

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

REGULAR MEETING AGENDA

Wednesday, September 10, 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. Motion to Approve Agenda

4. Consent Agenda

A. Approval of Minutes of August 13, 2025, Regular Meeting.....Page 2

B. Consideration of Operation and Maintenance & Financials for July 2025.....Page 6

5. Attorney's Report

6. Engineer's Report

7. Manager's Report

A. District Manager's Report

i. Field Inspection Report.....Page 94

ii. Discussion on Well Installation

8. Business Items

A. Consideration of Dog Station Repair/Replacement.....Page 101

B. Consideration of Speed Sign Battery Replacement.....Page 102

C. Consideration of Speed Sign Relocation Cost

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, October 15, 2025, at 7:00 p.m.****

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meetings of the Board of Supervisors of Suncoast Community Development District were held on Wednesday, August 13, 2025, and called to order at 7:01 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
Kathryn "KC" Hopkinson	District Counsel
Clay Wright	Field Manager
Scott Herman	Fieldstone
Liz Moore	Fieldstone
Residents	

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

**Public Hearing on Adopting Fiscal Year
2026 Final Budget & Levying O&M
Assessments**

**A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying
O&M Assessments**

On MOTION by Ms. Ramacco seconded by Mr. Vento with all in favor, the public hearing opened at 7:37 p.m., was approved.5-0

B. Staff Presentations

Ms. Castoria discussed the budget with no edits or changes.

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2025-04; Adopting Final Fiscal Year 2026 Budget

On MOTION by Mr. Thebeau seconded by Mr. Latif III, with all in favor, Resolution 2025-04; Adopting Final Fiscal Year 2026 Budget with a 26% increase, was adopted as presented. 5-0

E. Consideration of Resolution 2025-05; Levying O&M Assessments

On MOTION by Mr. Vento seconded by Mr. Thebeau, with all in favor, Resolution 2025-05; Levying O&M Assessments was adopted. 5-0

F. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying O&M Assessments

On MOTION by Ms. Latif seconded by Mr. Vento with all in favor, the public hearing closed at 7:44 p.m., was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the Regular Meeting July 9, 2025

B. Consideration of Operation and Maintenance Expenditures June 2025

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

FIFTH ORDER OF BUSINESS

Attorney's Report

Ms. Hopkinson discussed that the county is responsible for street sign maintenance. Ms. Hopkinson will send demand letter to the county for invoice reimbursement.

SIXTH ORDER OF BUSINESS

Engineer's Report

An update was provided regarding signal concerns, Mingo depression, and pothole report.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. District Manager's Report

i. Field Inspection Report

ii. Discussion on Well Installation

Mr. Wright discussed the following with the Board of Supervisors:

- Well installation update; Duke is needed for power, then Fieldstone will install irrigation.

- Pond 20 washout has been repaired at no charge
- Monument painting is in progress.
- Fieldstone will supply bags and charge for dog station. Mr. Thebeau will provide final dog station/garbage locations and report to Fieldstone. Fieldstone will submit an amendment.
- Item 8D on the agenda for Solitude Fountain Replacement is tabled to October's agenda.
- Front controller inoperative. Fieldstone is investigating. The Board requests to add a surge protector.
- Landscaping enhancement projects begin on 8/18.
- Up-light needs to be replaced.
- The speed machine needs to be removed.
- Speed limit sign in median, pond signs & under surveillance signs need attention.
- Paint colors to be sent to the holiday lighting vendor.
- Debris near the lift station will be removed by Fieldstone at no charge. The Board requests a letter be sent to residents.

EIGHTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule**

On MOTION by Ms. Rammaco seconded by Mr. Thebeau, with all in favor, Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule with budget workshop on April 14, was adopted. 5-0

The Board of Supervisors requested meetings to be held at Oakstead if available. If meetings are held at Marriott, the November meeting must be changed to November 17, 2025.

B. Consideration of Dog Station Repair/Replacement

Tabled and to be included on September's agenda.

C. Discussion on Street Sign Responsibility

This business item was discussed under District Counsel.

D. Consideration of Solitude Fountain Replacement Proposal

This item was tabled under the District Manager's report and to be included on September's agenda.

NINTH ORDER OF BUSINESS **Supervisors' Requests or Comments**

There being none the next order of business followed.

TENTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Thebeau seconded by Ms. Ramacco, with all in favor, meeting was adjourned at 7:56 p.m. 5-0

Lisa Castoria
District Manager

Matthew Thebeau
Chairperson

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	6/17/2025	151865	\$575.28	\$575.28	E-Mail Renewals
INFRAMARK LLC	6/1/2025	150811	\$3,750.00		MANAGEMENT FEE JUNE 2025
INFRAMARK LLC	6/1/2025	150811	\$125.00		MANAGEMENT FEE JUNE 2025
INFRAMARK LLC	6/1/2025	150811	\$2,000.00	\$5,875.00	MANAGEMENT FEE JUNE 2025
Monthly Contract Subtotal			\$6,450.28	\$6,450.28	
Utilities					
DUKE ENERGY ACH	7/3/2025	070325-7059 ACH	\$190.25	\$190.25	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-2304 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-0592 ACH	\$44.36	\$44.36	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-2924 ACH	\$67.70	\$67.70	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-2148 ACH	\$41.87	\$41.87	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-1494 ACH	\$48.18	\$48.18	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-0732 ACH	\$76.04	\$76.04	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-2776 ACH	\$634.50	\$634.50	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-1220 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-2601 ACH	\$318.81	\$318.81	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-1981 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-1056 ACH	\$67.70	\$67.70	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-1361 ACH	\$206.08	\$206.08	ELECTRIC
DUKE ENERGY ACH	7/3/2025	070325-2453 ACH	\$35.02	\$35.02	ELECTRIC
DUKE ENERGY ACH	7/7/2025	070725-1832 ACH	\$2,103.20	\$2,103.20	ELECTRIC
DUKE ENERGY ACH	7/7/2025	070725-1650	\$2,352.17	\$2,352.17	ELECTRIC
PASCO COUNTY UTILITIES SERV ACH	6/3/2025	22452964 ACH	\$10.60	\$10.60	IRRIG. POTABLE
PASCO COUNTY UTILITIES SERV ACH	7/2/2025	22627629 ACH	\$10.60	\$10.60	IRRIG. POTABLE
PASCO COUNTY UTILITIES SERV ACH	7/2/2025	22627627 ACH	\$10.60	\$10.60	IRRIG. POTABLE
PASCO COUNTY UTILITIES SERV ACH	7/2/2025	22627630 ACH	\$10.60	\$10.60	IRRIG. POTABLE
Utilities Subtotal			\$6,320.68	\$6,320.68	
Regular Services					
BGE INC	7/8/2025	25109	\$140.00	\$140.00	district engineer
EDMUND EMMANUEL LATIF III	7/9/2025	EL-070925	\$200.00	\$200.00	BOARD 7/9/25
INFRAMARK LLC	6/17/2025	151865	\$8.85	\$8.85	copies, email renewal
INFRAMARK LLC	7/16/2025	154337	\$12.89	\$12.89	copies

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	7/1/2025	153014	\$3,750.00		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	153014	\$1,000.00	\$4,750.00	field
INFRAMARK LLC	7/3/2025	152774	\$3,750.00		MANAGEMENT FEE
INFRAMARK LLC	7/3/2025	152774	\$1,000.00		field
INFRAMARK LLC	7/3/2025	152774	-\$250.00	\$4,500.00	reimburse web
INFRAMARK LLC	7/1/2025	152782	\$3,750.00		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	152782	\$1,000.00		field
INFRAMARK LLC	7/1/2025	152782	\$7,000.00	\$11,750.00	retro field billing
JOHN JOSEPH VENTO	7/9/2025	JV-070925	\$200.00	\$200.00	BOARD 7/9/25
LANDSCAPE MAINTENANCE	7/1/2025	344133	\$7,982.50	\$7,982.50	LANDSCAPE MAINT
MATTHEW THEBEAU	7/9/2025	MT-070925	\$200.00	\$200.00	BOARD 7/9/25
MELISSA A. RAMACCO	7/9/2025	MR-070925	\$200.00	\$200.00	BOARD 7/9/25
MIKE FASANO, PASCO COUNTY TAX COLLECTOR	6/16/2025	061625-	\$142.66	\$142.66	TAX COLLECTOR
SPRING HILL SUITES MARRIOTT	7/9/2025	070925-	\$122.00	\$122.00	MEETING
SPRING HILL SUITES MARRIOTT	6/11/2025	061125-	\$122.00	\$122.00	MEETING
STEADFAST ENVIRONMENTAL, LLC	7/1/2025	SA-13357	\$970.00	\$970.00	MONTHLY SERV OCT 24
STRALEY ROBIN VERICKER	6/20/2025	26701	\$1,250.50	\$1,250.50	PROFESSIONAL SERVICES
TAMMY A. LATIF	7/9/2025	TL-070925	\$200.00	\$200.00	BOARD 7/9/25
TIMES PUBLISHING COM	7/9/2025	43691-070925	\$834.00	\$834.00	LEGAL ADVERTISING
TIMES PUBLISHING COM	7/16/2025	43692-071625	\$117.20	\$117.20	LEGAL ADVERTISING
Regular Services Subtotal			\$33,702.60	\$33,702.60	
Additional Services					
FIELDS CONSULTING GROUP, LLC	7/15/2025	3612	\$1,800.00	\$1,800.00	street signs
FIELDSTONE LANDSCAPE SERVICES LLC	7/21/2025	26020	\$1,377.94	\$1,377.94	irrigation r&m
JAYMAN ENTERPRISE	7/13/2025	4097	\$750.00	\$750.00	r&m
LANDSCAPE MAINTENANCE	6/30/2025	342899	\$1,019.76	\$1,019.76	irrigation r&m
STEADFAST ENVIRONMENTAL, LLC	6/23/2025	SA-13018	\$3,674.00	\$3,674.00	pond r&m
STEADFAST ENVIRONMENTAL, LLC	7/21/2025	SA-13725	\$16,032.00	\$16,032.00	brazilian peppers
SUNCOAST CDD	5/13/2025	05132025 - 01	\$1,520.49	\$1,520.49	SERIES 2014 FY25 TAX DIST ID 04.01.25 - 04.30.25
TR ELECTRIC INC	6/30/2025	1697	\$1,049.51	\$1,049.51	pond pump
TR ELECTRIC INC	6/24/2025	1679	\$5,893.50	\$5,893.50	lights r&m
Additional Services Subtotal			\$33,117.20	\$33,117.20	
TOTAL			\$79,590.76	\$79,590.76	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151865

