

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



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SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 2,685
TOTAL ASSETS	\$ 2,685
<u>LIABILITIES</u>	
Accounts Payable	\$ 2,000
TOTAL LIABILITIES	2,000
<u>FUND BALANCES</u>	
Unassigned:	685
TOTAL FUND BALANCES	685
TOTAL LIABILITIES & FUND BALANCES	\$ 2,685

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ 34,635	\$ (131,150)	20.89%
TOTAL REVENUES	165,785	34,635	(131,150)	20.89%
<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	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	7,833	17,167	31.33%
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	4,932	(1,432)	140.91%
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	22,360	82,865	21.25%

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Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>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%
<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	25,560	140,225	15.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,075	9,075	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(8,390)		
FUND BALANCE, ENDING		\$ 685		

Bank Account Statement

Sunstone CDD

Bank Account No. 7289

Statement No. 25_03

Statement Date 03/31/25

G/L Account No. 101001 Balance at 03/31/25	2,684.81	Statement Balance	11,086.23
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	2,684.81	Subtotal	11,086.23
Negative Adjustments	0.00	Outstanding Checks	-8,401.42
Ending G/L Balance	2,684.81	Ending Balance	2,684.81

Warning! Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
03/17/2025		BD00002	Developer Contribution	Deposit No. BD00002 - EPG Sunstone Holdings LLC Devel	15,000.00	15,000.00	0.00
Total Deposits					15,000.00	15,000.00	0.00
Checks							
02/10/2025		15063	MICHAEL TODD RAINER	Check for Vendor V00007	-200.00	-200.00	0.00
03/17/2025		15067	GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	Check for Vendor V00004	-491.96	-491.96	0.00
03/18/2025		15068	ALBERTO VIERA	Check for Vendor V00009	-264.53	-264.53	0.00
03/18/2025		15069	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
03/18/2025		15070	GANNETT MEDIA CORP. F/K/A GANNETT CO. INC.	Check for Vendor V00004	-4,440.46	-4,440.46	0.00
03/18/2025		15072	KYLE SMITH	Check for Vendor V00008	-200.00	-200.00	0.00
Total Checks					-5,796.95	-5,796.95	0.00
Outstanding Checks							
03/18/25	Payment	15071	INFRAMARK LLC	Check for Vendor V00003			-8,001.42
03/18/25	Payment	15073	MICHAEL TODD RAINER	Check for Vendor V00007			-200.00
03/18/25	Payment	15074	NICHOLAS J. DISTER	Check for Vendor V00011			-200.00
Total Outstanding Checks							-8,401.42