

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

Alba Sanchez, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer

REGULAR MEETING AGENDA

Wednesday, October 8, 2025, at 7:00 p.m.

Join Teams Meeting

Meeting ID: 269 921 476 257 9 **Passcode:** 8wp7MS6J

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. Motion to Approve Agenda**
- 3. Audience Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 4. Staff Report**
 - A. Field Inspection Report
 - B. District Counsel Report
 - C. District Engineer's Report
 - D. District Manager's Report
- 5. Business Items**
 - A. Consideration of Solitude Fountain Replacement Proposal
 - B. Consideration of Resolution 2026-01; Setting FY 2026 Meeting Scheduled - Revised
- 6. Business Administration**
 - A. Approval of Minutes of September 9, 2025, Regular Meeting
 - B. Consideration of Operation and Maintenance August 2025
- 7. Supervisors' Requests or Comments**
- 8. Audience Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 9. Adjournment**

*****The next meeting is scheduled to be held on Wednesday, November 12, 2025, at 7:00 p.m.*****



Suncoast CDD

Thursday, 02 October 2025

Prepared For Board of Supervisors

15 Item Identified

15 Item Incomplete

Jason Liggett

Field Inspection Coordinator

Item 1

Assigned To: Fieldstone

Fertilize the palms throughout the main entrance on sr 54 with 8-2-12 or similar, we need to improve the color.



Item 2

Assigned To: Board

Surge protector was installed for the irrigation controller in the center island at the main entrance on sr 54



Item 3

Assigned To: Board

Weathervane was removed by Inframark staff.



Item 4

Assigned To: Inframark Maintenance Services

Painting on the inside of lighthouse at main monument sign still needs to be completed.



Item 5

Assigned To: [Fieldstone](#)

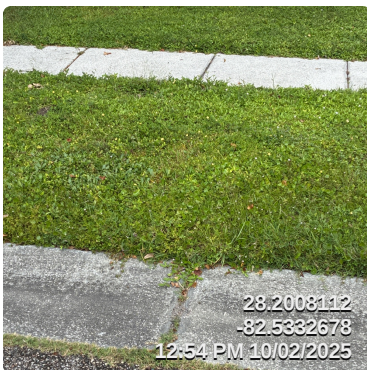
Improve the vigor in the ixora in the center island at the main entrance.



Item 6

Assigned To: [Fieldstone](#)

Make sure we are staying on top of the bed weed control in the center island beds at the main entrance.



Item 7

Assigned To: [Fieldstone](#)

Make sure crews are hard edging the sidewalks and gutters in the common area next to 2934 Mingo Dr.



Item 8

Assigned To: [Fieldstone](#)

Remove the crack weeds in the park on Mingo drive.



Item 9

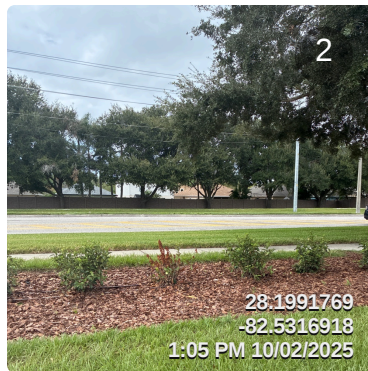
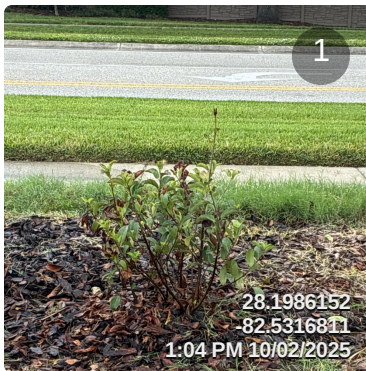
Assigned To: [Board](#)

The light on the outbound side of the Suncoast Pointe entrance is broke. I did have an electrician come out and look at them; proposal will be coming.

Item 10

Assigned To: Fieldstone

The newly installed viburnum is struggling; the irrigation has been checked. I would also put 2 applications of fungicide on them. These will need to be warrantied if not salvageable.



Item 11

Assigned To: Fieldstone

Provide the district with a proposal for trimming palms throughout the community.



Item 12

Assigned To: Fieldstone

Improve the vigor of the hibiscus in the center island at the Prairie Iris Dr entrance.



Item 13

Assigned To: Fieldstone

Remove the sucker growth at the center island at Prairie Iris Dr. entrance.





Item 14

Assigned To: [Fieldstone](#)

With newly installed plant material we need to make sure we are on top of the bed weed control.



Item 15

Assigned To: [Fieldstone](#)

Across from 3503 CLOVER BLOSSOM CIR, have the crews lift the oak trees. They should be at 10 ft.

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME,
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR
AN EFFECTIVE DATE HEREOF**

WHEREAS, Suncoast Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
SUNCOAST COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2025/2026, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Pasco County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF OCTOBER 2025.

**SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE-CHAIRMAN

ATTEST:

ASST. SECRETARY

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Suncoast Community Development District has scheduled their regular meetings for **Fiscal Year 2026** on the **second Wednesday of every month at 7:00 p.m.** held at the **Marriott Springhill Suites** located at **16615 Crosspointe Run, Land O' Lakes, FL 34638** on the following dates and time:

FISCAL YEAR 2026

October 8, 2025	
November 12, 2025	
December 10, 2025	
January 14, 2026	
February 11, 2026	
March 11, 2026	
April 7, 2026	Budget Workshop
May 13, 2026	
June 10, 2026	Budget Approval
July 8, 2026	
August 12, 2026	Budget Adoption Public Hearing
September 9, 2026	

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such a special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Alba Sanchez
District Manager

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Suncoast Community Development District was held on Wednesday, September 10, 2025, and called to order at 7:00 p.m. at the Marriot Spring Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

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

Also, present were:

Alba Sanchez	District Manager, Inframark
Mark Vega	District Manager, Inframark
Kathryn "KC" Hopkinson	District Counsel, SRV
Phil Chang	District Engineer, BGE
Jason Leggit	Field Manager, Inframark

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Sanchez 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 **Motion to Approve Agenda**

On MOTION by Mr. Thebeau seconded by Mr. Latiff III, with all in favor, approves the agenda. 5-0
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FOURTH ORDER OF BUSINESS **Consent Agenda**

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

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

On MOTION by Mr. Thebeau seconded by Mr. Latiff III, with all in favor, the Consent Agenda items, were approved. 5-0
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FIFTH ORDER OF BUSINESS

Attorney's Report

The District Manager communicated with legal counsel to secure a Landowner User Agreement for the HOA.

SIXTH ORDER OF BUSINESS

Engineer's Report

The Attorney will work with the Engineer to secure reimbursement for the street signs paid for by the District.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. District Manager's Report

A discussion ensued regarding the FY 2026 meeting dates. The Board agreed on the 2nd Wednesday of the month at 7:00 p.m. and an additional meeting on April 7, 2025, for the budget workshop at 7:00 p.m. The location will be at the SPRINGHILL SUITES TAMPA, 16615 Crosspointe Run Land O' Lakes FL 34638. The District Manager will contact the Director of Sales and secure the dates.

i. Field Inspection Report

ii. Discussion on Well Installation

A discussion ensued. The Board members reviewed the inspection report.

EIGHTH ORDER OF BUSINESS

Business Items

A. Consideration of Dog Station Repair/Replacement

On MOTION by Ms. Latif seconded by Mr. Vento, with all in favor, the proposal by *Jayman Enterprise LLC.*, to replace dog stations within the community as they are starting to wear showing broken parts, no lids and bottom for \$1,950, was approved. 5-0

B. Consideration of Speed Sign Battery Replacement

On MOTION by Mr. Thebeau seconded by Mr. Vento, with all in favor, the proposal by *Traffic Logix* for speed-sign battery replacement \$510.63, was approved. 5-0

District Manager to coordinate the delivery to Mr. Thebeau home so he can charge the battery.

C. Consideration of Speed Sign Relocation Cost

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

NINTH ORDER OF BUSINESS

Supervisors' Requests or Comments

The Board of supervisors requested or commented on the following:

- Mr. Thebeau discussed the current landscape concerns, requested confirmation on the dog station doggie bags. Fieldstone confirmed it was handled.

On MOTION by Mr. Thebeau seconded by Ms. Ramacco, with all in favor, requested Field Staff repaint all bird cages to match the columns, was approved. 5-0

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. Vento seconded by Mr. Latif III, with all in favor, meeting was adjourned at 8:24 p.m. 5-0

Alba Sanchez
District Manager

Matthew Thebeau
Chairperson

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
DUKE ENERGY ACH	7/11/2025	071125-0899 ACH	\$1,512.78	\$1,512.78	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-7059 ACH	\$201.51	\$201.51	ELECTRIC
DUKE ENERGY ACH	8/12/2025	081225-0899 ACH	\$1,512.92	\$1,512.92	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-1361 ACH	\$223.55	\$223.55	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-1494 ACH	\$64.75	\$64.75	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-0732 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-2776 ACH	\$626.05	\$626.05	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-0592 ACH	\$48.04	\$48.04	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-2453 ACH	\$30.80	\$30.80	ELECTRIC
PASCO COUNTY UTILITIES SERV ACH	8/4/2025	22787152 ACH	\$10.60	\$10.60	IRRIG. POTABLE
PASCO COUNTY UTILITIES SERV ACH	8/4/2025	22787144 ACH	\$10.60	\$10.60	IRRIG. POTABLE
PASCO COUNTY UTILITIES SERV ACH	8/4/2025	22787153 ACH	\$10.60	\$10.60	IRRIG. POTABLE
Utilities Subtotal			\$4,283.00	\$4,283.00	
Regular Services					
BGE INC	7/30/2025	26203	\$803.88	\$803.88	ENGINEERING SERV
DISASTER LAW AND CONSULTING LLC	7/2/2025	070225	\$750.00	\$750.00	AUDIT SVCS
DUKE ENERGY ACH	8/5/2025	080525-1056 ACH	\$68.08	\$68.08	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-2924 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-2148 ACH	\$38.84	\$38.84	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-1220 ACH	\$33.16	\$33.16	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-1981 ACH	\$30.80	\$30.80	ELECTRIC
DUKE ENERGY ACH	8/5/2025	080525-2601 ACH	\$341.25	\$341.25	ELECTRIC
DUKE ENERGY ACH	8/7/2025	080725-1832 ACH	\$2,103.40	\$2,103.40	ELECTRIC
DUKE ENERGY ACH	8/7/2025	080725-1650 ACH	\$2,352.38	\$2,352.38	ELECTRIC
EDMUND EMMANUAL LATIF III	8/13/2025	EL-081325	\$200.00	\$200.00	BOARD 8/13/25

SUNCOAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FIELDSTONE LANDSCAPE SERVICES LLC	8/1/2025	26120	\$9,993.94	\$9,993.94	landscape
ILLUMINATIONS HOLIDAY LIGHTING	7/28/2025	93725	\$2,250.00	\$2,250.00	holiday lighting
ILLUMINATIONS HOLIDAY LIGHTING	7/28/2025	903725	\$17,300.00	\$17,300.00	holiday lighting
INFRAMARK LLC	8/1/2025	155305	\$3,750.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155305	\$1,000.00	\$4,750.00	field
JOHN JOSEPH VENTO	8/13/2025	JV-081325	\$200.00	\$200.00	BOARD 8/13/25
MATTHEW THEBEAU	8/13/2025	MT-081325	\$200.00	\$200.00	BOARD 8/13/25
MELISSA A. RAMACCO	8/13/2025	MR-081325	\$200.00	\$200.00	BOARD 8/13/25
SPRING HILL SUITES MARRIOTT	8/14/2025	081425-	\$122.00	\$122.00	MEETING
STEADFAST ENVIRONMENTAL, LLC	8/1/2025	SA-14069	\$97.00	\$97.00	MONTHLY SERV
STRALEY ROBIN VERICKER	7/29/2025	26862	\$903.50	\$903.50	PROFESSIONAL SERVICES
TAMMY A. LATIF	8/13/2025	TL-081325	\$200.00	\$200.00	BOARD 8/13/25
Regular Services Subtotal			\$42,969.03	\$42,969.03	
Additional Services					
FIELDSTONE LANDSCAPE SERVICES LLC	7/31/2025	26163	\$896.75	\$896.75	irrigation r&m
JAYMAN ENTERPRISE	7/28/2025	4112	\$225.00	\$225.00	R&M
Additional Services Subtotal			\$1,121.75	\$1,121.75	
TOTAL			\$48,373.78	\$48,373.78	



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 11 - Jul 10		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	45	765 kWh
Total	45	765 kWh

Billing details - Lighting

Billing Period - Jun 11 25 to Jul 10 25	
Customer Charge	\$1.85
Energy Charge	
765.000 kWh @ 6.765c	51.75
Fuel Charge	
765.000 kWh @ 3.829c	29.29
Asset Securitization Charge	
765.000 kWh @ 0.051c	0.39
Fixture Charge	
50W LED BLK SANIBEL 3K	738.00
Maintenance Charge	
50W LED BLK SANIBEL 3K	91.80
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
45 Pole(s) @ \$13.250	596.25
Total Current Charges	\$1,509.33

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

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

Billing details - Taxes

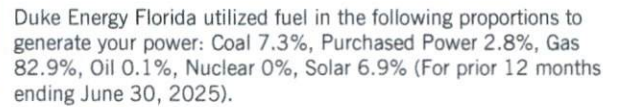
Regulatory Assessment Fee	\$1.31
Gross Receipts Tax	2.14
Total Taxes	\$3.45



Page 1 of 3

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Previous Amount Due	\$190.25
<i>Payment Received Jul 24</i>	-190.25
Current Electric Charges	196.30
Taxes	5.21
Total Amount Due Aug 26	\$201.51



Month	2024 (kWh)	2025 (kWh)
Aug	1152	-
Sep	1188	-
Oct	1008	-
Nov	1152	1152
Dec	1152	1152
Jan	1152	1152
Feb	-	1188
Mar	-	1008
Apr	-	1056
May	-	1056
Jun	-	1188
Jul	-	1056
Aug	-	1152

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,099	1,090	12,899	1,075
Avg. Daily (kWh)	35	35	35	
12-month usage based on most recent history				

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



Page 16



Your usage snapshot - Continued

Current electric usage for meter number 4445307

Actual reading on Aug 1	60114
Previous reading on Jul 2	- 59015
Energy Used	1,099 kWh
Billed kWh	1,099.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 4445307

Customer Charge	\$17.32
Energy Charge	
1,099.000 kWh @ 12.173c	133.78
Fuel Charge	
1,099.000 kWh @ 3.925c	43.14
Asset Securitization Charge	
1,099.000 kWh @ 0.187c	2.06
Total Current Charges	\$196.30

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	5.04
Total Taxes	\$5.21



Service address

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

Bill date Aug 12, 2025

For service Jul 11 - Aug 11
32 days

Account number 9100 8868 0899

Billing summary

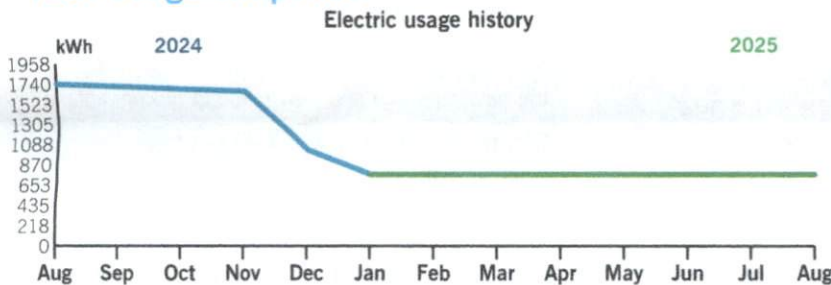
Previous Amount Due	\$1,512.78
Payment Received Aug 01	-1,512.78
Current Lighting Charges	1,509.47
Taxes	3.45
Total Amount Due Sep 02	\$1,512.92



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 83° 76° 72° 64° 57° 67° 68° 75° 80° 82° 84° 85°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	765	1,740	12,215	1,018
Avg. Daily (kWh)	24	58	33	

12-month usage based on most recent history

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

Amount of automatic draft

\$1,512.92
by Sep 2

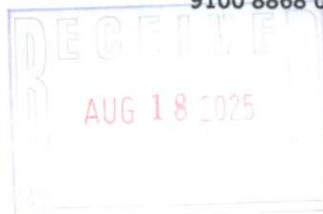
After 90 days from bill date, a late charge will apply.

