

Sunstone Community Development District

October 14, 2026

Agenda Package

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
Vivek K. Babbar, District Counsel
Tonja Stewart, District Engineer
Charlotte Sonetirot, District Manager

Regular Meeting Agenda

The Regular Meeting of the Sunstone Community Development District will be held on **Wednesday, October 14, 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;

<https://teams.microsoft.com/meet/233179205900316?p=qFHOWIs2UZII2k5PpR>

Meeting ID: 233 179 205 900 316

Passcode: 9bG2VF3T

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment for up to 3 minutes)*
3. **BUSINESS ITEMS**
 - A. Discussion on Ratification of Notice of Termination to Inframark
 - B. Report of Fiscal Year 2026 Special Districts Performance Measures & Standards
4. **CONSENT AGENDA**
 - A. Approval of the Regular Meeting Minutes from September 16, 2026
 - B. Consideration of the Operation and Maintenance for September 2026
 - C. Acceptance of the Financials and Approval of the Check Register for September 2026
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

Straley Robin Vericker

Attorneys at Law

1510 West Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 321-4107
Writer's E-mail: vbabbar@srvlegal.com
Website: www.srvlegal.com

September 21, 2026

Via Certified Mail, Return Receipt Requested

Inframark, LLC

Attn: Chris Tarase, Vice President
2002 West Grand Parkway North, Suite 100
Katy, TX 77449

Inframark, LLC

Attn: Legal Department
220 Gibraltar Road, Suite 200
Horsham, PA 19044

[Sent Via Electronic Mail to: ctarase@azuria.com]

**Re: Sunstone Community Development District
Notice of Termination of District Management and Other Services**

Dear Chris:

As you know Inframark, LLC (“**Inframark**”) has been providing the Sunstone Community Development District (“**District**”) with district management, field services management, amenity management, and other services pursuant to the agreements between the District and Inframark (collectively, “**Agreements**”). The purpose of this letter is to notify you that the District is terminating the Agreements and any other services provided by Inframark as of Sunday, January 17, 2027. Please discontinue all services to the District after that date.

The District expects Inframark to facilitate a smooth transition and to perform any work requested by the District under the current scope of services (such as providing meeting minutes and landscaping reports) through the termination date.

If you have any issues or questions regarding the termination of the Agreements, please contact me at your convenience.

Sincerely,

Vivek K. Babbar

Vivek K. Babbar, Esq.
Board Certified – City, County &
Local Government Law

cc via email: Angel Montagna amontagna@azuria.com
Charlotte Sonetirot csonetirot@azuria.com
Jason Liggett jliggett@azuria.com
Brian Lamb blamb@azuria.com

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 2026 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, 2025 – September 30, 2026

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

**MINUTES OF MEETING
SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Sunstone Community Development District was held on Wednesday, September 16, 2026 at 1:30 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	
Nicholas Dister	Vice Chairperson	(via phone)
Kyle Smith	Assistant Secretary	
Albert Viera	Assistant Secretary	(via phone)
Angie Grunwald	Assistant Secretary	

Also present were:

Angel Montagna	VP District Services	
Brian Lamb	VP Developer Services	(via phone)
Charlotte Sonetirot	District Manager	
Tonja Stewart	District Engineer	(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. Montagna called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Assessment
Roll/Imposition of NON-AD Valorem
Special Assessments for Expansion Parcel**

✓ Ms. Montagna requested a **MOTION** to open the Public Hearing.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Public Hearing on Adoption of Assessment Roll/Imposition of NON-AD Valorem Special Assessments for Expansion Parcel, was opened. 5-0
--

A. Consideration of the Report of the District Engineer – Expansion Area (AA2)

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Report of the District Engineer – Expansion Area (AA2), in substantial form, was approved. 5-0

B. Consideration of the Expansion Parcel Master Assessment Methodology Report (AA2)

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Expansion Parcel Master Assessment Methodology Report (AA2), in substantial form, was approved. 5-0

