

# *Sunstone Community Development District*

**March 11, 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  
Nick Dister, Vice Chairman  
Kyle Smith, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Angie Grunwald, Assistant Secretary

## District Staff

Brian Lamb, District Secretary  
Jayna Cooper, District Manager  
Rollamay Turkoane, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

March 11, 2026, at 1:30 p.m.

The Regular Meetings of Sunstone Community Development District will be held on **March 11, 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.*

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENT ON AGENDA ITEMS

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

### 3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-01 Designating Officers
- B. Presentation of FY2026 Goals and Objectives
- C. Consideration of Resolution 2026 -02 Authorizing Boundary Amendment for CDD Phase 2a, 2b and 2C
- D. Consideration of Resolution 2026-03 Adopting Even Terms for Landowner Elections

### 4. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes of September 10, 2025
- B. Consideration of Operation and Maintenance Expenditures for September, October, November, December 2025 & January & February 2026
- C. Acceptance of the Financials and Approval of the Check Register for September, October, November, December 2025 & January & February 2026
- D. Ratification of the Sunstone School Status Website Agreement

### 5. STAFF REPORTS

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

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

**RESOLUTION 2026-01**

**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>Nick Dister</u>	Vice Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Jayna Cooper</u>	Assistant Secretary
<u>Rollamay Turkoane</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 11<sup>th</sup> DAY OF MARCH 2026.**

**ATTEST:**

**Sunstone Village Community Development  
District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**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

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE CITY COUNCIL OF THE CITY OF GROVELAND.**

**WHEREAS**, the Sunstone Community Development District (the "**District**") is a local unit of special-purpose government established by Ordinance No. 2023-17 of the City Council of the City of Groveland (the "**City**") in Lake County, Florida, organized and existing in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") desires to expand the boundaries of the District and to submit a Petition to Amend the Boundaries of the Sunstone Community Development District (the "**Petition**") for the area described in **Exhibit A**, attached hereto.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

1. The above recitals are true and correct and along with **Exhibit A** are incorporated herein as a material part of this resolution.
2. The Board hereby authorizes and approves of the boundary amendment of the District and the Board hereby authorizes and directs the Chair, Vice-Chair, or District Manager to sign and submit the Petition to the City.
3. The Board hereby authorizes and directs the Chair, the Vice-Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the City.
4. This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted on March 11, 2026.**

**Attest:**

**Sunstone  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary/Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

DESCRIPTION: (Parcel Identification Number: 15212500010000300) 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.

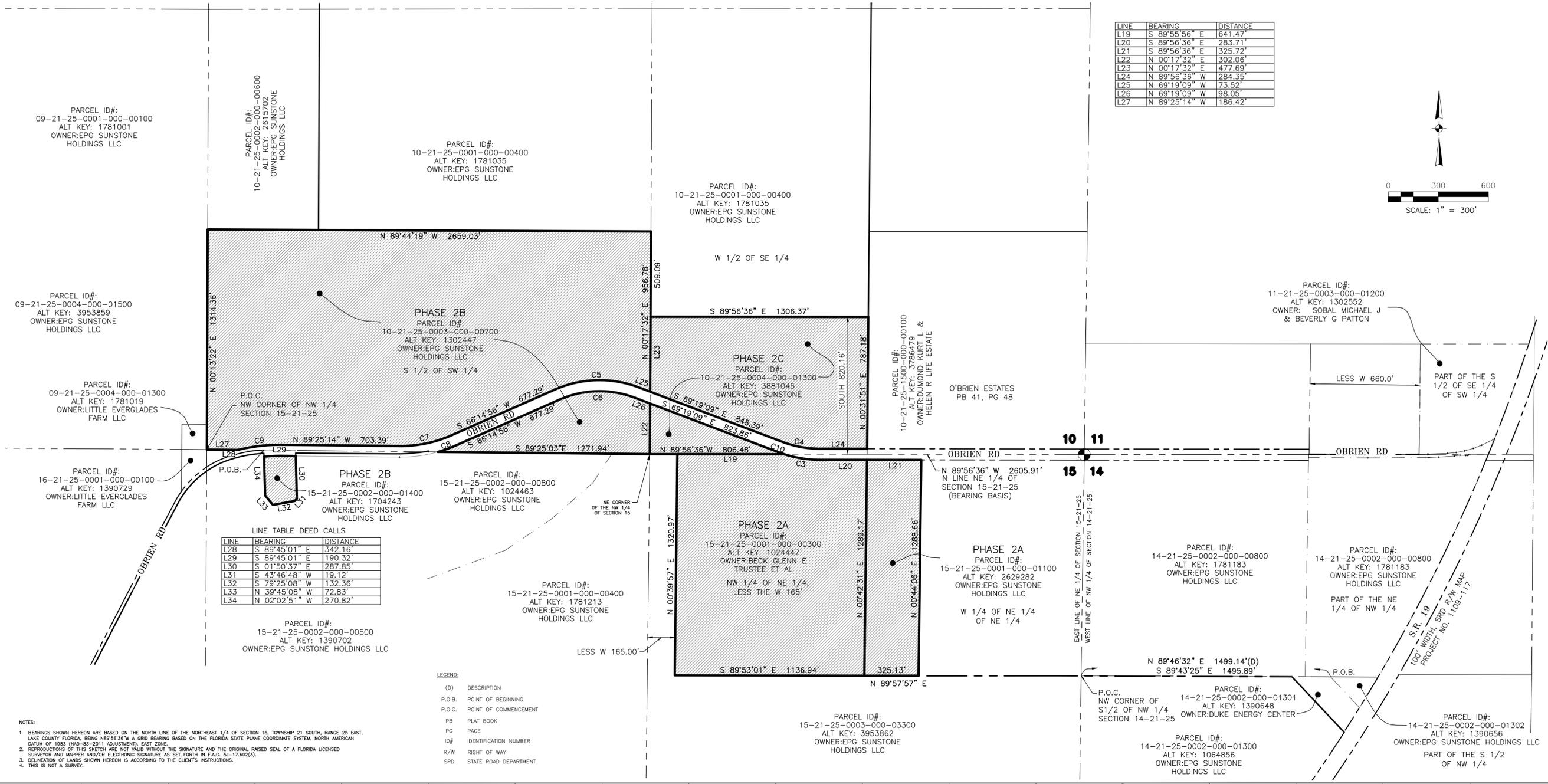
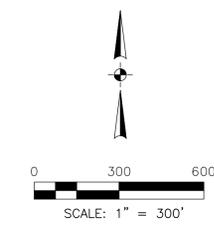
AND  
 DESCRIPTION: (Parcel Identification Number: 102125000300000700) PHASE 2B  
 The South 1/2 of the Southwest 1/4 of Section 10, Township 21 South, Range 25 East, in Lake County, Florida, less any portion thereof lying within road right of way.  
 Containing 70.923 acres, more or less.

Together with:  
 DESCRIPTION: (Parcel Identification Number: 152125000200001400)  
 Commence at a concrete monument at the Northwest corner of the Northwest 1/4 of Section 15, Township 21 South, Range 25 East, Lake County, Florida; thence run South 89°45'01" East along the North line of said Northwest 1/4 for a distance of 342.16 feet to the point of beginning; thence continue South 89°45'01" East along said North line for a distance of 190.32 feet; thence run South 01°50'37" East for a distance of 287.85 feet; thence run South 43°46'48" West for a distance of 19.12 feet; thence run South 79°25'08" West for a distance of 132.36 feet; thence run North 39°45'08" West for a distance of 72.83 feet; thence run North 02°02'51" West for a distance of 270.82 feet to the aforesaid North line of the Northwest 1/4 and the point of beginning. Less the right-of-way of O'Brien Road.  
 Containing 1.197 acres, more or less.

AND  
 DESCRIPTION: (Parcel Identification Number: 102125000400001300) PHASE 2C  
 The South 820.16 feet of the West 1/2 of the Southeast 1/4 of Section 10, Township 21 South, Range 25 East, in Lake County, Florida, less any portion thereof lying within road right of way.  
 Containing 22.825 acres, more or less.  
 All Phases 2A, 2B and 2C together containing 138.759 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"
C4	634.00'	228.22'	226.99'	N 79°37'52" W	20°37'27"
C5	666.00'	516.47'	503.63'	S 88°27'53" W	44°25'55"
C6	600.00'	465.29'	453.72'	S 88°27'53" W	44°25'55"
C7	754.00'	320.18'	317.78'	S 78°24'51" W	24°19'50"
C8	820.00'	115.05'	114.96'	S 70°16'06" W	8°02'20"
C9	1086.00'	268.41'	267.73'	S 83°29'57" W	14°09'39"
C10	700.00'	36.18'	36.17'	S 70°47'59" E	2°57'40"

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'
L22	N 00°17'32" E	302.06'
L23	N 00°17'32" E	477.69'
L24	N 89°56'36" W	284.35'
L25	N 69°19'09" W	73.52'
L26	N 69°19'09" W	98.05'
L27	N 89°25'14" W	186.42'



LINE TABLE DEED CALLS

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 79°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:  
 1. 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 A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE.  
 2. 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-17.002(3).  
 3. DELINEATION OF LANDS SHOWN HEREON IS ACCORDING TO THE CLIENT'S INSTRUCTIONS.  
 4. THIS IS NOT A SURVEY.

Consultant:

---

1

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**

---

Submitted To:  
**EPG Sunstone Holdings LLC**

Sheet Title:  
**SKETCH OF DESCRIPTION  
 BRICHTHILL PHASES 2A,  
 2B, 2C**

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 DESCRIBER - BRIGHTHILL - SURVEY\CAD\SD\SD00 - ANNECATION AND LAND USE\23-048 BRIGHTHILL PHASE 2A, 2B, 2C-COMBINED

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
SUNSTONE COMMUNITY DEVELOPMENT DISTRICT  
MODIFYING THE TERMS OF THE BOARD TO ALIGN WITH THE  
NOVEMBER GENERAL ELECTIONS**

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

**WHEREAS**, the terms of the current Board of Supervisors of the District (the "**Board**") expire on odd numbered years;

**WHEREAS**, the Board is currently elected by landowners in the District via landowner elections held every 2 years, thereby resulting in the terms to continue to expire on odd numbered years;

**WHEREAS**, in the future when the applicable transition thresholds are met the Board will be elected by qualified electors via the general election in November on even numbered years;

**WHEREAS**, the terms of the Board need to be aligned with the general election prior to the applicable transition thresholds being met;

**WHEREAS**, the Board is authorized to extend or reduce the terms of current Board members for the purpose of aligning the terms with the general election held on even years in November pursuant to Section 190.006 (3)(a)2.c, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Modification of Expiration Date of Terms for the Board**. The term of office for the Board is hereby modified to expire on the following dates:
  - a. Seat #1 on November 2028.
  - b. Seat #2 on November 2028.
  - c. Seat #3 on November 2026.
  - d. Seat #4 on November 2026.
  - e. Seat #5 on November 2026.
  
