

**SUNSTONE
COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING

AUGUST 13, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Sunstone Community Development District

Agenda Page 2

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairman
Kyle Smith, Assistant Secretary
Albert Viera, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Jayna Cooper, District Manager
Brian Lamb, District Secretary
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

The Public Hearing and Regular Meetings of Sunstone Community Development District will be held on **August 13, 2025, 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: 252 269 246 986

Passcode: xoqktz

Call in (audio only) +1 646-838-1601

Phone Conference ID: 375 222 293#

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-07; Adopting Final Fiscal Year 2026 Budget
- E. Consideration of Resolution 2025-08; Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2025-09, Adopting a No Fishing Policy
- B. Consideration of Resolution 2025-10, Setting FY 2026 Meeting Schedule

5. CONSENT AGENDA

- A. Approval of Minutes of the June 11, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures July 2025
- C. Acceptance of the Financials and Approval of the Check Register for July 2025

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Meeting is scheduled for September 10, 2025 at 1:30 p.m.

Third Order of Business

Sunstone

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Tentative Budget 05.06.2025

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2026
REVENUES	
Developer Contributions	603,900
Other Miscellaneous Revenues	-
TOTAL REVENUES	\$ 603,900
EXPENDITURES	
Financial and Administrative	
Supervisor Fees	12,000
District Management	25,000
Accounting Services	17,500
District Engineer	15,000
District Counsel	15,000
Assessment Roll	5,000
Financial/Revenue Collections	5,000
Auditing Services	5,000
Field Management	15,000
Construction Accounting	6,100
Rental and Leases	600
Dissemination Agent/Reporting	7,000
Trustees Fees	9,500
Postage, Phone, Faxes, Copies	500
Mailings	200
Legal Advertising	3,000
Bank Fees	200
Dues, Licenses & Fees	175
Onsite Office Supplies	100
Website Admin Services	1,500
Website ADA Compliance	1,600
ProfServ - Info Technology	600
Misc Admin	325
Total Financial and Administrative	\$ 145,900
Insurance	
General Liability	\$ 12,500
Public Officials Insurance	7,500
Property & Casualty Insurance	15,000
Deductible	-
Total Insurance	\$ 35,000
Utility Services	
Electric Utility Services	\$ 15,000
Street Lights	85,000
Water/Waste	18,500
Total Utility Services	\$ 118,500
Amenity	
Pool Monitor	\$ -
Pool Maintenance - Contract	15,000
Pool Treatments & Other R&M	5,000
Janitorial - Contract	12,000
Janitorial - Supplies/Other	5,000
Amenity Pest Control	1,200
Amenity R&M	6,000
Amenity Camera R&M	1,500
Amenity Furniture R&M	2,500
Access Control R&M	8,500

Garbage Dumpster - Rental/Collection	2,400
Amenity Pest Control	1,200
Stormwater System R&M	2,500
Annual Stormwater Report	2,500
Security Monitoring Services	1,200
Key Card Distribution	500
Dog Waste Station Service and Supplies	1,500
Entrance Monuments, Gates, Walls R&M	2,500
Sidewalk, Pavement, Signage R&M	7,500
Holiday Decorations	-
Facility A/C & Heating Maintenance & Repair	2,500
Playground Equipment	2,500
MISC	2,500
Total Amenity	\$ 86,000
Landscape and Pond Maintenance	
Landscape Maintenance - Contract	\$ 120,000
Landscaping - R&M	15,000
Landscaping - Mulch	7,500
Landscaping - Annuals	8,000
Landscaping - Plant Replacement Program	12,000
Irrigation Maintenance	7,500
Aquatics - Contract	15,000
Aquatics - Plant Replacement	5,000
Waterway Management Program	14,000
Wetland Maintenance	7,500
Debris Cleanup	3,500
MISC Contingency	3,500
Total Landscape and Pond Maintenance	\$ 218,500
TOTAL EXPENDITURES	\$ 603,900
Excess (deficiency) of revenues	\$ -
Net change in fund balance	\$ -
FUND BALANCE, BEGINNING	\$ -
FUND BALANCE, ENDING	\$ -