C. Public Comment

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

- ✓ Ms. Montagna requested a **MOTION** to close the Public Hearing.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Public Hearing on Adoption of Assessment Roll/Imposition of NON-AD Valorem Special Assessments for Expansion Parcel, was closed. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-14; Imposing Levying Special Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-14 Imposing Levying Special Assessments, was adopted. 5-0

B. Consideration of Resolution 2026-15; Ratifying the Recording of the Notice of Boundary Amendment

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-15 Ratifying the Recording of the Notice of Boundary Amendment, was adopted. 5-0

C. Consideration of Resolution 2026-16 Designation of Officers

The following persons were elected to the offices:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas J Dister | Vice Chairperson |
| • Brian Lamb | Secretary |
| • Eric Davidson | Treasurer |
| • Kyle Smith | Assistant Secretary |
| • Albert Viera | Assistant Secretary |

- Angie Grunwald Assistant Secretary
- Angel Montagna Assistant Secretary
- Charlotte Sonetiot Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-16 Designation of Officers, as detailed above, was adopted. 5-0

D. Other Matters

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Regular Meeting Minutes from August 12, 2026

B. Consideration of the Operation and Maintenance for August 2026

C. Acceptance of the Financials and Approval of the Check Register for August 2026

D. Ratification of the Fiscal Year 2026 Grau & Associates Engagement Letter

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved. 5-0

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

SEVENTH ORDER OF BUSINESS

BOS Requests/Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, meeting adjourned at 1:33 pm. 5-0

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						
GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	8/31/2026	0007866142	\$1,840.98			AUG 2026-LEGAL ADVERTISING
INFRAMARK LLC	9/1/2026	188628	\$750.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$375.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$2,083.33			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$100.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$200.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$50.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$50.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	\$100.00			SEPT 2026-DISTRICT SERVICES
INFRAMARK LLC	9/1/2026	188628	(\$750.00)			ACCOUNTING SERVICES SEPT CREDIT
INFRAMARK LLC	9/1/2026	188628	(\$375.00)			ADMINISTRATION SEPT CREDIT
INFRAMARK LLC	9/1/2026	188628	(\$2,083.33)			DISTRICT MANAGEMENT SEPT CREDIT
INFRAMARK LLC	9/1/2026	188628	(\$200.00)			RECORDING SECRETARY SEPT CREDIT
INFRAMARK LLC	9/1/2026	188628	(\$50.00)			RENTAL AND LEASES SEPT CREDIT
INFRAMARK LLC	9/1/2026	188628	(\$50.00)			TECHNOLOGY/DATA STORAGE SEPT CREDIT
INFRAMARK LLC	9/1/2026	188628	(\$100.00)	\$100.00	\$100.00	WEBSITE MAINTENANCE/ADMIN SEPT CREDIT
STRALEY ROBIN VERICKER	9/23/2026	29109	\$1,402.25			AUG 2026-GENERAL -PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$3,343.23			
Regular Services						
ALBERTO VIERA	9/16/2026	AV-091626	\$200.00			BOARD 09/16/2026
ANGIE GRUNWALD	9/16/2026	AG-091626	\$200.00			BOARD 09/16/2026
CARLOS DE LA OSSA	9/16/2026	CO-091626	\$200.00			BOARD 09/16/2026
KYLE SMITH	9/16/2026	KS-091626	\$200.00			BOARD 09/16/2026
KYLE SMITH REIM.	8/12/2026	KS REIMB-081226	\$147.74			8/12/26, 9/16/26 MILEAGE REIMB
LAKE COUNTY PROPERTY APPRAISER	6/4/2026	2026NONAD035	\$50.00			NAL FILE FOR NON-AD VALOREM ASSESSMENT
LAKE-SUMTER STATE COLLEGE	9/22/2026	092226-ROOM	\$225.00			9/22/26 - ROOM RENTAL BOS MEETING
NICHOLAS J. DISTER	9/16/2026	ND-091626	\$200.00			BOARD 09/16/2026
Regular Services Subtotal			\$1,422.74			

SUNSTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$4,765.97			

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Sunstone CDD c/o Inframark		900873	08/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007866142	Aug 1- Aug 31, 2026	\$1,840.98	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,840.98	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: SEPTEMBER 30, 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
8/1/26	Balance Forward	\$206.40
8/18/26	PAYMENT - THANK YOU	-\$206.40

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/27/26	LEE Daily Commercial	12576794	Sunstone CDD Debt Assessment & Allocation Methodology Table		1	6.0000 x 11.75 in	\$1,582.02

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/19/26-8/26/26	12563363	LEE Daily Commercial	Landowners Election		\$258.96

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	\$1,840.98
Service Fee 3.99%	\$73.46
*Cash/Check/ACH Discount	-\$73.46
*Payment Amount by Cash/Check/ACH	\$1,840.98
Payment Amount by Credit Card	\$1,914.44

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sunstone CDD c/o Inframark		900873		0007866142		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$1,840.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,840.98
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		\$1,914.44
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000090087300000000000000078661420018409867177



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

188628

CUSTOMER ID

C4836

PO#**DATE**

9/1/2026

NET TERMS

Due On Receipt

DUE DATE

9/1/2026

BILL TO

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

Services provided for the Month of: September 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services- September Credit	1	Ea	-750.00		-750.00
Administration- September Credit	1	Ea	-375.00		-375.00
District Management- September Credit	1	Ea	-2,083.33		-2,083.33
Recording Secretary- September Credit	1	Ea	-200.00		-200.00
Rental & Leases- September Credit	1	Ea	-50.00		-50.00
Technology/Data Storage- September Credit	1	Ea	-50.00		-50.00
Website Maintenance / Admin- September Credit	1	Ea	-100.00		-100.00
Subtotal					100.00

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

188628

CUSTOMER ID

C4836

PO#**DATE**

9/1/2026

NET TERMS

Due On Receipt

DUE DATE

9/1/2026

Services provided for the Month of: September 2026

Subtotal	\$100.00
Tax	\$0.00
Total Due	\$100.00

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: September 16, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/16/2026 16:30

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: September 16, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/16/2026 16:30

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: September 16, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/16/2026 16:30

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: September 16, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/16/2026 16:30

Sunstone CDD Mileage Reimbursement
Kyle Smith

Date	Miles	Mileage rate	Total	Notes
8/12/2026	166	0.445	73.87	CDD Meeting
9/16/2026	166	0.445	73.87	CDD Meeting
Total			147.74	

Submitted	Paid
9-22-2026	
9-22-2026	

Send to:

Kyle Smith
9320 117th Ave
Largo, FL 33773

Send form to Teresa Fallow
teresa.fallow@inframark.com



Lake County Property Appraiser's Office

Mark V. Jordan, Property Appraiser

INVOICE

Invoice #2026NonAd035

June 4, 2026

Sunstone CDD
210 N University Dr. Ste. 702
Coral Springs, FL 33071

Description of Product or Services:

June 1, 2026, NAL data file (Name, Address, Legal) of all parcels in the jurisdiction boundary for the Sunstone Community Development District pursuant to Uniform Collection Agreement for non-ad valorem assessments dated 02/07/2024 between the District and the Lake County Property Appraiser. File delivered via email on June 1, 2026, by Mrs. Daena Woods.

Please contact Ashlee Stokes, HR/Finance Manager should you have any questions. 352-253-2157

Cost Breakdown:

NAL file for non-ad valorem assessment \$50.00.

