

**SUNSTONE
COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING

MAY 08, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Sunstone Community Development District

Board of Supervisors

Nick Dister, Chairman
Carlos de la Ossa, Vice Chairman
Kyle Smith, Assistant Secretary
Albert Viera, Assistant Secretary
Mike Rainer, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Wednesday, May 08, 2024, at 1:30 p.m.

The Regular Meeting of Sunstone Community Development District will be held on **May 08, 2024, at 1:30 p.m. at the Marion Baysinger Memorial County Library located at 756 W Broad St, Groveland, FL 34736**. 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: 211 110 492 851

Passcode: K4SqVR

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

Phone Conference ID: 698 190 348#

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

REGULAR MEETING 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. BUSINESS ITEMS

- A. Consideration of Resolution 2024 – 01; Redesignating Officers
- B. Consideration of Resolution 2024 – 02; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing
- C. Announcement of Qualified Electors
- D. Ratification of Uniform Collection Agreement Between Lake County Property Appraiser & CDD
- E. Ratification of Non-Disclosure Information Agreement Between Lake County Property Appraiser & CDD
- F. General Matters of the District

4. CONSENT AGENDA

- A. Approval of Minutes of the July 12, 2023, Landowner's Election
- B. Approval of Minutes of the July 12, 2023, Public Hearings & Regular Meeting
- C. Approval of Minutes of the August 10, 2023; Public Hearing & Regular Meeting
- D. Consideration of Operation and Maintenance Expenditures July, August, October, November 2023

E. Consideration of Operation and Maintenance Expenditures January – March 2024

F. Acceptance of the Financials and Approval of the Check Register August – December 2023

G. Acceptance of the Financials and Approval of the Check Register for January - March 2024

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, 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 Lake County (City of Groveland), Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

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

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

1. The following persons are elected to the offices shown, to wit:

<u>Carlos de la Ossa</u>	Chair
<u>Nicholas "Nick" Dister</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Kyle Smith</u>	Assistant Secretary
<u>Albert Viera</u>	Assistant Secretary
<u>Mike Rainer</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF MAY

ATTEST:

**SUNSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice – Chairman

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNSTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Sunstone Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 10, 2024

HOUR: 1:30 p.m.

LOCATION: Marion Baysinger Memorial County Library
756 W. Broad Street
Groveland, Florida 34736

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Groveland, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 8, 2024.

Attest:

**Sunstone Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Sunstone

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Sunstone

Community Development District

Budget Overview

Fiscal Year 2025

Sunstone

Community Development District

Operating Budget

Fiscal Year 2025

Sunstone

Community Development District

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OPERATING BUDGET

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Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED	TOTAL	ANNUAL
	BUDGET	PROJECTED	BUDGET
	FY 2024	FY 2024	FY 2025
REVENUES			
Interest - Investments	\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	165,785	165,785	-
Special Assmnts- CDD Collected	-	27,631	-
Developer Contributions	-	4,331	165,785
Other Miscellaneous Revenues	-	-	-
TOTAL REVENUES	\$ 165,785	\$ 197,747	\$ 165,785
EXPENDITURES			
Financial and Administrative			
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 3,000
Onsite Staff	-	-	-
District Management	12,500	12,500	25,000
Field Management	4,500	4,500	-
Administration	2,250	2,250	4,500
Recording Secretary	1,200	1,200	2,400
Construction Accounting	3,000	3,000	9,000
Financial/Revenue Collections	1,750	1,750	1,200
Rental and Leases	300	300	600
Data Storage	-	-	-
Accounting Services	6,000	6,000	9,000
Dissemination Agent/Reporting	-	-	4,200
Website Admin Services	1,200	1,200	1,200
District Engineer	9,500	9,500	9,500
District Counsel	9,500	9,500	9,500
Trustees Fees	-	-	6,500
Auditing Services	-	-	6,000
Postage, Phone, Faxes, Copies	500	500	500
Mailings	-	-	-
Legal Advertising	3,500	3,500	3,500
Bank Fees	200	200	200
Dues, Licenses & Fees	175	175	175
Onsite Office Supplies	100	100	100
Website ADA Compliance	1,800	1,800	1,800
Disclosure Report	-	-	-
Misc Admin	250	250	250
Meeting Expense	4,000	4,000	\$ 4,000
ProfServ-Info Technology	300	3,650	\$ 600
Total Financial and Administrative	\$ 63,525	\$ 66,875	\$ 102,725
Insurance			
General Liability	\$ 3,200	\$ 3,200	\$ 3,200
Public Officials Insurance	2,500	2,500	2,500
Property & Casualty Insurance	12,500	12,500	-
Total Insurance	\$ 18,200	\$ 18,200	\$ 5,700

Community Development District

Utility Services

Electric Utility Services	\$ 1,500	\$ 1,500	\$ 1,500
Street Lights	30,000	30,000.0000	30,000
Total Utility Services	\$ 31,500	\$ 31,500	\$ 31,500

Amenity

Pool Monitor	\$ -	\$ -	\$ -
Dog Waste Station Service and Supplies	1,500	1,500	-
Entrance Monuments, Gates, Walls R&M	1,500	1,500	-
Total Amenity	\$ 3,000	\$ 3,000	\$ 10,000

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 60	\$ 60	\$ 6,680
Landscaping - R&M	1,000	1,000	-
Landscaping - Mulch	7,500	7,500	-
Landscaping - Annuals	7,500	7,500	-
Landscaping - Plant Replacement Program	5,000	5,000	-
Irrigation Maintenance	6,000	6,000	-
Waterway Management Program	7,500	7,500	-
R&M-Stormwater System	7,500	7,500	-
Annual Stormwater Report	5,000	-	-
Total Landscape and Pond Maintenance	\$ 47,060	\$ 42,060	\$ 13,360

Contingency

Contingency Fund	2,500	2,500	2,500
Total Contingency	\$ 2,500	\$ 2,500	\$ 2,500

TOTAL EXPENDITURES

\$ 165,785	\$ 164,135	\$ 165,785
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Budget Narrative
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Auditing Services**

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

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

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.



1898 E. Burleigh Blvd • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 22, 2024

Sandra H. Demarco, Recording Manager
Inframark, LLC
210 N University Drive, Ste 702
Coral Springs, FL 33071

Re: District Counts

The number of registered voters within the Sunstone Community Development District as of April 15, 2024 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

- ✓ Voter Confidence
- ✓ Excellent Service
- ✓ Accurate & Efficient Elections
- ✓ Responsible Financial Stewardship

**UNIFORM COLLECTION AGREEMENT
BETWEEN THE LAKE COUNTY PROPERTY APPRAISER
AND SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

THIS AGREEMENT is made and entered into this ___7th___ day of ___February___ 2024, by and between the **SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose address is 210 N University Dr Suite 702, Coral Springs, FL 33071, (the “District”), and the **LAKE COUNTY PROPERTY APPRAISER**, a Constitutional Officer of the State of Florida, whose address is 320 West Main St. Suite A, Tavares, Florida 32778 (the “Property Appraiser”).

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has elected to use the uniform method of collecting such assessments as authorized by Section 197.3632, Florida Statutes; and

WHEREAS, the uniform method will provide an efficient method of collection of non-ad valorem assessments levied by the District; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Property Appraiser, for reimbursement of necessary administrative costs incurred under Section 197.3632, Florida Statutes.

NOW THEREFORE, in consideration of the foregoing, the parties agree as follows:

SECTION 1. PURPOSE. The purpose of this Agreement is to establish the terms and conditions under which the Property Appraiser shall assess the District non-ad valorem assessments, and to require that the District reimburse the Property Appraiser for necessary administrative costs pursuant to Section 197.3632, Florida Statutes. These expenses shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

SECTION 2. TERM. The term of this Agreement shall commence upon execution and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Property Appraiser, as well as the Tax Collector and the Department of Revenue by January 10 of each calendar year, if the District intends to discontinue to use the uniform methodology for its assessments pursuant to Section 197.3632 (6), Florida Statutes.