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assement area 1												
Product	Units	O&M Assessment				Debt Service Series 2025				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
TH	164	\$ 399.68	\$ -	\$ -	n/a	\$ 700.00	\$ -	\$ -	n/a	\$ 1,099.68	\$ -	\$ -
45'	153	\$ 899.28	\$ -	\$ -	n/a	\$ 1,575.00	\$ -	\$ -	n/a	\$ 2,474.28	\$ -	\$ -
65'	167	\$ 1,199.04	\$ -	\$ -	n/a	\$ 2,100.00	\$ -	\$ -	n/a	\$ 3,299.04	\$ -	\$ -
70'	84	\$ 1,398.88	\$ -	\$ -	n/a	\$ 2,450.00	\$ -	\$ -	n/a	\$ 3,848.88	\$ -	\$ -
	568											

Assement area 2												
Product	Units	O&M Assessment				Debt Service Series 2025				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
Future Units	332	\$ 249.80	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a	\$ 249.80	\$ -	\$ -

ASSESSMENT INCREASE ANALYSIS					
Product		Assessment Increase		\$ -	
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	Change
TH	392	\$ -	0%	\$ -	n/a
45'	117	\$ -	0%	\$ -	n/a
65'	147	\$ -	0%	\$ -	n/a
70'	148	\$ -	0%	\$ -	n/a
Total	656	\$ -	Collection costs included		

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Sunstone Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Sunstone Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2025.

Attested By:

**Sunstone
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

RESOLUTION 2025-08

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

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

WHEREAS, the District is located in Lake County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

WHEREAS, EPG Sunstone Development, LLC, (“**Developer**”), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$ _____ of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments.

- a. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands.
- b. The O&M Assessments are only imposed on non-Developer owned lots, including lots sold during the fiscal year on a pro-rated basis.
 - i. As explained in the FY 2025-2026 Budget, Developer owned lots do not receive the same level of benefits from the District’s infrastructure and services as non-Developer owned lots as there are no homes built or under construction and therefore the properties will not be actively utilizing the District’s infrastructure or benefitting from the District’s services.
 - ii. Any portion of the revenues needed under FY 2025-2026 Budget not funded by the O&M Assessments will be funded by the Developer through the budget funding agreement
- c. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget, Assessment Roll, and this Resolution. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than May 1, 2026
 - iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Direct Bill for Certain O&M Assessments.**
 - i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than April 1, 2026
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due

and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- iv. For Developer owned lots sold during the fiscal year the pro-rated O&M Assessment shall be due at the time of the closing.

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

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

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

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

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

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

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

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

Passed and Adopted on August 13, 2025.

Attested By:

**Sunstone
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

**FY 2025-2026 Operations and Maintenance
Budget Funding Agreement
(Sunstone Community Development District)**

This FY 2025-2026 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 13, 2025, between the **Sunstone Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Sunstone Development, LLC, a Florida limited liability company**, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2025-2026 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2025-2026 Budget.

Operative Provisions

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

1. **Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the FY 2025-2026 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2025-2026 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2025-2026, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2025-2026. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2025-2026. The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2025-2026 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, 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.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

EPG Sunstone Development, LLC,
a Florida limited liability company

Sunstone
Community Development District

Name: _____
Title: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

RESOLUTION NO. 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District-Owned Property was not designed for fishing or other recreational activities; and

WHEREAS, in an effort to reduce damage to the District-Owned Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.

Attest:

**Sunstone
Community Development District**

Name: _____
Title: Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Sunstone Community Development District

Introduction

The Sunstone Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

RESOLUTION 2025-10

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

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

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

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

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

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

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

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Lake County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025

ATTEST:

**SUNSTONE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A**BOARD OF SUPERVISORS MEETING DATES SUNSTONE COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Sunstone Community Development District are scheduled to be held at **1:30 p.m. at the Cooper Memorial Library 2525 Oakley Seaver Drive Clermont, FL 34711** as follows:

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

*** Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager

Fifth Order of Business

**MINUTES OF MEETING
SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sunstone Community Development District was held on Wednesday, June 11, 2025 at 11:03 a.m. at the Marion Baysinger Memorial County Library, located at 756 West Broad Street, Groveland Florida 34736.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Kyle Smith	Assistant Secretary
Albert Viera	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present was:

Jayna Cooper	District Manager
Vivek Babbar	District Counsel
Tyson Waag	District Engineer

The following is a summary of the discussions and actions taken.