TOTAL: \$50.00

Please make check payable to: Lake County Property Appraiser
Please reference the invoice number

Return to:
Lake County Property Appraiser
Attn: Ashlee Stokes
320 W. Main St. Suite A
Tavares, FL 32778



Lake-Sumter State College

9501 U.S. Highway 441

Leesburg, FL 34788

Event Estimate

Date | **September 22, 2026**

Company

Name | Inframark
Contact | Angel Montagna (amontagna@azuria.com)
Phone | 813-608-8242
Email | InframarkCMS@payableslockbox.com

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

Event Details

Name | Sunstone CDD Meeting
Dates | September 16, 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

Date

9/22/2026

LSSC Representative Signature

Date

Client Signature

Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sunstone CDD

Board Meeting Date: September 16, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/16/2026 16:30

Sunstone Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		DEBT SERVICE		CAPITAL		GENERAL LONG TERM DEBT ACCOUNT	TOTAL
	FUND		FUND		FUND	GROUP FUND		
<u>ASSETS</u>								
Cash In Bank	\$	6,021	\$	-	\$	-	\$	6,021
Accounts Receivable		15,000		-		-		15,000
Investments:								
Acquisition & Construction Account		-		-		11,371,546		11,371,546
Reserve Fund		-		928,718		-		928,718
Revenue Fund		-		5,673		-		5,673
Amount To Be Provided		-		-		-	13,500,000	13,500,000
TOTAL ASSETS	\$	21,021	\$	934,391	\$	11,371,546	\$	25,826,958
<u>LIABILITIES</u>								
Accounts Payable	\$	9,214	\$	-	\$	-	\$	9,214
Accrued Expenses		578		-		-		578
Bonds Payable - Series 2026		-		-		-	13,500,000	13,500,000
TOTAL LIABILITIES		9,792		-		-	13,500,000	13,509,792
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service		-		934,391		-		934,391
Capital Projects		-		-		11,371,546		11,371,546
Unassigned:		11,229		-		-		11,229
TOTAL FUND BALANCES		11,229		934,391		11,371,546	-	12,317,166
TOTAL LIABILITIES & FUND BALANCES	\$	21,021	\$	934,391	\$	11,371,546	\$	25,826,958

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 121	\$ 121	0.00%
Developer Estimated Contribution	603,900	49,000	(554,900)	8.11%
TOTAL REVENUES	603,900	49,121	(554,779)	8.13%

EXPENDITURES

Administration

Supervisor Fees	12,000	3,800	8,200	31.67%
Construction Accounting	6,100	-	6,100	0.00%
Dissemination Agent/Reporting	7,000	-	7,000	0.00%
District Engineer	15,000	578	14,422	3.85%
ProfServ - Info Technology	600	225	375	37.50%
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	9,489	5,511	63.26%
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	1,500	(900)	250.00%
General Liability	12,500	1,725	10,775	13.80%
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	2,408	592	80.27%
Bank Fees	200	2,156	(1,956)	1078.00%
Financial/Revenue Collections	5,000	1,200	3,800	24.00%
Meeting Expense	-	232	(232)	0.00%
Website Admin Services	1,500	450	1,050	30.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	225	(50)	128.57%
Total Administration	180,900	47,744	133,156	26.39%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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%
Storm Cleanup 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 September 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	47,744	556,156	7.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,377	1,377	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		9,852		
FUND BALANCE, ENDING		\$ 11,229		

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Interest - Investments	\$ -	\$ 5,651	\$ 5,651	0.00%
TOTAL REVENUES	-	5,651	5,651	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,651	5,651	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	22	22	0.00%
Bond Proceeds	-	928,718	928,718	0.00%
TOTAL FINANCING SOURCES (USES)	-	928,740	928,740	0.00%
Net change in fund balance	\$ -	\$ 934,391	\$ 934,391	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 934,391		