SECTION 3. COMPLIANCE WITH LAWS AND REGULATIONS. The parties shall abide by all statutes, ordinances, rules and regulations pertaining to the levy and collection of the District non-ad valorem assessments, including those now in effect and hereafter adopted. To the extent permitting by §768.28, Florida Statutes, the District shall hold the Property Appraiser harmless for any mistakes the District makes in levying its non-ad valorem special assessments, noticing, and implementing of the uniform collection methodology procedures. In the event of lawsuits filed by District taxpayers, the District agrees to support a motion to dismiss the Property Appraiser from the case. The Property Appraiser has no involvement with either the levy of the non-ad valorem special assessments or with the proper notices and procedures required of the District in adhering to the uniform collection methodology procedure.

SECTION 5. RESPONSIBILILTY OF THE DISTRICT

- a. The District agrees to reimburse the Property Appraiser for necessary administrative costs incurred pursuant to Section 197.3632, Florida Statutes. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District shall only compensate the Property Appraiser for the actual cost of imposing the District's non-ad valorem assessments, which include all its benefit and maintenance assessments, as may be billed to the District in a timely manner.
- b. The District is responsible for necessary advertising relating to the non-ad

valorem assessment program.

- c. By September 15th of each year the District shall certify a non-ad valorem assessment roll on compatible electronic medium to the Tax Collector. The District shall post the non-ad valorem assessment for each parcel on the non-ad valorem assessment roll to be certified. It is the responsibility of the District to ensure that such roll be free of errors and omissions. If the Property Appraiser discovers errors and omissions on such roll, he may request the District to file a corrected roll or a correction of the amount of any assessment. The District shall bear the cost of any such error and omission.
- d. The District agrees to cooperate with the Property Appraiser in implementation of the uniform method of collecting non-ad valorem assessments pursuant to, and consistent with all of the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor provisions.
- e. The District shall supply to the Property Appraiser a written boundary description of the area within which the non ad valorem assessments are to be imposed. The Property Appraiser will impose a fee based on actual cost for mapping and programming time in excess of one (1) hour; not to exceed \$100.00 annually, plus an annual fee for the data file; also known as the CRA or non-ad valorem NAL (name, address, legal) file; not to exceed \$100.00.
- f. The Property Appraiser has determined that the total costs referenced in this Agreement and associated with the District's utilization of the Uniform Method shall not exceed \$200.00 annually.

SECTION 6. RESPONSIBILITY OF PROPERTY APPRAISER.

The Property Appraiser shall provide any information or services required of the Property Appraiser by §197.3632(3)(b). The Property Appraiser is unable to utilize the Truth in Millage statement mailed annually to taxpayers for providing notice of non ad valorem assessments under this Agreement.

IN WITNESS WHEREOF, the parties have caused their duly authorized

representatives to affix their signatures to this Agreement.

**LAKE COUNTY
PROPERTY APPRAISER**

Attest: _____ BY: _____
CAREY BAKER, Property Appraiser

**SUNSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Attest: DocuSigned by: Angie Grunwald
F044AAA0D7BE4F5...

BY: DocuSigned by: Carlos de la Ossa
CC0CB251E795481... Vice - Chairman

**NONDISCLOSURE AGREEMENT
FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE
UNDER CHAPTER 119, FLORIDA STATUTES**

**BETWEEN THE LAKE COUNTY PROPERTY APPRAISER
AND SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

THIS NONDISCLOSURE AGREEMENT FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE UNDER CHAPTER 119, FLORIDA STATUTES (“Agreement”) is made and entered into this 7th day of February 2024, by and between the **SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**, (the “District”), a unit of special purpose government created

pursuant to Chapter 190, Florida Statutes, as amended, whose address is 210 N University Dr Suite 702, Coral Springs, FL 33071, and the **LAKE COUNTY PROPERTY APPRAISER**, (the “Property Appraiser”) a Constitutional Officer of the State of Florida, whose address is 320 West Main St. Suite A, Tavares, Florida 32778.

**SECTION I
Findings and Determinations**

The parties find and determine:

1. The Property Appraiser has the statutory responsibility to list and appraise all real and tangible personal property in the County each year for purposes of ad valorem taxation. During the normal course of business, the Property Appraiser acquires, stores, and maintains an abundance of property and ownership information, some of which is exempt from public disclosure; and
2. In order to carry out its duties related to the production of non-ad valorem assessments; the delivery of a non-ad valorem tax roll to the Lake County Tax Collector; perform analysis using value and land data, and to provide certain necessary municipal functions, the District requires certain property and ownership information held by the Property Appraiser for properties within the district/city’s jurisdictional boundary.

**SECTION II
Applicable Law and Regulations**

1. Chapter 119, Florida Statutes, provides that any records made or received by any public agency in the course of its official business are available for inspection, unless specifically exempted by the Florida

Legislature; and

2. Section 119.071, Florida Statutes, contains multiple exemptions from disclosure under the mandatory access requirement of section 119.07(1), Florida Statutes. Under section 119.071(4)(d)3., Florida Statutes, an agency that is not the employer of, but is the custodian of records pertaining to, one of the persons enumerated in section 119.071(4)(d), Florida Statutes, is required to maintain such person's exemption if the person or his or her employing agency submits a written request to the custodian; and
3. Section 119.071(4)(d), Florida Statutes, defines "Home Addresses" to mean the dwelling location at which an individual resides and includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address; and
4. The Office of the Attorney General of Florida ("Attorney General") released Advisory Legal Opinion 2017-05 on November 22, 2017 that noted a clear distinction is made between public records that are "exempt" from disclosure and records that are "confidential." "If information is made confidential in the statutes, the information is not subject to inspection by the public and may only be released to the persons or organizations designated in the statute... If records are not confidential but are only exempt from the Public Records Act, the exemption does not prohibit the showing of such information." Based upon this distinction, the Attorney General concluded that when there is a statutory or substantial policy need for information that is otherwise exempt from disclosure under the Public Records Act, the information should be made available to the requesting agency or entity. The Attorney General also noted that there is nothing in Chapter 119, Florida Statutes, indicating that an exempt address loses its exempt status by being shared with another agency.

SECTION III

Purpose

1. The purpose of this Agreement is to facilitate the transfer between the Property Appraiser and the City of data elements maintained by the Property Appraiser that constitute Home Address as defined and that are exempt under Chapter 119, Florida Statutes, for which the Property Appraiser has received a request to withhold such Home Addresses from disclosure pursuant to Section 119.071(4)(d)3., Florida Statutes ("Exempt Home Addresses"); and
2. To ensure that Exempt Home Addresses retain their exempt status, and are withheld from disclosure in accordance with applicable law, once in the District/City's possession.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each; and

2. Either party has the right to terminate this Agreement by giving at least 30 days' notice in writing to the other party to expire at the end of the initial or last renewal term.

SECTION V

Duties and Responsibilities of Property Appraiser

1. The Property Appraiser agrees to provide the District Exempt Home Addresses in the same manner that it provides other non-exempt property and ownership information; and
2. The Property Appraiser agrees to clearly identify which properties contain Exempt Home Addresses. This information will be conveyed in the data file(s) using a field named NPR. The NPR field will contain a "1" if the parcel has an Exempt Home Address. Otherwise, the NPR field will contain a "0".

SECTION VI

Duties and Responsibilities of the District/City

1. The District agrees that Exempt Home Addresses will retain their exempt status once in its possession; and
2. To the extent permitted by applicable law, the Requesting Entity agrees to withhold from public disclosure Exempt Home Addresses or Names as outlined pursuant to Florida Statute 119.071(4) and Florida Statute 493, and as otherwise identified by the Property Appraiser pursuant to Section V, above.

SECTION VII

Miscellaneous

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.
2. If either party receives any letter, action, suit or investigation from a non-party to this Agreement regarding the withholding of the Exempt Home Addresses pursuant to this Agreement, the other party shall cooperate and assist the other parties in this agreement in defending claims to such Exempt Home

Addresses. The parties agree that neither party shall be entitled to any additional fees and/or compensation for their cooperation and assistance under this paragraph of the Agreement.