2. **Effective Date**. This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted on MARCH 11, 2026.**

**Attest:**

**Sunstone  
Community Development District**

\_\_\_\_\_  
Print Name:  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors



- 40 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 41 **A. Approval of Minutes of the August 13, 2025 Meeting**
- 42 **B. Consideration of Operation and Maintenance Expenditures August 2025**
- 43 **C. Acceptance of the Financials and Approval of the Check Register for August 2025**
- 44

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

- 47
- 48 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 49 **A. District Counsel**
- 50 **B. District Engineer**
- 51 **C. District Manager**

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

- 53
- 54 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 55 **Comments**

56 There being none, the next order of business followed.

- 57
- 58 **SEVENTH ORDER OF BUSINESS** **Adjournment**

59 There being nothing further,

60

61 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,  
 62 the meeting was adjourned at 1:32 pm. 5-0

63

64

65

66 \_\_\_\_\_  
 Jayna Cooper  
 67 District Manager

66 \_\_\_\_\_  
 Carlos de la Ossa  
 Chairperson

<b>SUNSTONE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	1/2/2026	167830	\$375.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167830	\$166.67			ADMINISTRATION
INFRAMARK LLC	1/2/2026	167830	\$1,166.67			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167830	\$100.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	1/2/2026	167830	\$100.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167830	\$16.67			RENTAL & LEASES
INFRAMARK LLC	1/2/2026	167830	\$25.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	1/2/2026	167830	\$50.00	\$2,000.01		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/20/2026	169070	\$1.48		\$2,001.49	POSTAGE
<b>Monthly Contract Subtotal</b>			<b>\$2,001.49</b>			
<b>Regular Services</b>						
LAKE-SUMTER STATE COLLEGE	11/14/2025	A0236796	\$225.00			FACILITY RENTAL-SUNSTONE CDD MEETING
<b>Regular Services Subtotal</b>			<b>\$225.00</b>			
<b>TOTAL</b>			<b>\$2,226.49</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

167830

**DATE**

1/2/2026

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/2/2026

Services provided for the Month of: January 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
<b>Subtotal</b>					<b>2,000.01</b>

<b>Subtotal</b>	\$2,000.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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#**

169070

**DATE**

1/20/2026

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
<b>Subtotal</b>					<b>1.48</b>

<b>Subtotal</b>	\$1.48
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.

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.



Lake Sumter  
State College

Sunstone Community Development District

Attn: Contact Person: Janya Cooper  
Email Address: janya.cooper@inframark.com

**Invoice Date:** November 14, 2025

**Invoice #:** A0236796

**ID#:** X00157699 / CRNT  
**Purpose:** Sunstone CDD Meeting

**Due Date:** Upon Receipt

**Invoice Amt:** \$ 225.00

**Contract:** Facility Rental - Please see contract

**Dates of Usage:** October 8, 2025

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



**SUNSTONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	2/1/2026	170678	\$375.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/1/2026	170678	\$100.00			FINANCIAL AND REVENUE COLLECTION
INFRAMARK LLC	2/1/2026	170678	\$100.00			RECORDING SECRETARY
INFRAMARK LLC	2/1/2026	170678	\$16.67			RENTAL AND LEASES
INFRAMARK LLC	2/1/2026	170678	\$166.67			ADMINISTRATION
INFRAMARK LLC	2/1/2026	170678	\$1,166.67			DISTRICT MANAGEMENT
INFRAMARK LLC	2/1/2026	170678	\$25.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	2/1/2026	170678	\$50.00	\$2,000.01		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	2/17/2026	171498	\$1.48		\$2,001.49	JAN 2026 Postage Exp
STRALEY ROBIN VERICKER	2/11/2026	27897	\$1,171.50			PROF SVCS
<b>Monthly Contract Subtotal</b>			<b>\$3,172.99</b>			
<b>TOTAL</b>			<b>\$3,172.99</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

170678

**DATE**

2/1/2026

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/1/2026

Services provided for the Month of: February 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
<b>Subtotal</b>					<b>2,000.01</b>

<b>Subtotal</b>	\$2,000.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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#**

171498

**DATE**

2/17/2026

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
<b>Subtotal</b>					<b>1.48</b>

<b>Subtotal</b>	\$1.48
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.

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.

**SUNSTONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Regular Services</b>						
IPFS CORPORATION	11/11/2025	111125-GAA-D81366	\$518.40			INSURANCE MONTHLY PAYMENT
<b>Regular Services Subtotal</b>			<b>\$518.40</b>			
<b>Additional Services</b>						
LAKE-SUMTER STATE COLLEGE	10/10/2025	A0234051	\$225.00			OCT 25-FACILITY RENTAL
<b>Additional Services Subtotal</b>			<b>\$225.00</b>			
<b>TOTAL</b>			<b>\$743.40</b>			

**IPFS CORPORATION**  
 P.O. BOX 412086  
 KANSAS CITY, MO 64141-2086  
 PHONE: (800)584-9969 - FAX: (770)225-2866  
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/11/25	GAA-D81366	12/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

337271 0.4800 1112 11234 34347 1/1 BIN:0



SUNSTONE CDD  
 INFRAMARK FKA MERITUS CORP  
 2005 PAN AM CIR STE 300  
 TAMPA, FL 33607-6008

CURRENT BALANCE	PAYMENT DUE
\$5,184.00	\$518.40

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

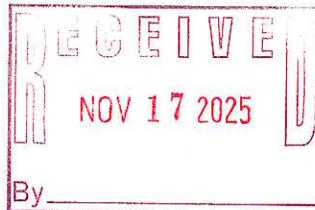
**Make payments, view account information or register for eForms at ipfs.com.**  
 First time users please use access code **L99J5G7CD** to register.

DETACH HERE

Written notations on this coupon will NOT be received.  
 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

SUNSTONE CDD  
 INFRAMARK FKA MERITUS CORP  
 2005 PAN AM CIR STE 300  
 TAMPA, FL 33607-6008



PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D81366	12/01/25

PAYMENT DUE: \$518.40  
 OUTSTANDING FEES DUE: \$0.00  
 PAST DUE AMOUNT: \$0.00

For any overnight or priority delivery,  
 please mail to:  
 IPFS CORPORATION  
 1055 BROADWAY  
 11TH FLOOR  
 KANSAS CITY, MO 64105

**PAYMENT DUE:** \$518.40

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**

IF RECEIVED AFTER 12/06/25  
 5:00 PM CENTRAL TIME  
 A LATE FEE WILL APPLY \$25.92  
 PLEASE PAY THIS AMOUNT \$544.32



GAA0D813667 00000544328

306 9549482 337271 34347 1/1



Lake Sumter  
State College

Sunstone Community Development District

Attn: Contact Person: Janya Cooper  
Email Address: janya.cooper@inframark.com

**Invoice Date:** October 10, 2025

**Invoice #:** A0234051

**ID#:** X00157699 / CRNT  
**Purpose:** Sunstone CDD Meeting

**Due Date:** Upon Receipt

**Invoice Amt:** \$ 225.00

**Contract:** Facility Rental - Please see contract

**Dates of Usage:** September 11, 2025

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



## REVOCABLE LICENSE FOR USE OF PROPERTY

THIS LICENSE is entered by and between Lake-Sumter State College ("Licensor") and Inframark ("Licensee") to permit Licensee to use a portion of Licensor's property located at 1250 N. Hancock Road, Clermont, Florida (the "Premises"), as more fully described in Paragraph 1 below. The Licensor and Licensee are collectively referred to in the License as "Parties" and severally, as a "Party."

1. Use. Licensor hereby grants to Licensee, a License to enter upon and use the Premises, and the right of ingress and egress to and from the Premises, subject to the terms and conditions herein for the purpose of providing space for Licensee's CDD Meetings. During the term of the License, the Licensee shall not make any permanent improvements or modifications to the Premises.

2. Term. This License shall commence on September 11, 2025 (the "Effective Date") and shall expire on September 11, 2025. This License may be revoked at will at any time by the Licensor for any reason or no reason and with advance notice or no notice at the sole discretion of Licensor. Licensee may end its use of the Premises under this License at any time and notify the Licensor accordingly.

3. Costs and Fees. Licensee shall pay \$225.00 for its use of the Premises. Payment is due in full on or before 5 days before event.

4. Conditions Applicable to License. This License is subject to all existing covenants, conditions, reservations, contracts, leases, licenses, easements, encumbrances, restrictions, and rights of way with respect to the Premises, whether or not of record. To the best of the Licensor's knowledge, Licensor is possessed of the right to grant this License and there currently exists no condition that would adversely affect the Licensee's ability to use the Premises for the purposes described herein. While on Licensor's property, Licensee shall comply with applicable Licensor policies and rules, including required health and safety measures and restrictions on smoking, alcohol, controlled substances, and weapons.

5. No Transfer or Assignment. Neither Party may assign its rights under this License to any other person or entity, except and to the extent the Parties in their respective sole discretion may otherwise agree in writing. Any attempt to transfer or assign this License shall be grounds for immediate revocation.

6. Permits and Regulations. Licensor shall be responsible for securing any required approvals, permits, and authorizations for the Premises from any federal, state or local agencies and shall comply with all applicable laws and regulations with respect to the physical condition of the Premises.

7. No Interference. During the term of the License, neither Party shall interfere with the other Party's normal operations and activities. Both Parties shall conduct their respective activities in a manner to minimize risk of injury or inconvenience to the other Party's employees, students, agents, and invitees, or damage to the Premises.

8. No Partnership or Joint Venture. This License does not create a partnership or joint venture between Licensor and Licensee, nor shall it be construed to mean that either Party agrees to assume liability for the acts or omission of the other Party. Nothing herein shall be construed to mean that any employee of Licensee is an agent or employee of Licensor.

9. Severability. If any provision of this License shall be held to be invalid or unenforceable for any reason, (i) the remaining provisions shall continue to be valid and enforceable; or (ii) if by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

10. Notice. All notices and communications given under this License shall be provided as follows:

If to Licensor: Lake-Sumter State College  
Events Office  
9501 US Hwy 441  
Leesburg, Florida 34788

If to Licensee: Sunstone Community Development District  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

11. Indemnification. Licensee ("Indemnifying Party") shall indemnify, hold harmless, and defend the Licensor, its officers, trustees, employees, and agents, ("Indemnified Party") from and against any and all liabilities, losses, damages, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs and/or expenses of whatever kind, including reasonable attorneys' fees, that are incurred by the Indemnified Party arising out of or resulting from claims, lawsuits, or liability brought or imposed against the Licensor by any third party to the extent that Licensor's losses result from (i) any negligent act or omission of the Licensee, its officers, employees, students, invitees, or agents (including any reckless or willful misconduct) in connection with its use of the Premises under this Agreement; or (ii) any bodily injury, death of any person, or damage to real or tangible personal property caused by the negligent acts or omissions of the Indemnifying Party, its officers, employees, students, invitees, or agents (including any reckless or willful misconduct) in connection with its use of the Premises under this Agreement; or (iii) any failure by the Licensee to comply with any applicable federal, state, or local laws, regulations, or codes in the performance of its obligations under this Agreement.

