

Suncoast Community Development District

Board of Supervisors

Matthew Thebeau, Chairperson
Edmund Latif III, Vice Chairperson
Tammy Latif, Assistant Secretary
Melissa Ramacco, Assistant Secretary
John Vento, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer

PUBLIC HEARING & REGULAR MEETING AGENDA

Wednesday, August 13, 2025, at 7:00 p.m.

Join Teams Meeting

Meeting ID: 293 351 090 911 **Passcode:** MwAPUa

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. Public Hearing to Adopt Fiscal Year 2026 Budget**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-04; Adopting Final Budget for FY 2025-2026,
 - E. Consideration of Resolution 2025-05; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
- 4. Consent Agenda**
 - A. Approval of Minutes of July 9, 2025, Regular Meeting
 - B. Consideration of Operation and Maintenance June 2025
- 5. Attorney's Report**
- 6. Engineer's Report**
- 7. Manager's Report**
 - A. District Manager's Report
 - i. Field Inspection Report
 - ii. Discussion on Well Installation
- 8. Business Items**
 - A. Consideration of Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule
 - B. Consideration of Dog Station Repair/Replacement
 - C. Discussion on Street Sign Responsibility
 - D. Consideration of Solitude Fountain Replacement Proposal
- 9. Supervisors' Requests or Comments**
- 10. Public Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 11. Adjournment**

****The next meeting is scheduled to be held on Wednesday, September 10, 2025, at 7:00 p.m.****

Third Order of Business

3D.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Suncoast Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Suncoast Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2025.

Attested By:

**Suncoast
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

SUNCOAST

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



SUNCOAST

Community Development District

Budget Overview

Fiscal Year 2026

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SUNCOAST

Community Development District

Operating Budget

Fiscal Year 2026

SUNCOAST

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	June-	PROJECTED	% +/-)	BUDGET
	FY 2025	5/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	-	6,287	-	6,287	0%	
Operations & Maintenance Assmts-Tax Roll	538,800	521,114	17,686	538,800	0%	679,103
Developer Contributions	-		-	-	0%	
Interest - Tax Collector	-	859	-	859	0%	
Total Revenues	538,800	528,260	17,686	545,946		679,103
EXPENDITURES						
Legislative						
Supervisor Fees	12,000	7,600	4,400	12,000	0%	13,000
Total Legislative	12,000	7,600	4,400	12,000		13,000
Financial and Administrative						
District Management	45,000	26,250	18,750	45,000	0%	47,895
District Engineer	3,500	7,914	-	7,914	126%	7,000
Disclosure Report	4,200	-	4,200	4,200	0%	4,200
Trustees Fees	4,800	4,649	151	4,800	0%	4,800
Auditing Services	6,400	12,000	-	12,000	88%	6,000
Arbitrage Rebate Calculation	600	600	-	600	0%	600
Rentals & Leases	2,000	-	2,000	2,000	0%	2,000
Postage, Phone, Faxes, Copies	250	172	78	250	0%	250
Legal Advertising	1,000	86	914	1,000	0%	1,000
Bank Fees	100	-	100	100	0%	100
Dues, Licenses & Fees	175	129	46	175	0%	175
Website Development & Maintenance	1,500	3,875	-	3,875	158%	1,552
Operating Loan Repayment	55,100	3,400	51,700	55,100	0%	100,000
Total Financial and Administrative	126,125	59,075	79,439	138,514		225,572
Legal Counsel						
District Counsel	3,500	6,997	-	6,997	100%	10,000
Total Legal Counsel	3,500	6,997	-	6,997		10,000
Insurance						
Public Officials Liability Insurance	3,203	1,690	1,513	3,203	0%	3,506
General Liability Insurance	3,955	3,955	-	3,955	0%	4,328
Property Casualty Insurance	14,910	14,910	-	14,910	0%	15,197
Total Insurance	22,068	20,555	1,513	22,068		23,031

SUNCOAST

Community Development District

General Fund

Electric Utility Services

Electric Utility Services	17,600	13,101	4,499	17,600	0%	17,600
Street Lights	60,000	48,242	11,758	60,000	0%	60,000
Total Electric Utility Services	77,600	61,343	16,257	77,600		77,600

Water-Sewer Combination Services

Water Utility Services	300	345	-	345	15%	900
Total Water-Sewer Combination Services	300	345	-	345		900

Stormwater Control

Aquatic Contract	13,000	8,855	4,145	13,000	0%	13,000
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	1,000	0%	1,000
Lake/Pond Bank Maintenance	2,500	2,640	-	2,640	6%	2,500
Aquatic Plant Replacement	2,000	-	2,000	2,000	0%	2,000
Capital Improvements	2,000	-	2,000	2,000	0%	22,000
Total Stormwater Control	20,500	11,495	9,145	20,640		40,500

Other Physical Environment

Field Services	-	-	-	-	0%	12,000
Entrance, Monuments, Walls Maintenance & Rep	6,000	6,126	-	6,126	2%	12,000
Landscape Maintenance	100,000	93,283	6,717	100,000	0%	104,000
Miscellaneous Maintenance	6,073	150	5,923	6,073	0%	6,000
Landscape Maintenance - Other	6,000	335	5,665	6,000	0%	6,000
Holiday Lights	15,000	2,125	12,875	15,000	0%	20,000
Landscape Replacement Plants, Shrubs, Trees	15,000	16,800	-	16,800	12%	15,000
Irrigation Repairs and Maintenance	6,000	7,549	-	7,549	26%	6,000
Aquatic Other	1,500	5,251	-	5,251	250%	6,000
Total Other Physical Environment	155,573	131,619	31,180	162,799		187,000

Road & Street Facilities

Pavement & Signage Repairs	1,500		1,500	1,500	0%	1,500
Total Road & Street Facilities	1,500	-	1,500	1,500		1,500

Contingency

Reserves	119,634	10,768	108,866		0%	100,000
Total Reserves	119,634	10,768	108,866	-		100,000

TOTAL EXPENDITURES	538,800	309,797	252,300	442,463	-	679,103
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Excess (deficiency) of revenues

Over (under) expenditures	-	218,463	(234,614)	103,483	-	-
Net change in fund balance	-	218,463	(234,614)	103,483		-

FUND BALANCE, BEGINNING

	-	-	-	-		103,483
	-	218,463	(234,614)	103,483		103,483

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

SUNCOAST

Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2014 Bonds
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED AUG- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments			\$ -	\$ -	\$ -
Special Assmnts- Tax Collector			-	-	385,218
Total	-	-	-	-	385,218
TOTAL REVENUES	-	-	-	-	385,218
COST OF GOODS SOLD					
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	-	-	-	-	-
Principal Debt Retirement	-	-	-	-	265,000
Interest Expense Series	-	-	-	-	111,775
Total Debt Service	-	-	-	-	376,775
TOTAL EXPENDITURES	-	-	-	-	-
<i>Reserves</i>					
Total Reserves	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	-	385,218
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In				-	-
Proceeds of Refunding Bonds				-	-
Operating Transfers-Out				-	-
Pymt to Escrow Acct-Refunding				-	-
Contribution to (Use of) Fund Balance	-	-	-	-	385,218
TOTAL OTHER SOURCES (USES)	-	-	-	-	385,218
Net change in fund balance	-	-	-	-	770,436
FUND BALANCE, BEGINNING	-	-	-	-	-
FUND BALANCE, ENDING	-	-	-	-	770,436
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024				11/1/2025
Series 2022 Bonds:	\$ 3,015,000				\$ 2,760,000

**Series 2016 Special Assessment Revenue Bonds Amortization
Schedule**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Annual Debt Service
11/1/2024	\$3,015,000			\$ 60,668.75	\$ 365,537.50
5/1/2025	\$3,015,000	\$ 255,000	3.75%	\$ 60,668.75	
11/1/2025	\$2,760,000			\$ 55,887.50	\$ 371,556.25
5/1/2026	\$2,760,000	\$ 265,000	3.75%	\$ 55,887.50	
11/1/2026	\$2,495,000			\$ 50,918.75	\$ 371,806.25
5/1/2027	\$2,495,000	\$ 270,000	3.75%	\$ 50,918.75	
11/1/2027	\$2,225,000			\$ 45,856.25	\$ 366,775.00
5/1/2028	\$2,225,000	\$ 280,000	3.75%	\$ 45,856.25	
11/1/2028	\$1,945,000			\$ 40,606.25	\$ 366,462.50
5/1/2029	\$1,945,000	\$ 290,000	3.75%	\$ 40,606.25	
11/1/2029	\$1,655,000			\$ 35,168.75	\$ 365,775.00
5/1/2030	\$1,655,000	\$ 305,000	4.25%	\$ 35,168.75	
11/1/2030	\$1,350,000			\$ 28,687.50	\$ 368,856.25
5/1/2031	\$1,350,000	\$ 315,000	4.25%	\$ 28,687.50	
11/1/2031	\$1,035,000			\$ 21,993.75	\$ 365,681.25
5/1/2032	\$1,035,000	\$ 330,000	4.25%	\$ 21,993.75	
11/1/2032	\$705,000			\$ 14,981.25	\$ 366,975.00
5/1/2033	\$705,000	\$ 345,000	4.25%	\$ 14,981.25	
11/1/2033	\$360,000			\$ 7,650.00	\$ 367,631.25
5/1/2034	\$360,000	\$ 360,000	4.25%	\$ 7,650.00	
		\$ 3,015,000		\$ 724,838	\$ 3,677,056

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

SUNCOAST

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET															
Product	General Fund					Debt Service Series 2016				Total Assessments per Unit				O&M	DS
	FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	Units	Units
All Units	\$884	\$702	\$182	\$15	26.0%	\$503	\$503	\$0	0.0%	\$1,387	\$1,205	\$182	15%	817	815
														817	815

3E.

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Suncoast Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for Fiscal Year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the Fiscal Year 2025-2026 Budget;

WHEREAS, the provision of the activities described in the Fiscal Year 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the Fiscal Year 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the Fiscal Year 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the Fiscal Year 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the Fiscal Year 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2025.

Attested By:

**Suncoast Community
Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Print Name: _____
☐ Chair / ☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

4A

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Suncoast Community Development District was held on Wednesday, July 9, 2025, and called to order at 7:00 p.m. at the Marriot Spring Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Matthew Thebeau	Chairperson
Edmund Latif III	Vice Chairperson
Tammy Latif	Assistant Secretary
Melissa Ramacco	Assistant Secretary
John Vento	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Clay Wright	Field Manager
Scott Herman	Fieldstone
Liz Moore	
Matteo Soto	
Matt Goldrick	Steadfast

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Castoria called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the Regular Meeting June 11, 2025**
- B. Consideration of Operation and Maintenance Expenditures May 2025**
- C. Acceptance of the Financials and Approval of the Check Register for May 2025**
- D. Ratification of TR Electric Pond Pump R&M**

On MOTION by Mr. Thebeau seconded by Mr. Vento, with all in favor, the Consent Agenda items, were approved. 5-0

FOURTH ORDER OF BUSINESS **Attorney's Report**

A discussion ensued regarding the continuing to research street sign for CDD/county ownership.

FIFTH ORDER OF BUSINESS **Engineer's Report**

A. Update on Traffic Light Request

B. Discussion on 2730 Mingo Drive

An update was provided to the Board.

SIXTH ORDER OF BUSINESS

Manager's Report

A. District Manager's Report

i. Field Inspection Report

Mr. Wright discussed pond breakers that need further inspection, and tree trimming reported to Duke.

On MOTION by Mr. Thebeau seconded by Mr. Vento, with all in favor, the proposal by *Fieldstone* #21540 for irrigation R&M \$1,377.94, was approved. 5-0

SEVENTH ORDER OF BUSINESS

Business Items

A. Update Special Counsel on Brazilian Pepper

An update was provided to the Board.

B. Consideration of Steadfast Proposals

On MOTION by Mr. Vento seconded by Ms. Latif, with all in favor, the proposal by *Steadfast* #SCA1757 #3 for \$16,032, was approved. 5-0

C. Discussion on Well Installation

On MOTION by Mr. Thebeau seconded by Ms. Ramacco, with all in favor, the installation of well, was approved. 5-0

D. Discussion on HOA Loan Payoff

The Board requested documentation from HOA on payment.

