

Sunstone Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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SUNSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 19,685
TOTAL ASSETS	\$ 19,685
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,025
TOTAL LIABILITIES	9,025
<u>FUND BALANCES</u>	
Unassigned:	10,660
TOTAL FUND BALANCES	10,660
TOTAL LIABILITIES & FUND BALANCES	\$ 19,685

SUNSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 54,635	\$ (111,150)	32.96%
TOTAL REVENUES	165,785	54,635	(111,150)	32.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	3,000	3,865	(865)	128.83%
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	225	375	37.50%
ProfServ-Recording Secretary	2,400	900	1,500	37.50%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,543	7,957	16.24%
Administrative Services	4,500	1,500	3,000	33.33%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	9,000	3,375	5,625	37.50%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	450	1,350	25.00%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Rentals & Leases	600	150	450	25.00%
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	900	300	75.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	65	185	26.00%
Office Expense	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	105,225	32,387	72,838	30.78%
<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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(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	35,587	130,198	21.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,048	19,048	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(8,388)		
FUND BALANCE, ENDING		\$ 10,660		

Sunstone CDD

Statement Date 07/31/2025

Statement Balance	19,684.80
Outstanding Deposits	0.00
Subtotal	19,684.80
Outstanding Checks	0.00
Ending Balance	19,684.80

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							