DATE

6/17/2025

CUSTOMER ID

C2313

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

BILL TO

Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson - 04-14-25 DNH*GODADDY#370539659 : email renewals \$479.40	1	Ea	575.28		575.28
B/W Copies	59	Ea	0.15		8.85
Subtotal					584.13

Subtotal

\$584.13

Tax

\$0.00

Total Due

\$584.13

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

150811

DATE

6/1/2025

CUSTOMER ID

C2313

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

BILL TO

Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,750.00		3,750.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Field Management	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling May 2025)	1	Ea	1,000.00		1,000.00
Subtotal					5,875.00

Subtotal

\$5,875.00

Tax

\$0.00

Total Due

\$5,875.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

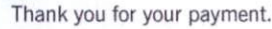


Page 1 of 3

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

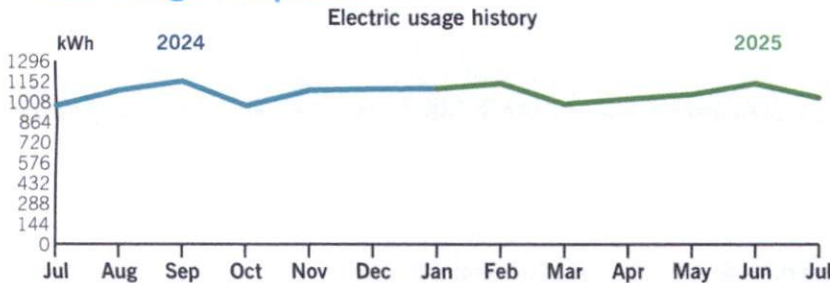
Billing summary

Previous Amount Due	\$207.26
<i>Payment Received Jun 25</i>	-207.26
Current Electric Charges	185.33
Taxes	4.92
Total Amount Due Jul 24	\$190.25



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



83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,035	980	12,890	1,074
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.



Account number
9100 8870 7059

\$190.25
by Jul 24

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

013543 000001069



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

889100887070590006600000000000000001902500000190251

Your usage snapshot - Continued

Current electric usage for meter number 4445307	
Actual reading on Jul 1	59015
Previous reading on Jun 3	- 57980
<hr/>	
Energy Used	1,035 kWh
Billed kWh	1,035.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 4445307	
Customer Charge	\$17.23
Energy Charge	
1,035.000 kWh @ 12.130c	125.54
Fuel Charge	
1,035.000 kWh @ 3.925c	40.62
Asset Securitization Charge	
1,035.000 kWh @ 0.187c	1.94
<hr/>	
Total Current Charges	\$185.33

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	\$0.16
Gross Receipts Tax	4.76
<hr/>	
Total Taxes	\$4.92





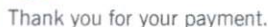
Page 1 of 3

SUNCOAST COMM DEVEL DISTRICT
17201 MENTMORE BLVD 60AMP FOR LIGHT
60AMP FOR LIGHT

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

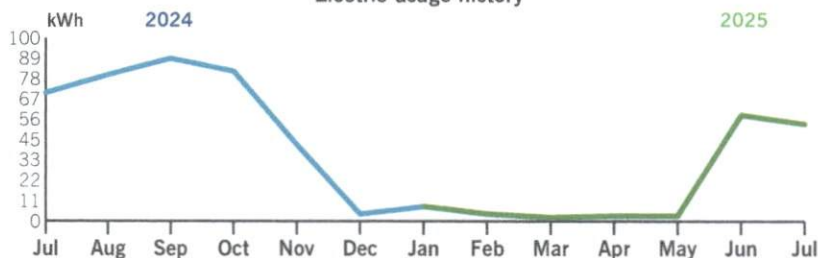
Account number 9100 8868 2304

Previous Amount Due	\$30.80
<i>Payment Received Jun 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 24	\$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.

Electric usage history



Average temperature in degrees

83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	53	70	428	36
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 Jul 24

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**

Abstract

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 2304



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



8891008868230400066000000000000000000308000000030800

fb.def.duke.bills.20250702210328.58.afp-661-0000000003



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: Aug 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.

Service address

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

Bill date

Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number 9100 8868 0592

Billing summary

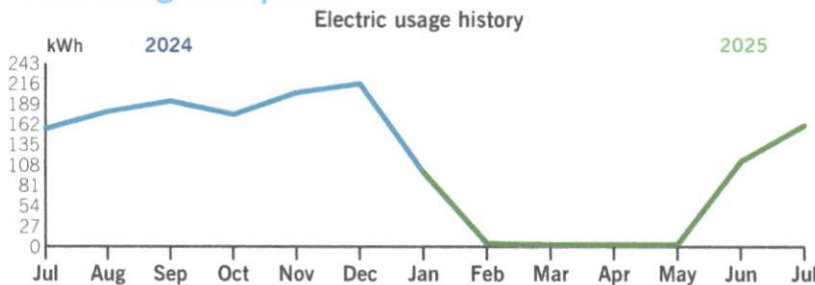
Previous Amount Due	\$36.52
Payment Received Jun 25	-36.52
Current Electric Charges	43.21
Taxes	1.15
Total Amount Due Jul 24	\$44.36



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° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	160	156	1,352	113
Avg. Daily (kWh)	6	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.

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

\$44.36
by Jul 24

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

000351 0000000003



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

889100886805920006600000000000000000443600000044363



Your usage snapshot - Continued

Current electric usage for meter number 4458061

Actual reading on Jul 1	10735
Previous reading on Jun 3	- 10575
<hr/>	
Energy Used	160 kWh
Billed kWh	160.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25

Meter - 4458061

Customer Charge	\$17.23
Energy Charge	
160.000 kWh @ 12.130c	19.40
Fuel Charge	
160.000 kWh @ 3.925c	6.28
Asset Securitization Charge	
160.000 kWh @ 0.187c	0.30
<hr/>	
Total Current Charges	\$43.21

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	1.11
<hr/>	
Total Taxes	\$1.15



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

SUNCOAST COMM DEVEL DISTRICT
3442 CLOVER BLOSSOM CIR
IRRIGATION

Bill date

Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number **9100 8868 2924**

Billing summary

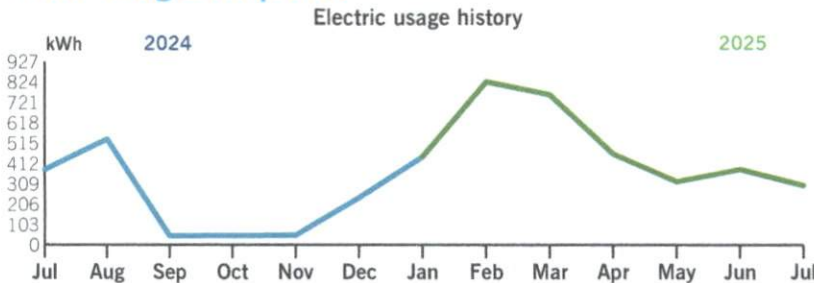
Previous Amount Due	\$81.20
Payment Received Jun 25	-81.20
Current Electric Charges	65.95
Taxes	1.75
Total Amount Due Jul 24	\$67.70



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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	300	382	4,409	367
Avg. Daily (kWh)	10	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.

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

Amount of automatic draft

\$67.70
by Jul 24

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**

000353 000000003



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

88910088682924000660000000000000000677000000067708

Your usage snapshot - Continued

Current electric usage for meter number 2778219	
Actual reading on Jul 1	33565
Previous reading on Jun 3	- 33265
<hr/>	
Energy Used	300 kWh
Billed kWh	300.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 2778219	
Customer Charge	\$17.23
Energy Charge	
300.000 kWh @ 12.130c	36.38
Fuel Charge	
300.000 kWh @ 3.925c	11.78
Asset Securitization Charge	
300.000 kWh @ 0.187c	0.56
<hr/>	
Total Current Charges	\$65.95

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	1.69
<hr/>	
Total Taxes	\$1.75

Your usage snapshot - Continued

Current electric usage for meter number 3486808	
Actual reading on Jul 1	18421
Previous reading on Jun 3	- 18276
<hr/>	
Energy Used	145 kWh
Billed kWh	145.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 3486808	
Customer Charge	\$17.23
Energy Charge	
145.000 kWh @ 12.130c	17.59
Fuel Charge	
145.000 kWh @ 3.925c	5.69
Asset Securitization Charge	
145.000 kWh @ 0.187c	0.27
<hr/>	
Total Current Charges	\$40.78

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
17183 STATE ROAD 54
ENTRY SIGN

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number **9100 8868 1494**

Billing summary

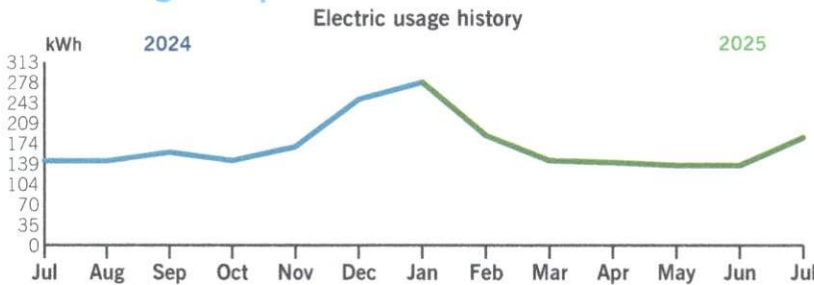
Previous Amount Due	\$40.36
<i>Payment Received Jun 25</i>	-40.36
Current Electric Charges	46.94
Taxes	1.24
Total Amount Due Jul 24	\$48.18



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

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

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	183	144	2,070	173
Avg. Daily (kWh)	6	5	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.