E. Discussion on FY 2026 Proposed Budget Increase

The Board inquire with finance on Fiscal Year 2025 assessment table.

F. Update on Street Sign Maintenance

On MOTION by Mr. Thebeau seconded by Mr. Vento, with all in favor, the proposal by *Fields Consulting* for street sign repairs \$1,800, was approved. 5-0

G. Discussion on Monument Paint Color Choice

On MOTION by Mr. Thebeau seconded by Ms. Latif, with all in favor, accepting Mr. Vento's monument paint color choices, was approved. 5-0

EIGHTH ORDER OF BUSINESS

Supervisors' Requests or Comments

The Board of supervisors requested or commented on the following:

- Request the District Manager contact Nicolas Design for original monument plans
- Request Jayman to repair pet stations

On MOTION by Mr. Thebeau seconded by Mr. Latif III, with all in favor, accepting the new financial distribution process was approved. 5-0

NINTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Ramacco seconded by Mr. Thebeau, with all in favor, meeting was adjourned at 8:31 p.m. 5-0

Lisa Castoria
District Manager

Matthew Thebeau
Chairperson

4B

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
LANDSCAPE MAINTENANCE	9/1/2024	186408	\$314.15	\$314.15	LANDSCAPE MAINT
Monthly Contract Subtotal			\$314.15	\$314.15	
Utilities					
DUKE ENERGY ACH	5/5/2025	050525-0592 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-0732 ACH	\$100.25	\$100.25	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-1056 ACH	\$56.04	\$56.04	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-1220 ACH	\$31.19	\$31.19	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-1361 ACH	\$211.26	\$211.26	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-1494 ACH	\$40.36	\$40.36	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-1981 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-2148 ACH	\$50.18	\$50.18	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-2304 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-2453 ACH	\$42.03	\$42.03	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-2601 ACH	\$330.97	\$330.97	ELECTRIC
DUKE ENERGY ACH	5/5/2025	050525-2776 ACH	\$618.16	\$618.16	ELECTRIC
DUKE ENERGY ACH	5/7/2025	052825-1650 ACH	\$2,352.17	\$2,352.17	ELECTRIC
DUKE ENERGY ACH	6/6/2025	060625-1650 ACH	\$2,352.17	\$2,352.17	ELECTRIC
DUKE ENERGY ACH	6/6/2025	060625-1832 ACH	\$2,103.20	\$2,103.20	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-7059 ACH	\$207.26	\$207.26	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-2601 ACH	\$346.64	\$346.64	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-2304 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-2453 ACH	\$43.52	\$43.52	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-1494	\$40.36	\$40.36	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-0592 ACH	\$36.52	\$36.52	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-1056 ACH	\$65.54	\$65.54	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-2924 ACH	\$81.20	\$81.20	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-2776 ACH	\$681.85	\$681.85	ELECTRIC

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
DUKE ENERGY ACH	6/4/2025	060425-1220 ACH	\$31.55	\$31.55	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-1361 ACH	\$223.09	\$223.09	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-1981 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-2148 ACH	\$51.19	\$51.19	ELECTRIC
DUKE ENERGY ACH	6/4/2025	060425-0732 ACH	\$45.36	\$45.36	ELECTRIC
DUKE ENERGY ACH	6/11/2025	061125-0899 ACH	\$1,512.78	\$1,512.78	ELECTRIC
PASCO COUNTY UTILITIES SERV ACH	6/3/2025	22452962 ACH	\$10.60	\$10.60	IRRIG. POTABLE
Utilities Subtotal			\$11,819.44	\$11,819.44	
Regular Services					
BGE INC	6/2/2025	22553	\$140.00	\$140.00	SR 54 signal
EDMUND EMMANUAL LATIF III	6/11/2025	EL-061125	\$200.00	\$200.00	BOARD 6/11/25
JOHN JOSEPH VENTO	6/11/2025	JV-061125	\$200.00	\$200.00	BOARD 6/11/25
LANDSCAPE MAINTENANCE	6/1/2025	338607	\$7,982.50	\$7,982.50	LANDSCAPE MAINT
MATTHEW THEBEAU	6/11/2025	MT-061125	\$200.00	\$200.00	BOARD 6/11/25
MELISSA A. RAMACCO	6/11/2025	MR-061125	\$200.00	\$200.00	BOARD 6/11/25
NEPTUNE SERVICES	6/17/2025	0053874	\$440.00	\$440.00	PONDS
NEPTUNE SERVICES	6/17/2025	0053872	\$440.00	\$440.00	porter
NEPTUNE SERVICES	6/17/2025	0053871	\$440.00	\$440.00	PONDS
NEPTUNE SERVICES	6/17/2025	0053873	\$440.00	\$440.00	PONDS
PASCO COUNTY UTILITIES SERV ACH	6/3/2025	22452963 ACH	\$10.60	\$10.60	IRRIG. POTABLE
STEADFAST ENVIRONMENTAL, LLC	6/1/2025	SA-12390	\$970.00	\$970.00	MONTHLY SERV
STRALEY ROBIN VERICKER	2/26/2025	26056	\$1,237.50	\$1,237.50	PROFESSIONAL SERVICES
SUNCOAST POINTE HOA	6/12/2025	061225-HOA	\$30,000.00	\$30,000.00	LOAN PAY OFF
TAMMY A. LATIF	6/11/2025	TL-061125	\$200.00	\$200.00	BOARD 6/11/25
Regular Services Subtotal			\$43,100.60	\$43,100.60	
Additional Services					
JAYMAN ENTERPRISE	6/3/2025	4034	\$125.00	\$125.00	concrete pick up

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
LANDSCAPE MAINTENANCE	4/30/2025	331894	\$335.00	\$335.00	LANDSCAPE MAINT r&m
LANDSCAPE MAINTENANCE	6/13/2025	339471	\$650.00	\$650.00	LANDSCAPE MAINT r&m
NEPTUNE SERVICES	6/17/2025	0053869	\$750.00	\$750.00	fence
NEPTUNE SERVICES	6/17/2025	0053870	\$250.00	\$250.00	fence
SUNCOAST CDD	6/17/2025	06172025 - 01	\$2,534.16	\$2,534.16	SERIES 2014 FY25 TAX DIST ID PASCO
Additional Services Subtotal			\$4,644.16	\$4,644.16	
TOTAL			\$59,878.35	\$59,878.35	



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2024	186408

Bill To:
Suncoast Pointe HOA c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	314.15	314.15
NEW RATE EFFECTIVE DATE: JANUARY 1, 2024			
Total			\$314.15
Questions regarding this invoice? Please e-mail arppayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	10/1/2024	Balance Due

Service address

SUNCOAST COMM DEVEL DISTRICT
3040 PRAIRIE IRIS DR 60AMP FOR LIGHT
60AMP FOR LIGHT

Bill date May 5, 2025
For service Apr 2 - May 1
30 days

Account number 9100 8868 0592

Billing summary

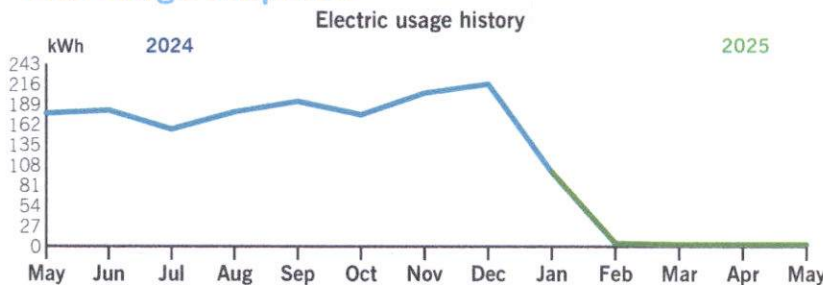
Previous Amount Due	\$30.80
<i>Payment Received Apr 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due May 27	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	177	1,416	118
Avg. Daily (kWh)	0	6	4	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$30.80
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____
Add here, to help others with a
contribution to Share the Light

\$ _____
Amount enclosed



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 0592

000331 0000000003

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 4458061	
Actual reading on May 1	10462
Previous reading on Apr 2	- 10459
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 4458061	
Customer Charge	\$17.23
Energy Charge	
3.000 kWh @ 12.130c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.28
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

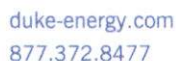
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

fb.def.duke.bills.20250502214708.17.a/p-663-0000000003



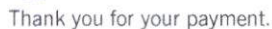


Bill date May 5, 2025
For service Apr 2 - May 1
30 days

Account number 9100 8868 0732

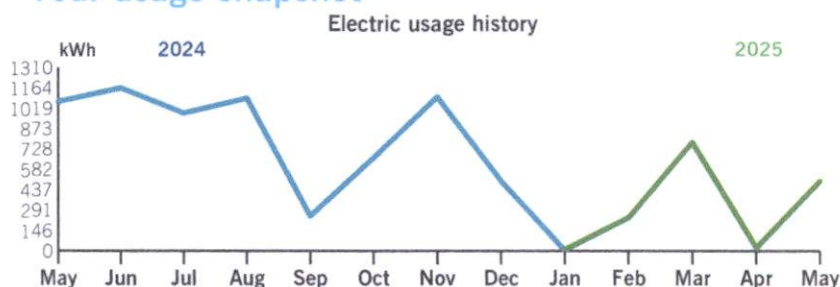
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Apr 24</i>	-30.80
Current Electric Charges	97.65
Taxes	2.60
Total Amount Due May 27	\$100.25



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	495	1,067	7,285	607
Avg. Daily (kWh)	17	36	20	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$100.25
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 0732

000323 0000000003

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



88910088680732000660000000000000001002500000100258

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800.700.8744
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General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 3667093	
Actual reading on May 1	20492
Previous reading on Apr 2	- 19997
<hr/>	
Energy Used	495 kWh
Billed kWh	495.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 3667093	
Customer Charge	\$17.23
Energy Charge	
495.000 kWh @ 12.130c	60.06
Fuel Charge	
495.000 kWh @ 3.925c	19.43
Asset Securitization Charge	
495.000 kWh @ 0.187c	0.93
<hr/>	
Total Current Charges	\$97.65

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	2.51
<hr/>	
Total Taxes	\$2.60

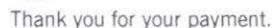


Page 1 of 3

Bill date May 5, 2025
For service Apr 2 - May 1
30 days

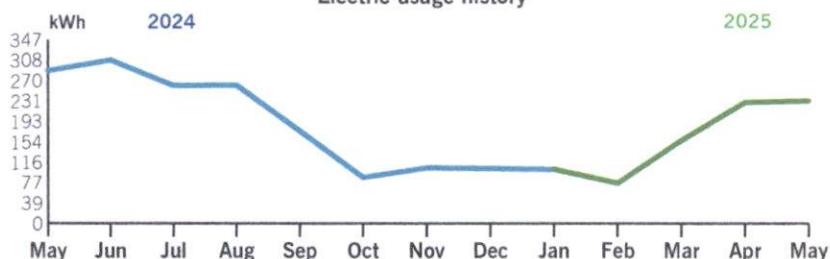
Account number 9100 8868 1056

Previous Amount Due	\$55.70
<i>Payment Received Apr 24</i>	-55.70
Current Electric Charges	54.59
Taxes	1.45
Total Amount Due May 27	\$56.04



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Electric usage history



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	230	288	2,092	174
Avg. Daily (kWh)	8	10	6	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8868 1056

\$56.04
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



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SUNCOAST COMM DEVEL DISTRICT
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Page 46

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In person duke-energy.com/location

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General questions or concerns

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Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 2

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Asset Securitization Charge

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Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
877.372.8477

Account number **9100 8868 1056**

Your usage snapshot - Continued

Current electric usage for meter number 8244324

Actual reading on May 1	10418
Previous reading on Apr 2	- 10188
<hr/>	
Energy Used	230 kWh
Billed kWh	230.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25

Meter - 8244324

Customer Charge	\$17.23
Energy Charge	
230.000 kWh @ 12.130c	27.90
Fuel Charge	
230.000 kWh @ 3.925c	9.03
Asset Securitization Charge	
230.000 kWh @ 0.187c	0.43
<hr/>	
Total Current Charges	\$54.59