12. Alcohol. The Licensor prohibits the sale, provision, consumption or distribution of alcohol on all premises owned and controlled by the Licensor, unless a special exception is granted to the Licensee by the President of Lake-Sumter State College of the District Board. In the event that a special exception is granted to Licensee for the sale, provision, consumption or distribution of alcohol on the premises of the Licensor, Licensor shall Licensor shall indemnify, defend, protect and hold harmless the Licensor, its directors, officers, employees, agents and contractors from and against and all claims, demands, actions, damages, losses, fines, penalties and expenses, including reasonable attorney's fees and costs incurred in connection with the consumption of alcohol on the premises of Licensor, that may be asserted by third parties directly or proximately resulting from any and all acts or omissions relating to the use, sale, consumption or distribution of alcohol by the Licensee to its invitees, guests or participants.

13. Insurance. The Parties recognize and agree that the Licensee shall maintain insurance in the amount of \$1,000,000 per occurrence and \$3,000,000 aggregate. Licensee shall provide Licensor with a Certificate of Insurance from a duly licensed and bonded insurance carrier and the Certificate of Insurance shall list the college as an additional insured.

14. Valid License and Authorization to Enter into License. The Parties hereto represent and warrant that this License is validly entered, and that the persons signing below are authorized to enter in this License on behalf of the Party hereto represented by such person. No alteration or variation of this License shall be valid unless made in writing and signed by Licensor and Licensee.

15. Counterparts. This Agreement may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this License the day and year first above written.

**LICENSOR:**

By: Dr. Laura Byrd

By (Sign) Laura A. Byrd Date: 8/27/2025  
Its: Interim President

**LICENSEE:**

By: (Printed) \_\_\_\_\_

By (Sign) \_\_\_\_\_ Date: \_\_\_\_\_

**SUNSTONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	11/25/2025	164578	\$3.70			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$375.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$166.67			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$1,166.67			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$100.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$100.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$16.67			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$25.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165707	\$50.00	\$2,000.01	\$2,003.71	DISTRICT INVOICE
<b>Monthly Contract Subtotal</b>			<b>\$2,003.71</b>			
<b>Variable Contract</b>						
IPFS CORPORATION	12/12/2025	121225-1366	\$1,391.00			INSURANCE PAYOFF PAYMENT
IPFS CORPORATION	12/12/2025	121225-1366	\$2,385.00			FY26 INSURANCE PAYOFF
IPFS CORPORATION	12/12/2025	121225-1366	\$889.60	\$4,665.60	\$4,665.60	FY26 INSURANCE PAYOFF
<b>Variable Contract Subtotal</b>			<b>\$4,665.60</b>			
<b>TOTAL</b>			<b>\$6,669.31</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

164578

**DATE**

11/25/2025

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
<b>Subtotal</b>					<b>3.70</b>

<b>Subtotal</b>	\$3.70
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3.70

**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#**

165707

**DATE**

12/1/2025

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

12/1/2025

Services provided for the Month of: December 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
<b>Subtotal</b>					<b>2,000.01</b>

<b>Subtotal</b>	\$2,000.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.

**IPFS CORPORATION**  
P.O. BOX 412086  
KANSAS CITY, MO 64141-2086  
PHONE: (800)584-9969 - FAX: (770)225-2866  
ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
12/12/25	GAA-D81366	01/01/26

FOR QUESTIONS, PLEASE CALL: (800)584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

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342556 0.4800 1212 7853 25781 1/1 BIN:0



SUNSTONE CDD  
INFRAMARK FKA MERITUS CORP  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

CURRENT BALANCE	PAYMENT DUE
\$4,665.60	\$518.40

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

**Make payments, view account information or register for eForms at ipfs.com.**

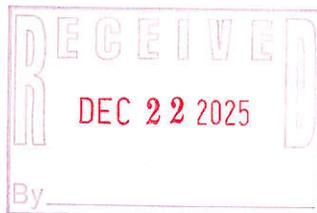
First time users please use access code **L99J5G7CD** to register.

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Written notations on this coupon will NOT be received.  
To ensure proper credit, include coupon with payment.

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SUNSTONE CDD  
INFRAMARK FKA MERITUS CORP  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008



PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	GAA-D81366	01/01/26

For any overnight or priority delivery, please mail to:  
IPFS CORPORATION  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY, MO 64105

PAYMENT DUE: \$518.40  
OUTSTANDING FEES DUE: \$0.00  
PAST DUE AMOUNT: \$0.00

**PAYMENT DUE:**

IF RECEIVED AFTER 01/06/26  
5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$25.92  
PLEASE PAY THIS AMOUNT

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**

GAA0D813667 00000544328



306 8705995 342556 25781 1/1

<b>SUNSTONE CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	10/8/2025	160747	\$375.00		ACCOUNTING SERVICES
INFRAMARK LLC	10/8/2025	160747	\$166.67		ADMINISTRATION
INFRAMARK LLC	10/8/2025	160747	\$1,166.67		DISTRICT MANAGEMENT
INFRAMARK LLC	10/8/2025	160747	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	10/8/2025	160747	\$100.00		RECORDING SECRETARY
INFRAMARK LLC	10/8/2025	160747	\$16.67		RENTALS & LEASES
INFRAMARK LLC	10/8/2025	160747	\$25.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	10/8/2025	160747	\$50.00	\$2,000.01	WEBSITE ADMIN
STRALEY ROBIN VERICKER	9/26/2025	27222	\$672.50	\$672.50	DISTRICT COUNSEL SERVICES
STRALEY ROBIN VERICKER	10/22/2025	27401	\$377.50	\$377.50	LEGAL COUNSEL
<b>Monthly Contract Subtotal</b>			<b>\$3,050.01</b>	<b>\$3,050.01</b>	
<b>Regular Services</b>					
ALBERTO VIERA REIM.	9/26/2025	092625-REIMB	\$169.10	\$169.10	08/13/25-0910/25 CDD MEETING
EGIS INSURANCE ADVISORS	9/26/2025	30189	\$487.20	\$487.20	INSURANCE
FLORIDACOMMERCE	10/1/2025	93718	\$175.00	\$175.00	DISTRICT FILING FEES
GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	7/31/2025	0007249870	\$696.30	\$696.30	LEGAL ADVERTISING
GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	9/30/2025	0007351857	\$262.50	\$262.50	LEGAL ADVERTISING
IPFS CORPORATION	9/29/2025	092925-1366	\$518.40	\$518.40	INSURANCE MONTHLY PAYMENT
<b>Regular Services Subtotal</b>			<b>\$2,308.50</b>	<b>\$2,308.50</b>	
<b>TOTAL</b>			<b>\$5,358.51</b>	<b>\$5,358.51</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

160747

**DATE**

10/8/2025

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

10/8/2025

Services provided for the Month of: **October 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
<b>Subtotal</b>					<b>2,000.01</b>

<b>Subtotal</b>	\$2,000.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.

# 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

September 26, 2025  
Client: 001606  
Matter: 000001  
Invoice #: 27222

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	VKB	REVIEW AND REVISE FORM OF BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING FINAL BUDGET, AND RESOLUTION LEVYING O/M ASSESSMENTS, CERTIFYING CERTAIN SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL, AUTHORIZING THE DIRECT COLLECTION OF CERTAIN SPECIAL ASSESSMENTS, AND APPROVING A BUDGET FUNDING AGREEMENT.	0.9	\$337.50
8/1/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$35.00
8/12/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.3	\$112.50
8/13/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.3	\$112.50
8/29/2025	VKB	REVIEW AND REPLY TO EMAIL FROM J. COOPER RE: REVISED BUDGETS AND REQUEST FOR BUDGET FUNDING AGREEMENT.	0.2	\$75.00
Total Professional Services			1.9	\$672.50

September 26, 2025  
Client: 001606  
Matter: 000001  
Invoice #: 27222

Page: 2

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Total Services	\$672.50	
Total Disbursements	\$0.00	
Total Current Charges		\$672.50
Previous Balance		\$1,832.50
<i>Less Payments</i>		<i>(\$395.00)</i>
<i>Less Retainer Applied</i>		<i>(\$227.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,882.50</b>

***Please Include Invoice Number on all Correspondence***

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27073	August 27, 2025	\$1,437.50	\$0.00	\$0.00	\$0.00	\$2,110.00
<b>Total Remaining Balance Due</b>						<b>\$2,110.00</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,110.00	\$0.00	\$0.00	\$0.00

# 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

October 22, 2025  
Client: 001606  
Matter: 000001  
Invoice #: 27401

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2025	LC	CORRESPONDENCE FROM AND TO J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENTS; WORK ON DEVELOPER FUNDING AGREEMENT; PREPARE AFFIDAVIT OF ANTI-HUMAN TRAFFICKING FOR FY 2026 BUDGET.	0.7	\$122.50
9/9/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
9/10/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.2	\$75.00
9/18/2025	MS	PREPARE RESOLUTION SETTING EVEN TERMS FOR GENERAL ELECTION.	0.6	\$105.00
Total Professional Services			1.7	\$377.50

October 22, 2025  
Client: 001606  
Matter: 000001  
Invoice #: 27401

Page: 2

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Total Services	\$377.50	
Total Disbursements	\$0.00	
Total Current Charges		\$377.50
Previous Balance		\$1,882.50
<i>Less Payments</i>		<i>(\$1,437.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$822.50</b>

***Please Include Invoice Number on all Correspondence***

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27222	September 26, 2025	\$445.00	\$0.00	\$0.00	\$0.00	\$822.50
<b>Total Remaining Balance Due</b>						<b>\$822.50</b>

*AGED ACCOUNTS RECEIVABLE*

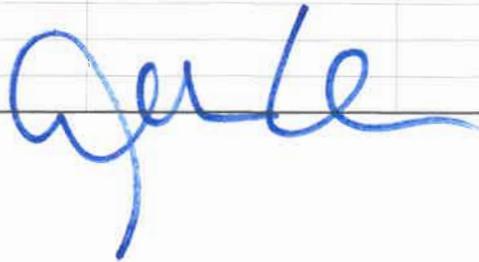
0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$822.50	\$0.00	\$0.00	\$0.00

**Sunstone CDD Mileage Reimbursement**

Date	Miles	Milleage rate	Total	Notes
8/13/2025	190	0.445	84.55	cdd meeting
9/10/2025	190	0.445	84.55	cdd meeting
		0.445	0.00	<b>cdd meeting</b>

Total 169.10

Alberto Viera  
3013 W. Braddock St  
Tampa FL 33607





# INVOICE

<b>Customer</b>	Sunstone Community Development District
<b>Acct #</b>	1494
<b>Date</b>	09/26/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

Sunstone Community Development District  
 c/o Inframark  
 2005 Pan Am Cr. Suite 300  
 Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 487.20
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#30189
1001251099	

Thank You

Please detach and return with payment



Customer: Sunstone Community Development District

Invoice	Effective	Transaction	Description	Amount
30189	10/01/2025	Renew policy	Policy #1001251099 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy PF - FC pays Company - Renew policy Due Date: 9/26/2025	5,800.00 -5,312.80

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

<b>Total</b>
\$ 487.20

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	accounting@egisadvisors.com	09/26/2025
Atlanta, GA 30374-8555		

GAA.PROCESSING@IPFS.COM  
 400 NORTHRIDGE ROAD SUITE 450  
 ATLANTA, GA 30350  
 (877)513-9487 FAX: (770)225-2866  
 CUSTOMER SERVICE: (800)584-9969