3. Each party, as a state agency or political subdivision as defined by Florida Statute § 768.28, shall indemnify each other party and defend and hold it harmless as to any claim, judgment or damage award whatsoever arising out of or related to that indemnifying party's own negligent or wrongful acts or omissions, to the extent permitted by law, and subject to the dollar limitations set forth in Florida Statute § 768.28. The parties understand that pursuant to Florida Statute § 768.28(19), no party is entitled to be indemnified or held harmless by another party for its own negligent or wrongful acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable, and each party claims all of the privileges and immunities and other benefits and protections afforded by Florida Statute § 163.01(9). The parties to this Agreement do not intend that this Agreement benefit any third party, and nothing herein should be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.
4. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified, or rescinded unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto, addressing the matters set forth herein, are hereby terminated and superseded by this Agreement.
5. This Agreement shall be governed by the laws of the State of Florida.
6. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

As to Property Appraiser:

The Honorable Carey Baker,
Lake County Property Appraiser
320 W. Main St. Suite A
Tavares, Fl 32778

As to the Requesting Entity:

Sunstone Community Development
District
210 N University Dr Suite 702, Coral
Springs, FL 33071

IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

LAKE COUNTY PROPERTY APPRAISER

Signature

By: _____

Carey Baker

Printed Name

Date: _____

WITNESS

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

Angie Grunwald

F844AAA6D7BE4F5...

Signature

Angie Grunwald

Printed Name

DocuSigned by:

Carlos de la Ossa

6C0GB251E795481...

By: _____

Signature

carlos de la Ossa

Printed Name

vice - Chair

Title

Date: 2/9/2024

**MINUTES OF LANDOWNERS' MEETING
SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of the Board of Supervisors of the Sunstone Community Development District was held on Wednesday July 12, 2023, at 12:00 p.m. at the Cooper Memorial Library located at 2525 Oakley Seaver Drive, Clermont, FL 34711.

Present and constituting a quorum were:

Nicholas Dister	Chairman	<i>(via audio/communication)</i>
Carlos de la Ossa	Vice-Chair	<i>(via audio/communication)</i>

Also present were:

Brian Lamb	District Manager
Angie Grunwald	District Manager
Kyle Smith	Assistant Secretary
Mike Rainer	Assistant Secretary
Albert Viera	Supervisor
Vivek K. Babbar	District Counsel <i>(via audio communication)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order.

SECOND ORDER OF BUSINESS

Appointment of Meeting Chairman

Mr. Lamb without objection served as Chair.

THIRD ORDER OF BUSINESS

Announcements of Candidates/Call for Nominations

Mr. Lamb indicated he had a proxy signed by the representatives of Landowners with 732.2 Acres with 733 authorized votes with a ballot as well.

Mr. Lamb confirmed the candidates being:

- Mr. Dister
- Mr. de la Ossa
- Mr. Smith
- Mr. Rainer
- Mr. Viera

With no other candidates and/or ballot for purposes of this meeting, without objections, he also moved to record the proxy in the initial ballot, as signed.

FOURTH ORDER OF BUSINESS Election of Supervisors

Mr. Lamb announced the final tabulated votes for a total of 3100 as:

- Mr. Dister 700 votes
- Mr. de la Ossa 700 votes
- Mr. Smith 700 votes
- Mr. Rainer 500 votes
- Mr. Viera 500 votes

Mr. De la Ossa and Mr. Dister were elected for Seats #1 and #2, respectively with a four (4) year term and Seats #3, #4 and #5 assigned to Mr. Smith, Mr. Rainer and Mr. Viera with two (2) year terms.

FIFTH ORDER OF BUSINESS Landowners Requests and Comments

- For the record Mr. Lamb indicated having the Oaths of Office for the elected members to have duly notarized by Ms. Grunwald Notary Public for the State of Florida present.
- Also, Mr. de la Ossa and Mr. Dister will provide Ms. Grunwald with their Oaths at a later meeting scheduled tentatively for August 9, 2023.
- Mr. Lamb also informed the elected members to contact him or District Counsel with any further questions or concerns.

SIXTH ORDER OF BUSINESS Adjournment

There being no further business, the landowner's' meeting was adjourned and proceeded to begin the Public/Regular Landowners Meeting.

On MOTION by Mr. Lamb seconded by Mr. Dister all in favor meeting was adjourned. 2/0

**MINUTES OF PUBLIC HEARINGS & REGULAR MEETING
SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearings and Regular Meeting of the Board of Supervisors of Sunstone Community Development District was held on July 12, 2023, at 12:00 p.m. at the Cooper Memorial Library located at 2525 Oakley Seaver Drive, Clermont, FL 34711.

Present and constituting a quorum were:

Nicholas Dister	Chairman	<i>(via audio/communication)</i>
Carlos de la Ossa	Vice-Chairman	<i>(via audio/communication)</i>
Kyle Smith	Assistant Secretary	
Mike Rainer	Assistant Secretary	
Albert Viera	Supervisor	

Also present were:

Brian Lamb	District Manager
Angie Grunwald	District Manager
Vivek K. Babbar	District Counsel <i>(via audio communication)</i>

FIRST ORDER OF BUSINESS

Mr. Lamb called the meeting to order.

Call to Order/Roll Call

SECOND ORDER OF BUSINESS

No members of the public were present.

Public Comment on Agenda Items

THIRD ORDER OF BUSINESS

The meeting was recessed to hold two (2) Public Hearings.

Recess to Public Hearings

FOURTH ORDER OF BUSINESS

A. Open the Public Hearing on Adopting Uniform Method of Collection

Public Hearing on Adopting Uniform Method of Collection

On MOTION by Mr. Rainer seconded by Mr. (inaudible), with all in favor the Public Hearing to adopt a Uniform Method of Collection was opened. 5/0

B. Staff Presentation

a. Oaths of Office for Newly Elected members

i. Staff presented information regarding this item.

C. Public Comment

a. No members of the public were present.

D. Close the Public Hearing on Adopting Uniform Method of Collection

E. Consideration of Resolution 2023-25, Adopting Uniform Method of Collection

- a. Mr. Lamb indicated that as previously reviewed in the organizational meeting the documentation related to the uniform method of collection as required for purposes of the District having the ability to collect the assessments of the tax roll was reviewed.

On MOTION by Mr. Rainer seconded by Mr. Viera all in favor Resolution 2023-5 for the Uniform Method of Collection was approved. 5/0

FIFTH ORDER OF BUSINESS

Public Hearing on Adopting Uniform Rules of Procedure

A. Open the Public Hearing on Adopting Uniform Rules of Procedure

- a. The Public Hearing was opened.

B. Staff Presentations

- a. Staff presented discussion regarding this item.

C. Public Comment

- a. No members of the public were present.

D. Close the Public Hearing on Adopting Uniform Rules of Procedure

- a. The Public Hearing was closed.

E. Consideration of Resolution 2023-26; Adopting Uniform Rules of Procedure

- a. Mr. Lamb indicated the form of the Rules of Procedures was previously provided as reviewed by Counsel that it will change from time to time depending on statutory changes as advised by Counsel.

On MOTION by Mr. Rainer seconded by Mr. Viera all in favor Resolution 2023-26 for the Uniform Rules of Procedure was adopted. 5/0

SIXTH ORDER OF BUSINESS

Return and Proceed with Regular Meeting

There were no objections to return to the regular meeting.

SEVENTH ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

- a. Mr. Babbar commented on the report.

B. District Manager

C. District Engineer

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

EIGHTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2023-27, Canvassing and Certifying the Results of the Landowners’ Election.

- a. Mr. Lamb commented on the report.

On MOTION by Mr. Rainer seconded by Mr. Viera all in favor Resolution to adopt Resolution 2023-27, Canvassing the Results of the Landowners’ Election was adopted. 5/0

B. Consideration of Resolution 2023-28; Designating Officers

- a. Mr. Lamb recommended a slate with Mr. Dister as Chair Mr. de la Ossa as Vice-Chair and the remaining members to continue in the same position was considered.
- b. Mr. Lamb also recommended the elected members discuss to accept/reject the compensation individually. All members accepted.

On MOTION by Mr. Rainer seconded by Mr. Viera all in favor of Resolution 2023-28 Designating Officers of the District was adopted. 5/0

C. General Matters of the District

- i. Ms. Grunwald being a Notary Public for the State of Florida, administered the Oaths of Office to the elected candidates. Copies of signed Oaths are attached hereto and made a part of the public record.
- ii. Mr. Lamb indicated Mr. de la Ossa and Mr. Dister will be sworn in on or before the next meeting scheduled for August 9th, 2023.
- iii. Mr. Lamb indicated to the new members to contact him or District Counsel with any questions or concerns regarding their positions.

NINTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Special Organization Meeting Minutes May 3, 2023

On MOTION by Mr. Rainer seconded by Mr. Viera all in favor the Special Organization Meeting Minutes of May 3, 2023 were approved. 5/0

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

- i. No report.

B. District Manager

- i. No report

C. District Engineer

- i. Staff will work with the development team and engineering to produce the initial Master Engineers’ report which will be followed by the Master Assessment.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments

Hearing no comments from the Board members, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Public Comments

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rainer seconded by Mr. Viera all in favor the meeting was adjourned. 5/0

District Manager

Chairman

**MINUTES OF MEETING
SUNSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The public hearing and regular meeting of the Board of Supervisors of Sunstone Community Development District was held on Wednesday August 9, 2023 and called to order at 1:41 p.m. at the Marion Baysinger Memorial County Library located at 756 W Broad St., Groveland FL. 34736.

Present and constituting a quorum were:

Nicholas Dister	Chairperson
Carlos de la Ossa	Vice Chairperson
Kyle Smith	Assistant Secretary
Mike Rainer	Assistant Secretary
Albert Viera	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Angie Grunwald	District Manager
Vivek K. Babbar	District Counsel

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

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

Mr. Lamb called the meeting to order, and a quorum was established.

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

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Recess to Public Hearings**

Mr. Lamb requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2023 Final Budget**

A. Open the Public Hearing on Adopting Fiscal Year 2023 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor Public Hearing on adopting Fiscal Year 2023 Final Budget, was opened. 5-0
--

B. Staff Presentation

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2023-29, Adopting Final Fiscal Year 2023 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor, Resolution 2023-29, adopting Final Fiscal Year 2023 Budget, was adopted. 5-0

E. Consideration of Developer Funding Agreement for Fiscal Year 2023

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor, Developer Funding Agreement for Fiscal Year 2023, was approved. 5-0

F. Close Public Hearing on Adopting Fiscal Year 2023 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor, Public Hearing on adopting Fiscal Year 2023 Final Budget, was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Adopting Fiscal Year 2024 Final Budget

A. Open the Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor, Public Hearing on adopting Fiscal Year 2024 Final Budget, was opened. 5-0

B. Staff Presentations

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2023-30, Adopting Final Fiscal Year 2024 Budget

On MOTION by Mr. Rainer seconded by Mr. de la Ossa with all in favor, Resolution 2023-30, adopting Final Fiscal Year 2024 Budget, was adopted. 5-0

E. Consideration of Developer Funding Agreement for Fiscal Year 2024

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor, Developer Funding Agreement for Fiscal Year 2024, was approved. 5-0

F. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor, Public Hearing on Adopting Fiscal Year 2024 Final Budget, was closed. 5-0

SIXTH ORDER OF BUSINESS Return and Proceed to Regular Meeting

Mr. Lamb requested the Board return to the regular meeting.

SEVENTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2023-31, Setting Fiscal Year 2024 Meeting Schedule

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor Resolution 2023-31, Setting Fiscal Year 2024 Meeting Schedule, was adopted. 5-0

B. General Matters of District

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Manager

Debt assessment process will commence within the months of September, October and November.

C. District Engineer

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

NINTH ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. de la Ossa seconded by Mr. Viera all in favor, the meeting was adjourned. 5-0

Brian Lamb
District Manager

Nicholas Dister
Chairman

SUNSTONE CDD				
Summary of Operations and Maintenance Invoices				

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
ALBERTO VIERA	AV 071223	\$200.00		SUPERVISOR FEE 07/12/23
CARLOS DE LA OSSA	CDLO 07212023	\$200.00		SUPERVISOR FEE 07/12/23
KYLE SMITH	KS 071223	\$200.00		SUPERVISOR FEE 07/12/23
MICHAEL TODD RAINER	MR 071223	\$200.00		SUPERVISOR FEE 07/12/23
NICHOLAS J. DISTER	ND 071223	\$200.00		SUPERVISOR FEE 07/12/23
STRALEY ROBIN VERICKER	23433	\$1,010.02		PROFESSIONAL SERVICES THROUGH 07/11/2023
Variable Contract Subtotal		\$2,010.02		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
CA FLORIDA HOLDINGS LLC	0005677872	\$676.22		NOTICE OF RULE DEVELOPMENT, NOTICE OF RULE MAKING AND LANDOWNER ELECTION ADS
Regular Services Subtotal		\$676.22		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,686.24		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

SUNSTONE CDD

MEETING DATE: ~~June 18, 2023~~
July 12, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

AV 07/223

SUNSTONE CDD

MEETING DATE: ~~June 18, 2023~~
July 12, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

Cd10 07/223

SUNSTONE CDD

MEETING DATE: ~~June 18, 2023~~
July 12, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

KS 07/223

SUNSTONE CDD

MEETING DATE: ~~June 18, 2023~~
July 12, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

MR 07/223

SUNSTONE CDD

MEETING DATE: ~~June 18, 2023~~
July 12, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

ND 07/223

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

July 25, 2023

Client: 001606

Matter: 000001

Invoice #: 23433

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/7/2023	MS	PREPARE BALLOT, OATH OF OFFICE, PROXY, LANDOWNERS INSTRUCTIONS, RESOLUTION CERTIFYING LANDOWNERS ELECTION RESULTS, RESOLUTION DESIGNATING OFFICERS, RESOLUTION ADOPTING THE RULES OF PROCEDURE, RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION, RESOLUTION ADOPTING THE 2023/2024 BUDGET, RESOLUTION ADOPTING THE 2022/2023 BUDGET, DEVELOPER FUNDING AGREEMENTS FOR 2022/2023 & 2023/2024 BUDGETS, AND PUBLICATION AD FOR 2022/2023 & 2023/2024 BUDGET HEARING; TRANSMIT BALLOT, OATH OF OFFICE, PROXY, LANDOWNERS INSTRUCTIONS, RESOLUTION CERTIFYING LANDOWNERS ELECTION RESULTS, RESOLUTION DESIGNATING OFFICERS, RESOLUTION ADOPTING THE RULES OF PROCEDURE, AND RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION.	5.0	\$875.00
7/11/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.3	\$112.50
Total Professional Services			5.3	\$987.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/22/2023	FEDEX- Federal Express- FedEx Services	\$22.50
Total Disbursements		\$22.50

July 25, 2023
Client: 001606
Matter: 000001
Invoice #: 23433

Page: 2

Total Services	\$987.50	
Total Disbursements	\$22.52	
Total Current Charges		\$1,010.02
Previous Balance		\$3,325.45
PAY THIS AMOUNT		\$4,335.47

Trust Balance	\$3,000.00
----------------------	-------------------

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23283	June 13, 2023	\$2,770.00	\$555.45	\$0.00	\$0.00	\$4,335.47
Total Remaining Balance Due						\$4,335.47

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,010.02	\$3,325.45	\$0.00	\$0.00



ACCOUNT NAME		ACCOUNT #	PAGE #
Sunstone CDD c/o Inframark		900873	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005677872	Jun 1- Jun 30, 2023	July 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$676.22	

BILLING ACCOUNT NAME AND ADDRESS
Sunstone CDD c/o Inframark 2005 Pan Am CIR Tampa, FL 33607-2359

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
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To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
6/1/23	Balance Forward	\$1,549.08
6/7/23	PAYMENT - THANK YOU	-\$1,381.60
6/7/23	PAYMENT- THANK YOU (CCC)	-\$167.48

Start-End Date	Order Number	Description	PO Number	Package Cost
6/12/23	8924890	Notice of Rule Development		\$114.28
6/14/23	8924844	7-12 Sunstone Notice of Rule Making		\$223.30
6/14/23-6/21/23	8925073	- Landowner's Election		\$338.64

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	\$676.22
Service Fee 3.99%	\$26.98
*Cash/Check/ACH Discount	-\$26.98
*Payment Amount by Cash/Check/ACH	\$676.22
Payment Amount by Credit Card	\$703.20

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sunstone CDD c/o Inframark		900873		0005677872		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$676.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$676.22
REMITTANCE ADDRESS (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244					<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX	
					Card Number _____	
					Exp Date ____/____/____ CVV Code _____	
					Signature _____ Date _____	
					TOTAL CREDIT CARD AMT DUE	
					\$703.20	