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 73,448	\$ 73,448	0.00%
TOTAL REVENUES	-	73,448	73,448	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Dissemination Agent/Reporting	-	3,500	(3,500)	0.00%
District Engineer	-	16,000	(16,000)	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%
Total Administration	-	205,000	(205,000)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	775,475	(775,475)	0.00%
Total Construction In Progress	-	775,475	(775,475)	0.00%
TOTAL EXPENDITURES	-	980,475	(980,475)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(907,027)	(907,027)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	12,278,595	12,278,595	0.00%
Operating Transfers-Out	-	(22)	(22)	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,278,573	12,278,573	0.00%
Net change in fund balance	\$ -	\$ 11,371,546	\$ 11,371,546	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 11,371,546		

Bank Account Statement

Sunstone CDD

Monday, October 5, 2026

Page 1

STEPHENRUDD

Bank Account No. 5010

Statement No. 09-26

Statement Date

09/30/2026

G/L Account No. 101002 Balance	6,021.40	Statement Balance	6,221.40
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	6,021.40	Subtotal	6,221.40
Negative Adjustments	0.00	Outstanding Checks	-200.00
Ending G/L Balance	6,021.40	Ending Balance	6,021.40

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
09/21/2026	Payment	5011	NICHOLAS J. DISTER	Payment of Invoice 000251			-200.00
Total Outstanding Checks							-200.00
Outstanding Deposits							
Total Outstanding Deposits							

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/2026 to 9/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	5004	09/16/26	GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	0007866142	AUG 2026-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$1,840.98
001	5005	09/21/26	ALBERTO VIERA	AV-081226	BOARD 8/12/26	Supervisor Fees	511001-51101	\$200.00
001	5006	09/21/26	ANGIE GRUNWALD	AG-081226	BOARD 8/12/26	Supervisor Fees	511001-51101	\$200.00
001	5007	09/21/26	CARLOS DE LA OSSA	CO-081226	BOARD 8/12/26	Supervisor Fees	511001-51101	\$200.00
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	Accounting Services	532001-51301	\$375.00
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	Recording Secretary	531036-51301	\$100.00
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	Rentals and Leases	544025-51301	\$16.67
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	Misc Admin	531148-51301	\$166.67
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	District Management	531150-51301	\$1,166.67
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	Financial/Revenue Collections	549150-51301	\$100.00
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Info Technology	531020-51301	\$25.00
001	5008	09/21/26	INFRAMARK LLC	175471	APRIL 2026-DISTRICT MGMT SERVICES	Website Admin Services	549936-51301	\$50.00
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	Accounting Services	532001-51301	\$375.00
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	District Management	531150-51301	\$1,166.67
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	Financial/Revenue Collections	549150-51301	\$100.00
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	Recording Secretary	531036-51301	\$100.00
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	Misc Admin	531148-51301	\$166.67
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	ProfServ - Info Technology	531020-51301	\$25.00
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	Rentals and Leases	544025-51301	\$16.67
001	5009	09/21/26	INFRAMARK LLC	178509	May 2026-DISTRICT MGMT	Website Admin Services	549936-51301	\$50.00
001	5010	09/21/26	KYLE SMITH	KS-081226	BOARD 8/12/26	Supervisor Fees	511001-51101	\$200.00
001	5011	09/21/26	NICHOLAS J. DISTER	ND-081226	BOARD 8/12/26	Supervisor Fees	511001-51101	\$200.00
001	5012	09/21/26	SCHOOLSTATUS PARENT, INC	INV-SS-6186	ANNUAL SERVICE FEE	Website ADA Compliance	534397-51301	\$3,125.00
001	5013	09/21/26	STRALEY ROBIN VERICKER	28200	DISTRICT COUNSEL THRU 03/31/26	District Counsel	531146-51301	\$1,360.00
001	5014	09/21/26	STRALEY ROBIN VERICKER	28133	FEB 2026-DISTRICT COUNSEL THRU 02/28/26	District Counsel	531146-51301	\$1,467.50

Fund Total \$12,793.50

--	--

Total Checks Paid \$12,793.50