Sunstone Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Lake; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per section 190.006(4), Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per section 190.006(6), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SUNSTONE COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons were appointed to the offices shown, to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nichola J Dister</u>	Vice Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angel Montagna</u>	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary
<u>Kyle Smith</u>	Assistant Secretary
<u>Albert Viera</u>	Assistant Secretary
<u>Angie Grunwald</u>	Assistant Secretary

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:

**Sunstone Village Community Development
District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT



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Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.



- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
 - 22 Counties
 - 70 Cities
 - 20 Public Airports
 - 7 Public School Districts
 - State of Florida

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
Tiffany Hill, GBDS Vice President / Client Services Leader	(386) 281-6846	Tiffany.Hill@bbrown.com
Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
Kyle Stoekel, ARM-P, CIC, CRM Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com

Service Representatives

Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Moretti Public Risk & Claims Specialist	(386) 800-1164	Mallory.Moretti@bbrown.com

Certificate Requests: 179.certificates@bbrown.com
Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

***Preferred's* Member Types**

Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

***Preferred's* Comprehensive Coverages**

Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred's* sole focus on government ensures that members' unique needs are met.

Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

***Preferred's* Expert Boards Know Your Business**

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

***Preferred* Safety and Risk Management Services**

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	\$100,000	\$1,000
Forgery or Alteration Coverage	\$100,000	\$1,000
Theft, Disappearance and Destruction Coverage		
Inside	\$100,000	\$1,000
Outside	\$100,000	\$1,000
Computer Fraud Coverage (Including Funds Transfer)	\$100,000	\$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	\$1,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	\$5,000	
Employee Benefits Liability, per Occurrence	\$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	\$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, “Bert J. Harris, Jr., Private Property Rights Protection Act” per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services Per Employee Aggregate	\$2,500 \$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of "Who is an Insured."
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Policy Limit – Annual Aggregate	\$2,000,000	Per Below
Third Party Liability Coverage		
Privacy & Security Liability, each claim	\$2,000,000	\$25,000
Media Content Services Liability, each claim	\$2,000,000	\$25,000
PCI DSS, sublimit	\$1,000,000	\$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	\$500,000	\$25,000
Data Breach & Crisis Management, each claim	\$2,000,000	\$25,000
Data Recovery, each claim	\$2,000,000	\$25,000
Business Interruption / Extra Expense, each claim	\$2,000,000	\$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Social Engineering Financial Fraud*	\$500,000	\$25,000
Funds Transfer Fraud	\$500,000	\$25,000
Invoice Manipulation	\$500,000	\$25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Crypto Jacking	\$500,000	\$25,000
Telecommunications Fraud	\$500,000	\$25,000
System Failure – BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Bricking Coverage, sublimit	\$1,000,000	\$25,000
Consequential Reputation Loss Period of Restoration	\$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity or the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term:

October 1, 2026 to October 1, 2027

Company:

Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	\$1,000,000	8,9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<i>Preferred Package</i>			
Crime / Employee Dishonesty	\$500.00	☐	☐
General Liability	\$2,000.00	☐	☐
Public Officials / Employment Practices Liability	\$2,400.00	☐	☐
Cyber Liability	\$501.00	☐	☐
Automobile Liability	\$600.00	☐	☐
Package Payment Plan:	Annual		

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

 **SIGN HERE**

(Signature)

(Name & Title)

(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
8. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
9. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
10. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
11. Higher limits of liability may be available. Please consult with your agent.
12. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
13. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities (“we”) are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or “pooled”) with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at <https://www.bbrown.com/us/contact/contact-general/>

***PREFERRED* Compensation Disclosure**

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated “A-” or better by AM Best Company. However, we cannot predict whether a company’s financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated “A-” or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust (“Preferred”), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.
- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Sunstone Community Development District
Line of	Crime, General Liability and Employee Benefits Liability, Public Officials and
Coverage(s):	Employment Practices Liability, Cyber Liability, Automobile Liability
Policy Number(s):	PK FL1 0294975 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	7/29/2026

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	Rating	Description
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	I	Less than \$1,000,000
	II	\$1,000,000 - \$2,000,000
	III	\$2,000,000 - \$5,000,000
	IV	\$5,000,000 - \$10,000,000
	V	\$10,000,000 - \$25,000,000
	VI	\$25,000,000 - \$50,000,000
	VII	\$50,000,000 - \$100,000,000
	VIII	\$100,000,000 - \$250,000,000
	IX	\$250,000,000 - \$500,000,000
	X	\$500,000,000 - \$750,000,000
	XI	\$750,000,000 - \$1,000,000,000
	XII	\$1,000,000,000 - \$1,250,000,000
	XIII	\$1,250,000,000 - \$1,500,000,000
	XIV	\$1,500,000,000 - \$2,000,000,000
	XV	Greater than \$2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.



Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name: Sunstone Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE:	_____
TITLE:	_____
DATE:	_____

SIGN HERE

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Sunstone Community Development District

Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	N	Auto Physical Damage	N
Boiler & Machinery	N	Crime	Y
Flood	N	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	N
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are \$1M/\$1M/\$1M)	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Not Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Not Applicable

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Sunstone Community Development District**Agency:** Risk Management Associates, Inc.**APPLICATION GENERAL INFORMATION**

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	No
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	\$0
Fire - Estimated Payroll	\$0
All Other - Estimated Payroll	\$0

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Sunstone Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES****THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE**

POL/EPLI General Questions	Response
1 - POL Limit:	\$1,000,000
2 - POL Deductible:	\$0
3 - EPLI Limit:	\$1,000,000
4 - EPLI Deductible:	\$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	\$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	\$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Sunstone Community Development District

Agency: Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Sunstone Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	5/1/2026
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Sunstone Community Development District

Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed _____ Title _____ Date _____

SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

INITIAL HERE



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Sunstone Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	\$100,000
2 - Employee Dishonesty Deductible:	\$1,000
3 - Theft, Disappearance or Destruction Limit	\$100,000
4 - Theft, Disappearance or Destruction Deductible	\$1,000
5 - Computer Fraud Limit	\$100,000
6 - Computer Fraud Deductible	\$1,000
7 - Forgery or Alteration Limit	\$100,000
8 - Forgery or Alteration Deductible	\$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Sunstone Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION - General Liability**

Coverage	Response
1 - GL Occurrence Limit	\$1,000,000
2 - GL Deductible	\$0
3 - Employee Benefits Occurrence Limit	\$1,000,000
4 - Medical Expense Limit (Max \$5,000)	\$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Sunstone Community Development District
Agency: Risk Management Associates, Inc.

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Sunstone Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 - Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Sunstone Community Development District
Agency: Risk Management Associates, Inc.

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes, explain in the comment box. (Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

☒

a. I hereby reject Uninsured Motorist coverage.

☐

b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

☐

c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

☐

I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature _____
Name _____

Title _____
Date _____

SIGN HERE

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

N/A	Property	TIV: Not Included
N/A	Inland Marine	Blanket Unscheduled IM: Not Included Scheduled Inland Marine: Not Included Total All Inland Marine: Not Included
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage	
X	Crime	
X	General Liability	Ratable Payroll: Not Included
N/A	Law Enforcement Liability	Officers: Not Included
X	Professional Liability	Employees: Not Included
X	Automobile	0 Units - Auto Liability 0 Units - Comprehensive 0 Units - Collision
N/A	Stop Loss Aggregate: Applies to:	Not Included
N/A	Excess Workers' Compensation	Payroll: Not Included
N/A	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).	
N/A	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature _____ Title _____
 Name _____ Date _____

SIGN HERE

Coverage is provided by Preferred Governmental Insurance Trust

**Sunstone Community
Development District**

Report of the District Engineer –
Expansion Area



Prepared for:
Board of Supervisors
Sunstone Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

August 12, 2026



1.0 INTRODUCTION

Based on the Petition to Amend the Boundaries of the Sunstone Community Development District (the "District") dated May 1, 2026, the District was expanded and now contains approximately 778.762 acres. The District is located within the City of Groveland, Lake County, Florida, within Sections 14, 15, 16 and 22, Township 21 South, Range 25 East, north of the Florida Turnpike and State Road 19 interchange.

See Appendix A for a Vicinity Map, Legal Description and Sketch of the Expansion Area, and Legal Description and Sketch of the Amended District Boundary.

2.0 PURPOSE

The District was established by City of Groveland Ordinance 2023-17, adopted on April 3, 2023, for the purpose of constructing and operating and maintaining portions of the public improvements and community facilities within the District. A Report of the District Engineer, dated April 6, 2023, was prepared to provide a description and estimated construction costs of the public improvements and community facilities planned within the District at that time. The District boundary was expanded by City of Groveland Ordinance [REDACTED], adopted on [REDACTED], for the purpose of constructing and operating and maintaining portions of the public improvements and community facilities within Phase 2A.

The purpose of this Report of the District Engineer is to provide a description and estimated construction costs of the public improvements and community facilities planned within the District's expanded area, Phase 2A.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner, EPG Sunstone Holdings LLC, will develop the land within the expansion area.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by the City of Groveland's Manual of Standards for The Design, Construction, and Maintenance of Water, Wastewater, Reclaimed Water, Streets, and Drainage Systems as well as the St. Johns River Water Management District ("SJRWMD") Environment Resource Permit Basis of Review. The water management and control plan utilizes stormwater ponds excavated within upland areas for stormwater treatment and storage within Phase 2A.



Clean fill material excavated from the ponds will remain within the development for use in building public infrastructure including roadways, landscape berming, stormwater pond bank embankment, utility trench backfill, and filling and grading of public property.

The primary objectives of water management and control are:

1. To provide stormwater runoff water quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the on-site wetlands.
4. To preserve the 100-year flood plain per current FEMA FIRM Panel.
5. Stormwater conveyance systems include storm sewer systems and other conveyances within road rights-of-way and/or drainage easements.

The District will own and maintain the water management and control facilities.

4.2 WATER SUPPLY

The City of Groveland Public Utilities Division will provide water supply for potable water service and fire protection to Phase 2A. The water supply improvements will include looped water mains and appurtenances. Master off-site improvements are required to provide service.

The water supply systems will be designed in accordance with the City of Groveland's Manual of Standards for The Design, Construction, and Maintenance of Water, Wastewater, Reclaimed Water, Streets, and Drainage Systems.

