Suncoast
Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:

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SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2014 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Operating Account	$ 95,788	$ -	$ -	$ -	$ -	$ -	$ 95,788
Cash In Bank	463,773	-	-	-	-	-	463,773
Cash - Reserve Account	-	-	-	15,006	-	-	15,006
Due From Other Funds	16,398	40,247	-	-	-	-	56,645
Investments:							
Deferred Cost	-	-	2,977	-	-	-	2,977
Reserve Fund	-	218,475	-	-	-	-	218,475
Revenue Fund	-	626,453	-	-	-	-	626,453
Deposits	45	-	-	-	-	-	45
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	14,494	-	14,494
Stormwater System	-	-	-	-	1,494,067	-	1,494,067
Landscaping	-	-	-	-	300,145	-	300,145
Construction Work In Process	-	-	-	-	1,026,268	-	1,026,268
Amount Avail In Debt Services	-	-	-	-	-	499,616	499,616
Amount To Be Provided	-	-	-	-	-	2,610,384	2,610,384
TOTAL ASSETS	**$ 576,004**	**$ 885,175**	**$ 2,977**	**$ 15,006**	**$ 2,834,974**	**$ 3,110,000**	**$ 7,424,136**
LIABILITIES							
Accounts Payable	$ 1,703	$ -	$ -	$ -	$ -	$ -	$ 1,703
Loan Payable	30,000	-	-	-	-	-	30,000
Bonds Payable	-	-	-	-	-	3,010,000	3,010,000
Due To Other Funds	-	-	41,645	15,000	-	-	56,645
Notes Payable-LT	-	-	-	-	-	100,000	100,000
TOTAL LIABILITIES	**31,703**	**-**	**41,645**	**15,000**	**-**	**3,110,000**	**3,198,348**
FUND BALANCES							
Restricted for:							
Debt Service	-	885,175	-	-	-	-	885,175
Capital Projects	-	-	-	6	-	-	6
Unassigned:	544,301	-	(38,668)	-	2,834,974	-	3,340,607
TOTAL FUND BALANCES	**544,301**	**885,175**	**(38,668)**	**6**	**2,834,974**	**-**	**4,225,788**
TOTAL LIABILITIES & FUND BALANCES	**$ 576,004**	**$ 885,175**	**$ 2,977**	**$ 15,006**	**$ 2,834,974**	**$ 3,110,000**	**$ 7,424,136**

SUNCOAST 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
REVENUES				
Interest - Investments	$ -	$ 9,825	$ 9,825	0.00%
Interest - Tax Collector	-	859	859	0.00%
Special Assmnts- Tax Collector	538,800	531,095	(7,705)	98.57%
TOTAL REVENUES	**538,800**	**541,779**	**2,979**	**100.55%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Arbitrage Rebate	600	600	-	100.00%
ProfServ-Trustee Fees	4,800	4,649	151	96.85%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	3,500	4,934	(1,434)	140.97%
District Engineer	3,500	7,354	(3,854)	210.11%
District Manager	45,000	22,500	22,500	50.00%
Auditing Services	6,400	6,000	400	93.75%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	288	(38)	115.20%
Rentals & Leases	2,000	-	2,000	0.00%
Insurance - General Liability	3,955	3,955	-	100.00%
Public Officials Insurance	3,203	1,690	1,513	52.76%
Insurance -Property & Casualty	14,910	14,910	-	100.00%
Legal Advertising	1,000	86	914	8.60%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	3,625	(2,125)	241.67%
Dues, Licenses, Subscriptions	175	223	(48)	127.43%
Total Administration	108,593	75,414	33,179	69.45%