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

Account number
9100 8868 1494

\$48.18
by Jul 24

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



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



Your usage snapshot - Continued

Current electric usage for meter number 3599788	
Actual reading on Jul 1	20518
Previous reading on Jun 3	- 20335
<hr/>	
Energy Used	183 kWh
Billed kWh	183.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 3599788	
Customer Charge	\$17.23
Energy Charge	
183.000 kWh @ 12.130c	22.19
Fuel Charge	
183.000 kWh @ 3.925c	7.18
Asset Securitization Charge	
183.000 kWh @ 0.187c	0.34
<hr/>	
Total Current Charges	\$46.94

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	1.20
<hr/>	
Total Taxes	\$1.24

fb.def.duke.bills.20250702210328.58.a/p-667-0000000003

Your usage snapshot - Continued

Current electric usage for meter number 3667093	
Actual reading on Jul 1	21008
Previous reading on Jun 3	- 20658
<hr/>	
Energy Used	350 kWh
Billed kWh	350.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 3667093	
Customer Charge	\$17.23
Energy Charge	
350.000 kWh @ 12.130c	42.46
Fuel Charge	
350.000 kWh @ 3.925c	13.74
Asset Securitization Charge	
350.000 kWh @ 0.187c	0.65
<hr/>	
Total Current Charges	\$74.08

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	1.90
<hr/>	
Total Taxes	\$1.96



Page 1 of 4

SUNCOAST COMM DEVEL DISTRICT
2901 MEADOWBROOK DR
PUMP

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number 9100 8868 2776

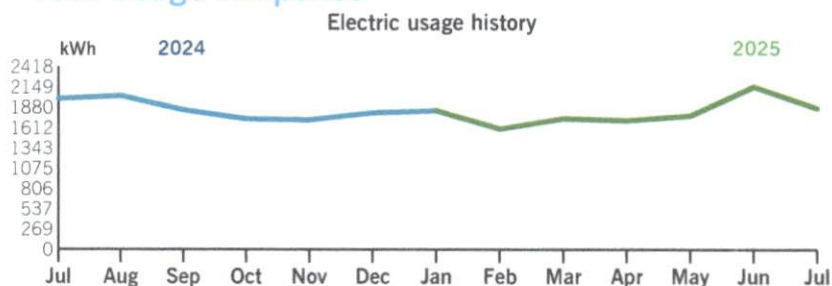
Billing summary

Previous Amount Due	\$681.85
<i>Payment Received Jun 25</i>	-681.85
Current Lighting Charges	523.48
Current Electric Charges	104.12
Taxes	6.90
Total Amount Due Jul 24	\$634.50



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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,865	1,997	21,789	1,816
Avg. Daily (kWh)	64	71	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.



Account number
9100 8868 2776

\$634.50
by Jul 24

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



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



8891008868277600066000000000000000006345000000634501

b def duke bills 20250702210328.58.afp-673-0000000003

Your usage snapshot - Continued

Current electric usage for meter number 4515949

Actual reading on Jul 1	28473
Previous reading on Jun 3	- 27938
<hr/>	
Energy Used	535 kWh
Billed kWh	535.000 kWh

Outdoor Lighting

Billing period Jun 03 - Jul 01

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 - Jun 03 25 to Jul 01 25

Meter - 4515949

Customer Charge	\$17.23
Energy Charge	
535.000 kWh @ 12.130c	64.89
Fuel Charge	
535.000 kWh @ 3.925c	21.00
Asset Securitization Charge	
535.000 kWh @ 0.187c	1.00
Total Current Charges	\$104.12

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 - Jun 03 25 to Jul 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	\$0.55
Gross Receipts Tax	6.35
Total Taxes	\$6.90



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: Aug 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.

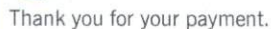


Page 1 of 3

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

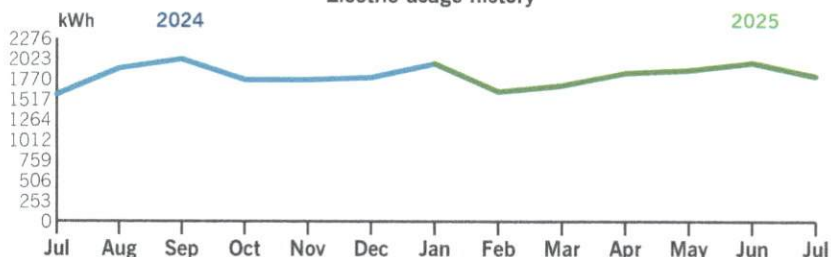
Account number 9100 8868 2601

Previous Amount Due	\$346.64
<i>Payment Received Jun 25</i>	-346.64
Current Electric Charges	310.57
Taxes	8.24
Total Amount Due Jul 24	\$318.81



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.

Electric usage history



Average temperature in degrees

83° 83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,806	1,581	22,016	1,835
Avg. Daily (kWh)	62	56	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.

\$318.81
by Jul 24

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 2601

000341 0000000003



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



88910088682601000660000000000000000031881000000318814

b def duke.bills.20250702210328.58.af-681-0000000003

Your usage snapshot - Continued

Current electric usage for meter number 4458063	
Actual reading on Jul 1	94796
Previous reading on Jun 3	- 92990
<hr/>	
Energy Used	1,806 kWh
Billed kWh	1,806.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 4458063	
Customer Charge	\$17.23
Energy Charge	
1,806.000 kWh @ 12.130c	219.07
Fuel Charge	
1,806.000 kWh @ 3.925c	70.89
Asset Securitization Charge	
1,806.000 kWh @ 0.187c	3.38
<hr/>	
Total Current Charges	\$310.57

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	\$0.27
Gross Receipts Tax	7.97
<hr/>	
Total Taxes	\$8.24



Page 1 of 3

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number 9100 8868 1981

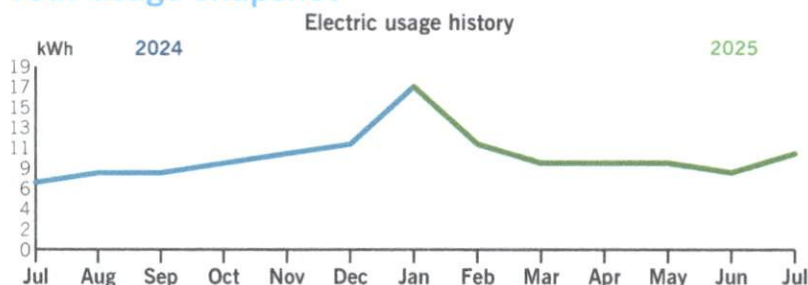
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jun 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 24	\$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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	7	119	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.

\$30.80
by Jul 24

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

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



Account number
9100 8868 1981

000343 0000000003



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

889100886819810006600000000000000000308000000030807

5 def duke_bills_20250702210328.58.afp-685-0000000003

Your usage snapshot - Continued

Current electric usage for meter number 8247284	
Actual reading on Jul 1	731
Previous reading on Jun 3	- 721
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 8247284	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 12.130c	1.21
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.15
<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





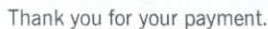
Page 1 of 3

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number 9100 8868 1056

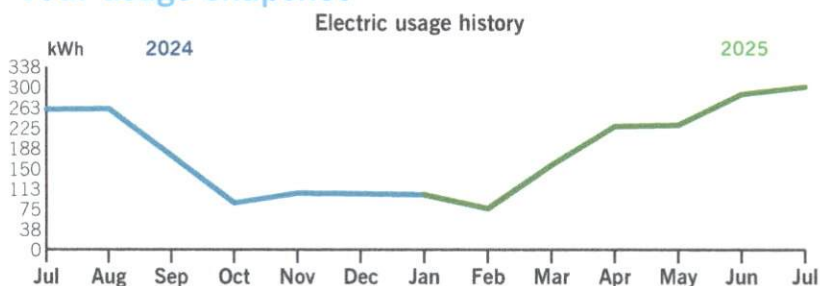
Billing summary

Previous Amount Due	\$65.54
<i>Payment Received Jun 25</i>	-65.54
Current Electric Charges	65.95
Taxes	1.75
Total Amount Due Jul 24	\$67.70



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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	300	260	2,111	176
Avg. Daily (kWh)	10	9	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

\$67.70
by Jul 24

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



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



889100886810560006600000000000000000677000000067705

3 def duke_bills_20250702210328.58.afp-689-0000000003

Your usage snapshot - Continued

Current electric usage for meter number 8244324	
Actual reading on Jul 1	11005
Previous reading on Jun 3	- 10705
<hr/>	
Energy Used	300 kWh
Billed kWh	300.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 8244324	
Customer Charge	\$17.23
Energy Charge	
300.000 kWh @ 12.130c	36.38
Fuel Charge	
300.000 kWh @ 3.925c	11.78
Asset Securitization Charge	
300.000 kWh @ 0.187c	0.56
<hr/>	
Total Current Charges	\$65.95

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	1.69
<hr/>	
Total Taxes	\$1.75

fb.def.duke.bills.20250702210328.58.afp-691-0000000003



Service address
SUNCOAST COMM DEVEL DISTRICT
17037 TORVEST CT
FOUNTAIN

Bill date Jul 3, 2025
For service Jun 3 - Jul 1
29 days

Account number 9100 8868 1361

Billing summary

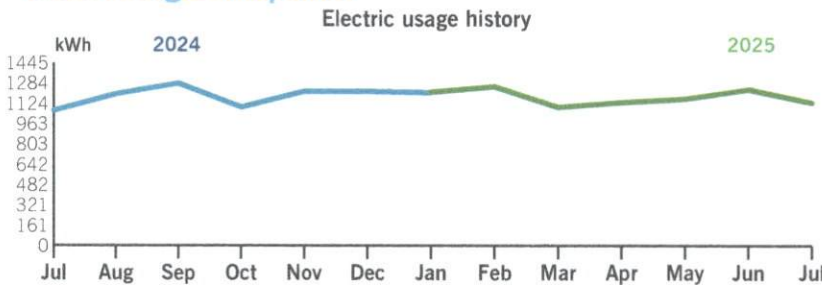
Previous Amount Due	\$223.09
Payment Received Jun 25	-223.09
Current Electric Charges	200.76
Taxes	5.32
Total Amount Due Jul 24	\$206.08



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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,130	1,070	14,239	1,187
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

\$206.08
by Jul 24

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

000347 000000003



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

8891008868136100066000000000000000002060800000206085



duke-energy.com
877.372.8477

Account number **9100 8868 1361**

Your usage snapshot - Continued

Current electric usage for meter number 3366055	
Actual reading on Jul 1	101721
Previous reading on Jun 3	- 100591
<hr/>	
Energy Used	1,130 kWh
Billed kWh	1,130.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 3366055	
Customer Charge	\$17.23
Energy Charge	
1,130.000 kWh @ 12.130c	137.07
Fuel Charge	
1,130.000 kWh @ 3.925c	44.35
Asset Securitization Charge	
1,130.000 kWh @ 0.187c	2.11
<hr/>	
Total Current Charges	\$200.76

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	\$0.17
Gross Receipts Tax	5.15
<hr/>	
Total Taxes	\$5.32

fb.def.duke.bills.20250702210328.58.afp-695-000000003



Service address

SUNCOAST COMM DEVEL DISTRICT
17017 ONGAR CT
SIGN/LITES

Bill date Jul 3, 2025

For service Jun 3 - Jul 1
29 days

Account number 9100 8868 2453

Billing summary

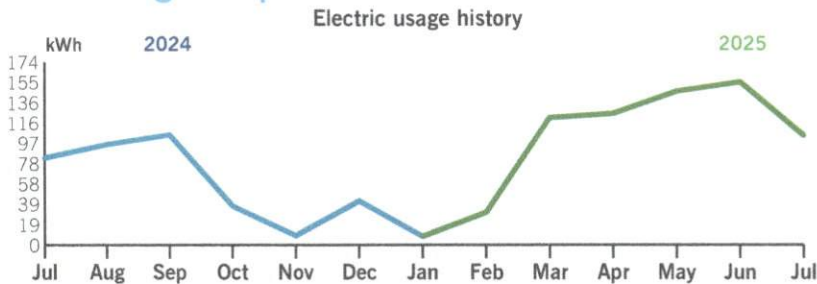
Previous Amount Due	\$43.52
<i>Payment Received Jun 25</i>	-43.52
Current Electric Charges	34.11
Taxes	0.91
Total Amount Due Jul 24	\$35.02



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°	77°	72°	71°	63°	57°	67°	68°	75°	81°	82°	80°
Current Month				Jul 2024	12-Month Usage				Avg Monthly Usage			
Electric (kWh)			104	83	979				82			
Avg. Daily (kWh)			4	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.