The City of Groveland will own and maintain these water supply facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The City of Groveland Public Utilities Division will provide sewer and wastewater management service to Phase 2A. The sewer and wastewater management improvements will include gravity sanitary sewer collection systems within the District Road rights-of-way and pumping stations that will connect to existing facilities. Master off-site improvements are required to provide service.

The sewer and wastewater management facilities will be designed in accordance with the City of Groveland's Manual of Standards for The Design, Construction, and Maintenance of Water, Wastewater, Reclaimed Water, Streets, and Drainage Systems.

The City of Groveland will own and maintain these sewer and wastewater management systems.



4.4 DISTRICT ROADS

Phase 2A District Roads will include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

District Roads will be designed in accordance with the City of Groveland's Manual of Standards for The Design, Construction, and Maintenance of Water, Wastewater, Reclaimed Water, Streets, and Drainage Systems.

The District will own the Phase 2A District Roads. Off-site roadway improvements will be owned and maintained by the City of Groveland.

4.5 ENVIRONMENTAL

Environmental impacts and associated mitigation are required for the development of the lands within Phase 2A. This work is included as a master cost added to the original environmental costs.

4.6 HARDSCAPE AND LANDSCAPE BUFFERS

Monumentation/hardscape, landscape, and buffering and screening will be provided for Phase 2A. Irrigation will also be provided in the landscaped common areas. Master supplemental improvements will be added to the originally planned improvements.

These improvements will be owned and maintained by the District.

4.7 AMENITIES

Supplemental amenities improvements are planned to the originally planned amenities.

The improvements will be owned and maintained by the District.

4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

City of Groveland and SJRWMD impose fees for construction permits and plan reviews. Professional engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, environmental, and amenities design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. Fees associated with performance and warranty financial securities covering City of Groveland infrastructure may also be required.



5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

Tonja L. Stewart, P.E.

Florida License No. 47704

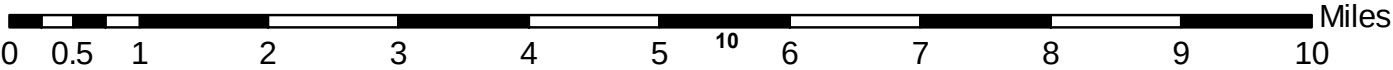
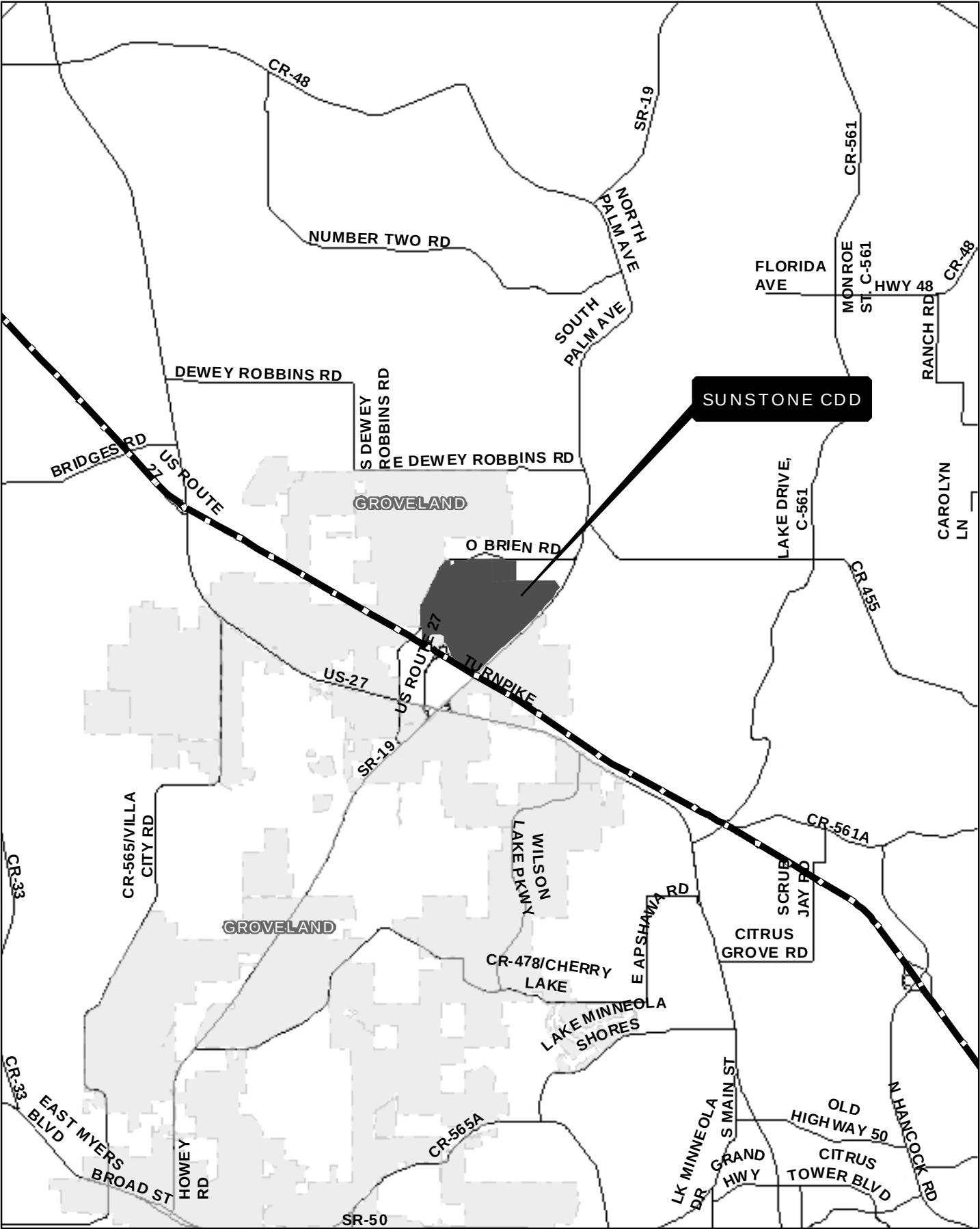


Sunstone CDD

Report of the District Engineer – Expansion Area
August 12, 2026

Appendix A VICINITY MAP, LEGAL DESCRIPTION AND SKETCH OF THE EXPANSION AREA, AND LEGAL DESCRIPTION AND SKETCH OF THE AMENDED DISTRICT BOUNDARY

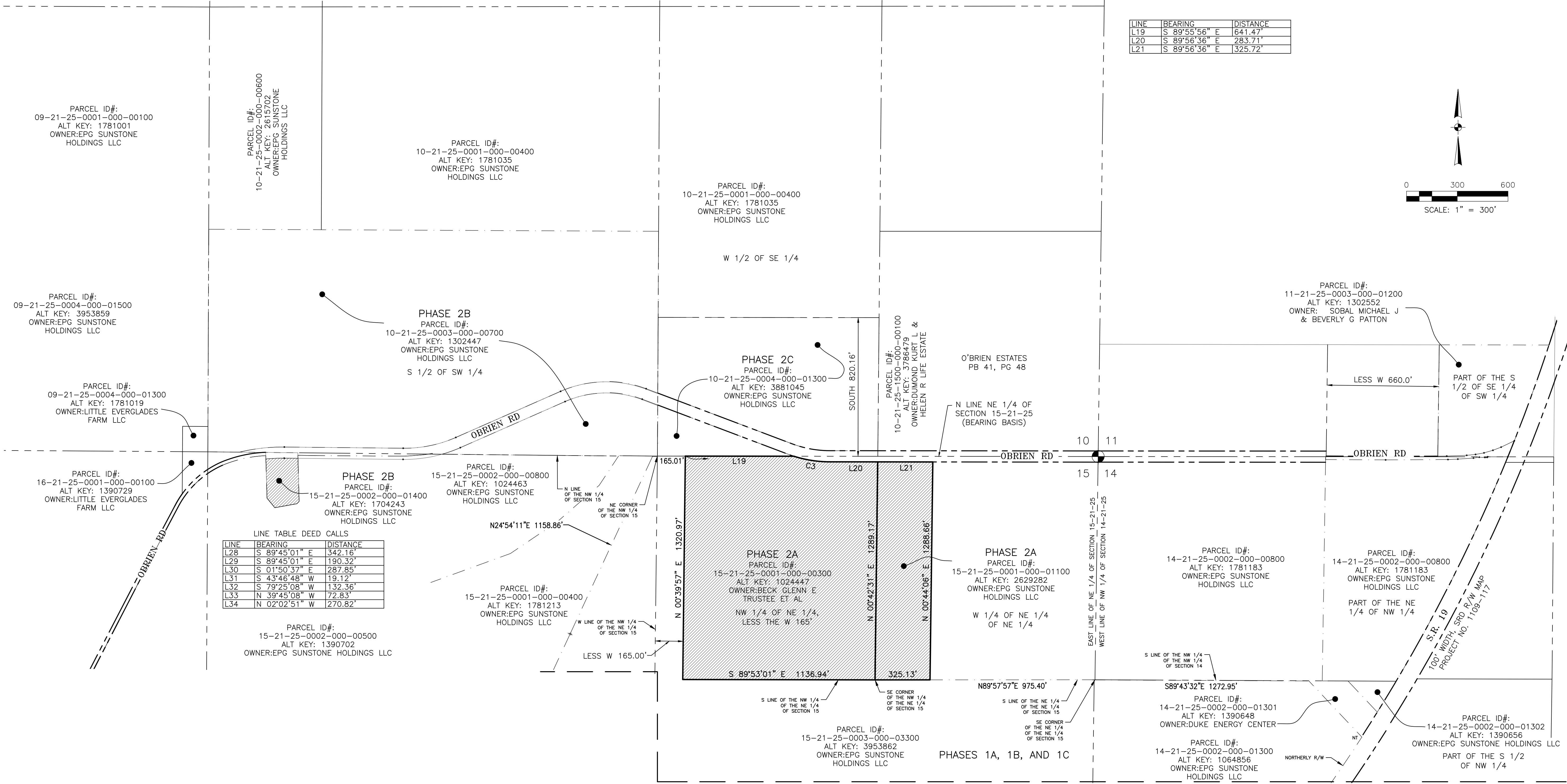
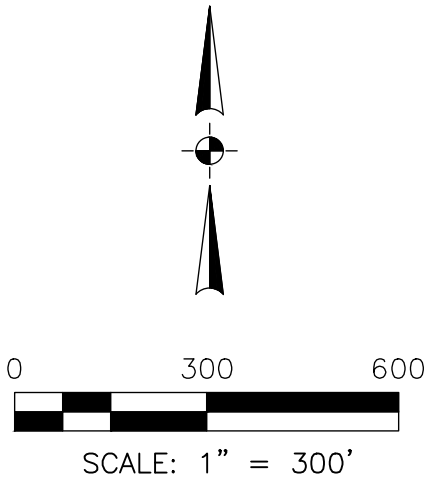
SUNSTONE CDD
LOCATION MAP