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.40
<hr/>	
Total Taxes	\$1.45

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Check utility rates

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Your usage snapshot - Continued

Current electric usage for meter number 4345385	
Actual reading on May 1	5857
Previous reading on Apr 2	- 5776
<hr/>	
Energy Used	81 kWh
Billed kWh	81.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 4345385	
Customer Charge	\$17.23
Energy Charge	
81.000 kWh @ 12.130c	9.82
Fuel Charge	
81.000 kWh @ 3.925c	3.18
Asset Securitization Charge	
81.000 kWh @ 0.187c	0.15
<hr/>	
Total Current Charges	\$30.38

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.78
<hr/>	
Total Taxes	\$0.81



Service address
SUNCOAST COMM DEVEL DISTRICT
17037 TORVEST CT
FOUNTAIN

Bill date May 5, 2025
For service Apr 2 - May 1
30 days

Account number 9100 8868 1361

Billing summary

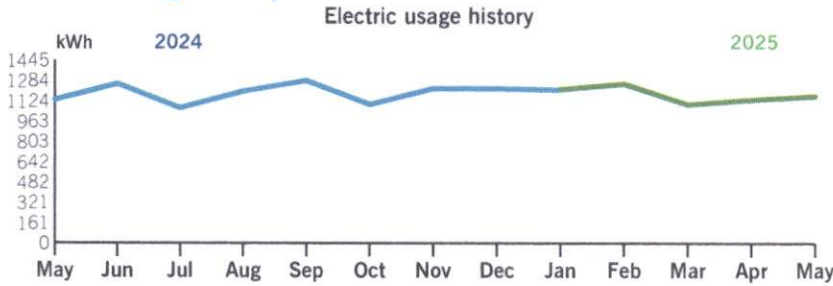
Previous Amount Due	\$206.44
Payment Received Apr 24	-206.44
Current Electric Charges	205.80
Taxes	5.46
Total Amount Due May 27	\$211.26



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,161	1,133	14,205	1,184
Avg. Daily (kWh)	39	38	39	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1361

Amount of automatic draft

\$211.26
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed



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800.700.8744
By mail payable to Duke Energy P.O. Box 1094
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General questions or concerns

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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 2

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When you pay by check

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

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Your usage snapshot - Continued

Current electric usage for meter number 3366055	
Actual reading on May 1	99359
Previous reading on Apr 2	- 98198
<hr/>	
Energy Used	1,161 kWh
Billed kWh	1,161.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 3366055	
Customer Charge	\$17.23
Energy Charge	
1,161.000 kWh @ 12.130c	140.83
Fuel Charge	
1,161.000 kWh @ 3.925c	45.57
Asset Securitization Charge	
1,161.000 kWh @ 0.187c	2.17
<hr/>	
Total Current Charges	\$205.80

Your current rate is General Service Non-Demand Sec (GS-1).
 For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.28
<hr/>	
Total Taxes	\$5.46

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Page 1 of 3

Bill date May 5, 2025
For service Apr 2 - May 1
30 days

Account number 9100 8868 1494

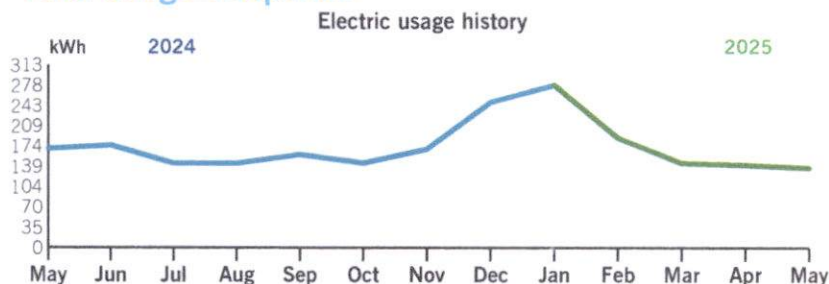
Billing summary

Previous Amount Due	\$41.18
<i>Payment Received Apr 24</i>	-41.18
Current Electric Charges	39.32
Taxes	1.04
Total Amount Due May 27	\$40.36



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 78°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	136	169	2,070	173
Avg. Daily (kWh)	5	6	6	
12-month usage based on most recent history				

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\$40.36
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____
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Amount enclosed



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Charlotte, NC 28201-1094

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Charlotte, NC 28201-1090

Account number
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SUNCOAST COMM DEVEL DISTRICT
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Check utility rates

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Important to know

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Your usage snapshot - Continued

Current electric usage for meter number 3599788	
Actual reading on May 1	20199
Previous reading on Apr 2	- 20063
<hr/>	
Energy Used	136 kWh
Billed kWh	136.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 3599788	
Customer Charge	\$17.23
Energy Charge	
136.000 kWh @ 12.130c	16.50
Fuel Charge	
136.000 kWh @ 3.925c	5.34
Asset Securitization Charge	
136.000 kWh @ 0.187c	0.25
<hr/>	
Total Current Charges	\$39.32

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	1.01
<hr/>	
Total Taxes	\$1.04

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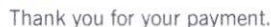


Bill date	May 5, 2025
For service	Apr 2 - May 1
	30 days

Account number 9100 8868 1981

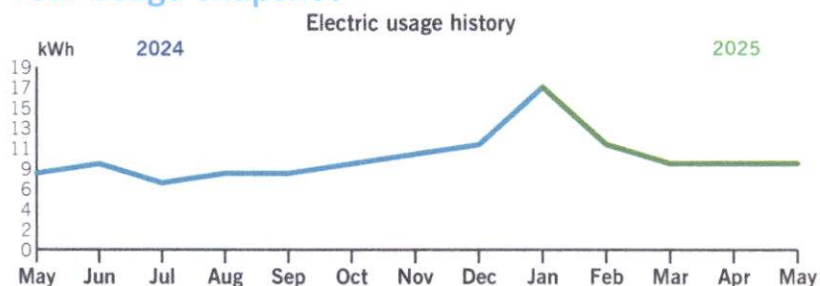
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Apr 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due May 27	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	8	117	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Please return this portion with your payment. Thank you for your business.



Account number
9100 8868 1981

\$30.80
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____
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Amount enclosed

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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Abstract

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100886819810006600000000000000000308000000030807

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

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Your usage snapshot - Continued

Current electric usage for meter number 3486808	
Actual reading on May 1	18075
Previous reading on Apr 2	- 17880
<hr/>	
Energy Used	195 kWh
Billed kWh	195.000 kWh

Billing details - Electric

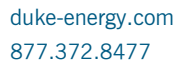
Billing Period - Apr 02 25 to May 01 25	
Meter - 3486808	
Customer Charge	\$17.23
Energy Charge	
195.000 kWh @ 12.130c	23.65
Fuel Charge	
195.000 kWh @ 3.925c	7.65
Asset Securitization Charge	
195.000 kWh @ 0.187c	0.36
<hr/>	
Total Current Charges	\$48.89

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

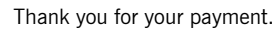
Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.25
<hr/>	
Total Taxes	\$1.29



Bill date May 5, 2025
For service Apr 2 - May 1
30 days

Previous Amount Due	\$30.80
<i>Payment Received Apr 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due May 27	\$30.80



Electric usage history

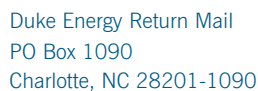
The chart displays the monthly electric usage in kWh. The y-axis is labeled 'kWh' and ranges from 0 to 100 in increments of 11. The x-axis shows months from May 2024 to May 2025. The data is represented by a dark teal line for 2024 and a light green line for 2025.

Month	Usage (kWh)	Year
May	78	2024
Jun	82	2024
Jul	68	2024
Aug	78	2024
Sep	90	2024
Oct	82	2024
Nov	45	2024
Dec	2	2024
Jan	5	2025
Feb	3	2025
Mar	1	2025
Apr	2	2025
May	2	2025

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	79	470	39
Avg. Daily (kWh)	0	3	1	
12-month usage based on most recent history				

Please return this portion with your payment. Thank you for your business.



\$30.80
by May 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

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Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4458030	
Actual reading on May 1	5021
Previous reading on Apr 2	- 5018
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 4458030	
Customer Charge	\$17.23
Energy Charge	
3.000 kWh @ 12.130c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.28
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

Service address

SUNCOAST COMM DEVEL DISTRICT
17017 ONGAR CT
SIGN/LITES

Bill date

May 5, 2025

For service

Apr 2 - May 1
30 days

Account number 9100 8868 2453

Billing summary

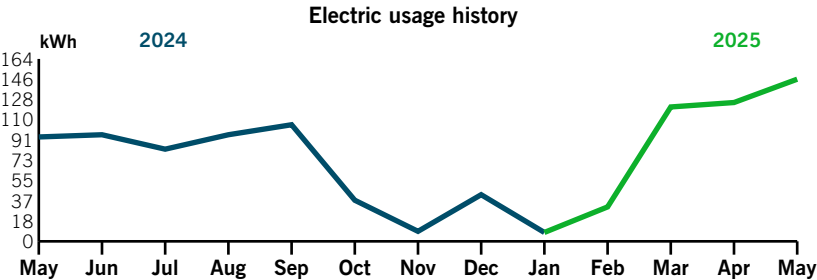
Previous Amount Due	\$38.54
Payment Received Apr 24	-38.54
Current Electric Charges	40.94
Taxes	1.09
Total Amount Due May 27	\$42.03



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82°	83°	83°	83°	77°	72°	71°	63°	57°	67°	68°	75°	76°
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	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	146	94	899	75
Avg. Daily (kWh)	5	3	2	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$42.03 by May 27	After 90 days from bill date, a late charge will apply.
----------------------	---

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light

Amount enclosed

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 2453

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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Your usage snapshot - Continued

Current electric usage for meter number 3479760	
Actual reading on May 1	8915
Previous reading on Apr 2	- 8769
<hr/>	
Energy Used	146 kWh
Billed kWh	146.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 3479760	
Customer Charge	\$17.23
Energy Charge	
146.000 kWh @ 12.130c	17.71
Fuel Charge	
146.000 kWh @ 3.925c	5.73
Asset Securitization Charge	
146.000 kWh @ 0.187c	0.27
<hr/>	
Total Current Charges	\$40.94

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.05
<hr/>	
Total Taxes	\$1.09

Service address
SUNCOAST COMM DEVEL DISTRICT
17016 MENTMORE BLVD
PUMP IRRIGATION

Bill date May 5, 2025
For service Apr 2 - May 1
30 days

Account number 9100 8868 2601

Billing summary

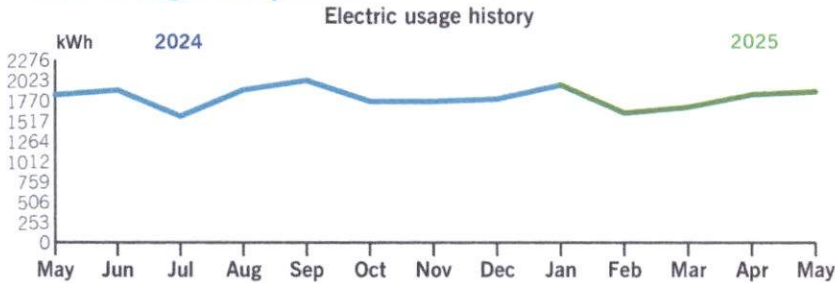
Previous Amount Due	\$325.15
Payment Received Apr 24	-325.15
Current Electric Charges	322.42
Taxes	8.55
Total Amount Due May 27	\$330.97



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Your usage snapshot



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,879	1,843	21,720	1,810
Avg. Daily (kWh)	63	61	60	

12-month usage based on most recent history

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\$330.97
by May 27

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fb.def.duke.bilis.20250502214708.17.afp-653-000000003

000327 000000003

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Your usage snapshot - Continued

Current electric usage for meter number 4458063	
Actual reading on May 1	91017
Previous reading on Apr 2	- 89138
<hr/>	
Energy Used	1,879 kWh
Billed kWh	1,879.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 4458063	
Customer Charge	\$17.23
Energy Charge	
1,879.000 kWh @ 12.130c	227.93
Fuel Charge	
1,879.000 kWh @ 3.925c	73.75
Asset Securitization Charge	
1,879.000 kWh @ 0.187c	3.51
<hr/>	
Total Current Charges	\$322.42