00009008730000000000000056778720006762267178

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
ALBERTO VIERA	AV 080923	\$200.00		SUPERVISOR MEETING 08/09/2023
CARLOS DE LA OSSA - REIM.	CDLO 081423 MILEAGE	\$121.04		MIELAGE - 08/14/23
CARLOS DE LA OSSA	CDLO 080923	\$200.00		SUPERVISOR MEETING 08/09/2023
KYLE SMITH	KS 080923	\$200.00		SUPERVISOR MEETING 08/09/2023
MICHAEL TODD RAINER	MR 080923	\$200.00		SUPERVISOR MEETING 08/09/2023
NICHOLAS J. DISTER	ND 080923	\$200.00		SUPERVISOR MEETING 08/09/2023
Variable Contract Subtotal		\$1,121.04		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
CA FLORIDA HOLDINGS LLC	0005749506	\$693.08		PUBLIC HEARING BUDGET AD
STRALEY ROBIN VERICKER	23564	\$785.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
Regular Services Subtotal		\$1,478.08		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,599.12		

Approved (with any necessary revisions noted):

Signature: _____

SUNSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (Check one):

Chariman Vice Chariman Assistant Secretary

SUNSTONE CDD

MEETING DATE: August 09, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓ phone	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓ phone	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

AV 080923

SUNSTONE
Community Development District
Check Request

Date: 8-14-23

Date Needed By: 8-14-23

Amount: \$121.04

Payable To: Carlos de la Ossa

Address: 111 South Armenia Avenue, Suite 201

City, State, Zip: Tampa, FL 33609

Coding: MISC Expenses (549999-51301)

Requested By: Angie Grunwald

Authorized by:

Additional Directions: Please print check at office

Mileage 0.445

5/3/2023 To/Clermont	CDD Meetings - Sunstone	126	\$ 56.07
8/9/2023 To/Groveland	CDD Meetings - Sunstone	146	64.97
	Total		\$ 121.04

SUNSTONE CDD

MEETING DATE: August 09, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Carlos de la Ossa	✓ phone	Accept	\$200
Kyle Smith	✓	Accept	\$200
Albert Viera	✓ phone	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

Cd10 080923

SUNSTONE CDD

MEETING DATE: August 09, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓ phone	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓ phone	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

KS 080923

SUNSTONE CDD

MEETING DATE: August 09, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓ phone	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓ phone	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature *Angie Grunwald*

MR 080923

SUNSTONE CDD

MEETING DATE: August 09, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓ phone	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200
Kyle Smith	✓ phone	Accept	\$200
Albert Viera	✓	Accept	\$200
Mike Rainer	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

ND 080923



ACCOUNT NAME		ACCOUNT #	PAGE #
Sunstone CDD c/o Inframark		900873	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005749506	Jul 1- Jul 31, 2023	August 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,369.30	

BILLING ACCOUNT NAME AND ADDRESS
Sunstone CDD c/o Inframark 2005 Pan Am CIR # 300 Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
--	------------------------------

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
7/1/23	Balance Forward	\$676.22

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
6/14/23-7/5/23	8924939	ORDER -		\$458.72
7/21/23-7/28/23	9068120	Notice for Public Hearing on FY 2022-2023 & FY 2023-2024 Budget		\$234.36

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,369.30
Service Fee 3.99%	\$54.64
*Cash/Check/ACH Discount	-\$54.64
*Payment Amount by Cash/Check/ACH	\$1,369.30
Payment Amount by Credit Card	\$1,423.94

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sunstone CDD c/o Inframark		900873		0005749506		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$693.08	\$676.22	\$0.00	\$0.00	\$0.00	\$0.00	\$1,369.30
REMITTANCE ADDRESS (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244					<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX	
					Card Number _____	
					Exp Date ____/____/____ CVV Code _____	
					Signature _____ Date _____	
					TOTAL CREDIT CARD AMT DUE	
					\$1,423.94	

00009008730000000000000057495060013693067179

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 29, 2023

Client: 001606

Matter: 000001

Invoice #: 23564

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	\$150.00
7/14/2023	VKB	REVIEW NEWSPAPER NOTICES FOR PUBLIC HEARINGS ON O/M BUDGETS; REVIEW AND REVISE RESOLUTION ADOPTING BUDGETS; REVIEW AND REVISE BUDGET FUNDING AGREEMENTS.	1.6	\$600.00
7/14/2023	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE PUBLICATION AD FOR FY 2023 AND FY 2024 BUDGETS AND RESOLUTIONS AND BUDGET FUNDING AGREEMENTS FOR SAME.	0.2	\$35.00
Total Professional Services			2.2	\$785.00

August 29, 2023
Client: 001606
Matter: 000001
Invoice #: 23564

Page: 2

Total Services	\$785.00	
Total Disbursements	\$0.00	
Total Current Charges		\$785.00
Previous Balance		\$4,335.47
PAY THIS AMOUNT		\$5,120.47

Trust Balance **\$3,000.00**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23283	June 13, 2023	\$2,770.00	\$555.45	\$0.00	\$0.00	\$4,110.45
23433	July 25, 2023	\$987.50	\$22.52	\$0.00	\$0.00	\$1,795.02
Total Remaining Balance Due						\$5,120.47

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$785.00	\$1,010.02	\$3,325.45	\$0.00

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
CA FLORIDA HOLDINGS LLC	0005910442	\$128.50		BOARD MEETING AD
FLORIDA DEPT OF ECONOMIC OPPORTUNITY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
STRALEY ROBIN VERICKER	23722	\$54.68		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Regular Services Subtotal		\$358.18		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$358.18		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary


LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Inframark		892994	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005910442	Sep 1- Sep 30, 2023	October 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$128.50	

BILLING ACCOUNT NAME AND ADDRESS

Inframark
 Lisa Costa
 220 Gibraltar Rd. Ste. 200
 Horsham, PA 19044-2340



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
9/1/23	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
9/7/23	9252252	FY 2023 Sunstone Comm Reg Board Meetings		\$128.50

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	\$128.50
Service Fee 3.99%	\$5.13
*Cash/Check/ACH Discount	-\$5.13
*Payment Amount by Cash/Check/ACH	\$128.50
Payment Amount by Credit Card	\$133.63

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Inframark		892994		0005910442		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$128.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$128.50
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$133.63
				Card Number _____		
				Exp Date ____/____/____	CVV Code _____	
				Signature _____		Date _____

00008929940000000000000059104420001285067176

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/02/2023				Invoice No: 89613
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$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:

001658

Sunstone Community Development District

Mr. Brian Lamb

Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Received

OCT 05 2023

- 2. Telephone: 813-873-7300 Ext:
- 3. Fax:
- 4. Email: Brian.Lamb@Inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: Not on file - Due by the end of the first fiscal year after creation.
- 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 10/30/23

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

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

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: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 13, 2023

Client: 001606

Matter: 000001

Invoice #: 23722

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/28/2023	FEDEX- Federal Express- FedEx Services	\$27.37
8/29/2023	FEDEX- Federal Express- FedEx Services	\$27.31
	Total Disbursements	\$54.68
	Total Services	\$0.00
	Total Disbursements	\$54.68
	Total Current Charges	\$54.68
	Previous Balance	\$5,120.47
	Less Payments	(\$5,120.47)
	PAY THIS AMOUNT	\$54.68

Trust Balance

\$2,411.88

Please Include Invoice Number on all Correspondence

SUNSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	104246	\$2,000.01		DISTRICT INVOICE OCTOBER 2023
INFRAMARK	104786	\$2,000.01	\$4,000.02	DISTRICT INVOICE NOVEMBER 2023
Monthly Contract Subtotal		\$4,000.02		
Variable Contract				
		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	23867	\$23.40		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
Regular Services Subtotal		\$23.40		
Additional Services				
		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,023.42		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#104246

DATE

10/31/2023

BILL TO

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

CUSTOMER ID

C4836

NET TERMS

Net 30

PO#**DUE DATE**

11/30/2023

Services provided for the Month of: **October 2023**

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

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#104786

DATE

11/20/2023

BILL TO

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

CUSTOMER ID

C4836

NET TERMS

Net 30

PO#**DUE DATE**

12/20/2023

Services provided for the Month of: November 2023

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

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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