**FINANCE AGREEMENT**

**IPFS CORPORATION**

<b>A</b>	CASH PRICE (TOTAL PREMIUMS)	<b>\$6,232.00</b>	<b>AGENT</b> (Name & Place of business) EGIS INSURANCE & RISK ADVISORS  150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	<b>INSURED</b> (Name & Residence or business) Palmetto Ridge CDD C/O Inframark Management Services 2654 Cypress Ridge Blvd Ste 101 Wesley Chapel, FL 33544-6322
<b>B</b>	CASH DOWN PAYMENT	<b>\$523.49</b>		
<b>C</b>	PRINCIPAL BALANCE (A MINUS B)	<b>\$5,708.51</b>		
<b>D</b>	DOC STAMP	<b>\$20.30</b>		

Commercial

Account #: \_\_\_\_\_

**LOAN DISCLOSURE**

Quote Number: 32328342

<b>ANNUAL PERCENTAGE RATE</b> The cost of your credit as a yearly rate.	<b>FINANCE CHARGE</b> The dollar amount the credit will cost you.	<b>AMOUNT FINANCED</b> The amount of credit provided to you or on your behalf.	<b>TOTAL OF PAYMENTS</b> The amount you will have paid after you have made all payments as scheduled
13.365%	\$389.94	\$5,728.81	\$6,118.75

**YOUR PAYMENT SCHEDULE WILL BE**

<b>Number Of Payments</b>	<b>Amount Of Payments</b>	<b>When Payments Are Due</b>	<b>Beginning:</b>
11	\$556.25		MONTHLY 11/01/2025

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

**Security:** Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

**Late Charges:** A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

**Prepayment:** If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100125931	10/01/2025	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	0.000%	12	6,232.00
					Broker Fee:	\$0.00
					TOTAL:	\$6,232.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

**SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

**NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.**

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signed by:  
  
 \_\_\_\_\_  
 Signature of Insured or Authorized Agent  
 9/26/2025  
 \_\_\_\_\_  
 DATE

Signed by:  
  
 \_\_\_\_\_  
 Signature of Agent  
 9/26/2025  
 \_\_\_\_\_  
 DATE

insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4.**

**AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

#### AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

# AutoPay

Enroll in AutoPay on [ipfs.com](https://ipfs.com)

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit [ipfs.com](https://ipfs.com), view your account status page, and select Set Up to get started with AutoPay\*!

## AutoPay Benefits:



**Easily maintain coverage**



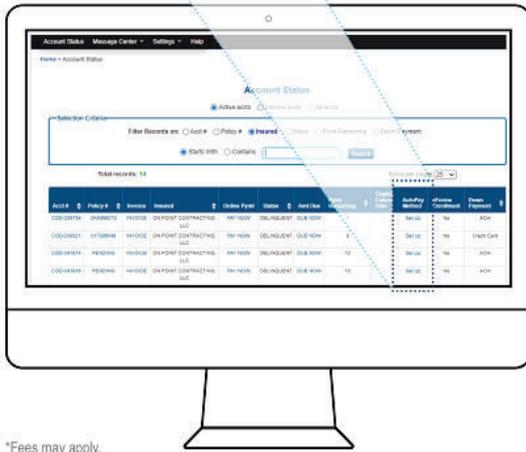
**No risk of forgetting to make a payment**



**Less paperwork**



Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.



\*Fees may apply.

Please visit [ipfs.com](https://ipfs.com) for more information



\*Our payment processing service provider may charge a technology fee, where allowed by law, related to processing a payment. IPFS's payment processing service provider may charge a fee to set up AutoPay on behalf of a borrower. Imperial PFS® is a trade name affiliated with IPFS Corporation (IPFS®), a premium finance company. Loans remain subject to acceptance by IPFS in its sole discretion; issuance of a quote does not constitute an offer to lend. Access to products and services described herein may be subject to change and is subject to IPFS's standard terms and conditions in all respects, including the terms and conditions specifically applicable to use the of IPFS's website and mobile applications, as applicable, and IPFS's eForms Disclosure and Consent Agreement. IPFS is not responsible for insufficient funds or overdraft fees. Copyright © 2023 IPFS Corporation. All rights reserved.

## AUTOMATIC DEBIT AUTHORIZATION

<b>Name &amp; Address of Insured/Borrower:</b> Palmetto Ridge CDD	
2654 Cypress Ridge Blvd Ste Wesley Chapel, FL 335	
<b>Telephone Number:</b> N/A	
Name & Address of Account Holder (If different from above):	
Telephone Number: ( ) -	Email Address:
<b>IPFS Use Only: Quote No.:</b> <u>GAA-32328342</u>	<b>Debit Begins:</b> <u>11/01/2025</u>

**Please verify with your bank that the bank routing number for ACH transactions is the same as listed on your check or deposit slip.**

Bank Account Title(Name): _____ [ <input type="checkbox"/> ] Checking or [ <input type="checkbox"/> ] Savings
Financial Institution: _____ ABA #/Routing #: _____
Address (City, State, ZIP): _____ Acct No: _____
<b>Number of Payments:</b> <u>11</u> <b>Payment Amount:</b> <u>\$556.25</u> <b>First Payment Due:</b> <u>11/01/2025</u>

## AGREEMENT

I hereby authorize IPFS Corporation (IPFS) to initiate electronic debit entries to the account indicated on this form, from the financial institution identified above (BANK). I authorize BANK to honor the debit entries initiated by IPFS and debit the same to such account. This authority pertains to all financial obligations existing from time to time under the Premium Finance Agreement (PFA) I enter into with IPFS, including but not limited to scheduled payments and the cash down payment described in the PFA (or) revised payment amounts resulting from revisions to the PFA or otherwise, and applicable fees and charges. I understand and agree that enrollment for the IPFS AutoPay program is available at no cost if completed from my account at ipfs.com. I further understand and agree that I can print this form and send to IPFS at the address below, and that the electronic payment processor for IPFS, AndDone, will assess a \$10.00 fee for setting up the enrollment into the IPFS program which will be processed at the time the enrollment is completed, or a \$0.00 per transaction technology fee.

The debits for scheduled payments will be in accordance with the schedule of payments disclosed in the PFA, with a debit occurring on the First Payment Due Date, and on the subsequent same day of each month (or per the PFA Schedule of payments if different) thereafter, until all scheduled payments have been made. **If the payment due date falls on a weekend or holiday, IPFS will debit the account on the following business day.** I understand that funds must be available in the account on the date the debit is made.

I understand and agree that each time the BANK rejects a debit entry for Non-Sufficient Funds (NSF) or Account Closed, my account with IPFS will be assessed the maximum NSF fee permitted by law not to exceed \$40.00. The NSF Fee may be electronically debited from my BANK account indicated on this form. I also understand and agree that IPFS may re-initiate a debit returned NSF up to two more times, and the re-initiated debit may occur on a date other than my regular payment due date.

I also understand and agree that this authorization is to remain in force until (1) IPFS receives from me a signed written notice of revocation, sent to the IPFS address set forth below by first class mail postage prepaid in such time and manner as to afford IPFS a reasonable opportunity to act on it; OR (2) I have received written notification from IPFS that this authorization and agreement is terminated for any reason.

By: \_\_\_\_\_ Date \_\_\_\_\_  
 (Account Holder or Authorized Signatory of Account Holder)

Printed or Typed Name: \_\_\_\_\_ DBA \_\_\_\_\_

## **ACH (Automated Clearing House) GUIDELINES & PROCEDURES**

1. For an account to be set up on ACH, insured needs to sign an automatic debit authorization form.
  - 1a. If form is electronically signed, keep for your records only and do not mail to IPFS.
  
2. IPFS Needs authorization at least two business days before the next payment due date. If authorization is received less than two business days before the next payment due date, insured has to send in a payment for that period and (IPFS) will initiate debit transactions for the following installment due date.

**\*\*Send back to:**

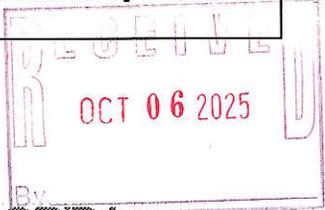
IPFS Corporation  
GAA.PROCESSING@IPFS.COM ATLANTA, GA 30350  
Phone: (877)513-9487  
FAX: (770)225-2866

**FloridaCommerce, Special District Accountability Program**  
**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

*check mailed separately*

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93718
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00



**STEP 1:** Review the following profile and make any needed changes.

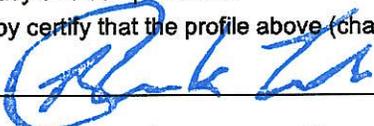
**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Sunstone Community Development District**  
 Mr. Brian Lamb  
 Inframark  
 2005 Pan Am Circle, Suite 300  
 Tampa, Florida 33607

- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:**
- 4. Email:** Brian.Lamb@Inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** sunstonecdd.com
- 8. County(ies):** Lake
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 04/24/2023
- 11. Creation Document on File:** 04/24/2023
- 12. Date Established:** 04/03/2023
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Groveland
- 15. Creation Document(s):** City Ordinance 2023-17
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/7/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>INV DATE</b>
Sunstone CDD c/o Inframark		900873	07/31/25
<b>INVOICE #</b>	<b>INVOICE PERIOD</b>	<b>CURRENT INVOICE TOTAL</b>	
0007249870	Jul 1- Jul 31, 2025	\$696.30	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL CASH AMT DUE*</b>	
\$0.00	\$0.00	\$696.30	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>	<b>PAYMENT DUE DATE: AUGUST 31, 2025</b>
Sunstone CDD c/o Inframark 2005 Pan Am CIR # 300 Tampa, FL 33607-6008	<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> 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.</p> <p>All funds payable in US dollars.</p>

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

**Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.**

Date	Description	Amount
7/1/25	Balance Forward	\$0.00

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/23/25	LEE Daily Commercial	11503375	Sunstone CDD Fiscal Year 2026 Budget	Sunstone CDD Fiscal Year 2026 Budget	1	3.0000 x 8.5 in	\$574.22

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/30/25	11503207	LEE Daily Commercial	FY2025-2026 OM Budget		\$122.08

\$696.30

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	\$696.30
Service Fee 3.99%	\$27.78
*Cash/Check/ACH Discount	-\$27.78
*Payment Amount by Cash/Check/ACH	\$696.30
Payment Amount by Credit Card	\$724.08

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b>		<b>ACCOUNT NUMBER</b>		<b>INVOICE NUMBER</b>		<b>AMOUNT PAID</b>
Sunstone CDD c/o Inframark		900873		0007249870		
<b>CURRENT DUE</b>	<b>30 DAYS PAST DUE</b>	<b>60 DAYS PAST DUE</b>	<b>90 DAYS PAST DUE</b>	<b>120+ DAYS PAST DUE</b>	<b>UNAPPLIED PAYMENTS</b>	<b>TOTAL CASH AMT DUE*</b>
\$696.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$696.30

<b>REMITTANCE ADDRESS</b> (Include Account# & Invoice# on check)	<b>TO PAY BY PHONE PLEASE CALL:</b>	<b>TOTAL CREDIT CARD AMT DUE</b>
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	\$724.08
	To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>	