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Billing details - Taxes

Regulatory Assessment Fee	\$0.28
Gross Receipts Tax	8.27
<hr/>	
Total Taxes	\$8.55



Your usage snapshot - Continued

Current electric usage for meter number 8247284	
Actual reading on May 1	713
Previous reading on Apr 2	- 704
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 8247284	
Customer Charge	\$17.23
Energy Charge	
9.000 kWh @ 12.130c	1.08
Fuel Charge	
9.000 kWh @ 3.925c	0.35
Asset Securitization Charge	
9.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.32
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

General questions or concerns

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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 4515949	
Actual reading on May 1	27119
Previous reading on Apr 2	- 26682
<hr/>	
Energy Used	437 kWh
Billed kWh	437.000 kWh

Outdoor Lighting		
Billing period Apr 02 - May 01		
Description	Quantity	Usage
110 RW GRY III 3K UG	1	38 kWh
110 RW GRY III 3K OH	34	1,292 kWh
<hr/>		
Total	35	1,330 kWh

Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 4515949	
Customer Charge	\$17.23
Energy Charge	
437.000 kWh @ 12.130c	53.00
Fuel Charge	
437.000 kWh @ 3.925c	17.15
Asset Securitization Charge	
437.000 kWh @ 0.187c	0.82
<hr/>	
Total Current Charges	\$88.20

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Lighting

Billing Period - Apr 02 25 to May 01 25	
Customer Charge	\$1.85
Energy Charge	
1,330.000 kWh @ 6.765c	89.96
Fuel Charge	
1,330.000 kWh @ 3.829c	50.93
Asset Securitization Charge	
1,330.000 kWh @ 0.051c	0.68
Fixture Charge	
110 RW GRY III 3K UG	6.08
110 RW GRY III 3K OH	168.98
Maintenance Charge	
110 RW GRY III 3K OH	69.36
110 RW GRY III 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
20 Pole(s) @ \$6.680	133.60

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Lighting continued

Total Current Charges	\$523.48
------------------------------	-----------------

Billing details - Taxes

Regulatory Assessment Fee	\$0.54
Gross Receipts Tax	5.94
Total Taxes	\$6.48



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

SUNCOAST COMM DEVEL DISTRICT
000 MINGO DR
LITE SUNCOAST PT P1A&1B

Bill date May 7, 2025

For service Apr 3 - May 2
30 days

Account number **9100 8868 1650**

Billing summary

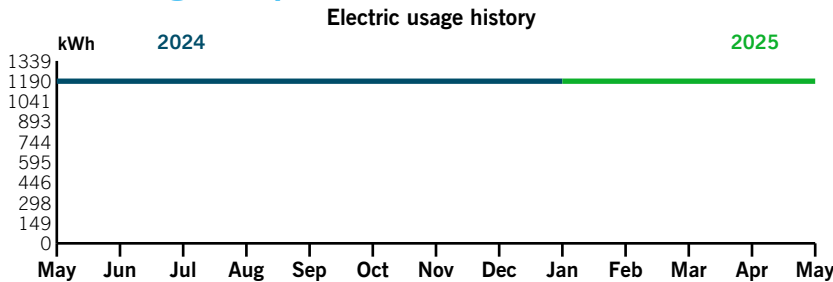
Previous Amount Due	\$2,252.69
Payment Received Apr 28	-2,252.69
Current Lighting Charges	2,346.83
Taxes	5.34
Total Amount Due May 28	\$2,352.17



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 77°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,190	1,190	14,280	1,190
Avg. Daily (kWh)	40	40	39	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft

\$2,352.17
by May 28

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1650

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

889100886816500006600000000000000023521700002352172

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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 3

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 03 - May 02		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	70	1,190 kWh
Total	70	1,190 kWh

Billing details - Lighting

Billing Period - Apr 03 25 to May 02 25	
Customer Charge	\$1.85
Energy Charge	
1,190.000 kWh @ 6.765c	80.50
Fuel Charge	
1,190.000 kWh @ 3.829c	45.57
Asset Securitization Charge	
1,190.000 kWh @ 0.051c	0.61
Fixture Charge	
50W LED BLK SANIBEL 3K	1,148.00
Maintenance Charge	
50W LED BLK SANIBEL 3K	142.80
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
70 Pole(s) @ \$13.250	927.50
Total Current Charges	\$2,346.83

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$2.04
Gross Receipts Tax	3.30
Total Taxes	\$5.34

Service address
SUNCOAST COMM DEVEL DISTRICT
000 MINGO DR
LITE SUNCOAST PT P1A&1B

Bill date Jun 6, 2025
For service May 3 - Jun 3
32 days

Account number 9100 8868 1650

Billing summary

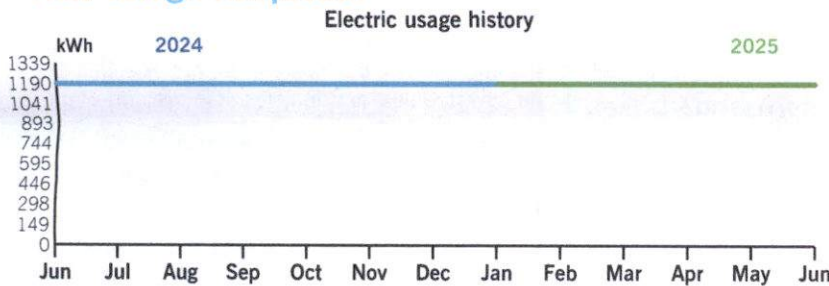
Previous Amount Due	\$2,352.17
Payment Received May 28	-2,352.17
Current Lighting Charges	2,346.83
Taxes	5.34
Total Amount Due Jun 27	\$2,352.17



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 79°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,190	1,190	14,280	1,190
Avg. Daily (kWh)	37	36	39	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1650

Amount of automatic draft

\$2,352.17
by Jun 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed

029327 000001266



SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

We're here for you

Report an emergency

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online
duke-energy.com/billing

Automatically from your bank account
duke-energy.com/automatic-draft

Speedpay (fee applies)
duke-energy.com/pay-now
800.700.8744

By mail payable to Duke Energy
P.O. Box 1094
Charlotte, NC 28201-1094

In person
duke-energy.com/location

Help managing your account (not applicable for all customers)

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duke-energy.com/paperless

Home
duke-energy.com/manage-home

Business
duke-energy.com/manage-bus

General questions or concerns

Online
duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)
800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.)
877.372.8477

For hearing impaired TDD/TTY
711

International
1.407.629.1010

Call before you dig

Call
800.432.4770 or 811

Check utility rates

Check rates and charges
duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

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Your usage snapshot - Continued

Outdoor Lighting

Billing period May 03 - Jun 03

Description	Quantity	Usage
50W LED BLK SANIBEL 3K	70	1,190 kWh
Total	70	1,190 kWh

Billing details - Lighting

Billing Period - May 03 25 to Jun 03 25

Customer Charge	\$1.85
Energy Charge	
1,190.000 kWh @ 6.765c	80.50
Fuel Charge	
1,190.000 kWh @ 3.829c	45.57
Asset Securitization Charge	
1,190.000 kWh @ 0.051c	0.61
Fixture Charge	
50W LED BLK SANIBEL 3K	1,148.00
Maintenance Charge	
50W LED BLK SANIBEL 3K	142.80
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
70 Pole(s) @ \$13.250	927.50
Total Current Charges	\$2,346.83

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

fb.def.duke.bills.20250605204945.7.afp-58655-000001266

Billing details - Taxes

Regulatory Assessment Fee	\$2.04
Gross Receipts Tax	3.30
Total Taxes	\$5.34



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

SUNCOAST COMM DEVEL DISTRICT
000 BLOOMING FIELDS DR LITE
LITE

Bill date

Jun 6, 2025
For service May 3 - Jun 3
32 days

Account number **9100 8868 1832**

Billing summary

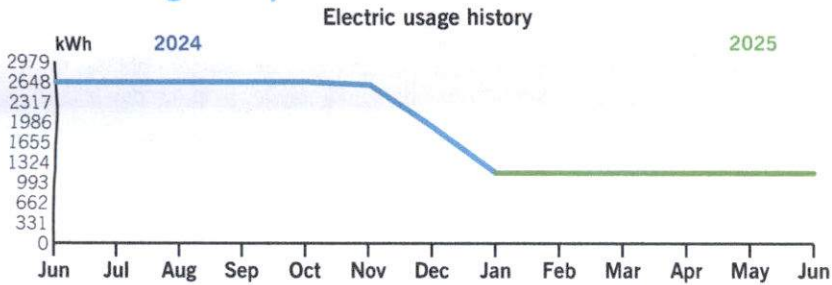
Previous Amount Due	\$2,103.20
Payment Received May 28	-2,103.20
Current Lighting Charges	2,098.17
Taxes	5.03
Total Amount Due Jun 27	\$2,103.20



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 79°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,153	2,648	22,011	1,834
Avg. Daily (kWh)	36	80	60	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1832



029325 000001266



SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Amount of automatic draft

\$2,103.20
by Jun 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100886818320006600000000000021032000002103209

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

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P.O. Box 14042
St Petersburg, FL 33733

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Asset Securitization Charge

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Your usage snapshot - Continued

Outdoor Lighting

Billing period May 03 - Jun 03

Description	Quantity	Usage
50W LED BLK SANIBEL 3K	62	1,054 kWh
280 RW GRY III 3K OH	1	99 kWh
Total	63	1,153 kWh

Billing details - Lighting

Billing Period - May 03 25 to Jun 03 25

Customer Charge	\$1.85
Energy Charge	
1,153.000 kWh @ 6.765c	78.00
Fuel Charge	
1,153.000 kWh @ 3.829c	44.15
Asset Securitization Charge	
1,153.000 kWh @ 0.051c	0.59
Fixture Charge	
50W LED BLK SANIBEL 3K	1,016.80
280 RW GRY III 3K OH	6.76
Maintenance Charge	
50W LED BLK SANIBEL 3K	126.48
280 RW GRY III 3K OH	2.04
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
62 Pole(s) @ \$13.250	821.50
Total Current Charges	\$2,098.17

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

fb.def.duke.bills.20250605204945.7.afp-58651-000001268

Billing details - Taxes

Regulatory Assessment Fee	\$1.83
Gross Receipts Tax	3.20
Total Taxes	\$5.03



Service address SUNCOAST COMM DEVEL DISTRICT
17233 BLOOMING FIELDS DR
PUMP POND FOUNTAIN

Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number 9100 8870 7059

Billing summary

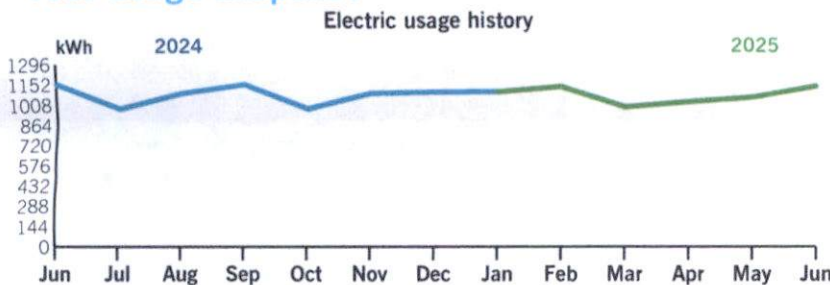
Previous Amount Due	\$194.26
Payment Received May 27	-194.26
Current Electric Charges	201.90
Taxes	5.36
Total Amount Due Jun 25	\$207.26



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,137	1,152	12,835	1,070
Avg. Daily (kWh)	36	35	35	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

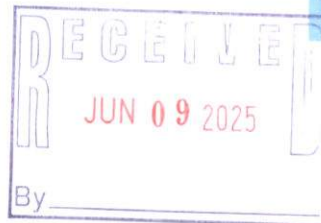
Account number
9100 8870 7059

Amount of automatic draft

\$207.26
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



016930 000001658



SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

We're here for you

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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current electric usage for meter number 4445307