DESCRIPTION: (Parcel Identification Number: 152125000100000300) PHASE 2A
The Northwest 1/4 of the Northeast 1/4 (Less the West 165 feet thereof) of Section 15, Township 21 South, Range 25 East, Lake County, Florida, LESS Road Right-of-way.
Containing 34.186 acres, more or less.
Together with:
DESCRIPTION: (Parcel Identification Number: 152125000100001100)
The West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 21 South, Range 25 East, Lake County, Florida, LESS Road Right-of-way.
Containing 9.628 acres, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	700.00'	215.80'	214.94'	S 81°06'43" E	17°39'47"

LINE	BEARING	DISTANCE
L19	S 89°55'56" E	641.47'
L20	S 89°56'36" E	283.71'
L21	S 89°56'36" E	325.72'



LINE	BEARING	DISTANCE
L28	S 89°45'01" E	342.16'
L29	S 89°45'01" E	190.32'
L30	S 01°50'37" E	287.85'
L31	S 43°46'48" W	19.12'
L32	S 78°25'08" W	132.36'
L33	N 39°45'08" W	72.83'
L34	N 02°02'51" W	270.82'

LEGEND:	
(D)	DESCRIPTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PB	PLAT BOOK
PG	PAGE
ID#	IDENTIFICATION NUMBER
R/W	RIGHT OF WAY
SRD	STATE ROAD DEPARTMENT

- NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA, BEING N89°56'36"W BY A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE.
 - REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.602(3).
 - DELINEATION OF LANDS SHOWN HEREON IS ACCORDING TO THE CLIENT'S INSTRUCTIONS.
 - THIS IS NOT A SURVEY.

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		
JOB NO:	23-048	
DESIGNED BY:		
DRAWN BY:	JB	
CHECKED BY:	SB	
APPROVED BY:		

SCALE IN FEET:

Project Name:

BRIGHTHILL

Submittal To:

EPG Sunstone Holdings LLC

Sheet Title:

*SKETCH OF DESCRIPTION
BRIGHTHILL PHASE 2A*

Sheet No.:

SHEET 1

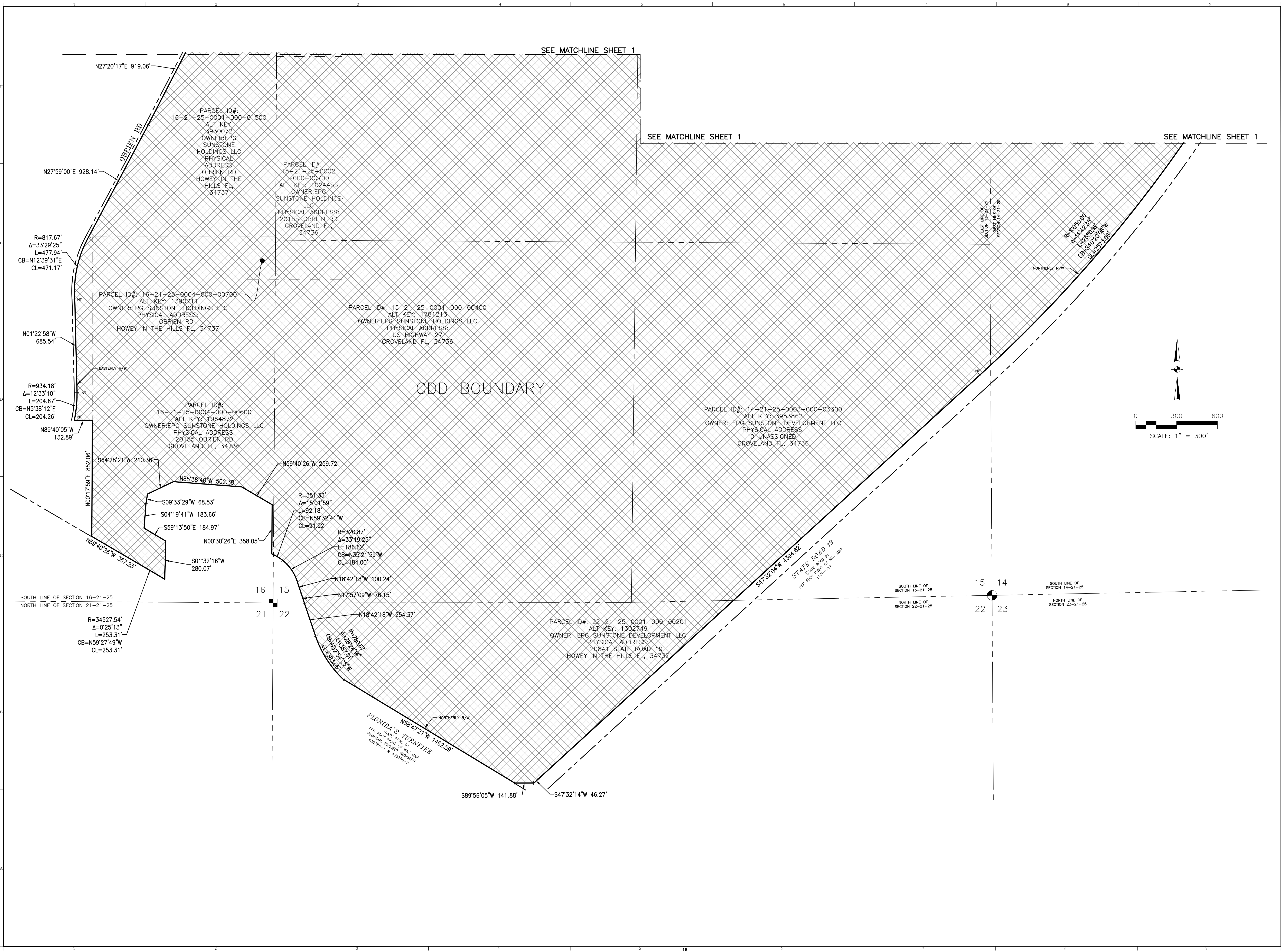
I hereby certify that this Sketch was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

POULOS & BENNETT

Poulos & Bennett, LLC
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Surveying Bus. No. LB 8606

S:\2023\23-048 ESENCOWER - BRIGHTHILL - SURVEY\040\SD\040 CDD BOUNDARY\23-048 BRIGHTHILL CDD BOUNDARY PHASES 1+ AND 2A



Consultant:

1	NO	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS			
VERTICAL DATUM:			23-048
JOB NO:			-
DESIGNED BY:			JB
DRAWN BY:			SB
CHECKED BY:			-
APPROVED BY:			-
SCALE IN FEET:			-

Project Name:
BRIGHTHILL

Submittal To:
EPG Sunstone Holdings LLC

Sheet Title:
**SKETCH OF DESCRIPTION
CDD BOUNDARY
PHASE 1 AND 2A**

Sheet No.:
SHEET 2

POULOS & BENNETT
Poulos & Bennett, LLC
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
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Tel. 407.487.2594 www.poulosandbennett.com
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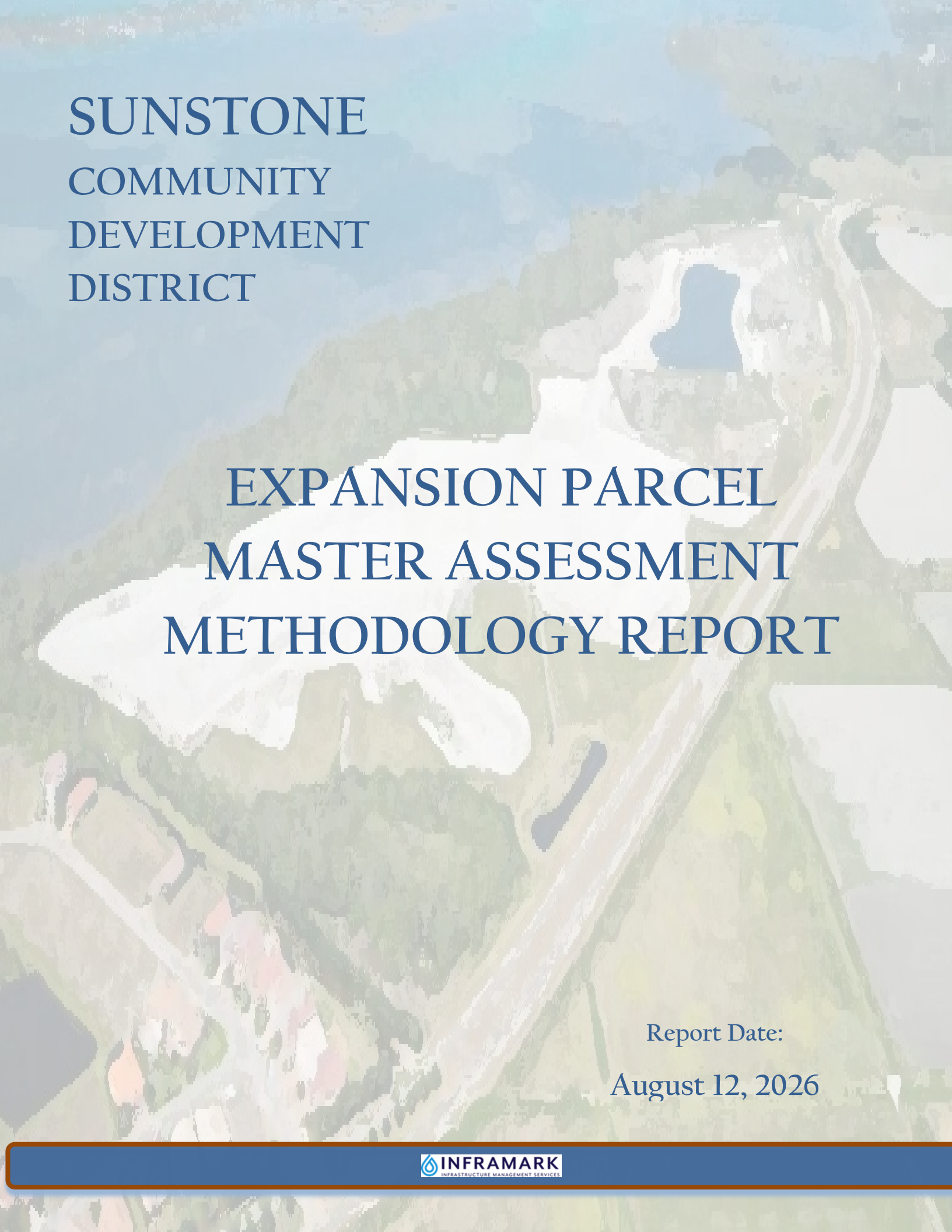
Sunstone CDD