\$35.02
by Jul 24

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 2453

000349 0000000003



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



Your usage snapshot - Continued

Current electric usage for meter number 3479760	
Actual reading on Jul 1	9174
Previous reading on Jun 3	- 9070
<hr/>	
Energy Used	104 kWh
Billed kWh	104.000 kWh

Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 3479760	
Customer Charge	\$17.23
Energy Charge	
104.000 kWh @ 12.130c	12.61
Fuel Charge	
104.000 kWh @ 3.925c	4.08
Asset Securitization Charge	
104.000 kWh @ 0.187c	0.19
<hr/>	
Total Current Charges	\$34.11

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	0.88
<hr/>	
Total Taxes	\$0.91



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

Jul 7, 2025
For service Jun 4 - Jul 2
29 days

Account number **9100 8868 1832**

Billing summary

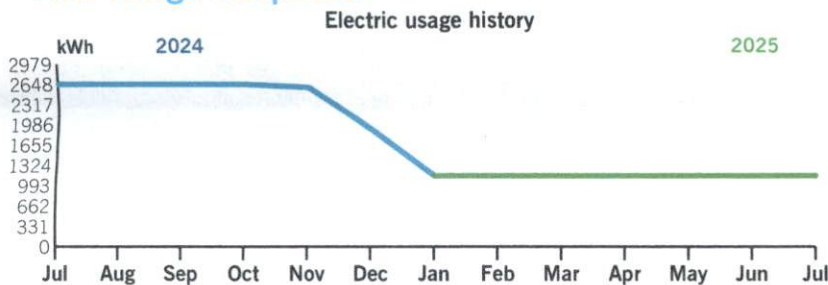
Previous Amount Due	\$2,103.20
Payment Received Jun 27	-2,103.20
Current Lighting Charges	2,098.17
Taxes	5.03
Total Amount Due Jul 28	\$2,103.20



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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,153	2,648	20,516	1,710
Avg. Daily (kWh)	40	95	56	
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



Amount of automatic draft

\$2,103.20
by Jul 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

029318 000001398



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

8891008868183200066000000000000021032000002103209



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 04 - Jul 02		
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 - Jun 04 25 to Jul 02 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.20250707204752.40.afp-58637-000001398

Billing details - Taxes

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



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

Bill date Jul 7, 2025
For service Jun 4 - Jul 2
29 days

Account number 9100 8868 1650

Billing summary

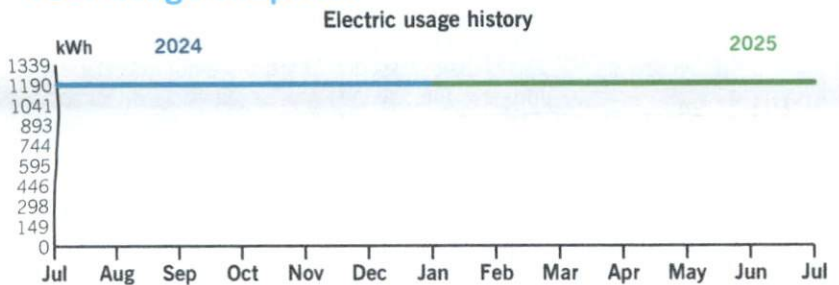
Previous Amount Due	\$2,352.17
Payment Received Jun 27	-2,352.17
Current Lighting Charges	2,346.83
Taxes	5.34
Total Amount Due Jul 28	\$2,352.17



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° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 80°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,190	1,190	14,280	1,190
Avg. Daily (kWh)	41	43	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 Jul 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

029320 000001398



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

88910088681650000660000000000000023521700002352172



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 04 - Jul 02		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	70	1,190 kWh
Total	70	1,190 kWh

Billing details - Lighting

Billing Period - Jun 04 25 to Jul 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





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



38 0 1
12-52054

SUNCOAST CDD

Service Address: **17441 LAWN ORCHID LOOP**

Bill Number: 22452964

Billing Date: 6/3/2025

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

Account #	Customer #
0304975	01238857
Please use the 15-digit number below when making a payment through your bank	
030497501238857	

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	13440330	4/16/2025	265	5/15/2025	265	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

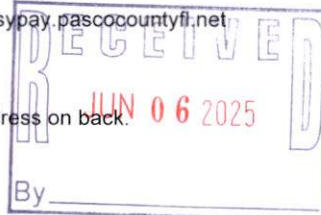
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account # 0304975
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

012388576030497542245296420000010601



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



35 0 1
12-52054

SUNCOAST CDD

Service Address: **17441 LAWN ORCHID LOOP**

Bill Number: 22627629

Billing Date: 7/2/2025

Billing Period: 5/15/2025 to 6/13/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0304975	01238857
Please use the 15-digit number below when making a payment through your bank	
030497501238857	

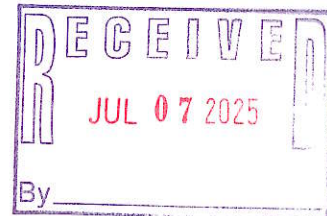
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13440330	5/15/2025	265	6/13/2025	265	29	0

Usage History

	Irrigation
June 2025	0
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

Transactions

Previous Bill	10.60
Payment 06/20/25	-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 pascoeasy pay.pascocountyfl.net

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

Account # 0304975
Customer # 01238857

Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 7/21/2025

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

The Total Due will be electronically transferred on 07/21/2025.



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

012388576030497542262762920000010601



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

1 0 1
12-52054

SUNCOAST CDD

Service Address: **17405 CRICKET CHIRP LOOP**

Bill Number: 22627627

Billing Date: 7/2/2025

Billing Period: 5/15/2025 to 6/13/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13440335	5/15/2025	38	6/13/2025	38	29	0

Usage History

Water	Irrigation
June 2025	0
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

Transactions

Previous Bill	10.60
Payment 06/20/25	-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 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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



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

1 0 1
12-52054

SUNCOAST CDD

Service Address: **17405 LAWN ORCHID LOOP**

Bill Number: 22627630

Billing Date: 7/2/2025

Billing Period: 5/15/2025 to 6/13/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13440452	5/15/2025	196	6/13/2025	196	29	0

Usage History		
	Water	Irrigation
June 2025		0
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

Transactions	
Previous Bill	10.60
Payment 06/20/25	-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 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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



INVOICE

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

July 8, 2025
Project No: 00014361-00
Invoice No: 25109

Project 00014361-00 Suncoast CDD District Engineering Services
Discussions with County regarding SR 54 signal;
Services current through June 27, 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

BGE, Inc. Invoice 25109 Dated 7/8/2025

Tuesday, July 8, 20251:48:11 PM

Project00014361-00Suncoast CDD District Engineering Services

Professional Personnel				Hours	Rate	Amount	
Director I							
Chang, Philip		6/4/2025		.50	280.00	140.00	
	Totals			.50		140.00	
	Total Labor						140.00
Total this Project							\$140.00
Total this Report							\$140.00

SUNCOAST CDD

MEETING DATE: 7/9/25

DMS: *Lisa Castoria*

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

154337

CUSTOMER ID

C2313

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

BILL TO

Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	49	Ea	0.15		7.35
Postage	1	Ea	5.54		5.54
Subtotal					12.89

Subtotal	\$12.89
-----------------	---------

Tax	\$0.00
------------	--------

Total Due	\$12.89
------------------	---------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2025

INVOICE#
153014
CUSTOMER ID
C2313
PO#

INVOICE

DATE
7/1/2025
NET TERMS
Due On Receipt
DUE DATE
7/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,750.00		3,750.00
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					4,750.00

Subtotal	\$4,750.00
Tax	\$0.00
Total Due	\$4,750.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

152774

DATE

7/3/2025

CUSTOMER ID

C2313

NET TERMS

Net 30

PO#**DUE DATE**

8/2/2025

BILL TO

Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,750.00		3,750.00
Website Maintenance / Admin - one-time credit for Web admin charges for March and April.	-2	Ea	125.00		-250.00
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					4,500.00

Subtotal \$4,500.00

Tax \$0.00

Total Due \$4,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Suncoast CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2025

INVOICE#
152782
CUSTOMER ID
C2313
PO#

INVOICE

DATE
7/1/2025
NET TERMS
Net 30
DUE DATE
7/31/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,750.00		3,750.00
Field Management	1	Ea	1,000.00		1,000.00
Field Management Retro billing (October 2024- April 2025 Qty 7 @ Rate 1,000= 7,000)	1	Ea	7,000.00		7,000.00
Subtotal					11,750.00

Subtotal	\$11,750.00
Tax	\$0.00
Total Due	\$11,750.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

SUNCOAST CDD

MEETING DATE: 7/9/25

DMS: *Lisa Castoria*

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 344133

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

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
ANTHONY VEGA	

Item	Amount
#308636 - Suncoast CDD- Landscape Maintenance Agreement -2024 Lakeland July 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: 7/9/25

DMS: *Lisa Castoria*

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

SUNCOAST CDD

MEETING DATE: 7/9/25

DMS: *Lisa Castoria*

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



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Suncoast CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Re: Suncoast CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$142.66 for the cost of collection of Suncoast CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKE
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Account:	Suncoast Pointe	Event Date:	Wednesday, July 09, 2025
Post As:	Suncoast Pointe CDD Meeting	Contact:	Lisa Castoria
Address:	2654 Cypress Ridge Blvd Suite #101 Wesley Chapel, FL 33544 USA	Phone:	(656) 223-7011
		Email:	lisa.castoria@inframark.com
		Onsite Contact:	Lisa Castoria
		Onsite Mobile:	
Master Account #:		Catering Manager:	Bobbi DeFilippis
Payment Method:		Booked By:	Bobbi DeFilippis