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<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>INV DATE</b>
Sunstone CDD c/o Inframark		900873	09/30/25
<b>INVOICE #</b>	<b>INVOICE PERIOD</b>	<b>CURRENT INVOICE TOTAL</b>	
0007351857	Sep 1- Sep 30, 2025	\$262.50	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL CASH AMT DUE*</b>	
\$0.00	\$0.00	\$958.80	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>	<b>PAYMENT DUE DATE: OCTOBER 31, 2025</b>
Sunstone CDD c/o Inframark 2005 Pan Am CIR # 300 Tampa, FL 33607-6008	<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> 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.</p> <p>All funds payable in US dollars.</p>

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

**Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.**

Date	Description	Amount
9/1/25	Balance Forward	\$696.30
9/30/25	Finance Charge	\$10.44

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/25	11624756	LEE Daily Commercial	SS 537 FY 2026 Meeting Schedule	SS 537 FY 26 Mtg Sch	\$128.40
9/26/25	11697477	LEE Daily Commercial	Meeting Schedule		\$123.66

\$262.50

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	\$958.80
Service Fee 3.99%	\$38.26
*Cash/Check/ACH Discount	-\$38.26
*Payment Amount by Cash/Check/ACH	\$958.80
Payment Amount by Credit Card	\$997.06

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b>		<b>ACCOUNT NUMBER</b>		<b>INVOICE NUMBER</b>		<b>AMOUNT PAID</b>
Sunstone CDD c/o Inframark		900873		0007351857		
<b>CURRENT DUE</b>	<b>30 DAYS PAST DUE</b>	<b>60 DAYS PAST DUE</b>	<b>90 DAYS PAST DUE</b>	<b>120+ DAYS PAST DUE</b>	<b>UNAPPLIED PAYMENTS</b>	<b>TOTAL CASH AMT DUE*</b>
\$262.50	\$0.00	\$696.30	\$0.00	\$0.00	\$0.00	\$958.80
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>				<b>TO PAY BY PHONE PLEASE CALL:</b>		<b>TOTAL CREDIT CARD AMT DUE</b>
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$997.06
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

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**IPFS CORPORATION**  
 P.O. BOX 412086  
 KANSAS CITY, MO 64141-2086  
 PHONE: (800)584-9969 - FAX: (770)225-2866  
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
10/13/25	<b>GAA-D81366</b>	11/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

332318 0.4800 1014 18158 55883 1/1 BIN:0



SUNSTONE CDD  
 INFRAMARK FKA MERITUS CORP  
 2005 PAN AM CIR STE 300  
 TAMPA, FL 33607-6008

CURRENT BALANCE	PAYMENT DUE
\$5,702.40	\$518.40

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

**Make payments, view account information or register for eForms at ipfs.com.**

First time users please use access code **L99J5G7CD** to register.

DETACH HERE

Written notations on this coupon will NOT be received.  
 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

SUNSTONE CDD  
 INFRAMARK FKA MERITUS CORP  
 2005 PAN AM CIR STE 300  
 TAMPA, FL 33607-6008

For any overnight or priority delivery,  
 please mail to:  
 IPFS CORPORATION  
 1055 BROADWAY  
 11TH FLOOR  
 KANSAS CITY, MO 64105

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
1	<b>GAA-D81366</b>	11/01/25

PAYMENT DUE: \$518.40  
 OUTSTANDING FEES DUE: \$0.00  
 PAST DUE AMOUNT: \$0.00

**PAYMENT DUE:** \$518.40

IF RECEIVED AFTER 11/06/25  
 5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$25.92  
 PLEASE PAY THIS AMOUNT \$544.32

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**



GAA0D813667 00000544328

306 839053 332318 55883 1/1

**IPFS CORPORATION**

(IPFS)  
 400 NORTHRIDGE ROAD  
 SUITE 450  
 ATLANTA, GA 30350  
 (800)584-9969 - FAX: (770)225-2866

**NOTICE OF ACCEPTANCE AND OF ASSIGNMENT**

REFER TO THIS  
 ACCOUNT NO. IN ALL  
 CORRESPONDENCE

ACCOUNT NUMBER

**GAA-D81366**

Dear Customer,

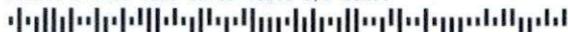
Thank you for the opportunity to finance your insurance premium. Subject to confirmation that the down payment has been paid in full by immediately available funds, and per your request, we will pay the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent.

This notice of acceptance (and, therefore, the effectiveness of the premium finance agreement) is conditional upon your down payment not being returned or rejected. If the down payment is returned or rejected for any reason, this condition precedent has not been satisfied and this notice of acceptance and the premium finance agreement will have no legal effect and will be void from inception, which may cause your insurance policies to not be in force.

Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.



329866 0.6400 0929 12719 43105 1/2 BIN:0



**INSURED**  
 SUNSTONE CDD  
 INFRAMARK FKA MERITUS CORP  
 2005 PAN AM CIR STE 300  
 TAMPA, FL 33607-6008

**AGENT**  
 EGIS INSURANCE & RISK ADVISORS  
 150 E PALMETTO PARK RD  
 SUITE 705  
 BOCA RATON, FL 33432-4827

DISCLOSURE	
TOTAL PREMIUMS	\$5,800.00
DOWN PAYMENT	\$487.20
AMOUNT FINANCED	\$5,312.80
FINANCE CHARGE	\$370.70
ASSESSMENTS	\$18.90
TOTAL PAYMENTS	\$5,702.40
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$518.40
ANNUAL % RATE	13.650
ACCEPTANCE DATE	09/29/25

SCHEDULE OF PAYMENTS		
PYMT NO.	DUE DATE	AMOUNT
1	11/01/25	\$518.40
2	12/01/25	\$518.40
3	01/01/26	\$518.40
4	02/01/26	\$518.40
5	03/01/26	\$518.40
6	04/01/26	\$518.40
7	05/01/26	\$518.40
8	06/01/26	\$518.40
9	07/01/26	\$518.40
10	08/01/26	\$518.40
11	09/01/26	\$518.40

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

**Payment Instructions:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

Make online payments or view account information at [ipfs.com](http://ipfs.com).  
 Please use access code L99J5G7CD to register (first time users).

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	<b>GAA-D81366</b>

**SCHEDULE A**

**INSURED**  
 SUNSTONE CDD  
 INFRAMARK FKA MERITUS CORP  
 2005 PAN AM CIR STE 300  
 TAMPA, FL 33607-6008

**AGENT**  
 EGIS INSURANCE & RISK ADVISORS  
 150 E PALMETTO PARK RD  
 SUITE 705  
 BOCA RATON, FL 33432-4827

**SCHEDULE OF POLICIES**

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS		
1001251138	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$5,800.00

2017 01 10 10:00 AM 10/10/17



**SUNSTONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	9/5/2025	158199	\$375.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158199	\$166.67		ADMINISTRATION
INFRAMARK LLC	9/5/2025	158199	\$1,166.67		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158199	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158199	\$100.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158199	\$16.67		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158199	\$25.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/5/2025	158199	\$50.00	\$2,000.01	WEBSITE MAINTENANCE/ADMIN
<b>Monthly Contract Subtotal</b>			<b>\$2,000.01</b>	<b>\$2,000.01</b>	
<b>Regular Services</b>					
ALBERTO VIERA	9/10/2025	AV-091025	\$200.00	\$200.00	BOARD 9/10/25
ANGIE GRUNWALD	9/10/2025	AG-091025	\$200.00	\$200.00	BOARD 9/11/25
CARLOS DE LA OSSA	9/10/2025	CO-091025	\$200.00	\$200.00	BOARD 9/11/25
EGIS INSURANCE ADVISORS	9/8/2025	29071	\$5,800.00	\$5,800.00	INSURANCE
NICHOLAS J. DISTER	9/10/2025	ND-091025	\$200.00	\$200.00	BOARD 9/11/25
<b>Regular Services Subtotal</b>			<b>\$6,600.00</b>	<b>\$6,600.00</b>	
<b>TOTAL</b>			<b>\$8,600.01</b>	<b>\$8,600.01</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

158199

**DATE**

9/5/2025

**BILL TO**

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

**CUSTOMER ID**

C4836

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

9/5/2025

Services provided for the Month of: **September 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
<b>Subtotal</b>					<b>2,000.01</b>

<b>Subtotal</b>	\$2,000.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Sunstone CDD

Board Meeting Date: September 10, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200.00
2 Nick Dister	X	\$200.00
3 Angie Grunwald	X	\$200.00
4 Kyle Smith		
5 Alberto Viero	X	\$200.00

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

Approved for payment:

Jayna Cooper  
District Manager Signature

09/10/2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Sunstone CDD

Board Meeting Date: September 10, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200.00
2 Nick Dister	X	\$200.00
3 Angie Grunwald	X	\$200.00
4 Kyle Smith		
5 Alberto Viero	X	\$200.00

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

Approved for payment:

Jayna Cooper  
District Manager Signature

09/10/2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Sunstone CDD

Board Meeting Date: September 10, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200.00
2 Nick Dister	X	\$200.00
3 Angie Grunwald	X	\$200.00
4 Kyle Smith		
5 Alberto Viero	X	\$200.00

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

Approved for payment:

Jayna Cooper  
District Manager Signature

09/10/2025  
Date

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



# INVOICE

<b>Customer</b>	Sunstone Community Development District
<b>Acct #</b>	1494
<b>Date</b>	09/08/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

Sunstone Community Development District  
 c/o Inframark  
 2005 Pan Am Cr. Suite 300  
 Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 5,800.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29071
1001251099	

Thank You

Please detach and return with payment



Customer: Sunstone Community Development District

Invoice	Effective	Transaction	Description	Amount
29071	10/01/2025	Renew policy	Policy #1001251099 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/8/2025	5,800.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total
\$ 5,800.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	accounting@egisadvisors.com	09/08/2025
Atlanta, GA 30374-8555		

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Sunstone CDD

Board Meeting Date: September 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nick Dister	X	\$200.00
3	Angie Grunwald	X	\$200.00
4	Kyle Smith		
5	Alberto Viero	X	\$200.00

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

Approved for payment:

Jayna Cooper  
District Manager Signature

09/10/2025  
Date

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

*Sunstone  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 5,627
<b>TOTAL ASSETS</b>	<b>\$ 5,627</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	5,627
<b>TOTAL FUND BALANCES</b>	<b>5,627</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 63	\$ 63	0.00%
Developer Estimated Contribution	603,900	9,000	(594,900)	1.49%
<b>TOTAL REVENUES</b>	<b>603,900</b>	<b>9,063</b>	<b>(594,837)</b>	<b>1.50%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	-	12,000	0.00%
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	75	525	12.50%
ProfServ-Recording Secretary	-	300	(300)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	-	15,000	0.00%
Misc Admin	325	500	(175)	153.85%
District Management	25,000	3,500	21,500	14.00%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	1,125	16,375	6.43%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Mailings	200	-	200	0.00%
Rentals and Leases	600	275	325	45.83%
General Liability	12,500	2,915	9,585	23.32%
Public Officials Insurance	7,500	2,230	5,270	29.73%
Property & Casualty Insurance	15,000	890	14,110	5.93%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	200	623	(423)	311.50%
Financial/Revenue Collections	5,000	300	4,700	6.00%
Website Admin Services	1,500	150	1,350	10.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>180,900</b>	<b>13,063</b>	<b>167,837</b>	<b>7.22%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 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
<b><u>Electric Utility Services</u></b>				
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%
<b>Total Electric Utility Services</b>	<b>118,500</b>	<b>-</b>	<b>118,500</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>218,500</b>	<b>225</b>	<b>218,275</b>	<b>0.10%</b>
<b><u>Parks and Recreation</u></b>				
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%