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



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

Account number
9100 8868 0899



015252 000002450



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

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



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

8891008868089900066000000000000015129200001512923

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 11 - Aug 11		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	45	765 kWh
Total	45	765 kWh

Billing details - Lighting

Billing Period - Jul 11 25 to Aug 11 25	
Customer Charge	\$1.86
Energy Charge	
765.000 kWh @ 6.782c	51.88
Fuel Charge	
765.000 kWh @ 3.829c	29.29
Asset Securitization Charge	
765.000 kWh @ 0.051c	0.39
Fixture Charge	
50W LED BLK SANIBEL 3K	738.00
Maintenance Charge	
50W LED BLK SANIBEL 3K	91.80
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
45 Pole(s) @ \$13.250	596.25
Total Current Charges	\$1,509.47

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

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

Billing details - Taxes

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

fb.def.duke.bills.20250811223107.69.afp-30505-000002450



Your usage snapshot - Continued

Current electric usage for meter number 3366055

Actual reading on Aug 1	102952
Previous reading on Jul 2	- 101721
Energy Used	1,231 kWh
Billed kWh	1,231.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 3366055

Customer Charge	\$17.32
Energy Charge	
1,231.000 kWh @ 12.173c	149.83
Fuel Charge	
1,231.000 kWh @ 3.925c	48.32
Asset Securitization Charge	
1,231.000 kWh @ 0.187c	2.30
Total Current Charges	\$217.77

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.59
Total Taxes	\$5.78



Service address
SUNCOAST COMM DEVEL DISTRICT
17183 STATE ROAD 54
ENTRY SIGN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8868 1494

Billing summary

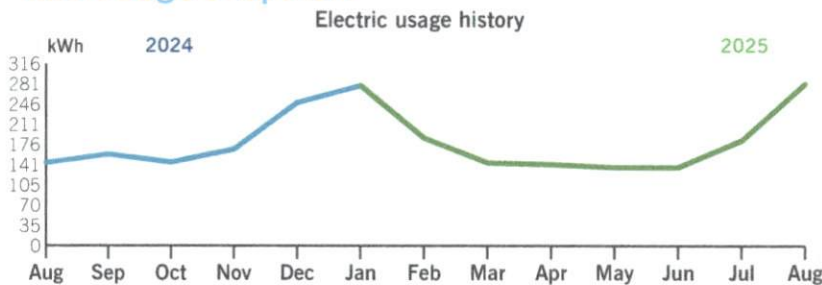
Previous Amount Due	\$48.18
<i>Payment Received Jul 24</i>	-48.18
Current Electric Charges	63.08
Taxes	1.67
Total Amount Due Aug 26	\$64.75



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	281	144	2,207	184
Avg. Daily (kWh)	9	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.

\$64.75
by Aug 26

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 1494

000419 000000003

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 Aug 1	20799
Previous reading on Jul 2	- 20518
Energy Used	281 kWh
Billed kWh	281.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 3599788	
Customer Charge	\$17.32
Energy Charge	
281.000 kWh @ 12.173c	34.20
Fuel Charge	
281.000 kWh @ 3.925c	11.03
Asset Securitization Charge	
281.000 kWh @ 0.187c	0.53
Total Current Charges	\$63.08

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	\$0.05
Gross Receipts Tax	1.62
Total Taxes	\$1.67

fb_def.duke.bills.20250804210646.62.afp-839-0000000003



Service address
SUNCOAST COMM DEVEL DISTRICT
17007 ODESSA DR
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8868 0732

Billing summary

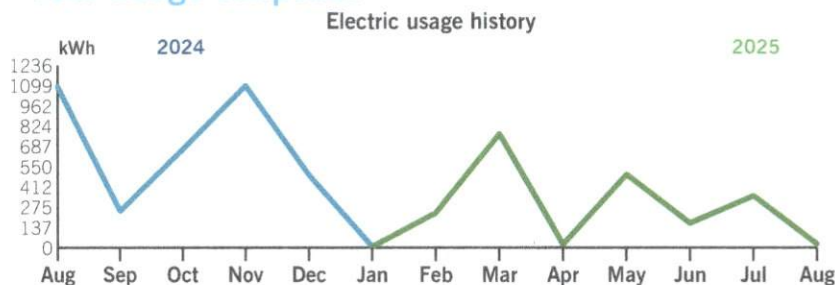
Previous Amount Due	\$76.04
<i>Payment Received Jul 24</i>	-76.04
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	24	1,092	4,584	382
Avg. Daily (kWh)	1	35	13	
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 0732

\$30.80
by Aug 26

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

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



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

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

889100886807320006600000000000000000000308000000030800

Your usage snapshot - Continued

Current electric usage for meter number 3667093	
Actual reading on Aug 1	21032
Previous reading on Jul 2	- 21008
Energy Used	24 kWh
Billed kWh	24.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 3667093	
Customer Charge	\$17.32
Energy Charge	
24.000 kWh @ 12.173c	2.94
Fuel Charge	
24.000 kWh @ 3.925c	0.94
Asset Securitization Charge	
24.000 kWh @ 0.187c	0.04
Minimum Bill Adjustment	8.76
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
Total Taxes	\$0.80