Report of the District Engineer – Expansion Area
August 12, 2026

Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

SUNSTONE
Community Development District
Proposed Infrastructure Costs and Timeline

<u>Description</u>	<u>Master Costs</u>	<u>Phase 2A</u>	<u>Total</u>
Offsite Roads and Utilities	\$ 4,073,815.75	\$ -	\$ 4,073,815.75
Subdivision Roads	\$ -	\$ 1,900,000.00	\$ 1,900,000.00
Pond Excavation and Stormwater Management	\$ -	\$ 3,900,000.00	\$ 3,900,000.00
Sewer and Wastewater Management	\$ -	\$ 1,550,000.00	\$ 1,550,000.00
Water Supply	\$ -	\$ 1,500,000.00	\$ 1,500,000.00
Power Infrastructure	\$ -	\$ 275,000.00	\$ 275,000.00
Hardscapes, Landscape Buffers	\$ 124,963.67	\$ 1,250,000.00	\$ 1,374,963.67
Amenities, Entries	\$ 374,891.02	\$ -	\$ 374,891.02
Environmental	\$ 124,963.67	\$ -	\$ 124,963.67
Contingency	\$ 512,351.06	\$ 1,087,500.00	\$ 1,599,851.06
Professional and Permit Fees	\$ 424,876.49	\$ 500,000.00	\$ 924,876.49
TOTAL	\$ 5,635,861.66	\$ 11,962,500.00	\$ 17,598,361.66



SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

EXPANSION PARCEL MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

August 12, 2026

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I. INTRODUCTION

This Expansion Parcel Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the expansion of the Sunstone Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefiting from the public infrastructure are generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated August 12th 2026 (the “Engineer’s Report – Expansion Area”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion area, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP encompasses off-site improvements, stormwater management, utilities (including water and sewer), roadways, landscaping, and hardscaping. The Engineers’ Report identified estimated costs to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services, with contingencies to account for fluctuations in commodity and service markets. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based on the level of proportional benefit received.

This Expansion Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of applying the methodology, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first-platted, first-assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate

amended terms, interest rates, developer contributions (if any), and issuance costs. They will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Assessment Methodology Expansion Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – EPG Sunstone Development, LLC

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Sunstone Community Development District, 734.95 gross acres with a Development Plan for 2,096 Units.

“Engineer’s Report” – *Master Report of the District Engineer- Expansion Area* for Sunstone Community Development District, August 12, 2026.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Expansion Area” – Sunstone Community Development District Expansion Area containing 43.812 gross acres with the Development Plan for additional 196 Units.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. DISTRICT OVERVIEW

After the expansion, the District now encompasses 778.76 +/- acres and is located in Lake County, Florida, generally located south of O'Brien Road, west of SR-191, north of the Turnpike and east of US-27. The primary developer of the Assessable Properties is EPG Sunstone Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District encompasses multiple phases, comprising 634 single-family and single-family attached lots. The public improvements described in the Engineer’s Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility operates as a system to provide special benefits to District lands. In other words, all benefiting landowners of Assessable Properties within the District benefit equally from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect costs as further detailed within the Engineer’s Report; these costs are exclusive of any financing-related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties that specifically benefit from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction, and/or acquisition of off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are listed in F.S. 170.01. However, the second and third requirements for a valid special assessment require a

more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Properties, while confirming that the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, the added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments, including publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignments.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District in proportion to their value. The level of relative benefit can be compared by using defining “equivalent” units of measurement for each product type, allowing for comparisons between dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the 40' residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAU assignments for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefits received from infrastructure improvements relative to the benefiting Assessable Property by use and size, in comparison to other Assessable Properties within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Properties. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and

collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated in Tables 3 through 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section outlines the process for assigning special assessments and establishes a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed for their intended use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is helpful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed, but none of the units in the Development Plan have been platted. This condition occurs when the infrastructure program is financed before any development. In the undeveloped state, all of the lands within the District receive benefits from the CIP, and all of the assessable land within the District would be assessed to repay any bonds. While the land is “undeveloped,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels that have development rights, but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is “ongoing development”. At this point, if it has not already been done, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per-acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a Maximum Assessment according to its Product Type classification as outlined in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully developed; if such a condition was to occur, the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

VIII. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued

in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter's discount, issuance costs, and rounding.

For purposes of this Expansion Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding, and collection costs as shown in Table 3. The methodology consultant will issue supplemental reports that outline the provisions specific to each bond issue, applying the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP, applied to prepay any assessments on one or more assessable properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, the underwriter's discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles outlined in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of the development phases, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the assessment principal. To ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true up methodology".

The debt per acre remaining on the unplatted, developable land within the District is never allowed to exceed its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable acres must remain equal to, or lower than, the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to service Bond debt adequately, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to service bond debt upon planned development adequately. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up as a result of changes in the development plan, the District will reserve the right to either use the excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to service Bond debt adequately. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

The District retained Inframark to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data were provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding these information transactions beyond restating the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker, nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT			
INFRASTRUCTURE CIP COST SUMMARY			
DESCRIPTION	ORIGINAL DISTRICT PHASE 1	EXPANSION PARCEL PHASE 2A	TOTAL
Offsite Roads and Utilities	\$ 2,100,000.00	\$ 4,073,815.75	\$ 6,173,815.75
Subdivision Roads	\$ 6,530,000.00	\$ 1,900,000.00	\$ 8,430,000.00
Pond Excavation and Stormwater Management	\$ 12,610,000.00	\$ 3,900,000.00	\$ 16,510,000.00
Sewer and Wastewater Management	\$ 3,990,000.00	\$ 1,550,000.00	\$ 5,540,000.00
Water Supply	\$ 4,370,000.00	\$ 1,500,000.00	\$ 5,870,000.00
Power Infrastructure	\$ 1,047,000.00	\$ 275,000.00	\$ 1,322,000.00
Hardscapes, Landscape Buffers	\$ 5,325,000.00	\$ 1,374,963.67	\$ 6,699,963.67
Amenities, Entries	\$ 3,500,000.00	\$ 374,891.02	\$ 3,874,891.02
Environmental	\$ 3,200,000.00	\$ 124,963.67	\$ 3,324,963.67
Contingency	\$ -	\$ 1,599,851.06	\$ 1,599,851.06
Professional and Permit Fees	\$ 3,850,000.00	\$ 924,876.49	\$ 4,774,876.49
Total	\$ 46,522,000.00	\$ 17,598,361.66	\$ 64,120,361.66

* Cost as noted above reflect \$22,400,000 of Master Cost within Phase I and \$5,635,861.66 in Master Cost for Phase II for a total of \$28,035,861.66. See District Engineers report for detailed information.

TABLE 2

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT						
PROJECT STATISTICS - EAU ASSIGNMENTS						
PRODUCT	ORIGINAL DISTRICT PHASE 1	EXPANSION PARCEL PHASE 2A	PER UNIT EAU ⁽²⁾	PHASE 1 EAUs	PHASE 2A EAUs	TOTAL EAUS
Townhome 20'	20	0	0.40	8.00	0	8.00
Single Family 42'	65	0	0.84	54.60	0	54.60
Single Family 45'	160	0	0.90	144.00	0	144.00
Single Family 60'	165	79	1.20	198.00	94.80	292.80
Single Family 70'	86	59	1.40	120.40	82.60	203.00
Total	496	138		525.00	177.40	702.40

Notations:
⁽¹⁾ Product Type
⁽²⁾ Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
Infrastructure CIP Costs	\$17,598,362
EAUS	177.40
Total CIP Cost/ Benefit Per EAU	\$99,202
Notations: 1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.	

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 60'	1.20	79	94.80	\$9,404,311	\$119,042
Single Family 70'	1.40	59	82.60	\$8,194,051	\$138,882
Total		138	177.40	\$17,598,362	
Notations: 1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.					

TABLE 5

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT		
FINANCING ASSUMPTIONS -MASTER BENEFIT LIEN		
Coupon Rate ⁽¹⁾		8.00%
Term (Years)		33
Principal Amortization Installments		30
ISSUE SIZE		\$26,595,000
Construction Fund		\$17,598,362
Capitalized Interest (Months) ⁽²⁾	36	\$6,382,800
Debt Service Reserve Fund	100%	\$2,362,366
Cost of Issuance		\$250,000
Rounding		\$1,473
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$2,362,366
Collection Costs and Discounts @	7.00%	\$177,812
TOTAL ANNUAL ASSESSMENT		\$2,540,178
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 6

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - MASTER BENEFIT LIEN ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU _s	% OF EAU _s	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 60'	1.20	94.80	53.44%	79	\$14,211,984	\$1,262,414	\$179,899	\$15,980
Single Family 70'	1.40	82.60	46.56%	59	\$12,383,016	\$1,099,952	\$209,882	\$18,643
Totals		177.40	100.00%	138	\$26,595,000	\$2,362,366		
⁽¹⁾ Allocation of total bond principal (ie., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period. ⁽²⁾ Includes principal, interest includes discounts less collection fees								

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements within the expansion area is \$26,595,000.00 payable in 30 annual installments of principal of \$53,922.98 per gross acre. The maximum par debt is \$607,053.18 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the expansion area of the District. Upon platting, the principal and long term assessment levied on each benefited property within the expansion area will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT PLAT

TOTAL ASSESSMENT: \$26,595,000.00

ANNUAL ASSESSMENT: \$2,362,365.59 - (30 Installments)

TOTAL GROSS ASSESSABLE ACRES +/-: 43.81

TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: \$607,053.18

ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: \$53,922.98 (30 Installments)

Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
(1) EPG Sunstone Holdings, LLC Contained within PID 152125000100000300 & PID 152125000100001100 See Exhibit B, Legal Description	43.81	\$26,595,000.00	\$2,362,365.59
Totals:	<u>43.81</u>	<u>\$26,595,000.00</u>	<u>\$2,362,365.59</u>

Notation:

Assessments shown are net of collection cost

EXHIBIT B – EXPANSION AREA LEGAL

PHASE 2A

(Parcel Identification Number: 152125000100000300)

The Northwest 1/4 of the Northeast 1/4 (Less the West 165 feet thereof) of Section 15, Township 21 South, Range 25 East, Lake County, Florida, LESS Road Right-of-way. (Containing 34.184 acres, more or less.)

