

# **Sunstone Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2024

Prepared by:



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**SUNSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2024

*(In Whole Numbers)*

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

**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
<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	-	1,000	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%
<b>Total Administration</b>	<b>61,525</b>	<b>15,699</b>	<b>45,826</b>	<b>25.52%</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 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
<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>15,699</b>	<b>150,086</b>	<b>9.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,263	16,263	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,952</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 19,215</b>		

# SUNSTONE CDD

## Bank Reconciliation

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

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

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Deposits</b>							
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
<b>Outstanding Checks</b>							
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
<b>Total Outstanding Checks</b> .....					<b>8,070.33</b>		<b>8,070.33</b>