

Suncoast Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:



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SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2024
(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
<u>ASSETS</u>							
Cash - Operating Account	\$ 95,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,788
Cash In Bank	155,245	-	-	-	-	-	155,245
Cash - Reserve Account	-	-	-	15,005	-	-	15,005
Cash in Transit	-	29,288	-	-	-	-	29,288
Due From Other Funds	-	70,572	-	-	-	-	70,572
Investments:							
Reserve Fund	-	218,475	-	-	-	-	218,475
Revenue Fund	-	309,706	-	-	-	-	309,706
Deposits	45	-	-	-	-	-	45
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	14,494	-	14,494
Accum Depr - Buildings	-	-	-	-	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	-	-	-	-	-	3,241,159	3,241,159
TOTAL ASSETS	\$ 251,078	\$ 628,041	\$ -	\$ 15,005	\$ 2,834,974	\$ 3,740,775	\$ 7,469,873
<u>LIABILITIES</u>							
Accounts Payable	\$ 11,475	\$ 29,288	\$ -	\$ -	\$ -	\$ -	\$ 40,763
Loan Payable	180,000	-	-	-	-	-	180,000
Bonds Payable	-	-	-	-	-	3,740,775	3,740,775
Due To Other Funds	18,532	-	37,040	15,000	-	-	70,572
TOTAL LIABILITIES	210,007	29,288	37,040	15,000	-	3,740,775	4,032,110

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2024

(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
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	598,753	-	-	-	-	598,753
Capital Projects	-	-	-	5	-	-	5
Unassigned:	41,071	-	(37,040)	-	2,834,974	-	2,839,005
TOTAL FUND BALANCES	41,071	598,753	(37,040)	5	2,834,974	-	3,437,763
TOTAL LIABILITIES & FUND BALANCES	\$ 251,078	\$ 628,041	\$ -	\$ 15,005	\$ 2,834,974	\$ 3,740,775	\$ 7,469,873

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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>				
Interest - Investments	\$ -	\$ 83,272	\$ 83,272	0.00%
Special Assmnts- Tax Collector	538,800	63,646	(475,154)	11.81%
TOTAL REVENUES	538,800	146,918	(391,882)	27.27%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Trustee Fees	4,800	-	4,800	0.00%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	3,500	1,033	2,467	29.51%
District Engineer	3,500	1,300	2,200	37.14%
District Manager	45,000	7,500	37,500	16.67%
Auditing Services	6,400	6,000	400	93.75%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	129	121	51.60%
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	-	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	175	1,258	(1,083)	718.86%
Total Administration	107,993	38,900	69,093	36.02%
<u>Electric Utility Services</u>				
Utility - Electric	17,600	12,249	5,351	69.60%
Utility - StreetLights	60,000	-	60,000	0.00%
Total Electric Utility Services	77,600	12,249	65,351	15.78%
<u>Water-Sewer Comb Services</u>				
Utility - Water	300	-	300	0.00%
Total Water-Sewer Comb Services	300	-	300	0.00%

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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>Stormwater Control</u>				
Contracts-Aquatic Control	13,000	3,880	9,120	29.85%
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	5,200	15,300	25.37%
<u>Other Physical Environment</u>				
R&M-Other Landscape	6,000	-	6,000	0.00%
R&M-Irrigation	6,000	250	5,750	4.17%
Landscape Maintenance	100,000	30,385	69,615	30.39%
Landscape Replacement	15,000	-	15,000	0.00%
Entry/Gate/Walls Maintenance	6,000	-	6,000	0.00%
Miscellaneous Maintenance	6,073	-	6,073	0.00%
Aquatic Maintenance	1,500	225	1,275	15.00%
Misc-Holiday Lighting	15,000	-	15,000	0.00%
Total Other Physical Environment	155,573	30,860	124,713	19.84%
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Contingency</u>				
Miscellaneous Expenses	119,634	-	119,634	0.00%
Total Contingency	119,634	-	119,634	0.00%
<u>Debt Service</u>				
Operating Loan Repayment	55,100	3,400	51,700	6.17%
Total Debt Service	55,100	3,400	51,700	6.17%
TOTAL EXPENDITURES	538,200	90,609	447,591	16.84%

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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
Excess (deficiency) of revenues				
Over (under) expenditures	600	56,309	55,709	9384.83%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	600	-	(600)	0.00%
TOTAL FINANCING SOURCES (USES)	600	-	(600)	0.00%
Net change in fund balance	<u>\$ 600</u>	<u>\$ 56,309</u>	<u>\$ 54,509</u>	<u>9384.83%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(15,238)		
FUND BALANCE, ENDING		<u>\$ 41,071</u>		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 104,418	\$ 104,418	0.00%
Special Assmnts- Tax Collector	371,556	39,585	(331,971)	10.65%
TOTAL REVENUES	371,556	144,003	(227,553)	38.76%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	83,428	83,428	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		515,325		
FUND BALANCE, ENDING		\$ 598,753		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ (29,318)	\$ (29,318)	0.00%
Special Assmnts- CDD Collected	-	(5,357)	(5,357)	0.00%
TOTAL REVENUES	-	(34,675)	(34,675)	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(34,675)	(34,675)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(2,365)		
FUND BALANCE, ENDING		<u>\$ (37,040)</u>		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5		
FUND BALANCE, ENDING		<u><u>\$ 5</u></u>		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
General Fixed Assets Fund (900)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,834,974		
FUND BALANCE, ENDING		<u>\$ 2,834,974</u>		