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

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

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

There being none, the next item followed.

- The Board motioned to appoint Angie Grunwald to vacant seat previously Mike Rainer.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, to appoint Angie Grunwald to vacant seat previously Mike Rainer, was approved. 4-0

Jayna Cooper a Commissioned Notary Public for the State of Florida administered the Oath of Office to Angie Grunwald.

THIRD ORDER OF BUSINESS **Business Items**

A. Report on Number of Registered Voters (0)

Ms. Cooper reported that presently there are zero (0) registered District voters.

B. Discussion of Proposed Fiscal Year 2026 Budget

Ms. Cooper presented the Proposed Fiscal Year 2026 Budget. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
Proposed Fiscal Year 2026 Budget, as presented was approved. 5-0

C. Consideration of Resolution 2025-05, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2025-05, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing for Wednesday August 13, 2025 at 1:30 pm at Cooper Memorial Library located at 2525 Oakley Seaver Dr, Clermont, Florida 34711, as agreed was adopted. 5-0

D. Consideration of Resolution 2025-06, Designation of Officers

The following persons were appointed to the offices:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairman |
| • Nick Dister | Vice Chairman |
| • Jayna Cooper | Secretary |
| • Leah Popelka | Treasurer |
| • Angel Montagna | Assistant Treasurer |
| • Kyle Smith | Assistant Secretary |
| • Albert Viera | Assistant Secretary |
| • Angie Grunwald | Assistant Secretary |

On MOTION by Mr. de la Ossa seconded by Mr. Viera , with all in favor,
the appointment of Jayna Cooper as Secretary and Angie Grunwald as
Assistant Secretary, as detailed above, was adopted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the November 6, 2024 Continued Meeting**
- B. Approval of Minutes of the November 21, 2024 Meeting**
- C. Consideration of Operation and Maintenance Expenditures March 2025**
- D. Acceptance of the Financials and Approval of the Check Register for March 2025**

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

C. District Manager

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

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being nothing further,

On MOTION by Mr. De la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 1:33 pm. 5-0
--

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

For the Period from 07/01/2025 to 07/31/2025

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$0.00
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Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 19,685
TOTAL ASSETS	\$ 19,685
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,025
TOTAL LIABILITIES	9,025
<u>FUND BALANCES</u>	
Unassigned:	10,660
TOTAL FUND BALANCES	10,660
TOTAL LIABILITIES & FUND BALANCES	\$ 19,685

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Developer Contribution	\$ 165,785	\$ 54,635	\$ (111,150)	32.96%
TOTAL REVENUES	165,785	54,635	(111,150)	32.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	3,000	3,865	(865)	128.83%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	600	225	375	37.50%
ProfServ-Recording Secretary	2,400	900	1,500	37.50%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,543	7,957	16.24%
Administrative Services	4,500	1,500	3,000	33.33%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	9,000	3,375	5,625	37.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	450	1,350	25.00%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Rentals & Leases	600	150	450	25.00%
Public Officials Insurance	2,500	1,800	700	72.00%
Legal Advertising	3,500	4,932	(1,432)	140.91%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	900	300	75.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	65	185	26.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	105,225	32,387	72,838	30.78%
<u>Electric Utility Services</u>				
Electricity - General	1,500	-	1,500	0.00%
Electricity - Streetlights	30,000	-	30,000	0.00%
Total Electric Utility Services	31,500	-	31,500	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	10,000	-	10,000	0.00%
Insurance - General Liability	3,200	3,200	-	100.00%
Landscape Maintenance	6,680	-	6,680	0.00%
Miscellaneous Maintenance	6,680	-	6,680	0.00%
Total Other Physical Environment	26,560	3,200	23,360	12.05%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	165,785	35,587	130,198	21.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,048	19,048	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(8,388)		
FUND BALANCE, ENDING		\$ 10,660		

Statement Date 07/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							