

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



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SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

| <u>ACCOUNT DESCRIPTION</u> | <u>TOTAL</u> |
|--|-----------------|
| <u>ASSETS</u> | |
| Cash - Operating Account | \$ 1,613 |
| TOTAL ASSETS | \$ 1,613 |
| <u>LIABILITIES</u> | |
| Accounts Payable | \$ 9,199 |
| TOTAL LIABILITIES | 9,199 |
| <u>FUND BALANCES</u> | |
| Unassigned: | (7,586) |
| TOTAL FUND BALANCES | (7,586) |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,613 |

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|-----------------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Developer Contribution | \$ 165,785 | \$ 19,635 | \$ (146,150) | 11.84% |
| TOTAL REVENUES | 165,785 | 19,635 | (146,150) | 11.84% |
| EXPENDITURES | | | | |
| <u>Administration</u> | | | | |
| 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 | 125 | 475 | 20.83% |
| ProfServ-Recording Secretary | 2,400 | 500 | 1,900 | 20.83% |
| ProfServ-Trustee Fees | 6,500 | - | 6,500 | 0.00% |
| District Counsel | 9,500 | 585 | 8,915 | 6.16% |
| Administrative Services | 4,500 | 833 | 3,667 | 18.51% |
| District Manager | 25,000 | 5,833 | 19,167 | 23.33% |
| Accounting Services | 9,000 | 1,875 | 7,125 | 20.83% |
| Auditing Services | 6,000 | - | 6,000 | 0.00% |
| Website Compliance | 1,800 | 250 | 1,550 | 13.89% |
| Postage, Phone, Faxes, Copies | 500 | 4 | 496 | 0.80% |
| Rentals & Leases | 600 | 83 | 517 | 13.83% |
| Public Officials Insurance | 2,500 | 1,800 | 700 | 72.00% |
| Legal Advertising | 3,500 | 133 | 3,367 | 3.80% |
| Bank Fees | 200 | - | 200 | 0.00% |
| Financial & Revenue Collections | 1,200 | 500 | 700 | 41.67% |
| 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 | 105,225 | 15,561 | 89,664 | 14.79% |
| <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% |

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For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>Other Physical Environment</u> | | | | |
| Contracts-Aquatic Control | 10,000 | - | 10,000 | 0.00% |
| Insurance - General Liability | 3,200 | 3,200 | - | 100.00% |
| Landscape Maintenance | 6,680 | - | 6,680 | 0.00% |
| Miscellaneous Maintenance | 6,680 | - | 6,680 | 0.00% |
| Total Other Physical Environment | 26,560 | 3,200 | 23,360 | 12.05% |
| <u>Contingency</u> | | | | |
| Misc-Contingency | 2,500 | - | 2,500 | 0.00% |
| Total Contingency | 2,500 | - | 2,500 | 0.00% |
| TOTAL EXPENDITURES | 165,785 | 18,761 | 147,024 | 11.32% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 874 | 874 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | (8,460) | | |
| FUND BALANCE, ENDING | | \$ (7,586) | | |

Bank Account Statement

Sunstone CDD

Bank Account No. 7289
Statement No. 25_02

Statement Date 02/28/2025

| | | | |
|---------------------------------------|----------|-----------------------------|----------|
| G/L Account No. 101001 Balance | 1,612.87 | Statement Balance | 1,883.18 |
| | | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| Subtotal | 1,612.87 | Subtotal | 1,883.18 |
| Negative Adjustments | 0.00 | Outstanding Checks | -270.31 |
| Ending G/L Balance | 1,612.87 | Ending Balance | 1,612.87 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|-----------------------------------|---------------|--------------|------------------------|-------------------------|-----------|----------------|------------|
| Deposits | | | | | | | |
| | | | | | | | 0.00 |
| Total Deposits | | | | | | | 0.00 |
| Checks | | | | | | | |
| 02/10/2025 | Payment | 15059 | ALBERTO VIERA | Check for Vendor V00009 | -200.00 | -200.00 | 0.00 |
| 02/10/2025 | Payment | 15060 | CARLOS DE LA OSSA | Check for Vendor V00010 | -200.00 | -200.00 | 0.00 |
| 02/10/2025 | Payment | 15061 | INFRAMARK LLC | Check for Vendor V00003 | -2,002.77 | -2,002.77 | 0.00 |
| 02/10/2025 | Payment | 15062 | KYLE SMITH | Check for Vendor V00008 | -200.00 | -200.00 | 0.00 |
| 02/10/2025 | Payment | 15064 | STRALEY ROBIN VERICKER | Check for Vendor V00006 | -585.00 | -585.00 | 0.00 |
| Total Checks | | | | | -3,187.77 | -3,187.77 | 0.00 |
| Adjustments | | | | | | | |
| Total Adjustments | | | | | | | |
| Outstanding Checks | | | | | | | |
| 08/24/2023 | Payment | 15009 | KYLE SMITH REIM. | Check for Vendor V00014 | | | -70.31 |
| 02/10/2025 | Payment | 15063 | MICHAEL TODD RAINER | Check for Vendor V00007 | | | -200.00 |
| Total Outstanding Checks | | | | | | | -270.31 |
| Outstanding Deposits | | | | | | | |
| Total Outstanding Deposits | | | | | | | |