Together with:

(Parcel Identification Number: 152125000100001100)

The West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 21 South, Range 25 East, Lake County, Florida, LESS Road Right-of-way. (Containing 9.628 acres, more or less.)

RESOLUTION NO. 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Sunstone Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the *Report of the District Engineer – Expansion Area dated August 12, 2026* (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report dated _____, 2026*, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$17,598,361.66** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$_____ of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 12, 2026.

Attest:

**Sunstone
Community Development District**

Printed Name: _____

☐Secretary/☐Assistant Secretary

Name:_____

☐Chair/☐Vice Chair of the Board of
Supervisors

RESOLUTION NO. 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the "**Board**") of the Sunstone Community Development District (the "**District**") has previously adopted Resolution No. 2026-____ declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

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

1. There is hereby declared a public hearing to be held on **Wednesday, September 16, 2026, at 1:30 p.m. at the Cooper Memorial Library located at 2525 Oakley Seaver Drive Clermont, FL 34711**, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days' written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on August 12, 2026.

Attest:

**Sunstone
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair of the Board of Supervisors

**MINUTES OF MEETING
SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sunstone Community Development District was held on Wednesday, May 13, 2026 and called to order at 1:31 p.m., at the Cooper Memorial Library 2525 Oakley Seaver Drive Clermont, Florida 34711.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Kyle Smith	Assistant Secretary	(via phone)
Albert Viera	Assistant Secretary	
Angie Grunwald	Assistant Secretary	

Also present was:

Jayna Cooper	District Manager	
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	(via phone)
Vivek Babbar	District Counsel	(via phone)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Continued**

Ms. Turkoane called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Announcing the Number of Registered Voters

Ms. Turkoane informed the Board, as of this date, there are zero registered voters.

B. Presentation of FY 2027 Proposed Budget

The Board was presented with the Fiscal Year 2027 Proposed Budget.

C. Consideration of Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget & Setting Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget & Setting Public Hearing, for Wednesday August 12 th , 2026 at 1:30 p.m., was adopted. 4-0
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D. Consideration of Resolution 2026-05 Redesignating a Qualified Public Depository

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-05 Redesignating a Qualified Public Depository, was adopted. 4-0

E. Consideration of Resolution 2026-06 Setting Landowner Election and Meeting

Seats 3, Kyle Smith, 4 Albert Viera and 5 Angie Grunwald, set to expire November, 2026.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-06 Setting Landowner Election and Meeting, for Wednesday November 11th, 2026 at 1:30 p.m., was adopted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Regular Meeting Minutes from March 11, 2026**
- B. Consideration of Operation and Maintenance April & March 2026**
- C. Acceptance of the Financials/Approval of Check Register for April & March 2026**
- D. Ratification of Brown & Brown Insurance Proposals**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next order of business followed

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the meeting was adjourned at 1:36 p.m. 4-0

Assistant Secretary

Carlos de la Ossa
Chairperson

SUNSTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	4/1/2026	175471	\$375.00			ACCOUNTING SERVICES
INFRAMARK LLC	4/1/2026	175471	\$100.00			RECORDING SECRETARY
INFRAMARK LLC	4/1/2026	175471	\$16.67			RENTAL AND LEASES
INFRAMARK LLC	4/1/2026	175471	\$166.67			ADMINISTRATION
INFRAMARK LLC	4/1/2026	175471	\$1,166.67			DISTRICT MANAGEMENT
INFRAMARK LLC	4/1/2026	175471	\$100.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	4/1/2026	175471	\$25.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	4/1/2026	175471	\$50.00	\$2,000.01		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	5/1/2026	178509	\$375.00			May 2026-ACCOUNTING SERVICES
INFRAMARK LLC	5/1/2026	178509	\$1,166.67			May 2026-DISTRICT MANAGEMENT
INFRAMARK LLC	5/1/2026	178509	\$100.00			May 2026-FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	5/1/2026	178509	\$100.00			May 2026-RECORDING SECRETARY
INFRAMARK LLC	5/1/2026	178509	\$166.67			May 2026-ADMINISTRATION
INFRAMARK LLC	5/1/2026	178509	\$25.00			May 2026-TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	5/1/2026	178509	\$16.67			May 2026-RENTAL & LEASES
INFRAMARK LLC	5/1/2026	178509	\$50.00	\$2,000.01	\$4,000.02	May 2026-WEBSITE MAINTENANCE/ADMIN
STRALEY ROBIN VERICKER	3/24/2026	28133	\$1,467.50			FEB 2026-DISTRICT COUNSEL THRU 02/28/26
Monthly Contract Subtotal			\$5,467.52			
Variable Contract						
PAGE PER PAGE	5/14/2026	PRC-051426-748	\$6.00			POSTAGE FOR FY 2027 Proposed Budget
PAGE PER PAGE	5/21/2026	PRC-052026-4594	\$6.00		\$12.00	POSTAGE - FY 2027 Updated Proposed Budget
STRALEY ROBIN VERICKER	4/15/2026	28200	\$1,360.00			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$1,372.00			
Regular Services						
ALBERTO VIERA	5/13/2026	AV-051326	\$200.00			BOARD 05/13/2026
ANGIE GRUNWALD	5/13/2026	AG-051326	\$200.00			BOARD 05/13/2026
CARLOS DE LA OSSA	5/13/2026	CO-051326	\$200.00			BOARD 05/13/2026
KYLE SMITH	5/13/2026	KS-051326	\$200.00			BOARD 05/13/2026
LAKE-SUMTER STATE COLLEGE	3/11/2026	A0251431	\$225.00			MAR 2026-FACILITY MEETING RENTAL

SUNSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
LAKE-SUMTER STATE COLLEGE	5/13/2026	051326-225	\$225.00		\$450.00	MAY 2026-FACILITY MEETING RENTAL & CLEANING FEE FOR SETUP
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840539	\$1,047.00			INSURANCE POLICY-05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840539	\$1,006.00			INSURANCE POLICY 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840539	\$210.00	\$2,263.00	\$2,263.00	INSURANCE POLICY 05/01/26-10/01/26
STRALEY ROBIN VERICKER	5/15/2026	28435	\$762.50			APRIL 2026 - LEGAL SERVICES
SUNCOAST CDD	5/7/2026	05072026-7289	\$375.00			ACCOUNTING SERVICES
SUNCOAST CDD	5/7/2026	05072026-7289	\$166.67			ADMINISTRATION
SUNCOAST CDD	5/7/2026	05072026-7289	\$1,166.67			DISTRICT MANAGEMENT
SUNCOAST CDD	5/7/2026	05072026-7289	\$100.00			FINANCIAL & REVENUE COLLECTION
SUNCOAST CDD	5/7/2026	05072026-7289	\$100.00			RECORDING SECRETARY
SUNCOAST CDD	5/7/2026	05072026-7289	\$16.67			RENTAL & LEASES
SUNCOAST CDD	5/7/2026	05072026-7289	\$25.00			TECHNOLOGY/DATA STORAGE
SUNCOAST CDD	5/7/2026	05072026-7289	\$50.00	\$2,000.01	\$2,000.01	WEBSITE MAINTENANCE/ADMIN
Regular Services Subtotal			\$6,275.51			
TOTAL			\$13,115.03			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

175471

CUSTOMER ID

C4836

PO#

INVOICE

DATE

4/1/2026

NET TERMS

Due On Receipt

DUE DATE

4/1/2026

BILL TO

Sunstone Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Subtotal					2,000.01

Subtotal

\$2,000.01

Tax

\$0.00

Total Due

\$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

178509

CUSTOMER ID

C4836

PO#**DATE**

5/1/2026

NET TERMS

Due On Receipt

DUE DATE

5/1/2026

BILL TO

Sunstone Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Subtotal					2,000.01

Subtotal \$2,000.01

Tax \$0.00

Total Due \$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE #PRC-051426-748

PDF NOTICES

RECEIVED: 05/14/2026 09:29 AM

MAILED DATE: 05/14/2026

[See Order Details](#)

ORDERED BY:

Inframark FL

Jacqueline Gray

jgray2@inframark.com

MAKE PAYMENT TO:

PAGE PER PAGE

460 S BENSON LN STE 12

CHANDLER, AZ 85224

INFO@PAGEPERPAGE.COM

PHONE 480.821.0985

OVERVIEW

ID	COMMUNITY	RECIPIENTS	TOTAL WEIGHT
FY 2027 Proposed Budget	Sunstone CDD	1	3.476 oz

DETAILS

OUTGOING ENVELOPE	POSTAGE	PROCESSING
9 x 12 Double Window Envelope	First Class Postage	Rush turnaround

		QTY.	PRICE	SUBTOTAL
BASE PRODUCT	PDF Notices	1	-	\$3.53
POSTAGE	U.S.	1	\$2.47	\$2.47
THANK YOU!		SUBTOTAL		\$6.00
		SALES TAX		\$0.00
		TOTAL		\$6.00
		PAID:		\$0.00
		AMOUNT DUE:		\$6.00
It has been a pleasure to work with you! We want you to know that we value your business, and hope we can continue to earn your trust for all		DUE DATE:		06/13/2026

It has been a pleasure to work with you! We want you to know that we value your business, and hope we can continue to earn your trust for all of your printing and mailing needs in the future. Please contact us with any questions or comments you may have.