Actual reading on Jun 2	57980
Previous reading on May 2	- 56843
<hr/>	
Energy Used	1,137 kWh
Billed kWh	1,137.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25

Meter - 4445307

Customer Charge	\$17.23
Energy Charge	
1,137.000 kWh @ 12.130c	137.91
Fuel Charge	
1,137.000 kWh @ 3.925c	44.63
Asset Securitization Charge	
1,137.000 kWh @ 0.187c	2.13
<hr/>	
Total Current Charges	\$201.90

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.18
<hr/>	
Total Taxes	\$5.36





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

SUNCOAST COMM DEVEL DISTRICT
17016 MENTMORE BLVD
PUMP IRRIGATION

Bill date

Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number **9100 8868 2601**

Billing summary

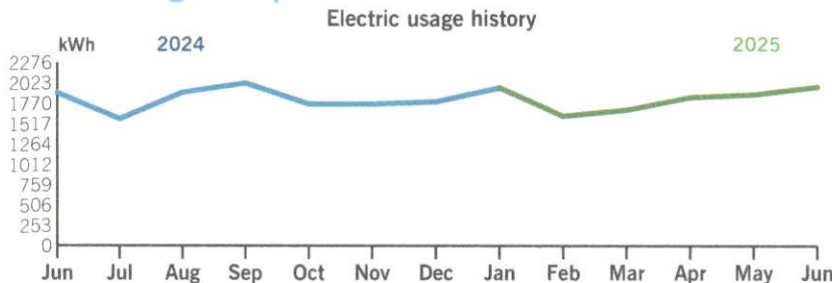
Previous Amount Due	\$330.97
Payment Received May 27	-330.97
Current Electric Charges	337.68
Taxes	8.96
Total Amount Due Jun 25	\$346.64



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,973	1,902	21,791	1,816
Avg. Daily (kWh)	62	58	60	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 2601

\$346.64
by Jun 25

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

000679 000000007

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Page 90

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Your usage snapshot - Continued

Current electric usage for meter number 4458063	
Actual reading on Jun 2	92990
Previous reading on May 2	- 91017
<hr/>	
Energy Used	1,973 kWh
Billed kWh	1,973.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 4458063	
Customer Charge	\$17.23
Energy Charge	
1,973.000 kWh @ 12.130c	239.32
Fuel Charge	
1,973.000 kWh @ 3.925c	77.44
Asset Securitization Charge	
1,973.000 kWh @ 0.187c	3.69
<hr/>	
Total Current Charges	\$337.68

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.29
Gross Receipts Tax	8.67
<hr/>	
Total Taxes	\$8.96



Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number 9100 8868 2304

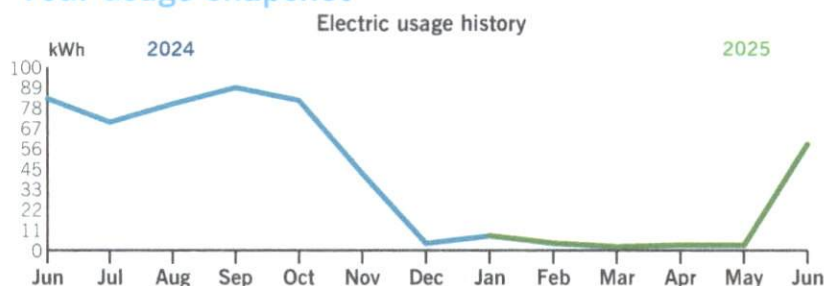
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received May 27</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 25	\$30.80



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	58	83	445	37
Avg. Daily (kWh)	2	3	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$30.80
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____
Add here, to help others with a
contribution to Share the Light

Amount enclosed



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Account number
9100 8868 2304

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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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Your usage snapshot - Continued

Current electric usage for meter number 4458030	
Actual reading on Jun 2	5079
Previous reading on May 2	- 5021
<hr/>	
Energy Used	58 kWh
Billed kWh	58.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 4458030	
Customer Charge	\$17.23
Energy Charge	
58.000 kWh @ 12.130c	7.04
Fuel Charge	
58.000 kWh @ 3.925c	2.28
Asset Securitization Charge	
58.000 kWh @ 0.187c	0.11
Minimum Bill Adjustment	3.34
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



SUNCOAST COMM DEVEL DISTRICT
17017 ONGAR CT
SIGN/LITES

Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

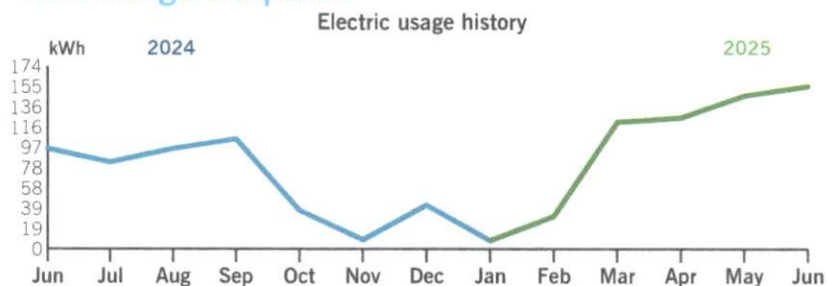
Account number 9100 8868 2453

Previous Amount Due	\$42.03
<i>Payment Received May 27</i>	-42.03
Current Electric Charges	42.39
Taxes	1.13
Total Amount Due Jun 25	\$43.52



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	155	96	958	80
Avg. Daily (kWh)	5	3	3	
12-month usage based on most recent history				

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Account number
9100 8868 2453

\$43.52
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



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Your usage snapshot - Continued

Current electric usage for meter number 3479760	
Actual reading on Jun 2	9070
Previous reading on May 2	- 8915
<hr/>	
Energy Used	155 kWh
Billed kWh	155.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3479760	
Customer Charge	\$17.23
Energy Charge	
155.000 kWh @ 12.130c	18.79
Fuel Charge	
155.000 kWh @ 3.925c	6.08
Asset Securitization Charge	
155.000 kWh @ 0.187c	0.29
<hr/>	
Total Current Charges	\$42.39

Your current rate is General Service Non-Demand Sec (GS-1).
 For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.09
<hr/>	
Total Taxes	\$1.13

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Service address

SUNCOAST COMM DEVEL DISTRICT
17183 STATE ROAD 54
ENTRY SIGN

Bill date Jun 4, 2025

For service May 2 - Jun 2
32 days

Account number 9100 8868 1494

Billing summary

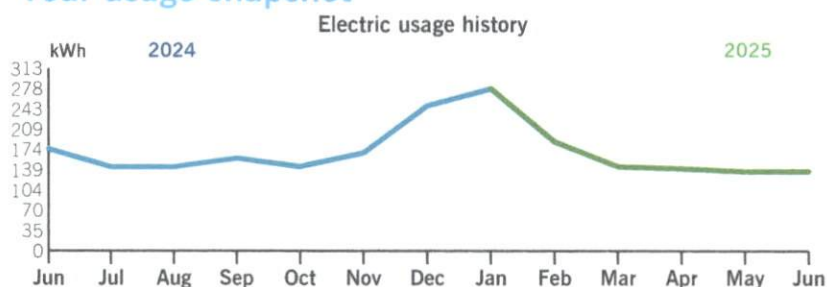
Previous Amount Due	\$40.36
<i>Payment Received May 27</i>	-40.36
Current Electric Charges	39.32
Taxes	1.04
Total Amount Due Jun 25	\$40.36



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	136	175	2,031	169
Avg. Daily (kWh)	4	5	6	
12-month usage based on most recent history				

12-month usage based on most recent history

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Account number
9100 8868 1494

\$40.36
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____
Add here, to help others with a
contribution to Share the Light

Amount enclosed



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Your usage snapshot - Continued

Current electric usage for meter number 3599788	
Actual reading on Jun 2	20335
Previous reading on May 2	- 20199
<hr/>	
Energy Used	136 kWh
Billed kWh	136.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3599788	
Customer Charge	\$17.23
Energy Charge	
136.000 kWh @ 12.130c	16.50
Fuel Charge	
136.000 kWh @ 3.925c	5.34
Asset Securitization Charge	
136.000 kWh @ 0.187c	0.25
<hr/>	
Total Current Charges	\$39.32

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	1.01
<hr/>	
Total Taxes	\$1.04



Service address Bill date Jun 4, 2025
SUNCOAST COMM DEVEL DISTRICT For service May 2 - Jun 2
3040 PRAIRIE IRIS DR 60AMP FOR LIGHT 32 days
60AMP FOR LIGHT

Account number 9100 8868 0592

Billing summary

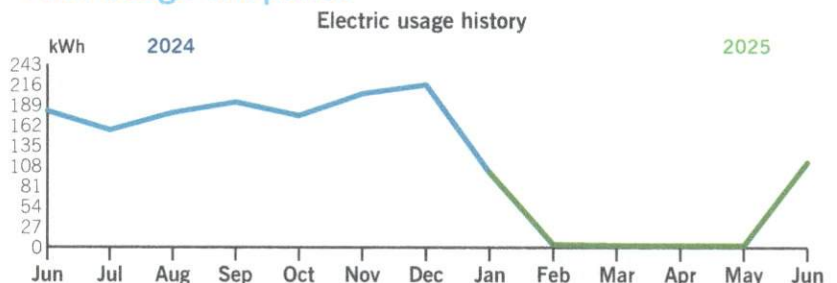
Previous Amount Due	\$30.80
Payment Received May 27	-30.80
Current Electric Charges	35.58
Taxes	0.94
Total Amount Due Jun 25	\$36.52



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	113	181	1,348	112
Avg. Daily (kWh)	4	5	4	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 0592

Amount of automatic draft

\$36.52
by Jun 25

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Your usage snapshot - Continued

Current electric usage for meter number 4458061	
Actual reading on Jun 2	10575
Previous reading on May 2	- 10462
<hr/>	
Energy Used	113 kWh
Billed kWh	113.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 4458061	
Customer Charge	\$17.23
Energy Charge	
113.000 kWh @ 12.130c	13.70
Fuel Charge	
113.000 kWh @ 3.925c	4.44
Asset Securitization Charge	
113.000 kWh @ 0.187c	0.21
<hr/>	
Total Current Charges	\$35.58

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.91
<hr/>	
Total Taxes	\$0.94

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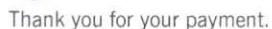




Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number 9100 8868 1056

Previous Amount Due	\$56.04
<i>Payment Received May 27</i>	-56.04
Current Electric Charges	63.84
Taxes	1.70
Total Amount Due Jun 25	\$65.54



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

The chart displays the monthly electric usage in kWh. The y-axis is labeled 'kWh' and has a scale from 0 to 347 with increments of 39. The x-axis shows months from June 2024 to June 2025. The data is as follows:

Month	Usage (kWh)
Jun 2024	308
Jul 2024	231
Aug 2024	231
Sep 2024	154
Oct 2024	77
Nov 2024	116
Dec 2024	116
Jan 2025	116
Feb 2025	77
Mar 2025	154
Apr 2025	231
May 2025	231
Jun 2025	270

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	287	308	2,071	173
Avg. Daily (kWh)	9	9	6	
12-month usage based on most recent history				

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Account number
9100 8868 1056

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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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Your usage snapshot - Continued

Current electric usage for meter number 8244324	
Actual reading on Jun 2	10705
Previous reading on May 2	- 10418
<hr/>	
Energy Used	287 kWh
Billed kWh	287.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 8244324	
Customer Charge	\$17.23
Energy Charge	
287.000 kWh @ 12.130c	34.81
Fuel Charge	
287.000 kWh @ 3.925c	11.26
Asset Securitization Charge	
287.000 kWh @ 0.187c	0.54
<hr/>	
Total Current Charges	\$63.84

Your current rate is General Service Non-Demand Sec (GS-1).
 For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	1.64
<hr/>	
Total Taxes	\$1.70





Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number 9100 8868 2924

Billing summary

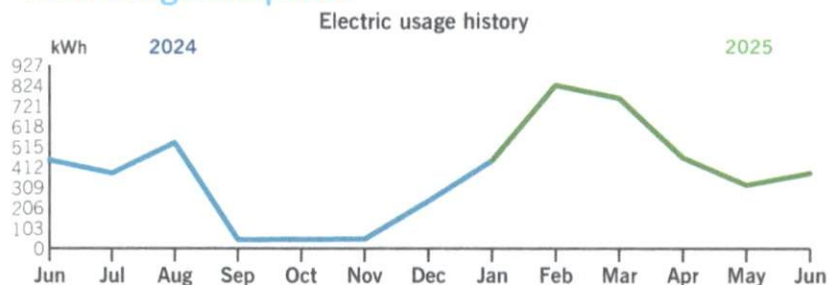
Previous Amount Due	\$71.05
<i>Payment Received May 27</i>	-71.05
Current Electric Charges	79.10
Taxes	2.10
Total Amount Due Jun 25	\$81.20



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	381	448	4,491	374
Avg. Daily (kWh)	12	14	12	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$81.20
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



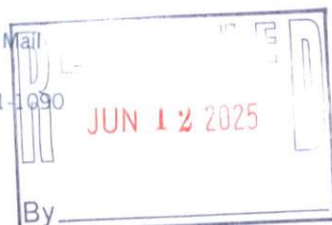
Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 2924



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SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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Your usage snapshot - Continued

Current electric usage for meter number 2778219	
Actual reading on Jun 2	33265
Previous reading on May 2	- 32884
<hr/>	
Energy Used	381 kWh
Billed kWh	381.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 2778219	
Customer Charge	\$17.23
Energy Charge	
381.000 kWh @ 12.130c	46.21
Fuel Charge	
381.000 kWh @ 3.925c	14.95
Asset Securitization Charge	
381.000 kWh @ 0.187c	0.71
<hr/>	
Total Current Charges	\$79.10

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.03
<hr/>	
Total Taxes	\$2.10

Your usage snapshot - Continued

Current electric usage for meter number 4515949	
Actual reading on Jun 2	27938
Previous reading on May 2	- 27119
<hr/>	
Energy Used	819 kWh
Billed kWh	819.000 kWh

Outdoor Lighting		
Billing period May 02 - Jun 02		
Description	Quantity	Usage
110 RW GRY III 3K UG	1	38 kWh
110 RW GRY III 3K OH	34	1,292 kWh
Total	35	1,330 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 4515949	
Customer Charge	\$17.23
Energy Charge	
819.000 kWh @ 12.130c	99.33
Fuel Charge	
819.000 kWh @ 3.925c	32.15
Asset Securitization Charge	
819.000 kWh @ 0.187c	1.53
Total Current Charges	\$150.24

Your current rate is General Service Non-Demand Sec (GS-1).
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Lighting

Billing Period - May 02 25 to Jun 02 25	
Customer Charge	\$1.85
Energy Charge	
1,330.000 kWh @ 6.765c	89.96
Fuel Charge	
1,330.000 kWh @ 3.829c	50.93
Asset Securitization Charge	
1,330.000 kWh @ 0.051c	0.68
Fixture Charge	
110 RW GRY III 3K UG	6.08
110 RW GRY III 3K OH	168.98
Maintenance Charge	
110 RW GRY III 3K OH	69.36
110 RW GRY III 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
20 Pole(s) @ \$6.680	133.60

Your current rate is Lighting Service Company Owned/Maintained (LS-1).



duke-energy.com
877.372.8477

Account number **9100 8868 2776**

Billing details - Lighting continued

Total Current Charges	\$523.48
------------------------------	-----------------

Billing details - Taxes

Regulatory Assessment Fee	\$0.59
Gross Receipts Tax	7.54
Total Taxes	\$8.13

Service address

SUNCOAST COMM DEVEL DISTRICT
3111 BELLERICAY LN
SIGN/LITES

Bill date Jun 4, 2025

For service May 2 - Jun 2
32 days

Account number 9100 8868 1220

Billing summary

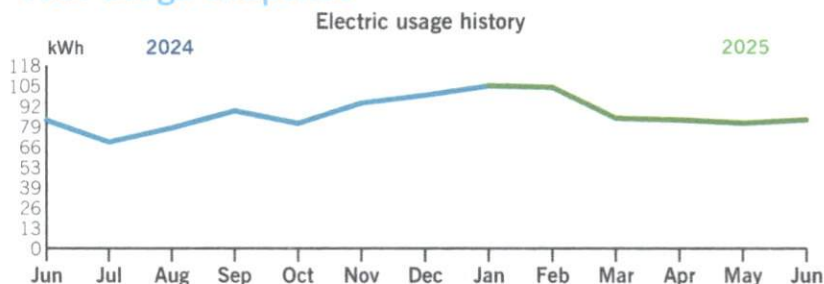
Previous Amount Due	\$31.19
<i>Payment Received May 27</i>	-31.19
Current Electric Charges	30.73
Taxes	0.82
Total Amount Due Jun 25	\$31.55



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	83	83	1,050	88
Avg. Daily (kWh)	3	3	3	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$31.55
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

000671 000000007

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Account number
9100 8868 1220





Your usage snapshot - Continued

Current electric usage for meter number 4345385	
Actual reading on Jun 2	5940
Previous reading on May 2	- 5857
<hr/>	
Energy Used	83 kWh
Billed kWh	83.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 4345385	
Customer Charge	\$17.23
Energy Charge	
83.000 kWh @ 12.130c	10.08
Fuel Charge	
83.000 kWh @ 3.925c	3.26
Asset Securitization Charge	
83.000 kWh @ 0.187c	0.16
<hr/>	
Total Current Charges	\$30.73

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.79
<hr/>	
Total Taxes	\$0.82



Service address SUNCOAST COMM DEVEL DISTRICT 17037 TORVEST CT FOUNTAIN
Bill date Jun 4, 2025
For service May 2 - Jun 2 32 days

Account number 9100 8868 1361

Billing summary

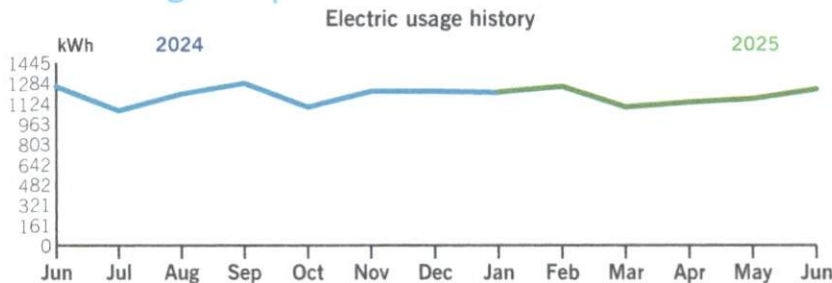
Previous Amount Due	\$211.26
Payment Received May 27	-211.26
Current Electric Charges	217.32
Taxes	5.77
Total Amount Due Jun 25	\$223.09



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,232	1,258	14,179	1,182
Avg. Daily (kWh)	39	38	39	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$223.09
by Jun 25

After 90 days from bill date, a late charge will apply.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1361

000691 000000007

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Your usage snapshot - Continued

Current electric usage for meter number 3366055	
Actual reading on Jun 2	100591
Previous reading on May 2	- 99359
<hr/>	
Energy Used	1,232 kWh
Billed kWh	1,232.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3366055	
Customer Charge	\$17.23
Energy Charge	
1,232.000 kWh @ 12.130c	149.43
Fuel Charge	
1,232.000 kWh @ 3.925c	48.36
Asset Securitization Charge	
1,232.000 kWh @ 0.187c	2.30
<hr/>	
Total Current Charges	\$217.32

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.58
<hr/>	
Total Taxes	\$5.77

Service address SUNCOAST COMM DEVEL DISTRICT
2765 MUSKY MINT DR
LITE RIGHT SIDE
Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number 9100 8868 1981

Billing summary

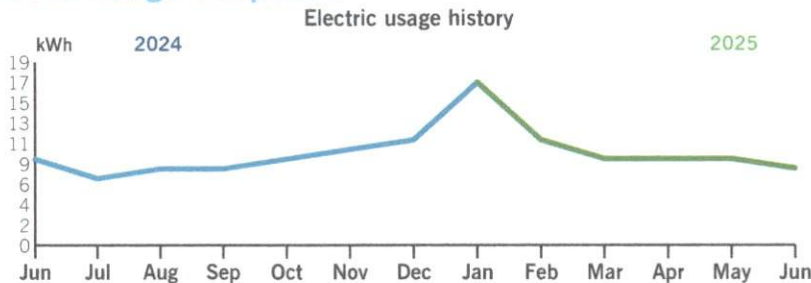
Previous Amount Due	\$30.80
Payment Received May 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 25	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	9	116	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1981

Amount of automatic draft

\$30.80
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

fb.def.duke.bills.20250603212644.24.afp-1337-000000007

000669 000000007

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Your usage snapshot - Continued

Current electric usage for meter number 8247284	
Actual reading on Jun 2	721
Previous reading on May 2	- 713
<hr/>	
Energy Used	8 kWh
Billed kWh	8.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 8247284	
Customer Charge	\$17.23
Energy Charge	
8.000 kWh @ 12.130c	0.97
Fuel Charge	
8.000 kWh @ 3.925c	0.31
Asset Securitization Charge	
8.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.48
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



Service address SUNCOAST COMM DEVEL DISTRICT
3007 PRAIRIE IRIS DR
SIGN/LITES
Bill date Jun 4, 2025
For service May 2 - Jun 2
32 days

Account number 9100 8868 2148

Billing summary

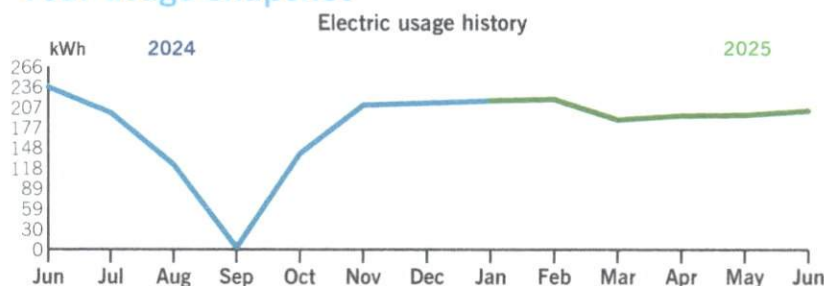
Previous Amount Due	\$50.18
Payment Received May 27	-50.18
Current Electric Charges	49.87
Taxes	1.32
Total Amount Due Jun 25	\$51.19



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	201	236	2,100	175
Avg. Daily (kWh)	6	7	6	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$51.19
by Jun 25

After 90 days from bill date, a late charge will apply.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 2148

000685 000000007

SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Your usage snapshot - Continued

Current electric usage for meter number 3486808	
Actual reading on Jun 2	18276
Previous reading on May 2	- 18075
<hr/>	
Energy Used	201 kWh
Billed kWh	201.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3486808	
Customer Charge	\$17.23
Energy Charge	
201.000 kWh @ 12.130c	24.37
Fuel Charge	
201.000 kWh @ 3.925c	7.89
Asset Securitization Charge	
201.000 kWh @ 0.187c	0.38
<hr/>	
Total Current Charges	\$49.87

Your current rate is General Service Non-Demand Sec (GS-1).
 For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.28
<hr/>	
Total Taxes	\$1.32





Your usage snapshot - Continued

Current electric usage for meter number 3667093	
Actual reading on Jun 2	20658
Previous reading on May 2	- 20492
<hr/>	
Energy Used	166 kWh
Billed kWh	166.000 kWh

Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 3667093	
Customer Charge	\$17.23
Energy Charge	
166.000 kWh @ 12.130c	20.13
Fuel Charge	
166.000 kWh @ 3.925c	6.52
Asset Securitization Charge	
166.000 kWh @ 0.187c	0.31
<hr/>	
Total Current Charges	\$44.19

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.13
<hr/>	
Total Taxes	\$1.17