SUNCOAST 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
Electric Utility Services				
Utility - Electric	17,600	3,828	13,772	21.75%
Utility - StreetLights	60,000	43,203	16,797	72.01%
Total Electric Utility Services	77,600	47,031	30,569	60.61%
Water-Sewer Comb Services				
Utility - Water	300	425	(125)	141.67%
Total Water-Sewer Comb Services	300	425	(125)	141.67%
Stormwater Control				
Contracts-Aquatic Control	13,000	12,607	393	96.98%
R&M Lake & Pond Bank	2,500	1,320	1,180	52.80%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	2,000	-	2,000	0.00%
Total Stormwater Control	20,500	13,927	6,573	67.94%
Other Physical Environment				
R&M-Other Landscape	6,000	-	6,000	0.00%
R&M-Irrigation	6,000	2,144	3,856	35.73%
Landscape Maintenance	100,000	72,563	27,437	72.56%
Landscape Replacement	15,000	-	15,000	0.00%
Entry/Gate/Walls Maintenance	6,000	2,192	3,808	36.53%
Miscellaneous Maintenance	6,073	1,590	4,483	26.18%
Aquatic Maintenance	1,500	401	1,099	26.73%
Misc-Holiday Lighting	15,000	2,125	12,875	14.17%
Total Other Physical Environment	155,573	81,015	74,558	52.08%
Road and Street Facilities				
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%

SUNCOAST 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 ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Miscellaneous Expenses	119,634	697	118,937	0.58%
Total Contingency	119,634	697	118,937	0.58%
Debt Service				
Operating Loan Repayment	55,100	-	55,100	0.00%
Total Debt Service	55,100	-	55,100	0.00%
TOTAL EXPENDITURES	**538,800**	**218,509**	**320,291**	**40.55%**
Excess (deficiency) of revenues Over (under) expenditures	-	323,270	323,270	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**221,031**		
FUND BALANCE, ENDING		**$ 544,301**		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

Series 2014 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 12,260	$ 12,260	0.00%
Special Assmnts- Tax Collector	371,556	376,732	5,176	101.39%
Special Assmnts- CDD Collected	-	342,789	342,789	0.00%
TOTAL REVENUES	**371,556**	**731,781**	**360,225**	**196.95%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	116,556	60,575	55,981	51.97%
Total Debt Service	371,556	60,575	310,981	16.30%
TOTAL EXPENDITURES	**371,556**	**60,575**	**310,981**	**16.30%**
Excess (deficiency) of revenues Over (under) expenditures	-	671,206	671,206	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(668)	(668)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(668)**	**(668)**	**0.00%**
Net change in fund balance	$ -	$ 670,538	$ 670,538	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**214,637**		
FUND BALANCE, ENDING		**$ 885,175**		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

Series 2014 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 46	$ 46	0.00%
TOTAL REVENUES	**-**	**46**	**46**	**0.00%**
EXPENDITURES				
Administration				
Deferred Cost - Developer	-	5,357	(5,357)	0.00%
Total Administration	-	5,357	(5,357)	0.00%
TOTAL EXPENDITURES	**-**	**5,357**	**(5,357)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(5,311)	(5,311)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	668	668	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**668**	**668**	**0.00%**
Net change in fund balance	$ -	$ (4,643)	$ (4,643)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(34,025)**		
FUND BALANCE, ENDING		**$ (38,668)**		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

Series 2018 Capital Projects Fund (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 1	$ 1	0.00%
TOTAL REVENUES	**-**	**1**	**1**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**5**		
FUND BALANCE, ENDING		**$ 6**		