Service address
SUNCOAST COMM DEVEL DISTRICT
2901 MEADOWBROOK DR
PUMP

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8868 2776

Billing summary

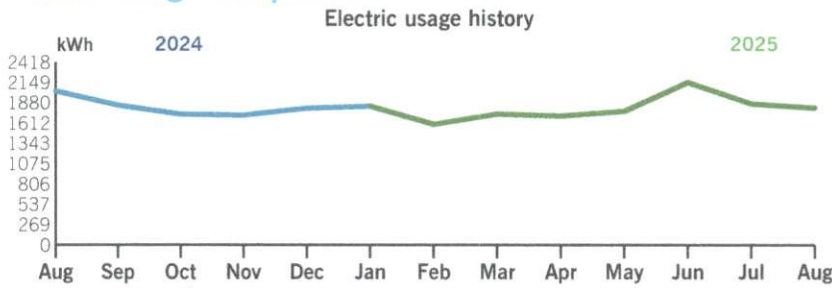
Previous Amount Due	\$634.50
Payment Received Jul 24	-634.50
Current Lighting Charges	523.72
Current Electric Charges	95.65
Taxes	6.68
Total Amount Due Aug 26	\$626.05



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,811	2,034	21,566	1,797
Avg. Daily (kWh)	58	66	59	

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 2776

Amount of automatic draft

\$626.05
by Aug 26

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

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



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

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000423 0000000003
|||

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

889100886827760006600000000000000006260500000626055



Your usage snapshot - Continued

Current electric usage for meter number 4515949

Actual reading on Aug 1	28954
Previous reading on Jul 2	- 28473
Energy Used	481 kWh
Billed kWh	481.000 kWh

Outdoor Lighting

Billing period Jul 02 - Aug 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 - Jul 02 25 to Aug 01 25

Meter - 4515949

Customer Charge	\$17.32
Energy Charge	
481.000 kWh @ 12.173c	58.55
Fuel Charge	
481.000 kWh @ 3.925c	18.88
Asset Securitization Charge	
481.000 kWh @ 0.187c	0.90
Total Current Charges	\$95.65

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

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

Billing details - Lighting

Billing Period - Jul 02 25 to Aug 01 25

Customer Charge	\$1.86
Energy Charge	
1,330.000 kWh @ 6.782c	90.19
Fuel Charge	
1,330.000 kWh @ 3.829c	50.93
Asset Securitization Charge	
1,330.000 kWh @ 0.051c	0.68
Fixture Charge	
110 RW GRY III 3K UG	6.08
110 RW GRY III 3K OH	168.98
Maintenance Charge	
110 RW GRY III 3K OH	69.36
110 RW GRY III 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
20 Pole(s) @ \$6.680	133.60

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



duke-energy.com
877.372.8477

Account number **9100 8868 2776**

Billing details - Lighting continued

Total Current Charges	\$523.72
------------------------------	-----------------

Billing details - Taxes

Regulatory Assessment Fee	\$0.54
Gross Receipts Tax	6.14
Total Taxes	\$6.68

Service address

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

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number 9100 8868 0592

Billing summary

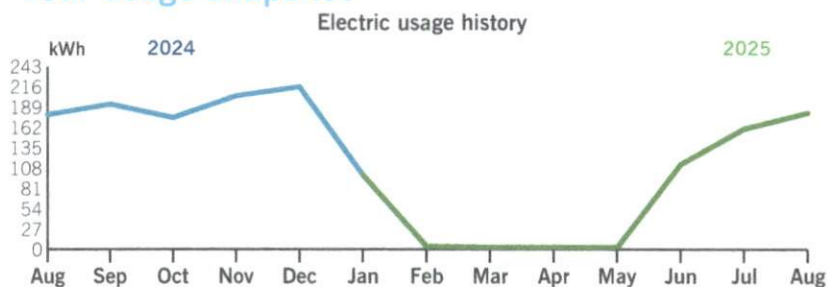
Previous Amount Due	\$44.36
<i>Payment Received Jul 24</i>	-44.36
Current Electric Charges	46.80
Taxes	1.24
Total Amount Due Aug 26	\$48.04



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	181	179	1,354	113
Avg. Daily (kWh)	6	6	4	
12-month usage based on most recent history				

12-month usage based on most recent history

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

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



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

Account number
9100 8868 0592

\$48.04
by Aug 26

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 4458061	
Actual reading on Aug 1	10916
Previous reading on Jul 2	- 10735
Energy Used	181 kWh
Billed kWh	181.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4458061	
Customer Charge	\$17.32
Energy Charge	
181.000 kWh @ 12.173c	22.04
Fuel Charge	
181.000 kWh @ 3.925c	7.10
Asset Securitization Charge	
181.000 kWh @ 0.187c	0.34
Total Current Charges	\$46.80

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.20
Total Taxes	\$1.24



Your usage snapshot - Continued

Current electric usage for meter number 3479760

Actual reading on Aug 1	9247
Previous reading on Jul 2	- 9174
Energy Used	73 kWh
Billed kWh	73.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 3479760

Customer Charge	\$17.32
Energy Charge	
73.000 kWh @ 12.173c	8.89
Fuel Charge	
73.000 kWh @ 3.925c	2.87
Asset Securitization Charge	
73.000 kWh @ 0.187c	0.14
Minimum Bill Adjustment	0.78
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
Total Taxes	\$0.80