Date	Time	Function	Room	Agr	Gtd
Wed, Jul 09	7:00 PM - 9:00 PM	Meeting	Denham-Drexel	15	

Additional Items				
Quantity	Item	Price	Amount	
0	Theatre Style Seating	\$.00	\$.00	
0	6ft tables set at front of meeting	\$.00	\$.00	
Subtotal:			\$.00	
State Tax .00%:			\$.00	
Additional Items Total:			\$.00	

Function Room Rental				
Quantity	Item	Price	Amount	
1	Denham-Drexel	\$100.00	\$100.00	
Subtotal:			\$100.00	
Admin 22.00%:			\$22.00	
State Tax .00%:			\$.00	
Function Room Rental Total:			\$122.00	

Check Subtotal			\$100.00
Total Administrative Charges			\$22.00
Total Gratuity Charges			\$.00
Total Taxes			\$.00
Check Grand Total			\$122.00
Deposit Paid			\$.00
Balance Due			\$122.00

Account:	Suncoast Pointe	Event Date:	Wednesday, June 11, 2025
Post As:	Suncoast Pointe CDD Meeting	Contact:	Lisa Castoria
Address:	2654 Cypress Ridge Blvd Suite #101 Wesley Chapel, FL 33544 USA	Phone:	(656) 223-7011
		Email:	lisa.castoria@inframark.com
		Onsite Contact:	Lisa Castoria
		Onsite Mobile:	
Master Account #:		Catering Manager:	Bobbi DeFilippis
Payment Method:		Booked By:	Bobbi DeFilippis

Date	Time	Function	Room	Agr	Gtd
Wed, Jun 11	7:00 PM - 9:00 PM	Meeting	Denham-Drexel	15	

Additional Items				
Quantity	Item	Price	Amount	
0	Theatre Style Seating	\$.00	\$.00	
0	6ft tables set at front of meeting	\$.00	\$.00	
Subtotal:			\$.00	
State Tax .00%:			\$.00	
Additional Items Total:			\$.00	

Function Room Rental				
Quantity	Item	Price	Amount	
1	Denham-Drexel	\$100.00	\$100.00	
Subtotal:			\$100.00	
Admin 22.00%:			\$22.00	
State Tax .00%:			\$.00	
Function Room Rental Total:			\$122.00	

Check Subtotal			\$100.00
Total Administrative Charges			\$22.00
Total Gratuity Charges			\$.00
Total Taxes			\$.00
Check Grand Total			\$122.00
Deposit Paid			\$.00
Balance Due			\$122.00



Steadfast Alliance

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

Invoice

Date	Invoice #
7/1/2025	SA-13357

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 MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

June 20, 2025

Client: 001028

Matter: 000001

Invoice #: 26701

Page: 1

RE: General Matters

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	KCH	REVIEW EMAIL FROM A.BLACKBURN WITH PASCO COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ESTIMATED COMPLETION FOR SIGN REPLACEMENTS.	0.1	\$30.50
5/1/2025	KCH	REVIEW EMAIL FROM A.BLACKBURN FROM PASCO COUNTY REGARDING INSPECTIONS AND MAINTENANCE OF STREET SIGNS.	0.1	\$30.50
5/19/2025	KCH	REVIEW ACCESS REQUEST FROM 3510 CLOVER BLOSSOM CIRCLE; REVIEW ASSOCIATED PLAT; PREPARE TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT FOR BOS REVIEW.	1.8	\$549.00
5/22/2025	KCH	TERMINATE LMP EFFECTIVE JUNE 30; PREPARE SERVICES AGREEMENT WITH FIELDSTONE WITH A START DATE OF JULY 1.	1.8	\$549.00
5/29/2025	KCH	REVIEW EMAILS FROM A. BLACKBURN REGARDING ONGOING ISSUES WITH STREET SIGN REPAIRS AND REINSPECTIONS.	0.3	\$91.50
Total Professional Services			4.1	\$1,250.50

June 20, 2025
Client: 001028
Matter: 000001
Invoice #: 26701

Page: 2

Total Services	\$1,250.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,250.50
Previous Balance		\$1,464.50
Less Payments		(\$227.00)
PAY THIS AMOUNT		\$2,488.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26056	February 26, 2025	\$1,237.50	\$0.00	\$0.00	\$0.00	\$2,488.00
Total Remaining Balance Due						\$2,488.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,250.50	\$0.00	\$0.00	\$1,237.50

SUNCOAST CDD

MEETING DATE: 7/9/25

DMS: *Lisa Castoria*

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

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/9/25	SUNCOAST CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB64960
Total Amount Due	Invoice Number	
\$834.00	43691-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/9/25	43691	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$832.00
					Affidavit Fee			\$2.00
7/9/25	7/9/25	43691	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	SUNCOAST CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB64960
Total Amount Due	Invoice Number	
\$834.00	43691-070925	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES P BLISHING COMPANY

SUNCOAST CDD
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times


Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

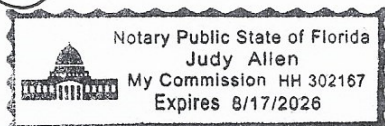
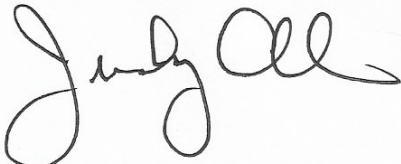
Signature of Affiant 

Sworn to and subscribed before me this 07/09/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/16/25-7/16/25	SUNCOAST CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB64960
Total Amount Due	Invoice Number	
\$117.20	43692-071625	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/16/25	7/16/25	43692	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	2	1.00x50.00 L	\$115.20 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/16/25-7/16/25	SUNCOAST CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB64960
Total Amount Due	Invoice Number	
\$117.20	43692-071625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SUNCOAST CDD
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

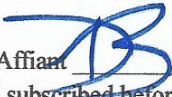
Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

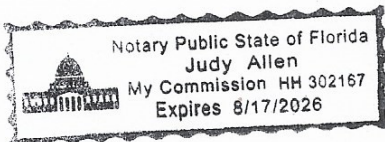
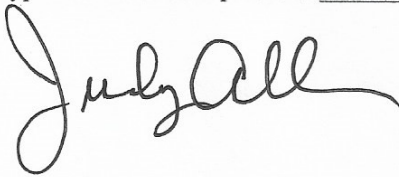
Signature of Affiant 

Sworn to and subscribed before me this 07/16/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Suncoast Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 13, 2025, at 7:00 p.m. at the Marriott Springhill Suites located at 16615 Bexley Village Dr., Land O Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://suncoastcdd.com/> or may be obtained by contacting the District Manager's office via email at: lisa.castoria@inframark.com or via phone at 813-781-7330.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria
District Manager
July 16, 2025

43692

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to

Inframark
Suncoast CDD
Attn: Lisa Castoria
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3612
Terms: Due on receipt
Invoice date: 07/15/2025
Due date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Item #1 : "Blooming Fields" (9x36) 2-sided street name sign. Green with white lettering. (1) new 90 degree u-channel post cap. Dig up post / breakaway and reset level. *Includes removal/disposal of old signs.	1	\$225.00	\$225.00
2.	Install (Signage)	Item #2 : "Cricket Chirp" (9x30) + "Butterfly Landing" (9x36) 2-sided street name signs. Green with white lettering. (1) new 180 degree u-channel post cap + (1) new cross piece. *Includes removal/disposal of old signs.	1	\$275.00	\$275.00
3.	Install (Signage)	Item #3 : "Cardinal Feather Dr with Left + Right Arrows" (9x42) + "Autumn Sage Way with Pointing Up Arrows" (9x42) 2-sided street name signs. Green with white lettering. (1) new 180 degree u-channel post cap + (1) new cross piece. Dig up post / breakaway and reset level. *Includes removal/disposal of old signs.	1	\$400.00	\$400.00
4.	Install (Signage)	Item #4 : "Garden Heath Ct" (9x42) + "Thistledown Ln" (9x42) 2-sided street name signs. Green with white lettering. (1) new 180 degree u-channel post cap + (1)	1	\$300.00	\$300.00

new cross piece. *Includes
removal/disposal of old signs.

5.	Install (Signage)	Item #5 : "Garden Heath Ct" (9x42) + "Cardinal Feather Dr" (9x42) 2-sided street name signs. Green with white lettering. (1) new 180 degree u-channel post cap + (1) new cross piece. *Includes removal/disposal of old signs.	1	\$300.00	\$300.00
----	--------------------------	---	---	----------	----------

6.	Install (Signage)	Item #6 : "Whisper Breeze Way" (9x42) + "Prairie Iris Dr" (9x42) 2-sided street name signs. Green with white lettering. (1) new 180 degree u-channel post cap + (1) new cross piece. *Includes removal/disposal of old signs.	1	\$300.00	\$300.00
----	--------------------------	--	---	----------	----------

Total

\$1,800.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26020
Invoice Date 07/21/25
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

Property Address

Suncoast CDD
16615 Crosspointe Run
Land O' Lakes, FL 34638

Description	Qty / UOM	Rate	Ext. Price	Amount
Replace 2 controllers - entrance at 54 and Billercay Lane				

Complete the following Irrigation Repairs

Replace 2 controllers that were found during initial inspectin to not be funtioning- no display showing