Bank Account Statement

Suncoast CDD

Tuesday, December 17, 2024

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Z-SPAWAR

Bank Account No. 3601

Statement No. 11-24

Statement Date 11/30/2024

G/L Account No. 101002 Balance	155,245.43	Statement Balance	161,727.49
		Outstanding Deposits	35.67
Positive Adjustments	0.00		
Subtotal	155,245.43	Subtotal	161,763.16
Negative Adjustments	0.00	Outstanding Checks	-6,517.73
Ending G/L Balance	155,245.43	Ending Balance	155,245.43

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
11/06/2024		JE000287	Special Assmnts- Tax Excess	50.93	50.93	0.00
11/15/2024		JE000288	Special Assmnts- Tax Revenue/Debt	44,191.14	44,191.14	0.00
11/07/2024		JE000290	Tax Revenue/Debt Service	5,909.37	5,909.37	0.00
11/20/2024		JE000291	Tax Revenue/Debt Service	26,061.45	26,061.45	0.00
11/30/2024		JE000295	Intr earned for the month of 10/24	552.53	552.53	0.00
11/30/2024		JE000296	DS payment tax colleted	18,789.75	18,789.75	0.00
Total Deposits				95,555.17	95,555.17	0.00
Checks						
						0.00
10/25/2024	Payment	1096	Check for Vendor V00055	-1,500.00	-1,500.00	0.00
10/25/2024	Payment	1097	Check for Vendor V00028	-225.00	-225.00	0.00
10/25/2024	Payment	1098	Check for Vendor V00033	-970.00	-970.00	0.00
10/25/2024	Payment	1099	Check for Vendor V00042	-217.50	-217.50	0.00
11/11/2024	Payment	1100	Check for Vendor V00101	-20,555.00	-20,555.00	0.00
11/11/2024	Payment	1101	Check for Vendor V00016	-175.00	-175.00	0.00
11/11/2024	Payment	1102	Check for Vendor V00077	-3,879.05	-3,879.05	0.00
11/11/2024	Payment	1103	Check for Vendor V00011	-21,652.63	-21,652.63	0.00
11/11/2024	Payment	1104	Check for Vendor V00094	-1,320.00	-1,320.00	0.00
11/20/2024	Payment	100002	Inv: SHS 111324, Inv: SHS 082324, Inv: SHS	-483.14	-483.14	0.00
11/20/2024	Payment	100005	Inv: 136760	-3,875.00	-3,875.00	0.00
11/26/2024	Payment	DD231	Payment of Invoice 001722	-31.86	-31.86	0.00
11/26/2024	Payment	DD232	Payment of Invoice 001724	-30.80	-30.80	0.00
11/26/2024	Payment	DD233	Payment of Invoice 001725	-176.29	-176.29	0.00
11/26/2024	Payment	DD234	Payment of Invoice 001726	-46.36	-46.36	0.00
11/26/2024	Payment	DD235	Payment of Invoice 001727	-177.62	-177.62	0.00
11/26/2024	Payment	DD236	Payment of Invoice 001729	-1,189.65	-1,189.65	0.00
11/26/2024	Payment	DD237	Payment of Invoice 001730	-30.80	-30.80	0.00
11/26/2024	Payment	DD238	Payment of Invoice 001731	-47.24	-47.24	0.00
11/26/2024	Payment	DD239	Payment of Invoice 001732	-30.80	-30.80	0.00
11/26/2024	Payment	DD240	Payment of Invoice 001733	-30.80	-30.80	0.00
11/26/2024	Payment	DD241	Payment of Invoice 001734	-274.98	-274.98	0.00
11/26/2024	Payment	DD242	Payment of Invoice 001735	-607.19	-607.19	0.00

Bank Account Statement

Suncoast CDD

Tuesday, December 17, 2024

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Bank Account No. 3601

Statement No. 11-24

Statement Date

11/30/2024

11/26/2024	Payment	DD243	Payment of Invoice 001744	-30.80	-30.80	0.00
11/26/2024	Payment	DD244	Payment of Invoice 001745	-195.51	-195.51	0.00
11/26/2024	Payment	DD245	Payment of Invoice 001746	-41.08	-41.08	0.00
11/04/2024	Payment	DD246	Payment of Invoice 001704	-834.12	-834.12	0.00
11/01/2024		JE000293	Bank rec adj JE for Automatic loan	-3,400.00	-3,400.00	0.00
Total Checks				-62,028.22	-62,028.22	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/14/2024	Payment	1006	Check for Vendor V00028	-89.73
11/20/2024	Payment	100000	Inv: 1903924	-2,125.00
11/20/2024	Payment	100001	Inv: 25443	-793.00
11/20/2024	Payment	100003	Inv: SE-25240, Inv: SE-25241, Inv: SE-25243	-2,910.00
11/20/2024	Payment	100004	Inv: 003547	-600.00
Total Outstanding Checks				-6,517.73

Outstanding Deposits

08/09/2024		JE000267	PASCOTAX INV GS20240709	35.67
Total Outstanding Deposits				35.67