

# Sunstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2024

Prepared by:



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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2024

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 9,726
<b>TOTAL ASSETS</b>	<b>\$ 9,726</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 15,293
<b>TOTAL LIABILITIES</b>	<b>15,293</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(5,567)
<b>TOTAL FUND BALANCES</b>	<b>(5,567)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 9,726</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ 165,785	\$ 27,631	\$ (138,154)	16.67%
Developer Contribution	-	4,331	4,331	0.00%
<b>TOTAL REVENUES</b>	<b>165,785</b>	<b>31,962</b>	<b>(133,823)</b>	<b>19.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	1,000	1,800	(800)	180.00%
ProfServ-Construction	3,000	-	3,000	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	300	3,775	(3,475)	1258.33%
ProfServ-Recording Secretary	1,200	1,100	100	91.67%
District Counsel	9,500	1,618	7,882	17.03%
Administrative Services	2,250	2,383	(133)	105.91%
District Manager	12,500	12,833	(333)	102.66%
Accounting Services	6,000	4,125	1,875	68.75%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Rentals & Leases	300	183	117	61.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	643	2,857	18.37%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,750	1,100	650	62.86%
Meeting Expense	4,000	4,000	-	100.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	50	200	20.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	2,747	(2,572)	1569.71%
<b>Total Administration</b>	<b>61,525</b>	<b>37,861</b>	<b>23,664</b>	<b>61.54%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - General	1,500	-	1,500	0.00%
Electricity - Streetlights	30,000	-	30,000	0.00%
<b>Total Electric Utility Services</b>	<b>31,500</b>	<b>-</b>	<b>31,500</b>	<b>0.00%</b>
<b><u>Stormwater Control</u></b>				
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%
<b>Total Stormwater Control</b>	<b>20,000</b>	<b>-</b>	<b>20,000</b>	<b>0.00%</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>44,260</b>	<b>-</b>	<b>44,260</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Field Management	4,500	-	4,500	0.00%
Dog Waste Station Supplies	1,500	-	1,500	0.00%
<b>Total Parks and Recreation</b>	<b>6,000</b>	<b>-</b>	<b>6,000</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>165,785</b>	<b>37,861</b>	<b>127,924</b>	<b>22.84%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,899)	(5,899)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>332</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (5,567)</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 24\_09  
**Statement Date** 09/30/2024

<b>GL Balance (LCY)</b>	9,726.20
<b>GL Balance</b>	9,726.20
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	9,726.20
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	9,726.20

<b>Statement Balance</b>	9,796.51
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	9,796.51
<b>Outstanding Checks</b>	-70.31
<hr/>	
<b>Ending Balance</b>	9,726.20

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
						0.00
			<b>Total Deposits</b>			0.00
<b>Checks</b>						
						0.00
			<b>Total Checks</b>			0.00
<b>Adjustments</b>						
			<b>Total Adjustments</b>			
<b>Outstanding Checks</b>						
08/24/2023	Payment	15009	Check for Vendor V00014			-70.31
			<b>Total Outstanding Checks</b>			-70.31
<b>Outstanding Deposits</b>						
			<b>Total Outstanding Deposits</b>			