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



41 0 1
12-52054

SUNCOAST CDD

Service Address: **17405 LAWN ORCHID LOOP**
Bill Number: 22787152
Billing Date: 8/4/2025
Billing Period: 6/13/2025 to 7/14/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13440452	6/13/2025	196	7/14/2025	196	31	0

Usage History

Usage History	
July 2025	0
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

Irrigation

0
0
0
0
0
0
0
0
0
0
0
0

Transactions

Previous Bill	10.60
Payment 07/21/25	-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

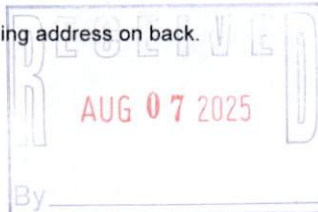
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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 8/21/2025

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

The Total Due will be electronically transferred on 08/21/2025.

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

012388576030497092278715240000010601



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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



40 0 1
12-52054

SUNCOAST CDD

Service Address: 17405 CRICKET CHIRP LOOP

Bill Number: 22787144

Billing Date: 8/4/2025

Billing Period: 6/13/2025 to 7/14/2025

**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	6/13/2025	38	7/14/2025	38	31	0

Usage History

Irrigation	
July 2025	0
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

Transactions

Previous Bill	10.60
Payment 07/21/25	-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

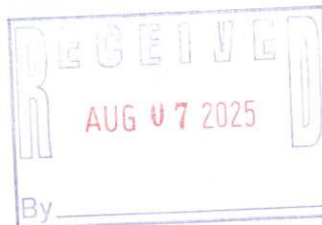
Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

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



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

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

Total Balance Due \$10.60
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

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

012388576030496002278714450000010601



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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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



42 0 1
12-52054

SUNCOAST CDD

Service Address: 17441 LAWN ORCHID LOOP

Bill Number: 22787153

Billing Date: 8/4/2025

Billing Period: 6/13/2025 to 7/14/2025

**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	6/13/2025	265	7/14/2025	265	31	0

Usage History

Transactions

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

Irrigation

0
0
0
0
0
0
0
0
0
0
0
0

Previous Bill 10.60
Payment 07/21/25 -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

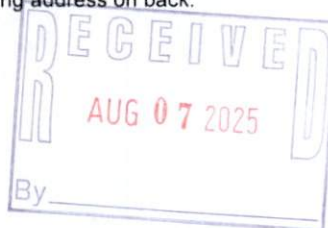
Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

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



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

Account # 0304975
Customer # 01238857
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

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

012388576030497542278715310000010601



INVOICE

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

July 30, 2025
Project No: 00014361-00
Invoice No: 26203

Project 00014361-00 Suncoast CDD District Engineering Services
Site meeting related to irrigation well drilling. Discussions with County regarding SR 54 signal and provide summary to District Manager. Submit inlet concern to County as requested.

Services current through July 25, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	2.75	280.00	770.00	
Totals	2.75		770.00	
Total Labor				770.00

Reimbursable Expenses

R-Project Travel & Subsist.			33.88	
Total Reimbursables			33.88	33.88

Total this Invoice \$803.88

BBL/E
inframarkcms@payableslockbox.com

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

Billing Backup

BGE, Inc.

Invoice 26203 Dated 7/30/2025

Wednesday, July 30, 2025
10:33:16 AM

Project	00014361-00	Suncoast CDD District Engineering Services
---------	-------------	--

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	6/30/2025		.75	280.00	210.00	
Chang, Philip	7/17/2025		2.00	280.00	560.00	
	Totals		2.75		770.00	
	Total Labor					770.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000078236	7/17/2025	Chang, Philip / Site Visit - Suncoast/Well / Site meeting with CDD Board Chair, well contractor, landscape/irrigation contractor, and Field Manager to discuss potential well locations. / 44.00 miles @ 0.70			33.88	
	Total Reimbursables				33.88	33.88
				Total this Project		\$803.88
				Total this Report		\$803.88



Disaster Law and Consulting, LLC
13997 Mahan Drive
Tallahassee, Florida 32309
850-445-2306

June 2025 Invoice for the Suncoast CDD

Invoice Period: June 1, 2025 - June 30, 2025
Invoice Date: July 2, 2025
Total Invoice Amount: **\$750.00**

Position	Hours	Rate	Cost
Legal Counsel	3.0	\$250	\$750.00

Thank you for your trust and your business.

Disaster Law and Consulting, LLC

June 2025 Timesheet for the Suncoast CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
6/18	2.0	Research on available grant programs for Brazilian Pepper eradication
6/22	1.0	Complete research. Draft memo outlining research results on grants for Brazilian Pepper eradication

Total Invoice Amount: 3.0 hours @ \$250 per hour = \$750.00



Signature

7/2/25

Date

Service address
SUNCOAST COMM DEVEL DISTRICT
777 HEATHGATE WAY
IRRIG PUMP

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8868 1056

Billing summary

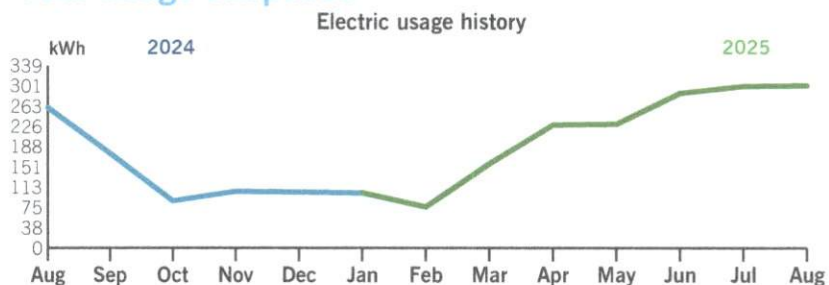
Previous Amount Due	\$67.70
<i>Payment Received Jul 24</i>	-67.70
Current Electric Charges	66.32
Taxes	1.76
Total Amount Due Aug 26	\$68.08