INVOICE #PRC-052026-4594

MAKE PAYMENT TO:

PAGE PER PAGE
460 S BENSON LN STE 12
CHANDLER, AZ 85224

INFO@PAGEPERPAGE.COM
PHONE 480.821.0985

PDF NOTICES

RECEIVED: 05/20/2026 11:47 AM
MAILED DATE: 05/21/2026
[See Order Details](#)

ORDERED BY:

Inframark FL
Jacqueline Gray
jgray2@inframark.com

OVERVIEW

ID	COMMUNITY	RECIPIENTS	TOTAL WEIGHT
FY 2027 Updated Proposed Budget	Sunstone CDD	1	3.476 oz

DETAILS

OUTGOING ENVELOPE	POSTAGE	PROCESSING
9 x 12 Double Window Envelope	First Class Postage	Rush turnaround

		QTY.	PRICE	SUBTOTAL
BASE PRODUCT	PDF Notices	1	-	\$3.53
POSTAGE	U.S.	1	\$2.47	\$2.47
THANK YOU!				SUBTOTAL \$6.00
				SALES TAX \$0.00
				TOTAL \$6.00
				PAID: \$0.00
				AMOUNT DUE: \$6.00
				DUE DATE: 06/20/2026

It has been a pleasure to work with you! We want you to know that we value your business, and hope we can continue to earn your trust for all of your printing and mailing needs in the future. Please contact us with any questions or comments you may have.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: May 13, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Albert Viera	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Kyle Smith	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper
District Manager Signature

5/14/2026
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: May 13, 2026

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4	Kyle Smith	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper
District Manager Signature

5/14/2026
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 5/13/2026 13:38

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: May 13, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
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3	Angie Grunwald	x	\$200.00
4	Kyle Smith	x	\$200.00

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Approved for payment:

Jayna Cooper
District Manager Signature

5/14/2026
Date

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for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: May 13, 2026

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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper
District Manager Signature

5/14/2026
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



Sunstone Community Development District

Attn: Contact Person: Rollamay Turkoane
Email Address: rollamay.turkoane@inframark.com

Invoice Date: March 11, 2026

Invoice #: A0251431

ID#: X00157699 / CRNT
Purpose: Sunstone CDD Meeting

Due Date: Upon Receipt

Invoice Amt: \$ 225.00

Contract: Facility Rental – Please see contract

Dates of Usage: March 11, 2026

If you have any questions regarding this invoice, please call Michelle Heister via email – HeisterM@lssc.edu.

Please remit payment in full by due date to:

Lake-Sumter State College
Attn: Financial Services
9501 US Hwy 441
Leesburg, FL 34788

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747



Lake-Sumter State College

9501 U.S. Highway 441

Leesburg, FL 34788

Event Estimate

Date | **March 24, 2026**

Company

Name | Inframark
Contact | Jayna Cooper
Phone | 813-608-8242
Email | jayna.cooper@inframark.com

Payment is due no later than 5 days before the day of the event.

Event Details

Name | Sunstone CDD Meeting
Dates | March 11, 2026

Item	Description	Amt	Price	Per Unit	Line Total
1	Room Rental Fee (1:30p-2:00p)	0.5	\$ 100.00	hour	\$ 50.00
2	Set up/Cleaning Fee	1	\$ 175.00	event	\$ 175.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Subtotal					\$ 225.00
Sales tax					
TOTAL COST					\$ 225.00

If you have any questions concerning this invoice, use the following contact information:

Name Michelle Heister
Phone 352-323-3612
Email HeisterM@lssc.edu

**By signing below I understand that the final invoice is subject to change based on final needs.
If any damages to the property incur as a result of this event, I will be contacted by campus personnel and may be charged for said damages.**

LSSC Representative Signature

Michelle Heister

Date

3/24/2025

LSSC Representative Signature

Laura G. Byrd

Date

3/25/2025

Client Signature

Jayna Cooper

Date

March 26, 2026



Lake-Sumter State College

9501 U.S. Highway 441

Leesburg, FL 34788

Event Estimate

Date **May 13, 2026**

Company

Name Inframark
Contact Jayna Cooper
Phone 813-608-8242
Email jayna.cooper@inframark.com

Payment is due no later than 5 days before the day of the event.

Event Details

Name Sunstone CDD Meeting
Dates May 13, 2026

Item	Description	Amt	Price	Per Unit	Line Total
1	Room Rental Fee (1:30p-2:00p)	0.5	\$ 100.00	hour	\$ 50.00
2	Set up/Cleaning Fee	1	\$ 175.00	event	\$ 175.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Subtotal					\$ 225.00
Sales tax					
TOTAL COST					\$ 225.00

If you have any questions concerning this invoice, use the following contact information:

Name Michelle Heister
Phone 352-323-3612
Email HeisterM@lssc.edu

**By signing below I understand that the final invoice is subject to change based on final needs.
If any damages to the property incur as a result of this event, I will be contacted by campus personnel and may be charged for said damages.**

LSSC Representative Signature

Michelle Heister

Date

5/13/2026

LSSC Representative Signature

Laura Byrd

Date

5/13/2026

Client Signature

Date

INVOICE



Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Sunstone Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Customer	Sunstone Community Development District
Acct #	930022
Date	05/12/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	\$ 2,263.00
Payment Amount	
Payment for:	Invoice#24840539
PK FL1 0294975 25-01	

Thank You

Please detach and return with payment



Customer: Sunstone Community Development District

Invoice	Effective	Transaction	Description	Amount
24840539	05/01/2026	New business	Policy #PK FL1 0294975 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT)	
			General Liability - New business	838.00
			Crime - New business	209.00
			Commercial Cyber and Privacy Liability - New business	210.00
			Directors and Officers - New business	1,006.00
				Total
				\$ 2,263.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc.

P. O. Box 2416
Daytona Beach, FL 32115

(386)252-6176

Date

05/12/2026

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sunstone CDD
Sunstone CDD
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

May 15, 2026

Client: 001606

Matter: 000001

Invoice #: 28435

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/10/2026	VKB	REVIEW EMAIL RE: DISTRICT'S DESIRE TO TERMINATE INSURANCE POLICY WITH EGIS; REVIEW POLICY; REVIEW AND REVISE TERMINATION LETTER.	0.4	\$150.00
4/10/2026	LC	REVIEW EGIS INSURANCE POLICY SAVED TO SYSTEM.	0.2	\$35.00
4/10/2026	MS	REVIEW EGIS CONTRACT; PREPARE TERMINATION NOTICE FOR EGIS'S SERVICES.	0.3	\$52.50
4/24/2026	LC	REVIEW, REVISE AND COMMENT ON PETITION TO AMEND BOUNDARIES.	2.4	\$420.00
4/27/2026	MS	PREPARE RESOLUTION RE-DESIGNATING PUBLIC DEPOSITORY.	0.6	\$105.00
Total Professional Services			3.9	\$762.50

May 15, 2026
Client: 001606
Matter: 000001
Invoice #: 28435

Page: 2

Total Services	\$762.50	
Total Disbursements	\$0.00	
Total Current Charges		\$762.50
Previous Balance		\$2,600.00
PAY THIS AMOUNT		\$3,362.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
28133	March 24, 2026	\$1,467.50	\$0.00	\$0.00	\$0.00	\$2,230.00
28200	April 15, 2026	\$1,132.50	\$0.00	\$0.00	\$0.00	\$1,895.00
Total Remaining Balance Due						\$3,362.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,895.00	\$1,467.50	\$0.00	\$0.00

CHECK REQUEST FORM

Date:	5/7/26
From:	Sergio Inguanzo
District Name:	Sunstone CDD
Please cut check from Acct. #:	Truist 7289
Please issue a check to:	Suncoast CDD
Vendor Name:	Suncoast CDD
Vendor No.:	New #
Invoice No.:	05072026-7289
Check amount:	\$2,000.01
Please code to:	001-103000-1000
Check Description/Reason:	SUNCOAST CDD PAID INFRAMARK NOV 2025 INVOICE THAT BELONGED TO SUNSTONE CDD
Instructions:	DEPOSIT IN SUNCOAST CDD VALLEY 3601 ACCOUNT
Manager's Approval:	
Date:	5/7/26

SUNCOAST CDD

INFRAMARK LLC	1	\$2,000.01
Total	1	\$2,000.01

SUNCOAST CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
INFRAMARK LLC (1 invoices. Total: \$2,000.01)							
163581 / C4836	11/11/2025	11/11/2025	100139	11/26/2025	Paid	531150 District Management	\$1,166.67
						544025 Rentals & Leases	\$16.67
						549936 Website	\$25.00
						Development & Maintenance	
						531150 District Management	\$375.00
						549936 Website	\$166.67
						Development & Maintenance	
						549936 Website	\$50.00
						Development & Maintenance	
						532002 Auditing Services	\$200.00

Invoice Comments: SENT GREGORY A REQUEST TO UPDATE THE COA



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163581

CUSTOMER ID

C4836

PO#**DATE**

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

BILL TO

Sunstone Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Subtotal					2,000.01

Subtotal

\$2,000.01

Tax

\$0.00

Total Due

\$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

163581

DATE

11/11/2025

CUSTOMER ID

C4836

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

BILL TO

Sunstone Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Subtotal					2,000.01

Subtotal

\$2,000.01

Tax

\$0.00

Total Due

\$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

SUNSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	6/3/2026	181015	\$375.00			ACCOUNTING SERVICES
INFRAMARK LLC	6/3/2026	181015	\$166.67			ADMINISTRATION
INFRAMARK LLC	6/3/2026	181015	\$1,166.67			DISTRICT MANAGEMENT
INFRAMARK LLC	6/3/2026	181015	\$100.00			FINANCIAL AND REVENUE COLLECTIONS
INFRAMARK LLC	6/3/2026	181015	\$100.00			RECORDING SECRETARY
INFRAMARK LLC	6/3/2026	181015	\$16.67			RENTAL AND LEASES
INFRAMARK LLC	6/3/2026	181015	\$25.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	6/3/2026	181015	\$50.00	\$2,000.01	\$2,000.01	WEBSITE MAINTENANCE/ADMIN
Monthly Contract Subtotal			\$2,000.01			
Variable Contract						
ALBERTO VIERA REIM.	5/13/2026	AV REIMB 051326	\$84.55			5/13/26 - MILEAGE REIMBURSEMENT
INFRAMARK LLC	6/22/2026	182468	\$1.48			MAY 2026-POSTAGE
Variable Contract Subtotal			\$86.03			
Regular Services						
STRALEY ROBIN VERICKER	6/15/2026	28584	\$2,307.50			MAY 2026-LEGAL SERVICES
Regular Services Subtotal			\$2,307.50			
TOTAL						
			\$4,393.54			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

181015

CUSTOMER ID

C4836

PO#**DATE**

6/3/2026

NET TERMS

Due On Receipt

DUE DATE

6/3/2026

BILL TO

Sunstone Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Subtotal					2,000.01

Subtotal \$2,000.01

Tax \$0.00

Total Due \$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Sunstone CDD Mileage Reimbursement