Bank Account Statement

Suncoast CDD

Bank Account No.	3601		
Statement No.	03-25	**Statement Date**	03/31/2025

G/L Account No. 101002 Balance	463,773.08	**Statement Balance**	478,635.90
		Outstanding Deposits	3,435.67
Positive Adjustments	0.00	**Subtotal**	482,071.57
Subtotal	463,773.08	**Outstanding Checks**	-18,298.49
Negative Adjustments	0.00	**Ending Balance**	463,773.08
Ending G/L Balance	463,773.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/31/2025		JE000387	Interest - Investments	Intear earned for the month of 03/25	1,811.56	1,811.56	0.00
03/11/2025	Payment	BD00006	Special Assmnts- Tax Collector	Deposit No. BD00006	11,165.55	11,165.55	0.00
Total Deposits					12,977.11	12,977.11	0.00
Checks							
							0.00
02/20/2025	Payment	1120	EDMUND EMMANUAL LATIF III	Check for Vendor V00038	-200.00	-200.00	0.00
02/20/2025	Payment	1122	MATTHEW THEBEAU	Check for Vendor V00070	-200.00	-200.00	0.00
02/20/2025	Payment	1124	TAMMY A. LATIF	Check for Vendor V00074	-200.00	-200.00	0.00
02/20/2025	Payment	100023	SOLITUDE LAKE MANAGEMENT, LLC	Inv: PSI139512, Inv: PSI146024	-301.00	-301.00	0.00
02/20/2025	Payment	300067	DUKE ENERGY ACH	Inv: 020725-1650	-2,318.34	-2,318.34	0.00
02/21/2025	Payment	1125	SUNCOAST CDD	Check for Vendor V00083	-12,722.95	-12,722.95	0.00
02/25/2025	Payment	100031	CARETTA SERVICES LLC	Inv: 1533954	-1,555.00	-1,555.00	0.00
03/05/2025	Payment	100032	SPRING HILL SUITES MARRIOTT	Inv: 021225-inte	-122.00	-122.00	0.00
03/05/2025	Payment	100033	LANDSCAPE MAINTENANCE	Inv: 316622	-270.50	-270.50	0.00
03/05/2025	Payment	100034	INFRAMARK LLC	Inv: 143835	-13.29	-13.29	0.00
03/05/2025	Payment	100035	SPARKMAN BAYSIDE SERVICES LLC	Inv: 11190	-1,490.00	-1,490.00	0.00
03/04/2025	Payment	300086	DUKE ENERGY ACH	Inv: 021225-0899	-1,491.03	-1,491.03	0.00
03/14/2025	Payment	1126	JOHN JOSEPH VENTO	Payment of Invoice 001877	-200.00	-200.00	0.00
03/14/2025	Payment	1128	MELISSA A. RAMACCO	Payment of Invoice 001876	-200.00	-200.00	0.00
03/17/2025	Payment	100036	LANDSCAPE MAINTENANCE	Inv: 317648	-263.28	-263.28	0.00

Bank Account Statement

Suncoast CDD

Bank Account No.	3601
Statement No.	03-25
Statement Date	03/31/2025

03/17/2025	Payment	100037	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-10117	-970.00	-970.00	0.00
03/17/2025	Payment	100038	INFRAMARK LLC	Inv: 144955	-3,875.00	-3,875.00	0.00
03/17/2025	Payment	100039	SPRING HILL SUITES MARRIOTT	Inv: 021325-	-122.00	-122.00	0.00
03/20/2025	Payment	300087	PASCO COUNTY UTILITIES SERV ACH	Inv: 21967163	-10.60	-10.60	0.00
03/20/2025	Payment	300088	PASCO COUNTY UTILITIES SERV ACH	Inv: 21967165	-10.60	-10.60	0.00
03/20/2025	Payment	300089	PASCO COUNTY UTILITIES SERV ACH	Inv: 21967166	-10.60	-10.60	0.00
03/21/2025	Payment	100041	LANDSCAPE MAINTENANCE	Inv: 320571, Inv: 320556, Inv: 320931, Inv: 321011, In	-11,489.02	-11,489.02	0.00
03/25/2025	Payment	300090	DUKE ENERGY ACH	Inv: 030525-7059	-182.76	-182.76	0.00
03/26/2025	Payment	100044	LANDSCAPE MAINTENANCE	Inv: 320867	-841.58	-841.58	0.00
03/27/2025	Payment	300091	DUKE ENERGY ACH	Inv: 030725-1832	-2,103.20	-2,103.20	0.00
03/27/2025	Payment	300092	DUKE ENERGY ACH	Inv: 030725-1650	-2,352.17	-2,352.17	0.00
03/25/2025	Payment	300093	DUKE ENERGY ACH	Inv: 030525-1361	-199.93	-199.93	0.00
03/25/2025	Payment	300094	DUKE ENERGY ACH	Inv: 030525-0592	-30.80	-30.80	0.00
03/25/2025	Payment	300095	DUKE ENERGY ACH	Inv: 030525-0732	-146.40	-146.40	0.00
03/25/2025	Payment	300096	DUKE ENERGY ACH	Inv: 030525-1056	-43.69	-43.69	0.00
03/25/2025	Payment	300097	DUKE ENERGY ACH	Inv: 030525-1120	-31.70	-31.70	0.00
03/25/2025	Payment	300098	DUKE ENERGY ACH	Inv: 030525-1494	-41.69	-41.69	0.00
03/25/2025	Payment	300099	DUKE ENERGY ACH	Inv: 030525-1981	-30.80	-30.80	0.00
03/25/2025	Payment	300100	DUKE ENERGY ACH	Inv: 030525-2148	-49.03	-49.03	0.00
03/25/2025	Payment	300101	DUKE ENERGY ACH	Inv: 030525-2304	-30.80	-30.80	0.00
03/25/2025	Payment	300102	DUKE ENERGY ACH	Inv: 030525-2453	-37.86	-37.86	0.00
03/25/2025	Payment	300103	DUKE ENERGY ACH	Inv: 030525-2601	-299.13	-299.13	0.00
03/25/2025	Payment	300124	DUKE ENERGY ACH	Inv: 030525-2776 ACH	-612.34	-612.34	0.00
03/25/2025	Payment	300125	DUKE ENERGY ACH	Inv: 030525-2924 ACH	-144.23	-144.23	0.00
03/03/2025		JE000385	Utility - StreetLights	Bank rec adj je for ducke	-2,070.41	-2,070.41	0.00
Total Checks					-47,283.73	-47,283.73	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/14/2024	Payment	1006	SOLITUDE LAKE MANAGEMENT, LLC	Check for Vendor V00028	-89.73
12/23/2024	Payment	300000	PASCO COUNTY UTILITIES SERV ACH	Inv: 20786665	-11.48
12/23/2024	Payment	300001	PASCO COUNTY UTILITIES SERV ACH	Inv: 20951537	-11.48
12/23/2024	Payment	300002	PASCO COUNTY UTILITIES SERV ACH	Inv: 21112051	-10.44