1st controller is at the entrance median by 54. - 8 station controller

2nd controller is on Billericay Lane - 3 station controller

Replace controller

Set and program all zones

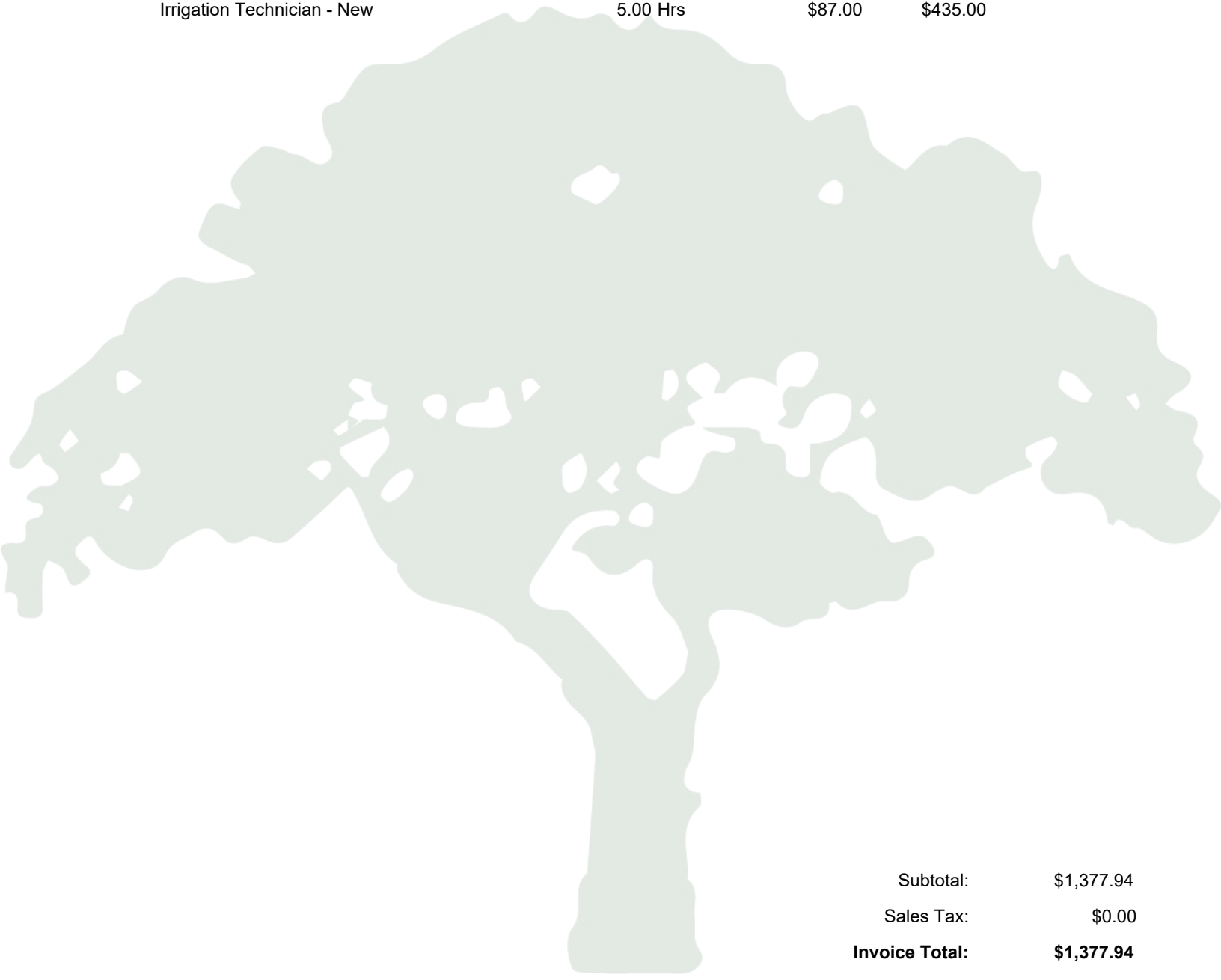
Check and confirm all zones are responding and operational



X- No WATER

X- NEW CONTROLLER

Irrigation Enhancement & Repair - 07/21/2025				\$1,377.94
Hunter Controller X-Core Fixed Outdoor 4 Station	1.00 ea	\$191.69	\$191.69	
Hunter ICC2 8 Station Indoor/Outdoor Plastic Controller	1.00 ea	\$751.25	\$751.25	
Irrigation Technician - New	5.00 Hrs	\$87.00	\$435.00	



Subtotal:	\$1,377.94
Sales Tax:	\$0.00
Invoice Total:	\$1,377.94
Credits/Payments:	
Balance Due:	\$1,377.94

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,377.94	\$8,616.00	\$0.00	\$0.00	\$0.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/13/2025	4097

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
	Repair damaged Foam at Pillar Using a mold border attached to the corner. Spray new foam to the damaged area and let sit for 24 hours Once molded and dried, We will start to shape the area to try and match the pillar shape and angles. Once shaped the area will need to be sanded and prepped for painting. Painting to match existing as close as possible. Price includes all labor and materials	750.00	750.00
All work is complete!		Total	\$750.00

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 342899

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
ANTHONY VEGA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349631 - Suncoast CDD Final inspection				\$1,019.76

Lateral Components - 06/17/2025

Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	3.00EA	\$28.18	\$84.54
Irrigation Technician Labor	10.00HR	\$65.00	\$650.00
Misc Irrigation Parts	1.00EA	\$25.00	\$25.00
Rain Bird 1806 Spray Body Side Inlet 6 in. Pop Up	12.00EA	\$16.16	\$193.92
RAINBIRD FIXED NOZZLE	26.00EA	\$2.55	\$66.30

Subtotal	\$1,019.76
Less Payments/Credits	(\$0.00)
Balance Due	\$1,019.76

***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.



Steadfast Alliance

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

Invoice

Date	Invoice #
6/23/2025	SA-13018

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

SE1572
Suncoast Erosion
Pond 20

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1572 Suncoast Erosion Pond 20			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Regrading the eastern bank of pond 20. - Steadfast will regrade approximately 30ft of pond bank and install coir logs to reinforce the repaired section. - Backfill the area with dirt and cover with approximately 43sqft of Bahia sod.	1	3,674.00	0			100.00%	3,674.00	3,674.00

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	\$3,674.00
Payments/Credits	\$0.00
Balance Due	\$3,674.00



Steadfast Alliance

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

Invoice

Date	Invoice #
7/21/2025	SA-13725

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

SE1593
Suncoast CDD
Brazilian Pepper Removal

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1593 Suncoast CDD Brazilian Pepper R...			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Removal of invasive Brazilian Peppertrees from 250ft of site 3 in Suncoast CDD. - Steadfast will use chainsaws to flush-cut peppertrees starting from the buffer zone up to 15' into the conservation area - Remove the trees via an off-road vehicle and load into a dump trailer - All material removed will be disposed of off-site Repair or replacement of damage to sod, irrigation, fencing, or landscaping by equipment is not included.	1	16,032.00	0			100.00%	16,032.00	16,032.00

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	\$16,032.00
Payments/Credits	\$0.00
Balance Due	\$16,032.00

SUNCOAST CDD
DISTRICT CHECK REQUEST

Today's Date 5/13/2025
Check Amount **\$1,520.49**
Payable To Suncoast CDD
Check Description Series 2014 - FY 25 Tax Dist. ID 4.1-4.30.25
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	

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

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Suncoast Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 14, 2024, at 7:00 p.m. at the Marriott Springhill Suites located at 16615 Bexley Village Drive, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M

Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.suncoastcdd.com, or may be obtained by contacting the District Manager's office via email at lisa.castoria@inframark.com or via phone at (813) 781-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	Units	Units
All Units	\$884	\$638	\$246	38.6%	\$503	\$503	\$0 0.0%	\$1,387	\$1,141	\$246	22%	817	815
												817	815

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

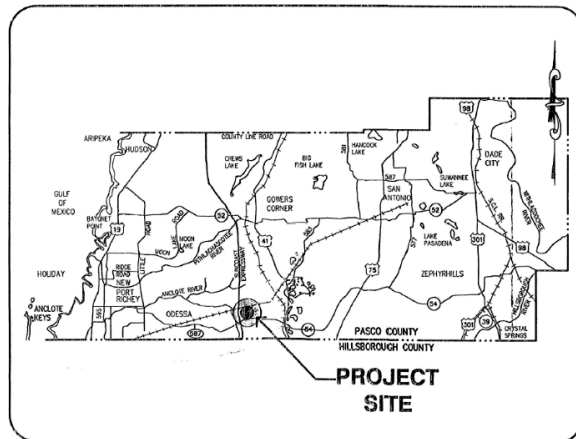
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria
District Manager



VICINITY MAP

N.T.S.

TR Electric, Inc.

8300 Ulmerton Rd Ste 126
FL 33771 USA
ap@trelectric.pro

INVOICE

BILL TO
Suncoast CDD
210 N University Dr. Ste 702
Coral Springs, FL 33071

INVOICE 1697
DATE 06/30/2025
TERMS Due on receipt
DUE DATE 06/30/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	1. Troubleshoot pump for pond	1	1,049.51	1,049.51

Location: Odessa Dr.

BALANCE DUE \$1,049.51

Pay invoice

photocell.

Island and monument: Heathgate & Meadowbrook Dr.

- 1. Remove and replace [2] med 6" landscape lights.
- 2. Remove and replace [1] 120v Photocell.

Island and monument: 54 & Meadowbrook dr.

- 1. Remove and replace [1] Flat 12x8 landscape light.
- 2. Remove and replace [19] med 6" landscape lights.
- 3. Remove and replace [4] small 4" Landscape lights.
- 4. Remove and replace [1] 120v photocell.

Island and monument: Musky Mint Dr. & Meadowbrook Dr.

- 1. Remove and replace [1] med Rectangle 6x4 landscape light.
- 2. Remove and replace [1] 120v photocell.

BALANCE DUE

\$5,893.50

Pay invoice

TR Electric, Inc.

8300 Ulmerton Rd Ste 126
FL 33771 USA
ap@trelectric.pro

INVOICE

BILL TO
Suncoast CDD
210 N University Dr. Ste 702
Coral Springs, FL 33071

INVOICE 1679
DATE 06/24/2025
TERMS Due on receipt
DUE DATE 06/24/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Island and monument: Prairie Isle & Clover Blossom Cir. 1. Remove and replace [1] small 4" landscape light. 2. Remove and replace [4] med 6" landscape light. 3. Remove and replace [1] flat 12x8 landscape light. 4. Remove and replace [1] broken 4x4x4 PVC Junction box. 5. Remove and replace [1] 120v photocell. Island and monument: Prairie Isle & Mentmore Blvd 1. Remove and replace [2] flat 12x8 landscape lights. 2. Remove and replace [3] small 4" landscape light. 3. Remove and replace [1] med 6" landscape light. 4. Remove and replace [1] 120v photocell. Island and monument: Clover Blossom Cir & Mentmore Blvd. 1. Remove and replace [1] small 4" landscape light. 2. Remove and replace [1] med 6" landscape light. 3. Remove and replace [1] flat 12x8 landscape light. 4. Remove and replace [1] 120v photocell. 5. Remove and replace [1] 120v single pole Eaton 20-amp Breaker. Island and monument: Bellerclay Lane & Mentmore Blvd. 1. All Lights are working Properly. 2. Remove and replace [1] 120v Photocell Island and monument: Ongar Ct. & Mentmore Blvd. 1. All Lights Are working Properly. 2. Remove and replace [1] 120v	0.50	11,787.00	5,893.50