Service address SUNCOAST COMM DEVEL DISTRICT
000 PRAIRIE IRIS DR
LITE SUNCOAST MDWS P1

Bill date Jun 11, 2025
For service May 10 - Jun 10
32 days

Account number 9100 8868 0899

Billing summary

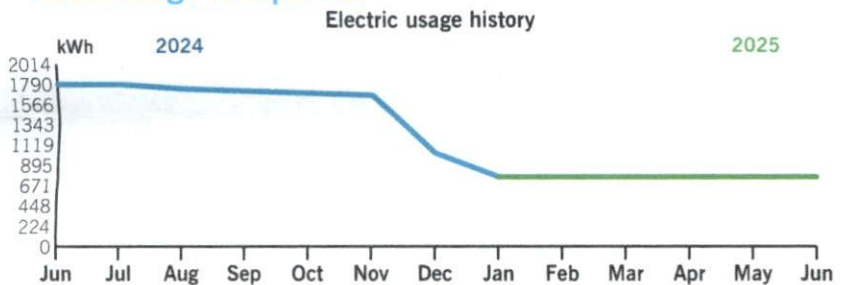
Previous Amount Due	\$1,512.78
Payment Received Jun 02	-1,512.78
Current Lighting Charges	1,509.33
Taxes	3.45
Total Amount Due Jul 02	\$1,512.78



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 84° 84° 83° 76° 72° 64° 57° 67° 68° 75° 80° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	765	1,790	14,215	1,185
Avg. Daily (kWh)	24	56	39	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$1,512.78
by Jul 2

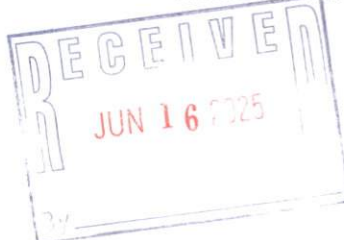
After 90 days from bill date, a late charge will apply.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 0899



015904 000001236



SUNCOAST COMM DEVEL DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 10 - Jun 10		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	45	765 kWh
Total	45	765 kWh

Billing details - Lighting

Billing Period - May 10 25 to Jun 10 25	
Customer Charge	\$1.85
Energy Charge	
765.000 kWh @ 6.765c	51.75
Fuel Charge	
765.000 kWh @ 3.829c	29.29
Asset Securitization Charge	
765.000 kWh @ 0.051c	0.39
Fixture Charge	
50W LED BLK SANIBEL 3K	738.00
Maintenance Charge	
50W LED BLK SANIBEL 3K	91.80
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
45 Pole(s) @ \$13.250	596.25
Total Current Charges	\$1,509.33

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$1.31
Gross Receipts Tax	2.14
Total Taxes	\$3.45

fb.def/duke.bills.20250610213239.51.afp-31809-000001236





PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



36 0 1
12-52054

SUNCOAST CDD

Service Address: **17405 CRICKET CHIRP LOOP**

Bill Number: 22452962

Billing Date: 6/3/2025

Billing Period: 4/16/2025 to 5/15/2025

Account #	Customer #
0304960	01238857
Please use the 15-digit number below when making a payment through your bank	
030496001238857	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13440335	4/16/2025	38	5/15/2025	38	29	0

Usage History

Irrigation

May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0

Transactions

Previous Bill	10.60
Payment 05/19/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

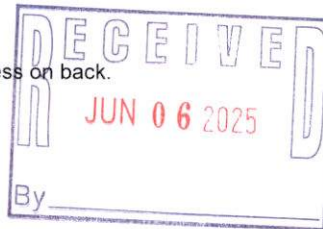
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.



Account #	0304960
Customer #	01238857
Balance Forward	0.00
Current Transactions	10.60

Total Balance Due	\$10.60
Due Date	6/20/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/20/2025.

SUNCOAST CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012388576030496002245296280000010601



INVOICE

Lisa Castoria
Suncoast Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

June 2, 2025
Project No: 00014361-00
Invoice No: 22553

Project 00014361-00 Suncoast CDD District Engineering Services
Discussions with County regarding SR 54 signal;
Services current through May 23, 2025
Professional Personnel

	Hours	Rate	Amount	
Director I	.50	280.00	140.00	
Totals	.50		140.00	
Total Labor				140.00
		Total this Invoice		\$140.00

BBL/E
inframarkcms@payableslockbox.com

Billing Backup

Monday, June 2, 2025

BGE, Inc. Invoice 22553 Dated 6/2/20254:17:06 PM

Project00014361-00Suncoast CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	5/21/2025		.25	280.00	70.00	
Chang, Philip	5/22/2025		.25	280.00	70.00	
	Totals		.50		140.00	
	Total Labor					140.00
				Total this Project		\$140.00
				Total this Report		\$140.00

SUNCOAST CDD
MEETING DATE: June 11, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Melissa Ramacco	✓	Salary Accepted	\$200
Matthew Thebeau	✓	Salary Accepted	\$200
John Vento	✓	Salary Accepted	\$200
Edmund Latif	✓	Salary Accepted	\$200
Tammy Latif	✓	Salary Accepted	\$200

SUNCOAST CDD
MEETING DATE: June 11, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Melissa Ramacco	✓	Salary Accepted	\$200
Matthew Thebeau	✓	Salary Accepted	\$200
John Vento	✓	Salary Accepted	\$200
Edmund Latif	✓	Salary Accepted	\$200
Tammy Latif	✓	Salary Accepted	\$200

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 338607

Bill To
Suncoast CDD c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
ANTHONY VEGA	

Item	Amount
#308636 - Suncoast CDD- Landscape Maintenance Agreement -2024 Lakeland June 2025	\$7,982.50

Subtotal	\$7,982.50
Less Payments/Credits	(\$0.00)
Balance Due	\$7,982.50

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

SUNCOAST CDD
MEETING DATE: June 11, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Melissa Ramacco	✓	Salary Accepted	\$200
Matthew Thebeau	✓	Salary Accepted	\$200
John Vento	✓	Salary Accepted	\$200
Edmund Latif	✓	Salary Accepted	\$200
Tammy Latif	✓	Salary Accepted	\$200

SUNCOAST CDD
MEETING DATE: June 11, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Melissa Ramacco	✓	Salary Accepted	\$200
Matthew Thebeau	✓	Salary Accepted	\$200
John Vento	✓	Salary Accepted	\$200
Edmund Latif	✓	Salary Accepted	\$200
Tammy Latif	✓	Salary Accepted	\$200



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053874
 Date: 06/17/2025
 Terms: NET 0
 Due Date: 06/17/2025

Bill To: Suncoast CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
pond cleanup june 2025	1	\$440.00	\$440.00

Payment Instructions

Cashapp \$neptunejku



Subtotal	\$440.00
TAX 0%	\$0.00
Total	\$440.00
Paid	\$0.00

Balance Due \$440.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053874 on 06/17/2025

Balance Due \$440.00

Paid

Received From: Suncoast CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053872
 Date: 06/17/2025
 Terms: NET 30
 Due Date: 07/17/2025

Bill To: Suncoast CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
porter services June 2025	1	\$440.00	\$440.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$440.00
TAX 0%	\$0.00
Total	\$440.00
Paid	\$0.00

Balance Due \$440.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053872 on 06/17/2025

Balance Due \$440.00

Paid

Received From: Suncoast CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053871
 Date: 06/17/2025
 Terms: NET 30
 Due Date: 07/17/2025

Bill To: Suncoast CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
porter service May 2025	1	\$440.00	\$440.00

Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go
from bill

VISA

MasterCard

Bank

Subtotal	\$440.00
TAX 0%	\$0.00
Total	\$440.00
Paid	\$0.00

Balance Due \$440.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053871 on 06/17/2025

Balance Due \$440.00

Paid

Received From: Suncoast CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053873
 Date: 06/17/2025
 Terms: NET 30
 Due Date: 07/17/2025

Bill To: Suncoast CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
pond cleanup May 2025	1	\$440.00	\$440.00

Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go
from bill

VISA

MasterCard

Bank

Subtotal	\$440.00
TAX 0%	\$0.00
Total	\$440.00
Paid	\$0.00

Balance Due \$440.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053873 on 06/17/2025

Balance Due \$440.00

Paid

Received From: Suncoast CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



37 0 1
12-52054

SUNCOAST CDD

Service Address: **17405 LAWN ORCHID LOOP**

Bill Number: 22452963

Billing Date: 6/3/2025

Billing Period: 4/16/2025 to 5/15/2025

Account #	Customer #
0304970	01238857
Please use the 15-digit number below when making a payment through your bank	
030497001238857	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13440452	4/16/2025	196	5/15/2025	196	29	0

Usage History

Irrigation

May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0

Transactions

Previous Bill	10.60
Payment 05/19/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

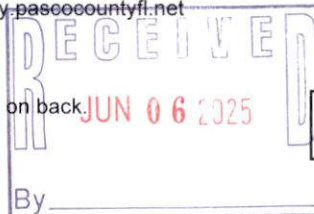
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.



Account #	0304970
Customer #	01238857
Balance Forward	0.00
Current Transactions	10.60

Total Balance Due	\$10.60
Due Date	6/20/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/20/2025.

SUNCOAST CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

012388576030497092245296350000010601
Page 135



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
6/1/2025	SA-12390

Please make all Checks payable to:
Steadfast Alliance

Bill To

Suncoast Community Development District
c/o Inframark
2645 Cypress Ridge Blvd, Ste 101
Wesley Chapel, FL 33544

Ship To

SE1036
Suncoast CDD
17249 Blooming Fields
Lutz, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1036 Suncoast CDD Aquatics
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		970.00		970.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$970.00
Payments/Credits	\$0.00
Balance Due	\$970.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Suncoast CDD
c/o [REDACTED] DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

February 26, 2025
Client: 001028
Matter: 000001
Invoice #: 26056

Page: 1

RE: General Matters

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	KCH	REVIEW AGENDA PACKAGE; FINALIZE DISTRICT ENGINEER SERVICES AGREEMENT AND REVIEW UPDATED 2025 RATES; EMAILS WITH L.CASTORIA REGARDING WELL ACCESS/IRRIGATION PROBLEM AND ASSOCIATED EMAILS AND DOCUMENTS.	2.1	\$640.50
1/6/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.1	\$17.50
1/8/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING VIA TEAMS; REVIEW COMMON AREA MAINTENANCE AGREEMENT BETWEEN CDD AND HOA FROM 2007; REVIEW EMAILS FROM M.THEBEAU TO HOA PRESIDENT REGARDING USE AND MAINTENANCE OF WELL.	1.9	\$579.50
Total Professional Services			4.1	\$1,237.50

February 26, 2025
Client: 001028
Matter: 000001
Invoice #: 26056

Page: 2

Total Services	\$1,237.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,237.50

PAY THIS AMOUNT	\$1,237.50
------------------------	-------------------

Please Include Invoice Number on all Correspondence

CHECK REQUEST FORM

District Name: Suncoast CDD

Date: 6/12/25

Invoice Number: 061225-HOA

Please issue a check to:

Vendor Name: Suncoast Pointe HOA

Vendor No.: V00058

Check amount: \$30,000.00

Please cut check from Acct. #: Valley Acct #3601

Please code to: 001-203200

Check Description/Reason: Loan Pay Off

Mailing instructions: Inframark Manages this district, please give to
Yolanda for distribution to the HOA

Due Date for Check: ASAP

Requestor: Nancy Hix

Manager's Approval:



Date:

6/12/2025

SUNCOAST CDD
MEETING DATE: June 11, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Melissa Ramacco	✓	Salary Accepted	\$200
Matthew Thebeau	✓	Salary Accepted	\$200
John Vento	✓	Salary Accepted	\$200
Edmund Latif	✓	Salary Accepted	\$200
Tammy Latif	✓	Salary Accepted	\$200

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Invoice

Date	Invoice #
6/3/2025	4034

Bill To
Suncoast CDD C/O Inframark 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pick up Concrete from property as requested as there was a chunk of concrete reported in the drain along meadowbrook	125.00	125.00
All work is complete!		Total	\$125.00

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 331894

Bill To
Suncoast CDD c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Date	Due Date
04/30/25	5/30/2025
Account Owner	PO#
Anthony Vega	

Item	Amount
#335325 - Suncoast Cdd Lawn Orchid Loop Broken Tree limb <i>Tree Removal - 04/18/2025</i>	\$335.00

Grand Total \$335.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$335.00	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 339471