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

November 07, 2023
Client: 001606
Matter: 000001
Invoice #: 23867

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/10/2023	FEDEX- Filing Fee- FedEx Services	\$23.40
	Total Disbursements	\$23.40
	Total Services	\$0.00
	Total Disbursements	\$23.40
	Total Current Charges	\$23.40
	Previous Balance	\$54.68
	Less Payments	(\$54.68)
	PAY THIS AMOUNT	\$23.40

Trust Balance

\$2,411.88

Please Include Invoice Number on all Correspondence

SUNSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	108657	\$2,000.01		DISTRICT INVOICE JANUARY 2024
Monthly Contract Subtotal		\$2,000.01		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,000.01		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

SUNSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#108657

DATE

1/24/2024

BILL TO

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

CUSTOMER ID

C4836

NET TERMS

Net 30

PO#**DUE DATE**

2/23/2024

Services provided for the Month of: January 2024

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

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	110106	\$2,000.01		DISTRICT INVOICE FEBRUARY 2024
Monthly Contract Subtotal		\$2,000.01		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,000.01		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

SUNSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#110106

DATE

2/6/2024

BILL TO

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

CUSTOMER ID

C4836

NET TERMS

Net 30

PO#**DUE DATE**

3/7/2024

Services provided for the Month of: February 2024

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

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

SUNSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	111509	\$2,000.01		DISTRICT INVOICE MARCH 2024
INFRAMARK	112669	\$1.76	\$2,001.77	DISTRICT SERVICE MARCH 2024
Monthly Contract Subtotal		\$2,001.77		
Variable Contract				
STRALEY ROBIN VERICKER	24339	\$35.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Variable Contract Subtotal		\$35.00		
Utilities				
Utilities Subtotal		\$0.00		
Regular Services				
Regular Services Subtotal		\$0.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$2,036.77		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#111509

DATE

3/1/2024

BILL TO

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

CUSTOMER ID

C4836

NET TERMS

Net 30

PO#**DUE DATE**

3/31/2024

Services provided for the Month of: **March 2024**

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

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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

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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#

#112669

DATE

3/28/2024

CUSTOMER ID

C4836

NET TERMS

Net 30

PO#**DUE DATE**

4/27/2024

BILL TO

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

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.44		1.76
Subtotal					1.76

Subtotal	\$1.76
Tax	\$0.00
Total Due	\$1.76

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

March 19, 2024

Client: 001606

Matter: 000001

Invoice #: 24339

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			0.2	\$35.00
Total Services			\$35.00	
Total Disbursements			\$0.00	
Total Current Charges				\$35.00
Previous Balance				\$23.40
Less Payments				(\$23.40)
PAY THIS AMOUNT				\$35.00

Trust Balance

\$2,411.88

Please Include Invoice Number on all Correspondence

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

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 August 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 1,354
TOTAL ASSETS	\$ 1,354
<u>LIABILITIES</u>	
Accounts Payable	\$ 5,120
TOTAL LIABILITIES	5,120
<u>FUND BALANCES</u>	
Unassigned:	(3,766)
TOTAL FUND BALANCES	(3,766)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,354

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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	\$ -	\$ 11,419	\$ 11,419	0.00%
TOTAL REVENUES	-	11,419	11,419	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	-	2,000	(2,000)	0.00%
ProfServ-Info Technology	-	25	(25)	0.00%
ProfServ-Recording Secretary	-	100	(100)	0.00%
District Counsel	-	5,120	(5,120)	0.00%
Administrative Services	-	217	(217)	0.00%
District Manager	-	1,167	(1,167)	0.00%
Accounting Services	-	375	(375)	0.00%
Website Compliance	-	2,900	(2,900)	0.00%
Rentals & Leases	-	17	(17)	0.00%
Legal Advertising	-	2,918	(2,918)	0.00%
Financial & Revenue Collections	-	100	(100)	0.00%
Total Administration	-	14,939	(14,939)	0.00%
<u>Other Physical Environment</u>				
Mileage Reimbursement	-	247	(247)	0.00%
Total Other Physical Environment	-	247	(247)	0.00%
TOTAL EXPENDITURES	-	15,186	(15,186)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,767)	(3,767)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1		
FUND BALANCE, ENDING		\$ (3,766)		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
 Statement No. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	1,353.58	Statement Balance	3,793.19
G/L Balance	1,353.58	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,353.58	Subtotal	3,793.19
Negative Adjustments	0.00	Outstanding Checks	2,439.61
	<hr/>	Differences	0.00
Ending G/L Balance	1,353.58	Ending Balance	1,353.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/17/2023	Payment	15001	ADA SITE COMPLIANCE	2,900.00	2,900.00	0.00
8/17/2023	Payment	15002	CA FLORIDA HOLDINGS LLC	1,549.08	1,549.08	0.00
8/24/2023	Payment	15003	ALBERTO VIERA	200.00	200.00	0.00
8/24/2023	Payment	15005	CARLOS DE LA OSSA	200.00	200.00	0.00
8/24/2023	Payment	15006	CARLOS DE LA OSSA - REIM.	177.11	177.11	0.00
8/24/2023	Payment	15007	INFRAMARK	2,000.01	2,000.01	0.00
8/24/2023	Payment	15008	KYLE SMITH	200.00	200.00	0.00
8/24/2023	Payment	15010	MICHAEL TODD RAINER	200.00	200.00	0.00
8/24/2023	Payment	15011	NICHOLAS J. DISTER	200.00	200.00	0.00
Total Checks				7,626.20	7,626.20	0.00
Deposits						
8/15/2023		JE000001	CK#1032### - Dev Funding	G/L Ac 11,419.39	11,419.39	0.00
Total Deposits				11,419.39	11,419.39	0.00
Outstanding Checks						
8/24/2023	Payment	15004	CA FLORIDA HOLDINGS LLC	1,369.30	0.00	1,369.30
8/24/2023	Payment	15009	KYLE SMITH REIM.	70.31	0.00	70.31
8/29/2023	Payment	15012	ALBERTO VIERA	200.00	0.00	200.00
8/29/2023	Payment	15013	CARLOS DE LA OSSA	200.00	0.00	200.00
8/29/2023	Payment	15014	KYLE SMITH	200.00	0.00	200.00
8/29/2023	Payment	15015	MICHAEL TODD RAINER	200.00	0.00	200.00
8/29/2023	Payment	15016	NICHOLAS J. DISTER	200.00	0.00	200.00
Total Outstanding Checks				2,439.61		2,439.61

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

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, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 7,135
TOTAL ASSETS	\$ 7,135
<u>FUND BALANCES</u>	
Unassigned:	7,135
TOTAL FUND BALANCES	7,135

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
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	\$ -	\$ 22,321	\$ 22,321	0.00%
TOTAL REVENUES	-	22,321	22,321	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	-	2,000	(2,000)	0.00%
ProfServ-Info Technology	-	25	(25)	0.00%
ProfServ-Recording Secretary	-	100	(100)	0.00%
District Counsel	-	5,120	(5,120)	0.00%
Administrative Services	-	217	(217)	0.00%
District Manager	-	1,167	(1,167)	0.00%
Accounting Services	-	375	(375)	0.00%
Website Compliance	-	2,900	(2,900)	0.00%
Rentals & Leases	-	17	(17)	0.00%
Legal Advertising	-	2,918	(2,918)	0.00%
Financial & Revenue Collections	-	100	(100)	0.00%
Total Administration	-	14,939	(14,939)	0.00%
<u>Other Physical Environment</u>				
Mileage Reimbursement	-	247	(247)	0.00%
Total Other Physical Environment	-	247	(247)	0.00%
TOTAL EXPENDITURES	-	15,186	(15,186)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,135	7,135	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 7,135		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	7,134.78	Statement Balance	7,205.09
G/L Balance	7,134.78	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	7,134.78	Subtotal	7,205.09
Negative Adjustments	0.00	Outstanding Checks	70.31
	<hr/>	Differences	0.00
Ending G/L Balance	7,134.78	Ending Balance	7,134.78
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
8/24/2023	Payment	15004	CA FLORIDA HOLDINGS LLC	1,369.30	1,369.30	0.00	
8/29/2023	Payment	15012	ALBERTO VIERA	200.00	200.00	0.00	
8/29/2023	Payment	15013	CARLOS DE LA OSSA	200.00	200.00	0.00	
8/29/2023	Payment	15014	KYLE SMITH	200.00	200.00	0.00	
8/29/2023	Payment	15015	MICHAEL TODD RAINER	200.00	200.00	0.00	
8/29/2023	Payment	15016	NICHOLAS J. DISTER	200.00	200.00	0.00	
9/21/2023	Payment	15017	STRALEY ROBIN VERICKER	5,120.47	5,120.47	0.00	
Total Checks				7,489.77	7,489.77	0.00	
Deposits							
9/18/2023		JE000002	CK#1036### - Dev Funding	G/L Ac	10,901.67	10,901.67	0.00
Total Deposits				10,901.67	10,901.67	0.00	
Outstanding Checks							
8/24/2023	Payment	15009	KYLE SMITH REIM.	70.31	0.00	70.31	
Total Outstanding Checks				70.31		70.31	