Suncoast Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2014 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>							
Cash In Bank	\$ 352,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,220
Cash - Reserve Account	-	-	-	15,006	-	-	15,006
Cash in Transit	30,000	-	-	-	-	-	30,000
Due From Other Funds	21,053	35,592	-	-	-	-	56,645
Investments:							
Reserve Fund	-	199,966	-	-	-	-	199,966
Revenue Fund	-	332,717	-	-	-	-	332,717
Deposits	45	-	-	-	-	-	45
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	14,494	-	14,494
Stormwater System	-	-	-	-	1,494,067	-	1,494,067
Landscaping	-	-	-	-	300,145	-	300,145
Construction Work In Process	-	-	-	-	1,026,268	-	1,026,268
Amount Avail In Debt Services	-	-	-	-	-	499,616	499,616
Amount To Be Provided	-	-	-	-	-	2,355,384	2,355,384
TOTAL ASSETS	\$ 403,318	\$ 568,275	\$ -	\$ 15,006	\$ 2,834,974	\$ 2,855,000	\$ 6,676,573
<u>LIABILITIES</u>							
Accounts Payable	\$ 1,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212
Loan Payable	30,000	-	-	-	-	-	30,000
Bonds Payable	-	-	-	-	-	2,755,000	2,755,000
Due To Other Funds	-	-	41,645	15,000	-	-	56,645
Notes Payable-Valley LOC	-	-	-	-	-	100,000	100,000
TOTAL LIABILITIES	31,212	-	41,645	15,000	-	2,855,000	2,942,857
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	568,275	-	-	-	-	568,275
Capital Projects	-	-	-	6	-	-	6
Unassigned:	372,106	-	(41,645)	-	2,834,974	-	3,165,435
TOTAL FUND BALANCES	372,106	568,275	(41,645)	6	2,834,974	-	3,733,716
TOTAL LIABILITIES & FUND BALANCES	\$ 403,318	\$ 568,275	\$ -	\$ 15,006	\$ 2,834,974	\$ 2,855,000	\$ 6,676,573

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,274	\$ 16,274	0.00%
Interest - Tax Collector	-	859	859	0.00%
Special Assmnts- Tax Collector	538,800	544,620	5,820	101.08%
TOTAL REVENUES	538,800	561,753	22,953	104.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,600	2,400	80.00%
ProfServ-Arbitrage Rebate	600	600	-	100.00%
ProfServ-Trustee Fees	4,800	4,649	151	96.85%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	3,500	8,247	(4,747)	235.63%
District Engineer	3,500	8,194	(4,694)	234.11%
District Manager	45,000	53,250	(8,250)	118.33%
Auditing Services	6,400	12,750	(6,350)	199.22%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	194	56	77.60%
Rentals & Leases	2,000	-	2,000	0.00%
Insurance - General Liability	3,955	3,955	-	100.00%
Public Officials Insurance	3,203	1,690	1,513	52.76%
Insurance -Property & Casualty	14,910	14,910	-	100.00%
Legal Advertising	1,000	1,037	(37)	103.70%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	4,325	(2,825)	288.33%
Dues, Licenses, Subscriptions	175	272	(97)	155.43%
Total Administration	108,593	123,673	(15,080)	113.89%
<u>Electric Utility Services</u>				
Utility - Electric	17,600	14,032	3,568	79.73%
Utility - StreetLights	60,000	62,987	(2,987)	104.98%
Total Electric Utility Services	77,600	77,019	581	99.25%
<u>Water-Sewer Comb Services</u>				
Utility - Water	300	444	(144)	148.00%
Total Water-Sewer Comb Services	300	444	(144)	148.00%

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
Contracts-Aquatic Control	13,000	10,795	2,205	83.04%
R&M Lake & Pond Bank	2,500	23,226	(20,726)	929.04%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	2,000	-	2,000	0.00%
Total Stormwater Control	20,500	34,021	(13,521)	165.96%
<u>Other Physical Environment</u>				
R&M-Other Landscape	6,000	6,879	(879)	114.65%
R&M-Irrigation	6,000	9,946	(3,946)	165.77%
Landscape Maintenance	100,000	110,297	(10,297)	110.30%
Landscape Replacement	15,000	16,500	(1,500)	110.00%
Entry/Gate/Walls Maintenance	6,000	5,889	111	98.15%
Miscellaneous Maintenance	6,073	2,955	3,118	48.66%
Aquatic Maintenance	1,500	4,820	(3,320)	321.33%
Misc-Holiday Lighting	15,000	2,125	12,875	14.17%
Total Other Physical Environment	155,573	159,411	(3,838)	102.47%
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Contingency</u>				
Miscellaneous Expenses	119,634	9,310	110,324	7.78%
Total Contingency	119,634	9,310	110,324	7.78%
<u>Debt Service</u>				
Operating Loan Repayment	55,100	6,800	48,300	12.34%
Total Debt Service	55,100	6,800	48,300	12.34%
TOTAL EXPENDITURES	538,800	410,678	128,122	76.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	151,075	151,075	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		221,031		
FUND BALANCE, ENDING		\$ 372,106		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2014 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,261	\$ 21,261	0.00%
Special Assmnts- Tax Collector	371,556	386,358	14,802	103.98%
Special Assmnts- CDD Collected	-	342,789	342,789	0.00%
TOTAL REVENUES	371,556	750,408	378,852	201.96%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	255,000	-	100.00%
Interest Expense	116,556	121,150	(4,594)	103.94%
Total Debt Service	371,556	376,150	(4,594)	101.24%
TOTAL EXPENDITURES	371,556	376,150	(4,594)	101.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	374,258	374,258	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(20,620)	(20,620)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(20,620)	(20,620)	0.00%
Net change in fund balance	\$ -	\$ 353,638	\$ 353,638	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		214,637		
FUND BALANCE, ENDING		\$ 568,275		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2014 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 68	\$ 68	0.00%
TOTAL REVENUES	-	68	68	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Deferred Cost - Developer	-	5,357	(5,357)	0.00%
Total Administration	-	5,357	(5,357)	0.00%
<u>Administrative - Regulatory/Compliance</u>				
Deferred Cost - Developer	-	22,951	(22,951)	0.00%
Total Administrative - Regulatory/Compliance	-	22,951	(22,951)	0.00%
TOTAL EXPENDITURES	-	28,308	(28,308)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(28,240)	(28,240)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	20,620	20,620	0.00%
TOTAL FINANCING SOURCES (USES)	-	20,620	20,620	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (7,620)</u>	<u>\$ (7,620)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(34,025)		
FUND BALANCE, ENDING		<u>\$ (41,645)</u>		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2018 Capital Projects Fund (302)
(In Whole Numbers)

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

Bank Account Statement

Suncoast CDD

Bank Account No. 3601
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	352,220.03	Statement Balance	400,053.93
		Outstanding Deposits	3,519.24
Positive Adjustments	0.00		
Subtotal	352,220.03	Subtotal	403,573.17
Negative Adjustments	0.00	Outstanding Checks	-51,353.14
Ending G/L Balance	352,220.03	Ending Balance	352,220.03

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/02/2025	Payment	BD00005	Special Assmnts-Tax Collector	Deposit No. BD00005	11,165.55	11,165.55	0.00
07/31/2025		JE000454	Interest - Investments	Intear earned for the month of 06/25	1,637.38	1,637.38	0.00
07/01/2025		JE000455	Entry/Gate/Walls Maintenance	ACH return for ch#100065 for vendor Danielle Fence	1,986.67	1,986.67	0.00
Total Deposits					14,789.60	14,789.60	0.00
Checks							
							0.00
05/02/2025		JE000388	Special Assmnts-Tax Collector	Valley National Bank	-11,165.55	-11,165.55	0.00
06/03/2025	Payment	100067	EZ MULCH	Inv: 3221	-16,500.00	-16,500.00	0.00
06/18/2025	Payment	100075	SUNCOAST POINTE HOA	Inv: 061225-HOA	-30,000.00	-30,000.00	0.00
06/24/2025	Payment	1151	SUNCOAST CDD	Payment of Invoice 002018	-2,534.16	-2,534.16	0.00
06/24/2025	Payment	100077	NEPTUNE SERVICES	Inv: 0053869, Inv: 0053870,	-2,760.00	-2,760.00	0.00
07/01/2025	Payment	300168	DUKE ENERGY ACH	Inv: 061125-0899 ACH	-1,512.78	-1,512.78	0.00
07/02/2025	Payment	1152	SUNCOAST CDD	Check for Vendor V00083	-1,520.49	-1,520.49	0.00
07/03/2025	Payment	100079	STRALEY ROBIN VERICKER	Inv: 26701	-1,250.50	-1,250.50	0.00
07/03/2025	Payment	100080	TR ELECTRIC INC	Inv: 1697	-1,049.51	-1,049.51	0.00
07/03/2025	Payment	100081	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-13018	-3,674.00	-3,674.00	0.00
07/03/2025	Payment	100082	INFRAMARK LLC	Inv: 151865	-584.13	-584.13	0.00
07/08/2025	Payment	1153	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	Payment of Invoice 002048	-142.66	-142.66	0.00
07/09/2025	Payment	100083	LANDSCAPE MAINTENANCE	Inv: 342899	-1,019.76	-1,019.76	0.00
07/09/2025	Payment	100084	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-13357	-970.00	-970.00	0.00
07/09/2025	Payment	100085	INFRAMARK LLC	Inv: 150811	-5,875.00	-5,875.00	0.00