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	301	261	2,151	179
Avg. Daily (kWh)	10	8	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 1056

\$68.08
by Aug 26

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



000429 0000000003



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

889100886810560006600000000000000000680800000068081



duke-energy.com
877.372.8477

Account number **9100 8868 1056**

Your usage snapshot - Continued

Current electric usage for meter number 8244324

Actual reading on Aug 1	11306
Previous reading on Jul 2	- 11005
Energy Used	301 kWh
Billed kWh	301.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 8244324

Customer Charge	\$17.32
Energy Charge	
301.000 kWh @ 12.173c	36.63
Fuel Charge	
301.000 kWh @ 3.925c	11.81
Asset Securitization Charge	
301.000 kWh @ 0.187c	0.56
Total Current Charges	\$66.32

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	1.70
Total Taxes	\$1.76



Service address
SUNCOAST COMM DEVEL DISTRICT
3442 CLOVER BLOSSOM CIR
IRRIGATION

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8868 2924

Billing summary

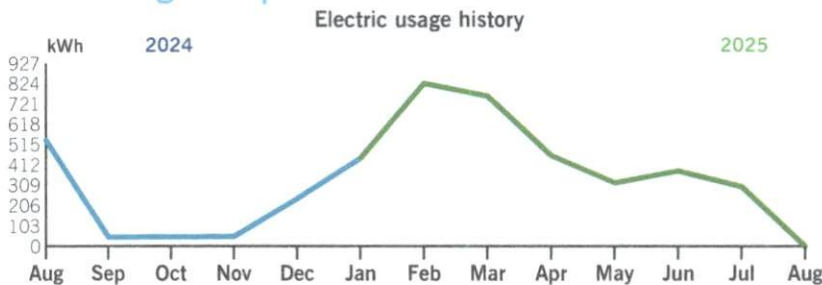
Previous Amount Due	\$67.70
<i>Payment Received Jul 24</i>	-67.70
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	536	3,873	323
Avg. Daily (kWh)	0	17	11	
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

\$30.80
by Aug 26

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

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



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

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000431 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 2778219	
Actual reading on Aug 1	33565
Previous reading on Jul 2	- 33565
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 2778219	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
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
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 3486808	
Actual reading on Aug 1	18547
Previous reading on Jul 2	- 18421
Energy Used	126 kWh
Billed kWh	126.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 3486808	
Customer Charge	\$17.32
Energy Charge	
126.000 kWh @ 12.173c	15.33
Fuel Charge	
126.000 kWh @ 3.925c	4.95
Asset Securitization Charge	
126.000 kWh @ 0.187c	0.24
Total Current Charges	\$37.84

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.97
Total Taxes	\$1.00

Service address
SUNCOAST COMM DEVEL DISTRICT
3111 BELLERICAY LN
SIGN/LITES

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8868 1220

Billing summary

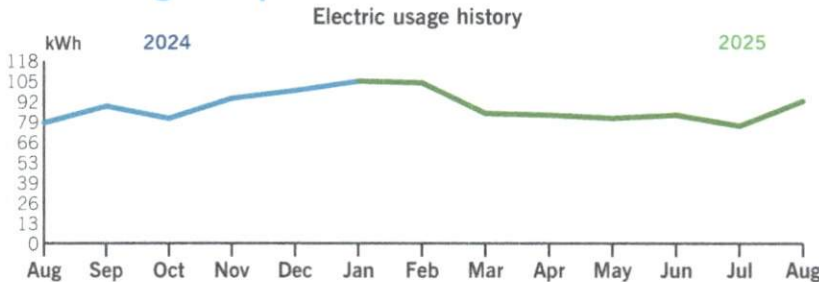
Previous Amount Due	\$30.80
Payment Received Jul 24	-30.80
Current Electric Charges	32.30
Taxes	0.86
Total Amount Due Aug 26	\$33.16



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	92	78	1,071	89
Avg. Daily (kWh)	3	3	3	

12-month usage based on most recent history

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

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 1220

Amount of automatic draft

\$33.16
by Aug 26

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

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



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

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|||

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

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Your usage snapshot - Continued

Current electric usage for meter number 4345385

Actual reading on Aug 1	6108
Previous reading on Jul 2	- 6016
Energy Used	92 kWh
Billed kWh	92.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 4345385

Customer Charge	\$17.32
Energy Charge	
92.000 kWh @ 12.173c	11.20
Fuel Charge	
92.000 kWh @ 3.925c	3.61
Asset Securitization Charge	
92.000 kWh @ 0.187c	0.17
Total Current Charges	\$32.30

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	0.83
Total Taxes	\$0.86





Page 1 of 3

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

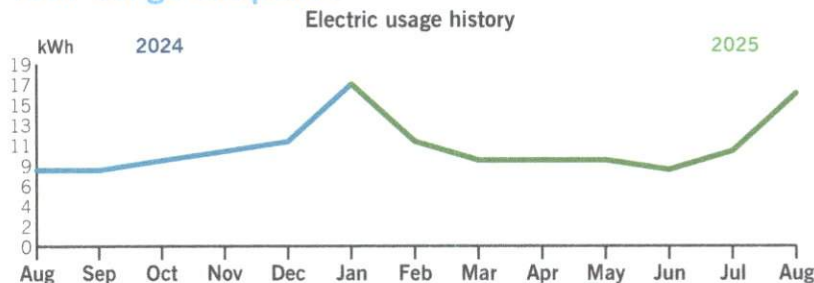
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	8	127	11
Avg. Daily (kWh)	1	0	0	
12-month usage based on most recent history				

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

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



Account number
9100 8868 1981

\$30.80
by Aug 26

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

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



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



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

88910088681981000660000000000000000030800000003080?