Bill To
Suncoast CDD c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Date	Due Date
06/13/25	7/13/2025
Account Owner	PO#
ANTHONY VEGA	

Item	Amount
#347119 - Suncoast Cdd Tree and Debris Removal	\$650.00
<i>Tree Removal - 06/13/2025</i>	

Subtotal	<u>\$650.00</u>
Less Payments/Credits	<u>(\$0.00)</u>
Balance Due	\$650.00

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053869
 Date: 06/17/2025
 Terms: NET 30
 Due Date: 07/17/2025

Bill To: Suncoast CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Fence repair	1	\$750.00	\$750.00

Payment Instructions

Cashapp \$neptunejku



Subtotal	\$750.00
TAX 0%	\$0.00
Total	\$750.00
Paid	\$0.00

Balance Due \$750.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053869 on 06/17/2025

Balance Due \$750.00

Paid

Received From: Suncoast CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053870
 Date: 06/17/2025
 Terms: NET 30
 Due Date: 07/17/2025

Bill To: Suncoast CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Fence repair	1	\$250.00	\$250.00

Payment Instructions

Cashapp \$neptunejku



Subtotal	\$250.00
TAX 0%	\$0.00
Total	\$250.00
Paid	\$0.00

Balance Due \$250.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053870 on 06/17/2025

Balance Due \$250.00

Paid

Received From: Suncoast CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



SUNCOAST CDD
DISTRICT CHECK REQUEST

Today's Date 6/17/2025
Check Amount **\$2,534.16**
Payable To Suncoast CDD
Check Description Series 2014 - FY 25 Tax Dist. ID Pasco tax rev
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

DM									
Fund		<u>001</u>							
G/L		<u>20702</u>							
Object Code									
Chk	#		Date						

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2025, Tax Year 2024

Net O&M	\$ 573,191.28	58.31%	0.583100	94%
Net DS 14	\$ 409,806.45	41.69%	0.416900	
Net Total	982,997.73	100.00%	1.000000	201

M:\Client Files\Suncoast CDD 470\Financial Services\Financial Services\Accounting\Debt Service\FY 2025\Suncoast FY 2025 DS SCHEDULE

Seventh Order of Business

7Ai.

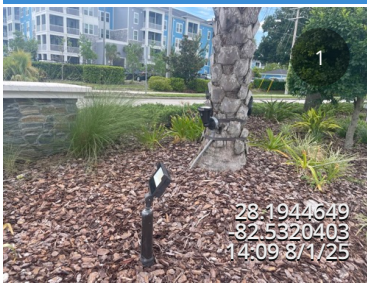
SUNCOAST CDD

Field Inspection - August 2025

Friday, August 1, 2025

Prepared For Suncoast CDD Board Of Supervisors

20 Items Identified



ITEM 1

Assigned To: TR Electric

New landscape lights have been installed to replace the broken ones throughout the district.



ITEM 2

Assigned To: Fieldstone

Please trim the Podocarpus around the front monument to expose more of the decorative stone.



ITEM 3

Assigned To: Fieldstone

Please remove the traveler palmettos from the Liriope in the front median.



ITEM 4

Assigned To: Fieldstone

Fertilizer/pesticide has been applied to the St. Augustine. The dead patches along Meadowbrook Dr will require replacement to fully recover.



ITEM 5

Assigned To: Fieldstone

A Viburnum hedge has been approved to replace the Elaeagnus and Ligustrum along Meadowbrook Dr. Installation will begin next week, weather permitting.

ITEM 6

Assigned To: Fieldstone

Two new controllers have been installed. One at the median near SR54 and one at Bellericay Ln.



ITEM 7

Assigned To: Fieldstone/Inframark

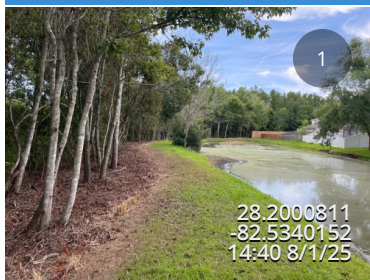
New landscaping and paint for all of the monuments has been approved. The monuments have been pressure washed and the paint has been ordered. Landscaping enhancements will begin next week weather permitting.



ITEM 8

Assigned To: Fieldstone

The turf and conservation area at the north end of Mingo Dr needs to be maintained.



ITEM 9

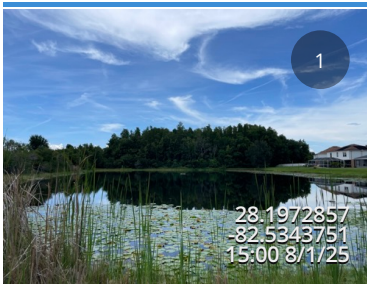
Assigned To: Steadfast Environmental

Brazilian pepper removal has been completed by pond 19, but the pond itself has planktonic algae that needs to be treated.

ITEM 10

Assigned To: Steadfast Environmental

The shoreline remediation at pond 20 has washed out again. Steadfast will be out to evaluate ASAP.



ITEM 11

Assigned To: Solitude

A quote for a new fountain in pond 21 has been collected.

ITEM 12

Assigned To: Fieldstone

Please remove the pile of brush behind the houses at the end of Odessa Dr.



ITEM 13

Assigned To: Fieldstone

The two monuments at Musky Mint Dr will also be getting new landscaping next week.



ITEM 14

Assigned To: Fieldstone

Weeds in the Muhly grass at Meadowbrook and Mentmore need to be treated.



ITEM 15

Assigned To: Fieldstone

The grass along the sidewalk on Cricket Chirp Lp needs to be mowed, and sidewalk weeds need to be treated.



ITEM 16

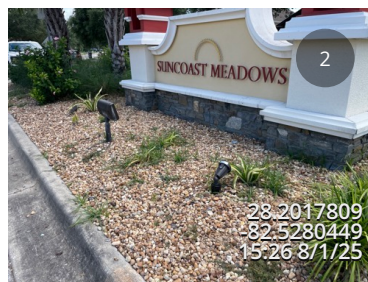
Assigned To: Fieldstone

Along SR54, the turf needs to be mowed between the hedge and the retention swale.

ITEM 17

Assigned To: Fieldstone

The Prairie Iris Dr medians are inundated with weeds that need to be pulled/treated.



ITEM 18

Assigned To: Accurate Drilling/Fieldstone

Two possible locations have been determined for the well, and the irrigation system has been tracked from the existing controller.



ITEM 19

Assigned To: Steadfast Environmental

Trash and Filamentous algae needs to be removed/treated in pond 8.



ITEM 20

Assigned To: Fieldstone

The sidewalk near Ongar Ct still needs to be back filled with soil.

Eighth Order of Business

8A

RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME,
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR
AN EFFECTIVE DATE HEREOF**

WHEREAS, Suncoast Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
SUNCOAST COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2025/2026, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Pasco County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST 2025.

**SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE-CHAIRMAN

ATTEST:

ASST. SECRETARY

EXHIBIT A

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Suncoast Community Development District has scheduled their regular meetings for **Fiscal Year 2026** on the **third Wednesday of every month at 7:00 p.m.** held at the **Marriot Spring Lake Suites** located at **16615 Bexley Village Dr., Land O' Lakes, FL 34638** on the following dates and time:

FISCAL YEAR 2026

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such a special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Lisa Castoria
District Manager

8B

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
7/28/2025	1276

Name / Address
Suncoast CDD C/O Inframark 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

			Project
Description	Qty	Rate	Total
Replace dog stations within community as they are starting to wear showing broken parts, no lids and bottoms in some. Price includes all labor and materials	6	325.00	1,950.00
Client Signature		Total	\$1,950.00

8D

SERVICES AGREEMENT

PROPERTY NAME: Suncoast CDD

CUSTOMER NAME: **Suncoast CDD**

SERVICE DESCRIPTION: 2025 Kasco Replacement Fountain Installation at VTX Fountain #3 Site #21

EFFECTIVE DATE: **July 29, 2025**

SUBMITTED TO: Lisa Castoria

SUBMITTED BY: Andres Lopez, Operations Manager; Andrea Jones; Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly



covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the



Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

SUNCOAST CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Kasco Fountain Installation:

1. Company will install the following floating decorative fountain:

1 Kasco J Series 8400JF250 2 HP (240V/1 PH)**

Includes: **250 ft.** of underwater power cable
Interchangeable Nozzle with Five (5) Patterns
C-85 Control Panel
GFCB Protection
24-Hour Timer
All labor and parts necessary for proper installation

****Customer must provide a properly sized power source** for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.

******The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).**

LED Lighting Installation:

1. Decorative Fountain will include the Kasco Waterglow Fountain **LED6C11-250** Lighting.

Package Includes:

6-light LED fixture

11 watts per fixture

910 lumens per fixture

3,000K temperature per fixture

Durable design features 1-piece composite housing

Lens is secured with a robust weld, ensuring a leak-free assembly

Blue, amber, red and green lenses included with each kit

250 ft. of underwater power cable

Kasco Manufacturer Warranty:

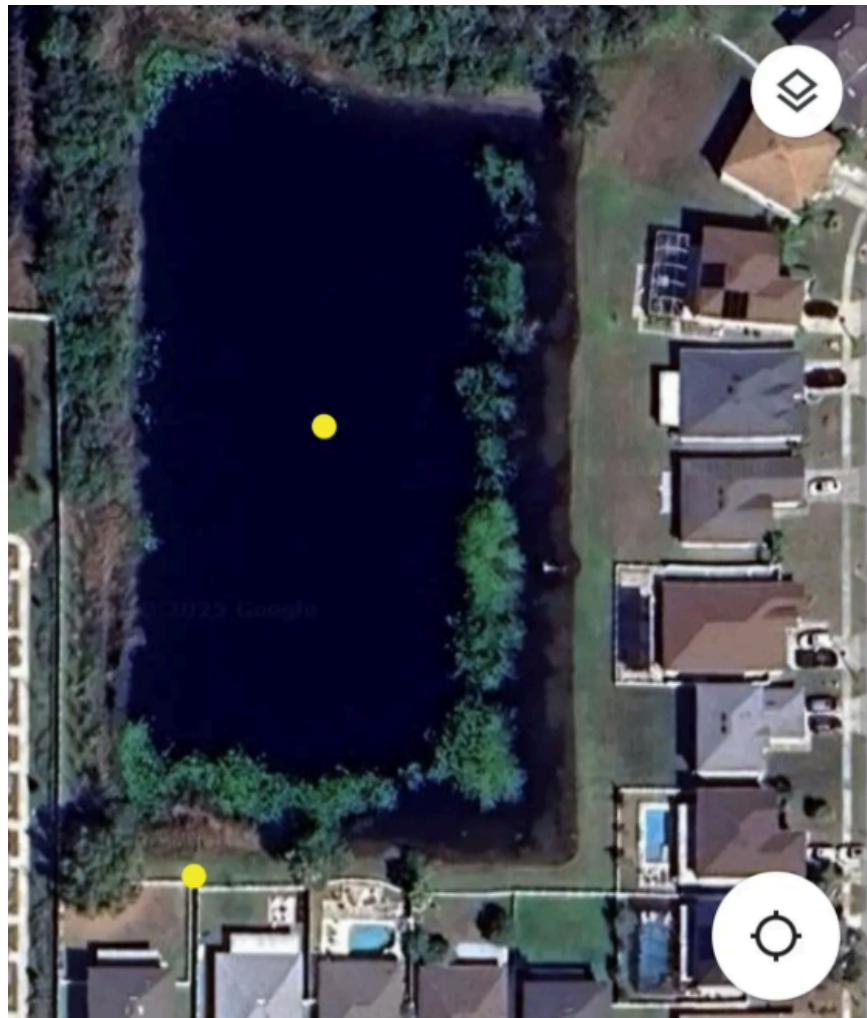
1. Manufacturer warrants the motor, float, cord and control panel on all **2HP fountains for three (3) years**, from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants **LED lights for two (2) years** from the date of installation against any defects in materials and workmanship.
3. The manufacturer's warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.



- b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

SOLitude Lake Management Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:
 - a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.
4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SOLitude Lake Management.





General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$11,063.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price