Bank Account Statement

Suncoast CDD

Bank Account No. 3601

Statement No. 07-25

Statement Date

07/31/2025

07/10/2025	Payment	1154	EDMUND EMMANUAL LATIF III	Check for Vendor V00038	-200.00	-200.00	0.00
07/10/2025	Payment	1155	JOHN JOSEPH VENTO	Check for Vendor V00061	-200.00	-200.00	0.00
07/10/2025	Payment	1157	MELISSA A. RAMACCO	Check for Vendor V00092	-200.00	-200.00	0.00
07/10/2025	Payment	1158	TAMMY A. LATIF	Check for Vendor V00074	-200.00	-200.00	0.00
07/15/2025	Payment	1159	SPRING HILL SUITES MARRIOTT	Payment of Invoice 002058	-122.00	-122.00	0.00
07/15/2025	Payment	1160	SPRING HILL SUITES MARRIOTT	Payment of Invoice 002059	-122.00	-122.00	0.00
07/15/2025	Payment	100086	TIMES PUBLISHING COM	Inv: 43691-070925	-834.00	-834.00	0.00
07/15/2025	Payment	100087	BGE INC	Inv: 25109	-140.00	-140.00	0.00
07/15/2025	Payment	100088	LANDSCAPE MAINTENANCE PASCO COUNTY	Inv: 344133	-7,982.50	-7,982.50	0.00
07/18/2025	Payment	300170	UTILITIES SERV ACH	Inv: 22627629 ACH	-10.60	-10.60	0.00
07/23/2025	Payment	100089	INFRAMARK LLC	Inv: 154337	-12.89	-12.89	0.00
07/23/2025	Payment	100090	JAYMAN ENTERPRISE FIELDS	Inv: 4097	-750.00	-750.00	0.00
07/23/2025	Payment	100091	CONSULTING GROUP, LLC	Inv: 3612	-1,800.00	-1,800.00	0.00
07/23/2025	Payment	100092	TIMES PUBLISHING COM	Inv: 43692-071625	-117.20	-117.20	0.00
07/23/2025	Payment	300171	DUKE ENERGY ACH PASCO COUNTY	Inv: 070325-7059 ACH	-190.25	-190.25	0.00
07/21/2025	Payment	300172	UTILITIES SERV ACH PASCO COUNTY	Inv: 22627627 ACH	-10.60	-10.60	0.00
07/21/2025	Payment	300173	UTILITIES SERV ACH	Inv: 22627630 ACH	-10.60	-10.60	0.00
07/24/2025	Payment	300174	DUKE ENERGY ACH	Inv: 070325-2304 ACH	-30.80	-30.80	0.00
07/24/2025	Payment	300175	DUKE ENERGY ACH	Inv: 070325-0592 ACH	-44.36	-44.36	0.00
07/24/2025	Payment	300176	DUKE ENERGY ACH	Inv: 070325-2924 ACH	-67.70	-67.70	0.00
07/24/2025	Payment	300177	DUKE ENERGY ACH	Inv: 070325-2148 ACH	-41.87	-41.87	0.00
07/24/2025	Payment	300178	DUKE ENERGY ACH	Inv: 070325-1494 ACH	-48.18	-48.18	0.00
07/24/2025	Payment	300179	DUKE ENERGY ACH	Inv: 070325-0732 ACH	-76.04	-76.04	0.00
07/24/2025	Payment	300180	DUKE ENERGY ACH	Inv: 070325-2776 ACH	-634.50	-634.50	0.00
07/24/2025	Payment	300181	DUKE ENERGY ACH	Inv: 070325-1220 ACH	-30.80	-30.80	0.00
07/24/2025	Payment	300182	DUKE ENERGY ACH	Inv: 070325-2601 ACH	-318.81	-318.81	0.00
07/24/2025	Payment	300184	DUKE ENERGY ACH	Inv: 070325-1056 ACH	-67.70	-67.70	0.00
07/24/2025	Payment	300185	DUKE ENERGY ACH	Inv: 070325-1361 ACH	-206.08	-206.08	0.00
07/24/2025	Payment	300186	DUKE ENERGY ACH	Inv: 070325-2453 ACH	-35.02	-35.02	0.00
07/28/2025	Payment	300187	DUKE ENERGY ACH	Inv: 070725-1832 ACH	-2,103.20	-2,103.20	0.00
07/28/2025	Payment	300188	DUKE ENERGY ACH	Inv: 070725-1650	-2,352.17	-2,352.17	0.00
Total Checks					-99,518.41	-99,518.41	0.00

Adjustments

Total Adjustments

Bank Account Statement

Suncoast CDD

Bank Account No. 3601
Statement No. 07-25

Statement Date 07/31/2025

Outstanding Checks

02/20/2025	Payment	300066	DUKE ENERGY ACH	Inv: 020725-1832	-4,230.17
03/25/2025	Payment	300123	DUKE ENERGY ACH	Inv: 030525-1220 ACH	-31.70
			PASCO COUNTY		
04/18/2025	Payment	300127	UTILITIES SERV	Inv: 040225-22126689	-10.60
			ACH		
05/23/2025	Payment	300131	DUKE ENERGY ACH	Inv: 050525-7059	-194.26
05/23/2025	Payment	300149	DUKE ENERGY ACH	Inv: 052825-1650 ACH	-2,352.17
07/10/2025	Payment	1156	MATTHEW	Check for Vendor V00070	-200.00
			THEBEAU		
07/24/2025	Payment	300183	DUKE ENERGY ACH	Inv: 070325-1981 ACH	-30.80
07/28/2025	Payment	100093	INFRAMARK LLC	Inv: 153014, Inv: 152782,	-21,000.00
			FIELDSTONE		
07/28/2025	Payment	100094	LANDSCAPE	Inv: 26020	-1,377.94
			SERVICES LLC		
07/30/2025	Payment	100095	TR ELECTRIC INC	Inv: 1679	-5,893.50
			STEADFAST		
07/30/2025	Payment	100096	ENVIRONMENTAL,	Inv: SA-13725	-16,032.00
			LLC		
Total Outstanding Checks					-51,353.14

Outstanding Deposits

04/01/2025	JE000386	Rev Bank rec adj je for	2,070.41
05/01/2025	JE000397	Rev Bank rec adj JE for	1,448.83
Total Outstanding Deposits			3,519.24



Suncoast CDD

Field Inspection - August 2025

Wednesday, August 27, 2025

Prepared For Suncoast CDD Board Of Supervisors

12 Items Identified

Item 1

Assigned To: Inframark/Fieldstone

Painting and landscape enhancements have been completed at most monuments. Paint touch-ups and repairs will be completed over the coming weeks. The landscaping at the monuments that are fed by the well that is currently down will be installed once the new well is operational.



Item 2

Assigned To: Fieldstone

The addendum for doggie station service has been finalized and the stations will be changed out this week.



Item 3

Assigned To: Fieldstone

The washout under the sidewalk by Ongar Ct still needs to be backfilled with soil.



Item 4

Assigned To: Fieldstone

Weeds are starting to grow back at the corner of Meadowbrook and Mentmore.



Item 5

Assigned To: Fieldstone

Most of the debris by the lift station on Meadowbrook has been removed. Some pieces of trash remain.



Item 6

Assigned To: Inframark

A proposal has been requested to replace the damaged landscape light at Heathgate Way.



Item 7

Assigned To: Steadfast

The washout repair at pond 20 is remaining stable.



Item 8

Assigned To: District Engineer

The storm drain on Mingo Dr has been repaired.

Item 9

Assigned To: Fieldstone

The viburnum hedge between Meadowbrook and Musky Mint Dr has been installed to replace the declining/diseased Elaeagnus and Ligustrum.



Item 10

Assigned To: Fieldstone

The Viburnum along SR54 needs to be trimmed. The swale is too saturated with water to mow for now.

Item 11

Assigned To: Fieldstone

The agapanthus that were planted by LMP at the Prairie Iris Dr median have mostly died out. Please provide a proposal for new plants that will thrive in this location.



Item 12

Assigned To: Steadfast/Fieldstone

Filamentous algae and trash need to be addressed in pond 8. Grass clippings are also being blown into the pond, please ensure mowers are discharging clippings away from the ponds.



Response to August Landscape Inspection Report

2 – Doggie Stations – The doggie stations and trash cans were empties on 8/27/25.

3 – Washout under sidewalk on Ongar Court. – Reminded production manager and will follow up on Thursday the 4th to make sure this is completed- (overdue to be completed)

4 – Meadowbrook and Mentmore - Cut back of native area slightly and pulling of weeds from grasses is scheduled for 9/4/25. Weeds in bed will also be sprayed.

5 – Debris removed by lift station - some debris remains and will be cleaned up 9/4/25. This area will need to be monitored weekly.

#9- New plantings installed on Meadowbrook.



#10 – Viburnum hedge on SR54- Needs trimming- Crew could not access the area last week due to standing water. Trimming is scheduled again for 9/4/25 if area is accessible.

11 – Prairie Iris Drive Median Planting. I checked with the irrigation technician, and he said the median bed doesn't currently have operating irrigation due to new well installation. I will provide a proposal with some ideas for the board to consider but installation will need to wait until irrigation is operating.

12 – Pond # 8 - crew has been instructed not to blow clippings towards any of the ponds.

Items noted while on site:

Clarification of service area needed: This area is at the end of Odessa Dr. where the road ends at the apartments. 17003 Odessa



Area behind this home- Pile of debris did not get picked up by the pond from the residents' debris.



Heathgate and Meadowbrook tree trimmed to open stop sign visibility.



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



Traffic Logix Corporation
3 Harriett Lane
Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

Page | 1
Quote Number QUO-49285-Q7Z2Q3
Created Date 8/26/2025
Expiration Date 9/23/2025
Prepared by Lagins Rajaratnam

QUOTATION

Contact: Lisa Castoria
Phone:
Email: lisa.castoria@inframark.com

Suncoast Community Development District,

Shipping Address:
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Special Notes

Quote Line Items – All Prices shown are in \$ US Dollar

Product	Product Code	Quantity	Sales Price	Total Price
*4 Cell Battery Assy. on Fire Retardant Pallet	SP1BA4	1.00000	\$325.00	\$325.00
Battery Connector Adaptor	SP1AC520	1.00000	\$22.00	\$22.00
AC Battery Charger 4 Cell Lithium charger	SP1BC401	1.00000	\$53.00	\$53.00

Totals

Subtotal:	\$400.00
Discount:	
Freight:	\$75.00
Sales Tax (if applicable):	\$35.63
Grand Total:	\$510.63

Terms: 1% - 10 days – Net 30

Payment: MC, VISA, AMEX. Credit card payments over \$10K will include an additional 2% fee.

Tax: IF TAX EXEMPT, Please Provide Tax Exempt Certificate with Order

Freight: Freight quotation is valid for a period of 21 days after it is issued. Beyond that, freight quotations will require confirmation or adjustment.

Changes/Returns: 30% for standard orders and 50% on custom orders.

Delivery Requirements



Traffic Logix Corporation
3 Harriett Lane
Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

Page | 2

Quote Number QUO-49285-Q7Z2Q3
Created Date 8/26/2025
Expiration Date 9/23/2025
Prepared by Lagins Rajaratnam

Please Indicate the availability of the following as this determines the freight costs:

1. Do You have a Loading Dock? - Yes/No
2. Do you have a Fork Lift and Pallet Jack to unload? - Yes/No
3. Can access be gained by a 53 foot truck for delivery? - Yes/No
4. Is the delivery address a Construction site? - Yes/No
5. Is the delivery address a Military site? - Yes/No
6. If shipping to Military site, is a U.S. Driver required? - Yes/No

Quote Acceptance Information

Signature _____
Name _____
Title _____
Date _____

Thank you for choosing Traffic Logix. Please sign and return to:

lrajaratnam@logixits.com
Lagins Rajaratnam
Sales Coordinator Manager

Please complete to set up new account: <https://trafficlogix.com/business-application-form/>