Date	Miles	Mileage rate	Total	Notes
5/13/2025	190	0.445	84.55	cdd meeting

Total			84.55	
-------	--	--	-------	--

Alberto Viera
3013 W. Braddock St
Tampa FL 33607





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

182468

CUSTOMER ID

C4836

PO#

INVOICE

DATE

6/22/2026

NET TERMS

Due On Receipt

DUE DATE

6/22/2026

BILL TO

Sunstone Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal

\$1.48

Tax

\$0.00

Total Due

\$1.48

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sunstone CDD
Sunstone CDD
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

June 15, 2026

Client: 001606

Matter: 000001

Invoice #: 28584

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/4/2026	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION; REVIEW AND REVISE RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE LANDOWNER ELECTION INSTRUCTIONS, PROXY, BALLOT; REVIEW AND REVISE RESOLUTION PREDESIGNATING PUBLIC DEPOSITORY.	0.9	\$337.50
5/4/2026	MS	FINALIZE RESOLUTION ADOPTING PROPOSED BUDGET AND SETTING PUBLIC HEARING AND RESOLUTION SETTING LANDOWNERS ELECTION; PREPARE CORRESPONDENCE TO DISTRICT ADMIN RE SAME WITH INSTRUCTIONS RE LANDOWNERS ELECTION.	0.2	\$35.00
5/8/2026	VKB	REVIEW AND REVISE PETITION TO AMEND CDD BOUNDARIES AND RELATED EXHIBITS; REVIEW AND REPLY TO EMAIL RE: SAME.	2.9	\$1,087.50
5/12/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
5/13/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.2	\$75.00
5/14/2026	JMV	PREPARE FOR AND ATTEND MEETING WITH CDD MANAGEMENT.	0.3	\$112.50
5/14/2026	VKB	PREPARE FOR AND ATTEND CONFERENCE WITH EPG RE: DISTRICT MANAGEMENT SERVICES; DRAFT AND RESPOND TO EMAILS WITH INFRAMARK RE: EXECUTED COPIES OF AGREEMENTS.	0.3	\$112.50
5/14/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/14/2026	KCH	MEETING WITH C. DE LA OSSA TO DISCUSS DISTRICT MANAGEMENT.	0.5	\$162.50
5/15/2026	VKB	PREPARE FOR AND ATTEND TEAMS CONFERENCE WITH E. DAVIDSON AND B. LAMB RE: COMMENTS ON PETITION TO AMEND CDD BOUNDARIES AND RELATED EXHIBITS.	0.5	\$187.50
5/15/2026	MS	PREPARE CORRESPONDENCE TO DISTRICT MANAGEMENT RE REQUESTING THE STATUS OF THE FY 24/25 AUDIT AND REMINDING THEM OF THE JUNE 30TH DEADLINE.	0.1	\$17.50
Total Professional Services			6.7	\$2,307.50
Total Services			\$2,307.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,307.50
Previous Balance				\$3,362.50
PAY THIS AMOUNT				\$5,670.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
28133	March 24, 2026	\$1,467.50	\$0.00	\$0.00	\$0.00	\$3,775.00
28200	April 15, 2026	\$1,132.50	\$0.00	\$0.00	\$0.00	\$3,440.00
28435	May 15, 2026	\$762.50	\$0.00	\$0.00	\$0.00	\$3,070.00
Total Remaining Balance Due						\$5,670.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,307.50	\$762.50	\$2,600.00	\$0.00

SUNSTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
STRALEY ROBIN VERICKER	7/21/2026	28755	\$652.50			June 2026 - Professional Svcs
Monthly Contract Subtotal			\$652.50			
Regular Services						
GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	6/30/2026	0007779385	\$361.04			6/26/26 AMENDED ORDINANCE AD
Regular Services Subtotal			\$361.04			
TOTAL						
			\$1,013.54			



ACCOUNT NAME		ACCOUNT #	INV DATE
Sunstone CDD c/o Inframark		900873	06/30/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007779385	Jun 1- Jun 30, 2026	\$361.04	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$361.04	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JULY 31, 2026
Sunstone CDD c/o Inframark 2005 Pan Am CIR # 300 Tampa, FL 33607-6008	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	FEDERAL ID 47-2390983
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
6/1/26	Balance Forward	\$0.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
6/26/26	LEE Daily Commercial	12398197	Notice of Amended Ordinance		1	2.0000 x 8 in	\$361.04

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due	\$361.04
	Service Fee 3.99%	\$14.41
	*Cash/Check/ACH Discount	-\$14.41
	*Payment Amount by Cash/Check/ACH	\$361.04
	Payment Amount by Credit Card	\$375.45

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sunstone CDD c/o Inframark		900873		0007779385		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$361.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361.04
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244			1-877-736-7612			\$375.45
			To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			

00009008730000000000000077793850003610467172

Sunstone Community Development District

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 5,773
TOTAL ASSETS	\$ 5,773
<u>LIABILITIES</u>	
Accounts Payable	\$ 10,715
TOTAL LIABILITIES	10,715
<u>FUND BALANCES</u>	
Unassigned:	(4,942)
TOTAL FUND BALANCES	(4,942)
TOTAL LIABILITIES & FUND BALANCES	\$ 5,773

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 79	\$ 79	0.00%
Developer Estimated Contribution	603,900	19,000	(584,900)	3.15%
TOTAL REVENUES	603,900	19,079	(584,821)	3.16%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,800	10,200	15.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	-	7,000	0.00%
District Engineer	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	200	400	33.33%
ProfServ-Recording Secretary	-	800	(800)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	4,762	10,238	31.75%
Misc Admin	325	1,333	(1,008)	410.15%
District Management	25,000	9,333	15,667	37.33%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	3,000	14,500	17.14%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Postage, Phone, Faxes, Copies	500	19	481	3.80%
Mailings	200	-	200	0.00%
Rentals and Leases	600	808	(208)	134.67%
General Liability	12,500	1,530	10,970	12.24%
Public Officials Insurance	7,500	3,236	4,264	43.15%
Property & Casualty Insurance	15,000	1,100	13,900	7.33%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	200	1,227	(1,027)	613.50%
Financial/Revenue Collections	5,000	800	4,200	16.00%
Website Admin Services	1,500	400	1,100	26.67%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	180,900	33,648	147,252	18.60%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electric Utility Services	15,000	-	15,000	0.00%
Street Lights	85,000	-	85,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Electric Utility Services	118,500	-	118,500	0.00%
<u>Other Physical Environment</u>				
Waterway Management Program	14,000	-	14,000	0.00%
Aquatics - Contract	15,000	-	15,000	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance - Contract	120,000	-	120,000	0.00%
Landscaping - Plant Replacement Program	12,000	-	12,000	0.00%
Wetland Maintenance	7,500	-	7,500	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
MISC Contingency	3,500	225	3,275	6.43%
Total Other Physical Environment	218,500	225	218,275	0.10%
<u>Parks and Recreation</u>				
Access Control R&M	8,500	-	8,500	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Annual Stormwater Report	2,500	-	2,500	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Playground Equipment	2,500	-	2,500	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
MISC	2,500	-	2,500	0.00%
Key Card Distribution	500	-	500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Parks and Recreation	86,000	-	86,000	0.00%
TOTAL EXPENDITURES	603,900	33,873	570,027	5.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,794)	(14,794)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		9,852		
FUND BALANCE, ENDING		\$ (4,942)		

Sunstone CDD

SRUDD

Statement Date 05/31/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
05/29/2026	Payment	15133	LAKE-SUMTER STATE COLLEGE	Check for Vendor V00021			-225.00
05/29/2026	Payment	15134	PAGE PER PAGE RISK	Check for Vendor V00024			-6.00
05/29/2026	Payment	15135	MANAGEMENT ASSOCIATES INC	Check for Vendor V00025			-2,263.00
Total Outstanding Checks							-2,494.00
Outstanding Deposits							
Total Outstanding Deposits							

***Sunstone
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>					
Cash - Operating Account	\$ 5,063	\$ -	\$ -	\$ -	\$ 5,063
Investments:					
Acquisition & Construction Account	-	-	12,066,845	-	12,066,845
Cost of Issuance Fund	-	-	22,750	-	22,750
Reserve Fund	-	928,718	-	-	928,718
TOTAL ASSETS	\$ 5,063	\$ 928,718	\$ 12,089,595	\$ -	\$ 13,023,376
<u>LIABILITIES</u>					
Accounts Payable	\$ 15,385	\$ -	\$ -	\$ -	\$ 15,385
Bonds Payable - Series 2026	-	-	-	13,500,000	13,500,000
TOTAL LIABILITIES	15,385	-	-	13,500,000	13,515,385
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	928,718	-	-	928,718
Capital Projects	-	-	12,089,595	-	12,089,595
Unassigned:	(10,322)	-	-	(13,500,000)	(13,510,322)
TOTAL FUND BALANCES	(10,322)	928,718	12,089,595	(13,500,000)	(492,009)
TOTAL LIABILITIES & FUND BALANCES	\$ 5,063	\$ 928,718	\$ 12,089,595	\$ -	\$ 13,023,376