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 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
Playground Equipment	2,500	-	2,500	0.00%
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%
<b>Total Parks and Recreation</b>	<b>86,000</b>	<b>-</b>	<b>86,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>603,900</b>	<b>13,288</b>	<b>590,612</b>	<b>2.20%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,225)	(4,225)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>9,852</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,627</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 26\_01

**Statement Date** 01/31/2026

<b>G/L Account No. 101001 Balance</b>	5,627.35	<b>Statement Balance</b>	5,852.35
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	5,627.35	<b>Subtotal</b>	5,852.35
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-225.00
<b>Ending G/L Balance</b>	5,627.35	<b>Ending Balance</b>	5,627.35

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/26/2026	Payment	BD00006	Public Officials Insurance	Deposit No. BD00006 - IPFS Corp Refund	154.88	154.88	0.00
01/31/2026		JE000046	Interest - Investments	Interest Earned	9.37	9.37	0.00
<b>Total Deposits</b>					164.25	164.25	0.00
<b>Checks</b>							
							0.00
12/29/2025	Payment	15113	IPFS CORPORATION	Check for Vendor V00019	-4,665.60	-4,665.60	0.00
01/07/2026	Payment	15114	INFRAMARK LLC	Check for Vendor V00003	-2,000.01	-2,000.01	0.00
01/27/2026	Payment	15115	INFRAMARK LLC	Check for Vendor V00003	-1.48	-1.48	0.00
01/31/2026		JE000047	Bank Fees	Service Charges	-139.14	-139.14	0.00
<b>Total Checks</b>					-6,806.23	-6,806.23	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
01/30/2026	Payment	15116	LAKE-SUMTER STATE COLLEGE	Check for Vendor V00021			-225.00
<b>Total Outstanding Checks</b>							-225.00
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

*Sunstone  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 2,307
<b>TOTAL ASSETS</b>	<b>\$ 2,307</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	2,307
<b>TOTAL FUND BALANCES</b>	<b>2,307</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 70	\$ 70	0.00%
Developer Estimated Contribution	603,900	9,000	(594,900)	1.49%
<b>TOTAL REVENUES</b>	<b>603,900</b>	<b>9,070</b>	<b>(594,830)</b>	<b>1.50%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	-	12,000	0.00%
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	100	500	16.67%
ProfServ-Recording Secretary	-	400	(400)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	1,172	13,828	7.81%
Misc Admin	325	667	(342)	205.23%
District Management	25,000	4,667	20,333	18.67%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	1,500	16,000	8.57%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Mailings	200	-	200	0.00%
Rentals and Leases	600	292	308	48.67%
General Liability	12,500	2,915	9,585	23.32%
Public Officials Insurance	7,500	2,230	5,270	29.73%
Property & Casualty Insurance	15,000	890	14,110	5.93%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	200	775	(575)	387.50%
Financial/Revenue Collections	5,000	400	4,600	8.00%
Website Admin Services	1,500	200	1,300	13.33%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>180,900</b>	<b>16,390</b>	<b>164,510</b>	<b>9.06%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Electric Utility Services</u></b>				
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%
<b>Total Electric Utility Services</b>	<b>118,500</b>	<b>-</b>	<b>118,500</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>218,500</b>	<b>225</b>	<b>218,275</b>	<b>0.10%</b>
<b><u>Parks and Recreation</u></b>				
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%

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
Playground Equipment	2,500	-	2,500	0.00%
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%
<b>Total Parks and Recreation</b>	<b>86,000</b>	<b>-</b>	<b>86,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>603,900</b>	<b>16,615</b>	<b>587,285</b>	<b>2.75%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,545)	(7,545)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>9,852</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,307</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 26\_02

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	2,307.13	<b>Statement Balance</b>	2,307.13
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	2,307.13
<b>Subtotal</b>	2,307.13	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	2,307.13
<b>Ending G/L Balance</b>	2,307.13		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/28/2026		JE000050	Interest - Investments	Interest Earned	5.07	5.07	0.00
<b>Total Deposits</b>					5.07	5.07	0.00
<b>Checks</b>							
							0.00
01/30/2026	Payment	15116	LAKE-SUMTER STATE COLLEGE	Check for Vendor V00021	-225.00	-225.00	0.00
02/13/2026	Payment	15117	INFRAMARK LLC	Check for Vendor V00003	-2,000.01	-2,000.01	0.00
02/19/2026	Payment	15118	INFRAMARK LLC	Check for Vendor V00003	-1.48	-1.48	0.00
02/19/2026	Payment	15119	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,171.50	-1,171.50	0.00
02/28/2026		JE000049	Bank Fees	Service Charges	-152.30	-152.30	0.00
<b>Total Checks</b>					-3,550.29	-3,550.29	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Sunstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 9,468
Accounts Receivable	10,000
Prepaid Insurance	487
<b>TOTAL ASSETS</b>	<b>\$ 19,955</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 7,925
<b>TOTAL LIABILITIES</b>	<b>7,925</b>
<b><u>FUND BALANCES</u></b>	
Nonspendable:	
Prepaid Insurance	487
Unassigned:	
	11,543
<b>TOTAL FUND BALANCES</b>	<b>12,030</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 19,955</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 95	\$ 95	0.00%
Developer Contribution	165,785	64,635	(101,150)	38.99%
<b>TOTAL REVENUES</b>	<b>165,785</b>	<b>64,730</b>	<b>(101,055)</b>	<b>39.04%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	5,600	(2,600)	186.67%
Construction Accounting	9,000	-	9,000	0.00%
Dissemination Agent/Reporting	4,200	-	4,200	0.00%
District Engineer	9,500	-	9,500	0.00%
ProfServ - Info Technology	600	275	325	45.83%
ProfServ-Recording Secretary	2,400	1,100	1,300	45.83%
Trustees Fees	6,500	-	6,500	0.00%
District Counsel	9,500	3,603	5,897	37.93%
Misc Admin	4,500	1,833	2,667	40.73%
District Management	25,000	14,833	10,167	59.33%
Accounting Services	9,000	4,125	4,875	45.83%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,800	550	1,250	30.56%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Rentals and Leases	600	183	417	30.50%
Public Officials Insurance	2,500	1,800	700	72.00%
Legal Advertising	3,500	4,932	(1,432)	140.91%
Bank Fees	200	746	(546)	373.00%
Financial/Revenue Collections	1,200	1,100	100	91.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	179	71	71.60%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>105,225</b>	<b>41,041</b>	<b>64,184</b>	<b>39.00%</b>
<b><u>Electric Utility Services</u></b>				
Electric Utility Services	1,500	-	1,500	0.00%
Street Lights	30,000	-	30,000	0.00%
<b>Total Electric Utility Services</b>	<b>31,500</b>	<b>-</b>	<b>31,500</b>	<b>0.00%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025  
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
<b><u>Other Physical Environment</u></b>				
Aquatics - Contract	10,000	-	10,000	0.00%
General Liability	3,200	3,200	-	100.00%
Landscape Maintenance - Contract	6,680	-	6,680	0.00%
Landscaping - R&M	6,680	-	6,680	0.00%
<b>Total Other Physical Environment</b>	<b>26,560</b>	<b>3,200</b>	<b>23,360</b>	<b>12.05%</b>
<b><u>Contingency</u></b>				
MISC Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>165,785</b>	<b>44,241</b>	<b>121,544</b>	<b>26.69%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	20,489	20,489	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(8,459)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 12,030</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 25\_09

**Statement Date** 09/30/2025

<b>G/L Account No. 101001 Balance</b>	9,467.66	<b>Statement Balance</b>	15,670.45
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	15,670.45
<b>Subtotal</b>	9,467.66	<b>Outstanding Checks</b>	-6,202.79
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	9,467.66
<b>Ending G/L Balance</b>	9,467.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
09/30/2025		JE000033	Interest - Investments	Interest Earned	26.44	26.44	0.00
<b>Total Deposits</b>					26.44	26.44	0.00
<b>Checks</b>							
							0.00
08/28/2025	Payment	15092	STRALEY ROBIN VERICKER	Check for Vendor V00006	-622.50	-622.50	0.00
09/10/2025	Payment	15093	LAKE COUNTY PROPERTY APPRAISER	Check for Vendor V00017	-50.00	-50.00	0.00
09/15/2025	Payment	15094	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
09/15/2025	Payment	15095	ANGIE GRUNWALD	Check for Vendor V00018	-200.00	-200.00	0.00
09/15/2025	Payment	15096	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
09/30/2025		JE000034	Bank Fees	Service Charges	-215.06	-215.06	0.00
<b>Total Checks</b>					-1,487.56	-1,487.56	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
08/06/2025	Payment	15084	INFRAMARK LLC	Check for Vendor V00003			-4,002.78
08/28/2025	Payment	15091	INFRAMARK LLC	Check for Vendor V00003			-2,000.01
09/15/2025	Payment	15097	NICHOLAS J. DISTER	Check for Vendor V00011			-200.00
<b>Total Outstanding Checks</b>							-6,202.79
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Sunstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 8,544
Accounts Receivable	9,000
<b>TOTAL ASSETS</b>	<b>\$ 17,544</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 2,000
<b>TOTAL LIABILITIES</b>	<b>2,000</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	15,544
<b>TOTAL FUND BALANCES</b>	<b>15,544</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 17,544</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 98	\$ 98	0.00%
Developer Estimated Contribution	603,900	9,000	(594,900)	1.49%
<b>TOTAL REVENUES</b>	<b>603,900</b>	<b>9,098</b>	<b>(594,802)</b>	<b>1.51%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	-	12,000	0.00%
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	25	575	4.17%
ProfServ-Recording Secretary	-	100	(100)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	-	15,000	0.00%
Misc Admin	325	167	158	51.38%
District Management	25,000	1,167	23,833	4.67%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	375	17,125	2.14%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	50	1,550	3.13%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Mailings	200	-	200	0.00%
Rentals and Leases	600	17	583	2.83%
General Liability	12,500	1,006	11,494	8.05%
Public Officials Insurance	7,500	-	7,500	0.00%
Property & Casualty Insurance	15,000	-	15,000	0.00%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	200	154	46	77.00%
Financial/Revenue Collections	5,000	100	4,900	2.00%
Website Admin Services	1,500	-	1,500	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>180,900</b>	<b>3,336</b>	<b>177,564</b>	<b>1.84%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
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
<b><u>Electric Utility Services</u></b>				
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%
<b>Total Electric Utility Services</b>	<b>118,500</b>	<b>-</b>	<b>118,500</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>218,500</b>	<b>-</b>	<b>218,500</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
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%
MISC	2,500	-	2,500	0.00%
Key Card Distribution	500	-	500	0.00%