Bank Account Statement

Suncoast CDD

Bank Account No.	3601		
Statement No.	03-25	**Statement Date**	03/31/2025

12/23/2024	Payment	300003	PASCO COUNTY UTILITIES SERV ACH	Inv: 21287483	-10.60
12/23/2024	Payment	300004	PASCO COUNTY UTILITIES SERV ACH	Inv: 20786660	-11.48
12/23/2024	Payment	300005	PASCO COUNTY UTILITIES SERV ACH	Inv: 20951535	-11.48
12/23/2024	Payment	300006	PASCO COUNTY UTILITIES SERV ACH	Inv: 21112049	-33.40
12/23/2024	Payment	300007	PASCO COUNTY UTILITIES SERV ACH	Inv: 20951538	-11.48
12/23/2024	Payment	300008	PASCO COUNTY UTILITIES SERV ACH	Inv: 21287484	-10.60
12/31/2024	Payment	300043	PASCO COUNTY UTILITIES SERV ACH	Inv: 21287481	-10.60
12/31/2024	Payment	300044	PASCO COUNTY UTILITIES SERV ACH	Inv: 20786666	-11.48
12/31/2024	Payment	300045	PASCO COUNTY UTILITIES SERV ACH	Inv: 21112052	-10.44
01/02/2025	Payment	100017	SUNCOAST CDD	Inv: 11072024-01a, Inv:	-10,296.93
02/20/2025	Payment	300066	DUKE ENERGY ACH	Inv: 020725-1832	-4,230.17
03/14/2025	Payment	1127	MATTHEW THEBEAU	Payment of Invoice 001878	-200.00
03/21/2025	Payment	100040	BGE INC	Inv: 16530	-420.00
03/26/2025	Payment	100042	JOHNSON ENGINEERING, INC.	Inv: 949219	-800.00
03/26/2025	Payment	100043	STRALEY ROBIN VERICKER	Inv: 26202	-2,075.00
03/25/2025	Payment	300123	DUKE ENERGY ACH	Inv: 030525-1220 ACH	-31.70
Total Outstanding Checks					-18,298.49

Outstanding Deposits

08/09/2024	JE000267	PASCOTAX INV	35.67
12/01/2024	JE000294	Rev Bank rec adj JE for	3,400.00
Total Outstanding Deposits			3,435.67