

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 5,001
TOTAL ASSETS	\$ 5,001
<u>LIABILITIES</u>	
Accounts Payable	\$ 17,838
TOTAL LIABILITIES	17,838
<u>FUND BALANCES</u>	
Unassigned:	(12,837)
TOTAL FUND BALANCES	(12,837)
TOTAL LIABILITIES & FUND BALANCES	\$ 5,001

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 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>REVENUES</u>				
Developer Contribution	\$ 165,785	\$ 19,635	\$ (146,150)	11.84%
TOTAL REVENUES	165,785	19,635	(146,150)	11.84%
<u>EXPENDITURES</u>				
<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	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	4	496	0.80%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,500	1,800	700	72.00%
Legal Advertising	3,500	9,384	(5,884)	268.11%
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%
Total Administration	105,225	20,813	84,412	19.78%
<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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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	24,013	141,772	14.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,378)	(4,378)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(8,459)		
FUND BALANCE, ENDING		\$ (12,837)		

Bank Account Statement

Sunstone CDD

Bank Account No. 7289
Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	5,000.64	Statement Balance	5,070.95
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	5,070.95
Subtotal	5,000.64	Outstanding Checks	-70.31
Negative Adjustments	0.00	Ending Balance	5,000.64
Ending G/L Balance	5,000.64		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/10/2025		JE000023	Developer Contribution	EPG Funding Check #1127	4,635.00	4,635.00	0.00
01/21/2025		JE000024	Developer Contribution	EPG Wire for Egis Inv	5,000.00	5,000.00	0.00
Total Deposits					9,635.00	9,635.00	0.00
Checks							
							0.00
01/24/2025	Payment	DD101	EGIS INSURANCE ADVISORS	Payment of Invoice 000139	-5,000.00	-5,000.00	0.00
Total Checks					-5,000.00	-5,000.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/24/2023	Payment	15009	KYLE SMITH REIM.	Check for Vendor V00014			-70.31
Total Outstanding Checks							-70.31
Outstanding Deposits							
Total Outstanding Deposits							