

# Sunstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 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 December 31, 2024

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 366
<b>TOTAL ASSETS</b>	<b>\$ 366</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 22,770
<b>TOTAL LIABILITIES</b>	<b>22,770</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(22,404)
<b>TOTAL FUND BALANCES</b>	<b>(22,404)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 366</b>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>				
Developer Contribution	\$ 165,785	\$ 10,000	\$ (155,785)	6.03%
<b>TOTAL REVENUES</b>	<b>165,785</b>	<b>10,000</b>	<b>(155,785)</b>	<b>6.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	3,000	2,865	135	95.50%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Engineering	9,500	-	9,500	0.00%
ProfServ-Info Technology	600	75	525	12.50%
ProfServ-Recording Secretary	2,400	300	2,100	12.50%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	585	8,915	6.16%
Administrative Services	4,500	500	4,000	11.11%
District Manager	25,000	3,500	21,500	14.00%
Accounting Services	9,000	1,125	7,875	12.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	150	1,650	8.33%
Postage, Phone, Faxes, Copies	500	3	497	0.60%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,500	1,800	700	72.00%
Legal Advertising	3,500	9,318	(5,818)	266.23%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	300	900	25.00%
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%
<b>Total Administration</b>	<b>105,225</b>	<b>20,746</b>	<b>84,479</b>	<b>19.72%</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>

**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>				
Contracts-Aquatic Control	10,000	-	10,000	0.00%
Insurance - General Liability	3,200	3,200	-	100.00%
Landscape Maintenance	6,680	-	6,680	0.00%
Miscellaneous Maintenance	6,680	-	6,680	0.00%
<b>Total Other Physical Environment</b>	<b>26,560</b>	<b>3,200</b>	<b>23,360</b>	<b>12.05%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>165,785</b>	<b>23,946</b>	<b>141,839</b>	<b>14.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,946)	(13,946)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(8,458)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (22,404)</b>		

# Bank Account Statement

Sunstone CDD

**Bank Account No.** 7289  
**Statement No.** 24\_12

**Statement Date** 12/31/2024

<b>G/L Account No. 101001 Balance</b>	365.64	<b>Statement Balance</b>	435.95
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	365.64	<b>Subtotal</b>	435.95
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-70.31
<b>Ending G/L Balance</b>	365.64	<b>Ending Balance</b>	365.64

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>						