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

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, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 11,412
TOTAL ASSETS	\$ 11,412
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,804
TOTAL LIABILITIES	9,804
<u>FUND BALANCES</u>	
Unassigned:	1,608
TOTAL FUND BALANCES	1,608
TOTAL LIABILITIES & FUND BALANCES	\$ 11,412

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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	\$ -	\$ 4,331	\$ 4,331	0.00%
TOTAL REVENUES	-	4,331	4,331	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	-	4,000	(4,000)	0.00%
ProfServ-Info Technology	-	3,525	(3,525)	0.00%
ProfServ-Recording Secretary	-	100	(100)	0.00%
Administrative Services	-	217	(217)	0.00%
District Manager	-	1,167	(1,167)	0.00%
Accounting Services	-	375	(375)	0.00%
Rentals & Leases	-	17	(17)	0.00%
Financial & Revenue Collections	-	100	(100)	0.00%
Dues, Licenses, Subscriptions	-	175	(175)	0.00%
Total Administration	-	9,676	(9,676)	0.00%
TOTAL EXPENDITURES	-	9,676	(9,676)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,345)	(5,345)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		6,953		
FUND BALANCE, ENDING		\$ 1,608		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	11,411.52	Statement Balance	11,481.83
G/L Balance	11,411.52	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	11,481.83
Subtotal	11,411.52	Outstanding Checks	70.31
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	11,411.52	Ending Balance	11,411.52
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/23/2023	Payment	15018	STRALEY ROBIN VERICKER	54.68	54.68	0.00
Total Checks				54.68	54.68	0.00
Deposits						
10/20/2023		JE000003	CK#1042### - Dev Fund	G/L Ac 4,331.42	4,331.42	0.00
Total Deposits				4,331.42	4,331.42	0.00
Outstanding Checks						
8/24/2023	Payment	15009	KYLE SMITH REIM.	70.31	0.00	70.31
Total Outstanding Checks.....				70.31		70.31

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

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 November 30, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 1,585
TOTAL ASSETS	\$ 1,585
<u>LIABILITIES</u>	
Accounts Payable	\$ 6,000
TOTAL LIABILITIES	6,000
<u>FUND BALANCES</u>	
Unassigned:	(4,415)
TOTAL FUND BALANCES	(4,415)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,585

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
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>				
Special Assmnts- CDD Collected	\$ 165,785	\$ -	\$ (165,785)	0.00%
Developer Contribution	-	4,331	4,331	0.00%
TOTAL REVENUES	165,785	4,331	(161,454)	2.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	4,000	(3,000)	400.00%
ProfServ-Construction	3,000	-	3,000	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	300	3,550	(3,250)	1183.33%
ProfServ-Recording Secretary	1,200	200	1,000	16.67%
District Counsel	9,500	23	9,477	0.24%
Administrative Services	2,250	433	1,817	19.24%
District Manager	12,500	2,333	10,167	18.66%
Accounting Services	6,000	750	5,250	12.50%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	300	33	267	11.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,750	200	1,550	11.43%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	61,525	11,697	49,828	19.01%
<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%
<u>Stormwater Control</u>				
R&M-Stormwater System	7,500	-	7,500	0.00%
R&M-Wetland Monitoring	7,500	-	7,500	0.00%
Annual Stormwater Report	5,000	-	5,000	0.00%
Total Stormwater Control	20,000	-	20,000	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
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>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	60	-	60	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Total Other Physical Environment	44,260	-	44,260	0.00%
<u>Parks and Recreation</u>				
ProfServ-Field Management	4,500	-	4,500	0.00%
Dog Waste Station Supplies	1,500	-	1,500	0.00%
Total Parks and Recreation	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	165,785	11,697	154,088	7.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,366)	(7,366)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,951		
FUND BALANCE, ENDING		\$ (4,415)		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	1,584.61	Statement Balance	1,654.92
G/L Balance	1,584.61	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,584.61	Subtotal	1,654.92
Negative Adjustments	0.00	Outstanding Checks	70.31
	<hr/>	Differences	0.00
Ending G/L Balance	1,584.61	Ending Balance	1,584.61
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/3/2023	Payment	15019	FLORIDA DEPT OF ECONOMIC OPPORTU	175	175.00	0.00
11/8/2023	Payment	15020	CA FLORIDA HOLDINGS LLC	128.5	128.50	0.00
11/8/2023	Payment	15021	INFRAMARK	9500.01	9,500.01	0.00
11/22/2023	Payment	15022	STRALEY ROBIN VERICKER	23.4	23.40	0.00
Total Checks				9,826.91	9,826.91	0.00
Outstanding Checks						
8/24/2023	Payment	15009	KYLE SMITH REIM.	70.31	0.00	70.31
Total Outstanding Checks				70.31		70.31

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

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 December 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 1,585
TOTAL ASSETS	\$ 1,585
<u>LIABILITIES</u>	
Accounts Payable	\$ 8,000
TOTAL LIABILITIES	8,000
<u>FUND BALANCES</u>	
Unassigned:	(6,415)
TOTAL FUND BALANCES	(6,415)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,585

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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>				
Special Assmnts- CDD Collected	\$ 165,785	\$ -	\$ (165,785)	0.00%
Developer Contribution	-	4,331	4,331	0.00%
TOTAL REVENUES	165,785	4,331	(161,454)	2.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	-	1,000	0.00%
ProfServ-Construction	3,000	-	3,000	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	300	3,575	(3,275)	1191.67%
ProfServ-Recording Secretary	1,200	300	900	25.00%
District Counsel	9,500	23	9,477	0.24%
Administrative Services	2,250	650	1,600	28.89%
District Manager	12,500	3,500	9,000	28.00%
Accounting Services	6,000	1,125	4,875	18.75%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	300	50	250	16.67%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,750	300	1,450	17.14%
Meeting Expense	4,000	4,000	-	100.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	61,525	13,698	47,827	22.26%
<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%
<u>Stormwater Control</u>				
R&M-Stormwater System	7,500	-	7,500	0.00%
R&M-Wetland Monitoring	7,500	-	7,500	0.00%
Annual Stormwater Report	5,000	-	5,000	0.00%
Total Stormwater Control	20,000	-	20,000	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
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>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	60	-	60	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Total Other Physical Environment	44,260	-	44,260	0.00%
<u>Parks and Recreation</u>				
ProfServ-Field Management	4,500	-	4,500	0.00%
Dog Waste Station Supplies	1,500	-	1,500	0.00%
Total Parks and Recreation	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	165,785	13,698	152,087	8.26%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(9,367)	(9,367)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,952		
FUND BALANCE, ENDING		\$ (6,415)		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
Statement No. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	1,584.61	Statement Balance	1,654.92
G/L Balance	1,584.61	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,584.61	Subtotal	1,654.92
Negative Adjustments	0.00	Outstanding Checks	70.31
	<hr/>	Differences	0.00
Ending G/L Balance	1,584.61	Ending Balance	1,584.61
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/24/2023	Payment	15009	KYLE SMITH REIM.	70.31	0.00	70.31
Total Outstanding Checks.....				70.31		70.31

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 21,215
TOTAL ASSETS	\$ 21,215
<u>LIABILITIES</u>	
Accounts Payable	\$ 2,000
TOTAL LIABILITIES	2,000
<u>FUND BALANCES</u>	
Unassigned:	19,215
TOTAL FUND BALANCES	19,215
TOTAL LIABILITIES & FUND BALANCES	\$ 21,215