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
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
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%
<b>Total Parks and Recreation</b>	<b>86,000</b>	<b>-</b>	<b>86,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>603,900</b>	<b>3,336</b>	<b>600,564</b>	<b>0.55%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,762	5,762	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>9,782</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 15,544</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 25\_10

**Statement Date** 10/31/2025

<b>G/L Account No. 101001 Balance</b>	8,544.34	<b>Statement Balance</b>	15,443.03
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	15,443.03
<b>Subtotal</b>	8,544.34	<b>Outstanding Checks</b>	-6,898.69
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	8,544.34
<b>Ending G/L Balance</b>	8,544.34		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/20/2025	Payment	BD00004	Accounts Receivable	Deposit No. BD00004 - EPG Developer Funding	10,000.00	10,000.00	0.00
10/31/2025		JE000038	Interest - Investments	Interest Earned	26.36	26.36	0.00
<b>Total Deposits</b>					10,026.36	10,026.36	0.00
<b>Checks</b>							
							0.00
09/15/2025	Payment	15097	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
10/02/2025	Payment	15098	EGIS INSURANCE ADVISORS	Check for Vendor V00016	-487.20	-487.20	0.00
10/03/2025	Payment	15100	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,437.50	-1,437.50	0.00
10/03/2025	Payment	15101	INFRAMARK LLC	Check for Vendor V00003	-2,000.01	-2,000.01	0.00
10/17/2025	Payment	15102	FLORIDACOMMERCE	Check for Vendor V00015	-175.00	-175.00	0.00
10/24/2025	Payment	15103	GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	Check for Vendor V00004	-958.80	-958.80	0.00
10/24/2025	Payment	15104	STRALEY ROBIN VERICKER	Check for Vendor V00006	-672.50	-672.50	0.00
10/30/2025	Payment	15105	ALBERTO VIERA REIM.	Check for Vendor V00013	-169.10	-169.10	0.00
10/30/2025	Payment	15106	INFRAMARK LLC	Check for Vendor V00003	-4,000.02	-4,000.02	0.00
10/31/2025		JE000039	Bank Fees	Service Charges	-153.65	-153.65	0.00
<b>Total Checks</b>					-10,253.78	-10,253.78	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
08/06/2025	Payment	15084	INFRAMARK LLC	Check for Vendor V00003			-4,002.78
08/28/2025	Payment	15091	INFRAMARK LLC	Check for Vendor V00003			-2,000.01

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289

**Statement No.** 25\_10

**Statement Date**

10/31/2025

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10/30/2025	Payment	15107	STRALEY ROBIN VERICKER	Check for Vendor V00006	-377.50
10/30/2025	Payment	15108	IPFS CORPORATION	Check for Vendor V00019	-518.40
<b>Total Outstanding Checks</b>					<b>-6,898.69</b>

## Outstanding Deposits

## Total Outstanding Deposits

# Sunstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2025

Prepared by:



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Phone (813) 873-7300 ~ Fax (813) 873-7070

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 8,156
Accounts Receivable	9,000
<b>TOTAL ASSETS</b>	<b>\$ 17,156</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 2,522
<b>TOTAL LIABILITIES</b>	<b>2,522</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	14,634
<b>TOTAL FUND BALANCES</b>	<b>14,634</b>
 <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	 <b>\$ 17,156</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 41	\$ 41	0.00%
Developer Estimated Contribution	603,900	9,000	(594,900)	1.49%
<b>TOTAL REVENUES</b>	<b>603,900</b>	<b>9,041</b>	<b>(594,859)</b>	<b>1.50%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	-	12,000	0.00%
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	25	575	4.17%
ProfServ-Recording Secretary	-	100	(100)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	-	15,000	0.00%
Misc Admin	325	167	158	51.38%
District Management	25,000	1,167	23,833	4.67%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	375	17,125	2.14%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	50	1,550	3.13%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Mailings	200	-	200	0.00%
Rentals and Leases	600	17	583	2.83%
General Liability	12,500	1,524	10,976	12.19%
Public Officials Insurance	7,500	-	7,500	0.00%
Property & Casualty Insurance	15,000	-	15,000	0.00%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	200	330	(130)	165.00%
Financial/Revenue Collections	5,000	100	4,900	2.00%
Website Admin Services	1,500	-	1,500	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>180,900</b>	<b>4,034</b>	<b>176,866</b>	<b>2.23%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
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
<b><u>Electric Utility Services</u></b>				
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%
<b>Total Electric Utility Services</b>	<b>118,500</b>	<b>-</b>	<b>118,500</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>218,500</b>	<b>225</b>	<b>218,275</b>	<b>0.10%</b>
<b><u>Parks and Recreation</u></b>				
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%

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
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
Playground Equipment	2,500	-	2,500	0.00%
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%
<b>Total Parks and Recreation</b>	<b>86,000</b>	<b>-</b>	<b>86,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>603,900</b>	<b>4,259</b>	<b>599,641</b>	<b>0.71%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,782	4,782	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>9,852</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 14,634</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 25\_11

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	8,155.97	<b>Statement Balance</b>	8,155.97
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	8,155.97	<b>Subtotal</b>	8,155.97
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	8,155.97	<b>Ending Balance</b>	8,155.97

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/28/2025		JE000040	Interest - Investments	Interest Earned	13.08	13.08	0.00
<b>Total Deposits</b>					13.08	13.08	0.00
<b>Checks</b>							
08/06/2025	Payment	15084	INFRAMARK LLC	Check for Vendor V00003	-4,002.78	-4,002.78	0.00
08/28/2025	Payment	15091	INFRAMARK LLC	Check for Vendor V00003	-2,000.01	-2,000.01	0.00
10/30/2025	Payment	15107	STRALEY ROBIN VERICKER	Check for Vendor V00006	-377.50	-377.50	0.00
10/30/2025	Payment	15108	IPFS CORPORATION	Check for Vendor V00019	-518.40	-518.40	0.00
11/11/2025	Payment	15110	LAKE-SUMTER STATE COLLEGE	Check for Vendor V00021	-225.00	-225.00	0.00
11/28/2025		JE000041	Bank Fees	Service Charges	-176.45	-176.45	0.00
<b>Total Checks</b>					-7,300.14	-7,300.14	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

*Sunstone  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 7,829
<b>TOTAL ASSETS</b>	<b>\$ 7,829</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	7,829
<b>TOTAL FUND BALANCES</b>	<b>7,829</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 54	\$ 54	0.00%
Developer Estimated Contribution	603,900	9,000	(594,900)	1.49%
<b>TOTAL REVENUES</b>	<b>603,900</b>	<b>9,054</b>	<b>(594,846)</b>	<b>1.50%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	-	12,000	0.00%
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	50	550	8.33%
ProfServ-Recording Secretary	-	200	(200)	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
District Counsel	15,000	-	15,000	0.00%
Misc Admin	325	333	(8)	102.46%
District Management	25,000	2,333	22,667	9.33%
Field Management	15,000	-	15,000	0.00%
Accounting Services	17,500	750	16,750	4.29%
Auditing Services	5,000	-	5,000	0.00%
Website ADA Compliance	1,600	100	1,500	6.25%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Mailings	200	-	200	0.00%
Rentals and Leases	600	33	567	5.50%
General Liability	12,500	2,915	9,585	23.32%
Public Officials Insurance	7,500	2,385	5,115	31.80%
Property & Casualty Insurance	15,000	890	14,110	5.93%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	200	484	(284)	242.00%
Financial/Revenue Collections	5,000	200	4,800	4.00%
Website Admin Services	1,500	-	1,500	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>180,900</b>	<b>10,852</b>	<b>170,048</b>	<b>6.00%</b>
<b><u>Electric Utility Services</u></b>				
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%
<b>Total Electric Utility Services</b>	<b>118,500</b>	<b>-</b>	<b>118,500</b>	<b>0.00%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>218,500</b>	<b>225</b>	<b>218,275</b>	<b>0.10%</b>
<b><u>Parks and Recreation</u></b>				
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%
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%
<b>Total Parks and Recreation</b>	<b>86,000</b>	<b>-</b>	<b>86,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>603,900</b>	<b>11,077</b>	<b>592,823</b>	<b>1.83%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,023)	(2,023)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>9,852</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 7,829</u></b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 25\_12

**Statement Date** 12/31/2025

<b>G/L Account No. 101001 Balance</b>	7,828.73	<b>Statement Balance</b>	12,494.33
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	12,494.33
<b>Subtotal</b>	7,828.73	<b>Outstanding Checks</b>	-4,665.60
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	7,828.73
<b>Ending G/L Balance</b>	7,828.73		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/09/2025	Payment	BD00005	Accounts Receivable	Deposit No. BD00005 - EPG Developer Funding Re	9,000.00	9,000.00	0.00
12/31/2025		JE000044	Interest - Investments	Interest Earned	14.13	14.13	0.00
<b>Total Deposits</b>					9,014.13	9,014.13	0.00
<b>Checks</b>							
12/03/2025	Payment	15111	INFRAMARK LLC	Check for Vendor V00003	-4,003.72	-4,003.72	0.00
12/03/2025	Payment	15112	IPFS CORPORATION	Check for Vendor V00019	-518.40	-518.40	0.00
12/31/2025		JE000043	Bank Fees	Service Charges	-153.65	-153.65	0.00
<b>Total Checks</b>					-4,675.77	-4,675.77	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
12/29/2025	Payment	15113	IPFS CORPORATION	Check for Vendor V00019			-4,665.60
<b>Total Outstanding Checks</b>							-4,665.60
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	ACCOUNTING SERVICES	532001-51301	\$375.00
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	ADMINISTRATION	531148-51301	\$166.67
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	DISTRICT MANAGEMENT	531150-51301	\$1,166.67
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	RECORDING SECRETARY	531036-51301	\$100.00
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	RENTAL & LEASES	544025-51301	\$16.67
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	TECHNOLOGY/DATA STORAGE	531020-51301	\$25.00
001	15114	01/07/26	V00003	INFRAMARK LLC	167830	DISTRICT MANAGEMENT JAN 2026	WEBSITE MAINTENANCE/ADMIN	534397-51301	\$50.00
001	15115	01/27/26	V00003	INFRAMARK LLC	169070	DEC 25-POSTAGE	POSTAGE	541024-51301	\$1.48
001	15116	01/30/26	V00021	LAKE-SUMTER STATE COLLEGE	A0236796	OCT 8 '25-FACILITY RENTAL	FACILITY RENTAL-SUNSTONE CDD MEETING	544025-51301	\$225.00
<b>Fund Total</b>									<b>\$2,226.49</b>