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 86	\$ 86	0.00%
Developer Estimated Contribution	603,900	19,000	(584,900)	3.15%
TOTAL REVENUES	603,900	19,086	(584,814)	3.16%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,800	10,200	15.00%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	-	7,000	0.00%
District Engineer	15,000	-	15,000	0.00%
ProfServ - Info Technology	600	225	375	37.50%
ProfServ-Recording Secretary	-	900	(900)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	7,069	7,931	47.13%
Misc Admin	325	1,500	(1,175)	461.54%
District Management	25,000	10,500	14,500	42.00%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	3,375	14,125	19.29%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Postage, Phone, Faxes, Copies	500	20	480	4.00%
Mailings	200	-	200	0.00%
Rentals and Leases	600	1,050	(450)	175.00%
General Liability	12,500	1,530	10,970	12.24%
Public Officials Insurance	7,500	3,236	4,264	43.15%
Property & Casualty Insurance	15,000	1,100	13,900	7.33%
Legal Advertising	3,000	361	2,639	12.03%
Bank Fees	200	1,859	(1,659)	929.50%
Financial/Revenue Collections	5,000	900	4,100	18.00%
Meeting Expense	-	85	(85)	0.00%
Website Admin Services	1,500	450	1,050	30.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	180,900	39,260	141,640	21.70%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electric Utility Services	15,000	-	15,000	0.00%
Street Lights	85,000	-	85,000	0.00%
Water/Waste	18,500	-	18,500	0.00%
Total Electric Utility Services	118,500	-	118,500	0.00%
<u>Other Physical Environment</u>				
Waterway Management Program	14,000	-	14,000	0.00%
Aquatics - Contract	15,000	-	15,000	0.00%
Landscaping - Annuals	8,000	-	8,000	0.00%
Landscaping - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance - Contract	120,000	-	120,000	0.00%
Landscaping - Plant Replacement Program	12,000	-	12,000	0.00%
Wetland Maintenance	7,500	-	7,500	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
MISC Contingency	3,500	-	3,500	0.00%
Total Other Physical Environment	218,500	-	218,500	0.00%
<u>Parks and Recreation</u>				
Access Control R&M	8,500	-	8,500	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	2,400	-	2,400	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Janitorial - Contract	12,000	-	12,000	0.00%
Entrance Monuments, Gates, Walls R&M	2,500	-	2,500	0.00%
Amenity Camera R&M	1,500	-	1,500	0.00%
Annual Stormwater Report	2,500	-	2,500	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Playground Equipment	2,500	-	2,500	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
MISC	2,500	-	2,500	0.00%
Key Card Distribution	500	-	500	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	1,500	-	1,500	0.00%
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Parks and Recreation	86,000	-	86,000	0.00%
TOTAL EXPENDITURES	603,900	39,260	564,640	6.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,174)	(20,174)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		9,852		
FUND BALANCE, ENDING		\$ (10,322)		

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	928,718	928,718	0.00%
TOTAL FINANCING SOURCES (USES)	-	928,718	928,718	0.00%
Net change in fund balance	\$ -	\$ 928,718	\$ 928,718	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 928,718		

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
Administration				
Dissemination Agent/Reporting	-	3,500	(3,500)	0.00%
Trustees Fees	-	6,500	(6,500)	0.00%
Bond Counsel	-	93,500	(93,500)	0.00%
District Counsel	-	45,500	(45,500)	0.00%
District Management	-	38,500	(38,500)	0.00%
Printing	-	1,500	(1,500)	0.00%
Underwriters Discount	-	(270,000)	270,000	0.00%
Total Administration	-	(81,000)	81,000	0.00%
TOTAL EXPENDITURES	-	(81,000)	81,000	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	81,000	81,000	0.00%
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	12,008,595	12,008,595	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,008,595	12,008,595	0.00%
Net change in fund balance	\$ -	\$ 12,089,595	\$ 12,089,595	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 12,089,595		

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
General Fixed Asset Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,500,000		
FUND BALANCE, ENDING		<u>\$ 13,500,000</u>		

Sunstone CDD

SRUDD

Statement Date 06/30/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

***Sunstone
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Balance Sheet

July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT ACCOUNT	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 4,550	\$ -	\$ -	\$ -	\$ 4,550
Investments:					
Acquisition & Construction Account	-	-	12,073,315	-	12,073,315
Reserve Fund	-	929,215	-	-	929,215
Revenue Fund	-	12	-	-	12
Amount To Be Provided	-	-	-	13,500,000	13,500,000
TOTAL ASSETS	\$ 4,550	\$ 929,227	\$ 12,073,315	\$ 13,500,000	\$ 26,507,092
<u>LIABILITIES</u>					
Accounts Payable	\$ 15,677	\$ -	\$ -	\$ -	\$ 15,677
Accrued Expenses	100	-	-	-	100
Bonds Payable - Series 2026	-	-	-	13,500,000	13,500,000
TOTAL LIABILITIES	15,777	-	-	13,500,000	13,515,777
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	929,227	-	-	929,227
Capital Projects	-	-	12,073,315	-	12,073,315
Unassigned:	(11,227)	-	-	-	(11,227)
TOTAL FUND BALANCES	\$ (11,227)	\$ 929,227	\$ 12,073,315	\$ -	\$ 12,991,315
TOTAL LIABILITIES & FUND BALANCES	\$ 4,550	\$ 929,227	\$ 12,073,315	\$ 13,500,000	\$ 26,507,092

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 90	\$ 90
Developer Estimated Contribution	603,900	603,900	19,000	(584,900)
TOTAL REVENUES	603,900	603,900	19,090	(584,810)

EXPENDITURES**Administration**

Supervisor Fees	12,000	10,000	1,800	8,200
Construction Accounting	6,100	5,083	-	5,083
Dissemination Agent/Reporting	7,000	5,833	-	5,833
District Engineer	15,000	12,500	-	12,500
ProfServ - Info Technology	600	500	225	275
ProfServ-Recording Secretary	-	-	900	(900)
Trustees Fees	9,500	7,917	-	7,917
Assessment Roll	5,000	4,167	-	4,167
District Counsel	15,000	12,500	7,722	4,778
Misc Admin	325	271	1,500	(1,229)
District Management	25,000	20,833	10,500	10,333
Field Management	15,000	12,500	-	12,500
Accounting Services	17,500	14,583	3,375	11,208
Auditing Services	5,000	4,167	-	4,167
Website ADA Compliance	1,600	1,333	3,125	(1,792)
Postage, Phone, Faxes, Copies	500	417	20	397
Mailings	200	167	-	167
Rentals and Leases	600	500	1,050	(550)
General Liability	12,500	12,500	1,530	10,970
Public Officials Insurance	7,500	7,500	3,236	4,264
Property & Casualty Insurance	15,000	15,000	1,100	13,900
Legal Advertising	3,000	2,500	361	2,139
Bank Fees	200	167	2,015	(1,848)
Financial/Revenue Collections	5,000	4,167	1,000	3,167
Meeting Expense	-	-	85	(85)
Website Admin Services	1,500	1,250	450	800
Onsite Office Supplies	100	83	-	83
Dues, Licenses & Fees	175	175	175	-
Total Administration	180,900	156,613	40,169	116,444

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Electric Utility Services</u>				
Electric Utility Services	15,000	12,500	-	12,500
Street Lights	85,000	70,833	-	70,833
Water/Waste	18,500	15,417	-	15,417
Total Electric Utility Services	118,500	98,750	-	98,750
<u>Other Physical Environment</u>				
Waterway Management Program	14,000	11,667	-	11,667
Aquatics - Contract	15,000	12,500	-	12,500
Landscaping - Annuals	8,000	6,667	-	6,667
Landscaping - Mulch	7,500	6,250	-	6,250
Landscape Maintenance - Contract	120,000	100,000	-	100,000
Landscaping - Plant Replacement Program	12,000	10,000	-	10,000
Wetland Maintenance	7,500	6,250	-	6,250
Debris Cleanup	3,500	2,917	-	2,917
Landscaping - R&M	15,000	12,500	-	12,500
Irrigation Maintenance	7,500	6,250	-	6,250
Aquatics - Plant Replacement	5,000	4,167	-	4,167
MISC Contingency	3,500	2,917	-	2,917
Total Other Physical Environment	218,500	182,085	-	182,085
<u>Parks and Recreation</u>				
Access Control R&M	8,500	7,083	-	7,083
Pool Maintenance - Contract	15,000	12,500	-	12,500
Amenity Pest Control	2,400	2,000	-	2,000
Security Monitoring Services	1,200	1,000	-	1,000
Stormwater System R&M	2,500	2,083	-	2,083
Amenity R&M	6,000	5,000	-	5,000
Facility A/C & Heating Maintenance & Repair	2,500	2,083	-	2,083
Janitorial - Contract	12,000	10,000	-	10,000
Entrance Monuments, Gates, Walls R&M	2,500	2,083	-	2,083
Amenity Camera R&M	1,500	1,250	-	1,250
Annual Stormwater Report	2,500	2,083	-	2,083
Sidewalk, Pavement, Signage R&M	7,500	6,250	-	6,250
Pool Treatments & Other R&M	5,000	4,167	-	4,167
Garbage Dumpster - Rental/Collection	2,400	2,000	-	2,000

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Playground Equipment	2,500	2,083	-	2,083
MISC	2,500	2,083	-	2,083
Key Card Distribution	500	417	-	417
Janitorial - Supplies/Other	5,000	4,167	-	4,167
Dog Waste Station Service and Supplies	1,500	1,250	-	1,250
Amenity Furniture R&M	2,500	2,083	-	2,083
Total Parks and Recreation	86,000	71,665	-	71,665
TOTAL EXPENDITURES	603,900	509,113	40,169	468,944
Excess (deficiency) of revenues				
Over (under) expenditures	-	94,787	(21,079)	(115,866)
Net change in fund balance	\$ -	\$ 94,787	\$ (21,079)	\$ (115,866)
FUND BALANCE, BEGINNING (OCT 1, 2025)	9,852	9,852	9,852	
FUND BALANCE, ENDING	\$ 9,852	\$ 104,639	\$ (11,227)	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 497	\$ 497
TOTAL REVENUES	-	-	497	497
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	497	497
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	12	12
Bond Proceeds	-	-	928,718	928,718
TOTAL FINANCING SOURCES (USES)	-	-	928,730	928,730
Net change in fund balance	\$ -	\$ -	\$ 929,227	\$ 929,227
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	-	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 929,227	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 6,482	\$ 6,482
TOTAL REVENUES	-	-	6,482	6,482
EXPENDITURES				
Administration				
Dissemination Agent/Reporting	-	-	3,500	(3,500)
Trustees Fees	-	-	6,500	(6,500)
Bond Counsel	-	-	93,500	(93,500)
District Counsel	-	-	45,500	(45,500)
District Management	-	-	38,500	(38,500)
Printing	-	-	1,500	(1,500)
Total Administration	-	-	189,000	(189,000)
Reserves				
District Engineer	-	-	16,000	(16,000)
Trustees Fees	-	-	6,750	(6,750)
Total Reserves	-	-	22,750	(22,750)
TOTAL EXPENDITURES & RESERVES	-	-	211,750	(211,750)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(205,268)	(205,268)
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	-	12,278,595	12,278,595
Operating Transfers-Out	-	-	(12)	(12)
TOTAL FINANCING SOURCES (USES)	-	-	12,278,583	12,278,583
Net change in fund balance	\$ -	\$ -	\$ 12,073,315	\$ 12,073,315
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ 12,073,315	\$ 12,073,315

Sunstone CDD

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STEPHENRUDD

Statement Date 07/31/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Sunstone CDD

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STEPHENRUDD

Statement Date 07/31/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							