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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>				
Special Assmnts- CDD Collected	\$ 165,785	\$ 27,631	\$ (138,154)	16.67%
Developer Contribution	-	4,331	4,331	0.00%
TOTAL REVENUES	165,785	31,962	(133,823)	19.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	-	1,000	0.00%
ProfServ-Construction	3,000	-	3,000	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	300	3,600	(3,300)	1200.00%
ProfServ-Recording Secretary	1,200	400	800	33.33%
District Counsel	9,500	23	9,477	0.24%
Administrative Services	2,250	867	1,383	38.53%
District Manager	12,500	4,667	7,833	37.34%
Accounting Services	6,000	1,500	4,500	25.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	300	67	233	22.33%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,750	400	1,350	22.86%
Meeting Expense	4,000	4,000	-	100.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	61,525	15,699	45,826	25.52%
<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%
<u>Stormwater Control</u>				
R&M-Stormwater System	7,500	-	7,500	0.00%
R&M-Wetland Monitoring	7,500	-	7,500	0.00%
Annual Stormwater Report	5,000	-	5,000	0.00%
Total Stormwater Control	20,000	-	20,000	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	60	-	60	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Total Other Physical Environment	44,260	-	44,260	0.00%
<u>Parks and Recreation</u>				
ProfServ-Field Management	4,500	-	4,500	0.00%
Dog Waste Station Supplies	1,500	-	1,500	0.00%
Total Parks and Recreation	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	165,785	15,699	150,086	9.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,263	16,263	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,952		
FUND BALANCE, ENDING		\$ 19,215		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
Statement No. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	21,215.42	Statement Balance	29,285.75
G/L Balance	21,215.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	21,215.42	Subtotal	29,285.75
Negative Adjustments	0.00	Outstanding Checks	8,070.33
	<hr/>	Differences	0.00
Ending G/L Balance	21,215.42	Ending Balance	21,215.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Deposits							
1/25/2024		JE000008	CK#1056### - O&M	G/L Ac	27,630.83	27,630.83	0.00
Total Deposits					27,630.83	27,630.83	0.00
Outstanding Checks							
8/24/2023	Payment	15009	KYLE SMITH REIM.		70.31	0.00	70.31
1/24/2024	Payment	15023	INFRAMARK		8,000.02	0.00	8,000.02
Total Outstanding Checks					8,070.33		8,070.33

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

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 February 29, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 18,765
TOTAL ASSETS	\$ 18,765
<u>FUND BALANCES</u>	
Unassigned:	18,765
TOTAL FUND BALANCES	18,765

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
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>				
Special Assmnts- CDD Collected	\$ 165,785	\$ 27,631	\$ (138,154)	16.67%
Developer Contribution	-	4,331	4,331	0.00%
TOTAL REVENUES	165,785	31,962	(133,823)	19.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	-	1,000	0.00%
ProfServ-Construction	3,000	-	3,000	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	300	3,625	(3,325)	1208.33%
ProfServ-Recording Secretary	1,200	500	700	41.67%
District Counsel	9,500	23	9,477	0.24%
Administrative Services	2,250	1,083	1,167	48.13%
District Manager	12,500	5,833	6,667	46.66%
Accounting Services	6,000	1,875	4,125	31.25%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	300	83	217	27.67%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,750	500	1,250	28.57%
Meeting Expense	4,000	4,000	-	100.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	61,525	17,697	43,828	28.76%
<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%
<u>Stormwater Control</u>				
R&M-Stormwater System	7,500	-	7,500	0.00%
R&M-Wetland Monitoring	7,500	-	7,500	0.00%
Annual Stormwater Report	5,000	-	5,000	0.00%
Total Stormwater Control	20,000	-	20,000	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
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>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	60	-	60	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Total Other Physical Environment	44,260	-	44,260	0.00%
<u>Parks and Recreation</u>				
ProfServ-Field Management	4,500	-	4,500	0.00%
Dog Waste Station Supplies	1,500	-	1,500	0.00%
Total Parks and Recreation	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	165,785	17,697	148,088	10.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,265	14,265	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,500		
FUND BALANCE, ENDING		\$ 18,765		

SUNSTONE CDD

Bank Reconciliation

Bank Account No. 7289 Truist - GF
 Statement No. 02-24
 Statement Date 2/29/2024

G/L Balance (LCY)	18,764.51	Statement Balance	19,285.75
G/L Balance	18,764.51	Outstanding Deposits	1,549.08
Positive Adjustments	0.00		
		Subtotal	20,834.83
Subtotal	18,764.51	Outstanding Checks	2,070.32
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	18,764.51	Ending Balance	18,764.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
1/24/2024	Payment	15023	INFRAMARK		8,000.02	8,000.02	0.00
2/14/2024	Payment	15024	INFRAMARK		2,000.01	2,000.01	0.00
Total Checks					10,000.03	10,000.03	0.00
Deposits							
1/24/2024		JE000011	Bank Cashed CK #15023#### for .02 less	G/L	0.02	0.02	0.00
2/14/2024		JE000012	Bank Cashed CK #15024#### for .01 less	G/L	0.01	0.01	0.00
Total Deposits					0.03	0.03	0.00
Outstanding Checks							
8/24/2023	Payment	15009	KYLE SMITH REIM.		70.31	0.00	70.31
2/29/2024	Payment	15025	INFRAMARK		2,000.01	0.00	2,000.01
Total Outstanding Checks.....					2,070.32		2,070.32
Outstanding Deposits							
2/20/2024		JE000010	CK#617255#### - Refund Overpayment Ad	G/L	1,549.08	0.00	1,549.08
Total Outstanding Deposits.....					1,549.08		1,549.08

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

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 March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 16,730
TOTAL ASSETS	\$ 16,730
<u>FUND BALANCES</u>	
Unassigned:	16,730
TOTAL FUND BALANCES	16,730

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	\$ 165,785	\$ 27,631	\$ (138,154)	16.67%
Developer Contribution	-	4,331	4,331	0.00%
TOTAL REVENUES	165,785	31,962	(133,823)	19.28%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	-	1,000	0.00%
ProfServ-Construction	3,000	-	3,000	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	300	3,650	(3,350)	1216.67%
ProfServ-Recording Secretary	1,200	600	600	50.00%
District Counsel	9,500	58	9,442	0.61%
Administrative Services	2,250	1,300	950	57.78%
District Manager	12,500	7,000	5,500	56.00%
Accounting Services	6,000	2,250	3,750	37.50%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	300	100	200	33.33%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,750	600	1,150	34.29%
Meeting Expense	4,000	4,000	-	100.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	61,525	19,733	41,792	32.07%
<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%
<u>Stormwater Control</u>				
R&M-Stormwater System	7,500	-	7,500	0.00%
R&M-Wetland Monitoring	7,500	-	7,500	0.00%
Annual Stormwater Report	5,000	-	5,000	0.00%
Total Stormwater Control	20,000	-	20,000	0.00%

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
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>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	60	-	60	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Total Other Physical Environment	44,260	-	44,260	0.00%
<u>Parks and Recreation</u>				
ProfServ-Field Management	4,500	-	4,500	0.00%
Dog Waste Station Supplies	1,500	-	1,500	0.00%
Total Parks and Recreation	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	165,785	19,733	146,052	11.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,229	12,229	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,501		
FUND BALANCE, ENDING		\$ 16,730		

Bank Account Statement

Sunstone CDD

Bank Account Statement: Bank Account No.: 7289, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	16,834.81
Balance Last Statement	19,285.75	Outstanding Bank Transactions	0.00
Statement Ending Balance	16,834.81	Subtotal	16,834.81
		Outstanding Checks	-105.31
G/L Balance at 03/31/24	16,729.50	Bank Account Balance	16,729.50

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
02/20/24	Bank Account Ledger Entry	JE000010	CK#617255##### - Refund Overpayment Ad		1	1,549.08	1,549.08
02/29/24	Bank Account Ledger Entry	15025	Check for Vendor V00003		1	-2,000.01	-2,000.01
03/14/24	Bank Account Ledger Entry	15026	Check for Vendor V00003		1	-2,000.01	-2,000.01
Total						-2,450.94	-2,450.94

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity				0
Total				

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
08/24/23	Payment	15009	Check for Vendor V00014	-70.31
03/26/24	Payment	15027	Check for Vendor V00006	-35.00
Quantity				2
Total				-105.31