<b>Total Checks Paid</b>	<b>\$2,226.49</b>
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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	ACCOUNTING SERVICES	532001-51301	\$375.00
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	FINANCIAL AND REVENUE COLLECTION	549150-51301	\$100.00
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	RECORDING SECRETARY	531036-51301	\$100.00
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	RENTAL AND LEASES	544025-51301	\$16.67
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	ADMINISTRATION	531148-51301	\$166.67
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISTRICT MANAGEMENT	531150-51301	\$1,166.67
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	TECHNOLOGY/DATA STORAGE	531020-51301	\$25.00
001	15117	02/13/26	V00003	INFRAMARK LLC	170678	FEB 26-INFRAMARK MANAGEMENT INVOICE	WEBSITE MAINTENANCE/ADMIN	534397-51301	\$50.00
001	15118	02/19/26	V00003	INFRAMARK LLC	171498	JAN 2026 Postage Exp	Postage, Phone, Faxes, Copies	541024-51301	\$1.48
001	15119	02/19/26	V00006	STRALEY ROBIN VERICKER	27897	JAN 26-DISTRICT COUNSEL THRU 01/31/26	PROF SVCS	531146-51301	\$1,171.50
<b>Fund Total</b>									<b>\$3,172.99</b>

<b>Total Checks Paid</b>	<b>\$3,172.99</b>
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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	15093	09/10/25	LAKE COUNTY PROPERTY APPRAISER	2025NONAD035	NAL FILE FOR NON-AD VALOREM ASSESSMENT	Dues, Licenses & Fees	554020-51301	\$50.00
001	15094	09/15/25	ALBERTO VIERA	AV-091025	BOARD 9/10/25	Supervisor Fees	511001-51101	\$200.00
001	15095	09/15/25	ANGIE GRUNWALD	AG-091025	BOARD 9/11/25	Supervisor Fees	511001-51401	\$200.00
001	15096	09/15/25	CARLOS DE LA OSSA	CO-091025	BOARD 9/10/25	BOARD 9/11/25	511001-51101	\$200.00
001	15097	09/15/25	NICHOLAS J. DISTER	ND-091025	BOARD 9/11/25	Supervisor Fees	511001-51101	\$200.00
<b>Fund Total</b>								<b>\$850.00</b>

<b>Total Checks Paid</b>	<b>\$850.00</b>
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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	15098	10/02/25	V00016	EGIS INSURANCE ADVISORS	30189	INSURANCE-POLICY# 1001251099 10/01-10/01/26	INSURANCE	155100-51301	\$487.20
001	15100	10/03/25	V00006	STRALEY ROBIN VERICKER	27073	DISTRICT COUNSEL JULY 2025	DISTRICT COUNSEL	531146-51401	\$1,437.50
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	532001-51301	\$375.00
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	531148-51301	\$166.67
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	531150-51301	\$1,166.67
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	549150-51301	\$100.00
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	531036-51301	\$100.00
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	544025-51301	\$16.67
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	531020-51301	\$25.00
001	15101	10/03/25	V00003	INFRAMARK LLC	155343	DISTRICT MGMT SVCS AUGUST 2025	DISTRICT INVOICE	534397-51301	\$50.00
001	15102	10/17/25	V00015	FLORIDACOMMERCE	93718	OCT 25-DISTRICT STATE FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	15103	10/24/25	V00004	GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	0007249870	JULY 25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$696.30
001	15103	10/24/25	V00004	GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	0007351857	SEPT 25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$262.50
001	15104	10/24/25	V00006	STRALEY ROBIN VERICKER	27222	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL SERVICES	531146-51401	\$672.50
001	15105	10/30/25	V00013	ALBERTO VIERA REIM.	092625-REIMB	08/13/25-09/10/25 MEETING EXPENSE	08/13/25-0910/25 CDD MEETING	549800-51301	\$169.10
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	ACCOUNTING SERVICES	532001-51301	\$375.00
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	ADMINISTRATION	531148-51301	\$166.67
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	DISTRICT MANAGEMENT	531150-51301	\$1,166.67
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	FINANCIAL AND REVENUE COLLECTION	549150-51301	\$100.00
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	RECORDING SECRETARY	531036-51301	\$100.00
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	RENTAL & LEASES	544025-51301	\$16.67
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$25.00
001	15106	10/30/25	V00003	INFRAMARK LLC	153053	DISTRICT MANAGEMENT JULY 2025	WEBSITE MAINTENANCE/ADMIN	534397-51301	\$50.00
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$375.00
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	ADMINISTRATION	531148-51301	\$166.67
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT	531150-51301	\$1,166.67
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	RECORDING SECRETARY	531036-51301	\$100.00
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	RENTAL & LEASES	544025-51301	\$16.67
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$25.00
001	15106	10/30/25	V00003	INFRAMARK LLC	158199	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE MAINTENANCE/ADMIN	534397-51301	\$50.00
001	15107	10/30/25	V00006	STRALEY ROBIN VERICKER	27401	SEPT 25-LEGAL COUNSEL	LEGAL COUNSEL	531146-51401	\$377.50
001	15108	10/30/25	V00019	IPFS CORPORATION	092925-1366	INSURANCE MONTHLY PAYMENT	General Liability	545002-51325	\$518.40
<b>Fund Total</b>									<b>\$10,796.03</b>

<b>Total Checks Paid</b>	<b>\$10,796.03</b>
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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	15110	11/11/25	LAKE-SUMTER STATE COLLEGE	A0234051	OCT 25-FACILITY RENTAL	Meeting Expense	549800-51301	\$225.00
							<b>Fund Total</b>	<b>\$225.00</b>

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<b>Total Checks Paid</b>	<b>\$225.00</b>
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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$375.00
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	ADMINISTRATION	531148-51301	\$166.67
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$1,166.67
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	RECORDING SECRETARY	531036-51301	\$100.00
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	RENTALS & LEASES	544025-51301	\$16.67
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$25.00
001	15111	12/03/25	V00003	INFRAMARK LLC	160747	OCT 25-DISTRICT MANAGEMENT	WEBSITE ADMIN	534397-51301	\$50.00
001	15111	12/03/25	V00003	INFRAMARK LLC	164578	POSTAGE	DISTRICT INVOICE	541024-51301	\$3.70
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	532001-51301	\$375.00
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	531148-51301	\$166.67
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	531150-51301	\$1,166.67
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	549150-51301	\$100.00
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	531036-51301	\$100.00
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	544025-51301	\$16.67
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	531020-51301	\$25.00
001	15111	12/03/25	V00003	INFRAMARK LLC	165707	MAGMNT SVCS DEC 2025	DISTRICT INVOICE	534397-51301	\$50.00
001	15112	12/03/25	V00019	IPFS CORPORATION	111125-GAA-D81366	2nd MONTHLY INSURANCE PAYMENT	INSURANCE MONTHLY PAYMENT	545002-51325	\$518.40
001	15113	12/29/25	V00019	IPFS CORPORATION	121225-1366	FY 26 INSURANCE PAYOFF	INSURANCE PAYOFF PAYMENT	545002-51325	\$1,391.00
001	15113	12/29/25	V00019	IPFS CORPORATION	121225-1366	FY 26 INSURANCE PAYOFF	FY26 INSURANCE PAYOFF	545008-51325	\$2,385.00
001	15113	12/29/25	V00019	IPFS CORPORATION	121225-1366	FY 26 INSURANCE PAYOFF	FY26 INSURANCE PAYOFF	545009-51325	\$889.60
<b>Fund Total</b>									<b>\$9,187.72</b>

<b>Total Checks Paid</b>	<b>\$9,187.72</b>
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## Website Creation and Management Agreement

This Website Creation and Management Agreement (the “**Agreement**”) is made and entered into as of March 1, 2026, by and between the **Sunstone Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **SchoolStatus, LLC**, a Mississippi limited liability company registered to do business in the state of Florida (the “**Contractor**”).

### **Background Information:**

The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “**ADA**”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services described in the “**Statement of Work**” attached hereto and incorporated herein as **Exhibit A**.
3. **Manner of Performance and Care of the Property.** The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
4. **Compensation.**
  - a. The District agrees to compensate the Contractor for a one-time fee of **\$1,512.00** for the Creation of Website work described in the Statement of Work.
  - b. The District agrees to compensate the Contractor on an annual basis in the amount of **\$1,613.00** for all other work described in the Statement of Work.
  - c. Contractor will provide the District with an invoice on an annual basis, to be paid in advance of all of the services to be provided. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Term and Renewal.** The initial term of this Agreement shall be for 1-year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
6. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement:
  - a. The Contractor shall be entitled to retain the entire payment made for the current term (as Contractor pays for the domain fee and other licenses on an annual basis).
  - b. If the District provides a termination notice at least 30 days prior to the autorenewal, then the District will not be obligated to pay for the upcoming renewal term.
    - i. If the District provides a termination notice within 29 days of the renewal then the District will be obligated to pay Contractor the compensation for the upcoming renewal term as domain fees and other licenses require time to cancel or transfer.

- c. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
  - d. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
  - e. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.
7. **Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.
8. **No Infringement of Intellectual Property.** Contractor warrants and represents that no product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).
9. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
10. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
11. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
12. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 13. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 14. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 16. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY**

**TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 19. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Amendment.** 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.
- 22. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties, not to be unreasonably withheld; provided, however, that no consent shall be required for the assignment to a corporate affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Contractor's assets, provided that such acquirer agreed to be bound by all of the terms and conditions hereof and written notice is provided to the District.
- 23. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. 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 any doubtful language will not be interpreted or construed against any party.

- 24. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 25. **Authorization.** 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.
- 26. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 27. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**  
 c/o Inframark  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 Attn: Jayna Cooper  
[jcooper@inframark.com](mailto:jcooper@inframark.com)

**To Contractor:**  
 SchoolStatus, LLC  
 800 Woodlands Pkwy,  
 Suite 107  
 Ridgeland, MS 39157  
 Attn: Emily Thompson  
[Emily.Thompson@schoolstatus.com](mailto:Emily.Thompson@schoolstatus.com)

- 28. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

**SchoolStatus, LLC**

**Sunstone  
 Community Development District**

Signed by:  
  
 Name: Phill Carr  
 Title: Chief Sales Officer

Signed by:  
  
 Name: Carlos de la Ossa  
 Title: Chair of the Board of Supervisors

# Statement of Work

- 1. Creation of Website.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  - a. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  - b. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  - c. Display an ADA compliance shield, seal, or certification;
  - d. Provide options to create a CDD-branded design (colors, logo, etc...)
  - e. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  - f. Be free of any commercial advertising;
  - g. Be free of any known spyware, virus, or malware;
  - h. Secure certification (https)
  - i. Secure cloud hosting with fail-overs
  - j. Allow for data backups, and record retention as required by law;
  - k. Allow for the display a calendar, reservation request form, and newsletter;
  - l. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  - m. Remediate all documents provided by the District for the new website in an ADA compliant format.\*
  
- 2. Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
  
- 3. Maintenance and Management of the Website.**
  - a. Contractor will manage and maintain the website;
  - b. Remediate new documents provided by the District Manager in an ADA compliant format;\*
    - i. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  - c. District shall be responsible for uploading the ADA compliant documents onto the website. Contractor shall ensure that the District only has the ability to upload or remove documents on the website and cannot alter any other aspect of the website;
  - d. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
  - e. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.
  
- 4. Monthly Auditing and Remediation Services.**
  - a. Every month Contractor will comprehensively audit the website’s compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
  - b. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
  - c. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

# **Statement of Work**

## **5. Support Services.**

- a.** Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.