Your usage snapshot - Continued

Current electric usage for meter number 8247284

Actual reading on Aug 1	747
Previous reading on Jul 2	- 731
Energy Used	16 kWh
Billed kWh	16.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 8247284

Customer Charge	\$17.32
Energy Charge	
16.000 kWh @ 12.173c	1.95
Fuel Charge	
16.000 kWh @ 3.925c	0.63
Asset Securitization Charge	
16.000 kWh @ 0.187c	0.03
Minimum Bill Adjustment	10.07
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
Total Taxes	\$0.80

Service address

SUNCOAST COMM DEVEL DISTRICT
17016 MENTMORE BLVD
PUMP IRRIGATION

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number 9100 8868 2601

Billing summary

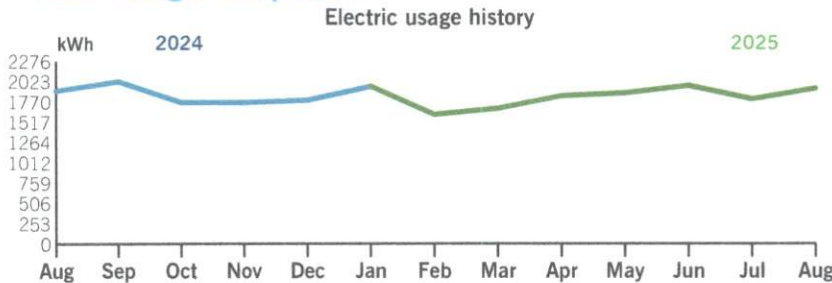
Previous Amount Due	\$318.81
<i>Payment Received Jul 24</i>	-318.81
Current Electric Charges	332.43
Taxes	8.82
Total Amount Due Aug 26	\$341.25



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,935	1,909	22,042	1,837
Avg. Daily (kWh)	62	62	60	
12-month usage based on most recent history				

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

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



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

Account number
9100 8868 2601

\$341.25
by Aug 26

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

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



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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4458063

Actual reading on Aug 1	96731
Previous reading on Jul 2	- 94796
Energy Used	1,935 kWh
Billed kWh	1,935.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25

Meter - 4458063

Customer Charge	\$17.32
Energy Charge	
1,935.000 kWh @ 12.173c	235.54
Fuel Charge	
1,935.000 kWh @ 3.925c	75.95
Asset Securitization Charge	
1,935.000 kWh @ 0.187c	3.62
Total Current Charges	\$332.43

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.29
Gross Receipts Tax	8.53
Total Taxes	\$8.82

Service address
SUNCOAST COMM DEVEL DISTRICT
000 BLOOMING FIELDS DR LITE
LITE

Bill date Aug 7, 2025
For service Jul 3 - Aug 4
33 days

Account number 9100 8868 1832

Billing summary

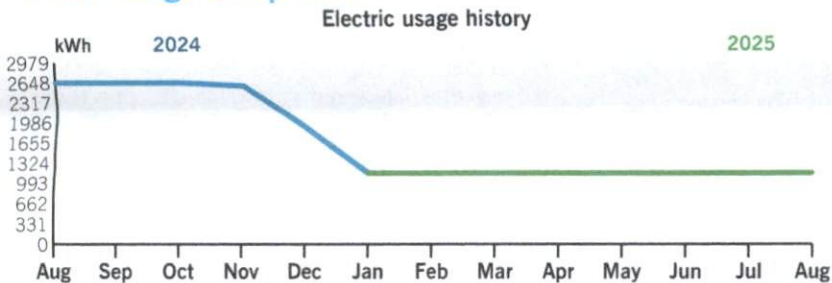
Previous Amount Due	\$2,103.20
Payment Received Jul 28	-2,103.20
Current Lighting Charges	2,098.37
Taxes	5.03
Total Amount Due Aug 28	\$2,103.40



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,153	2,648	19,021	1,585
Avg. Daily (kWh)	35	85	52	

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.



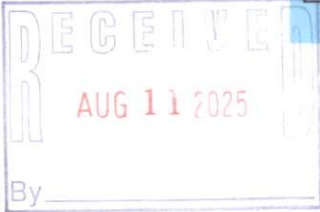
Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8868 1832

Amount of automatic draft

\$2,103.40
by Aug 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

026773 000002440
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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 03 - Aug 04		
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 - Jul 03 25 to Aug 04 25	
Customer Charge	\$1.86
Energy Charge	
1,153.000 kWh @ 6.782c	78.19
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	\$2,098.37

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

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

Billing details - Taxes

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

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

Bill date Aug 7, 2025
For service Jul 3 - Aug 4
33 days

Account number 9100 8868 1650

Billing summary

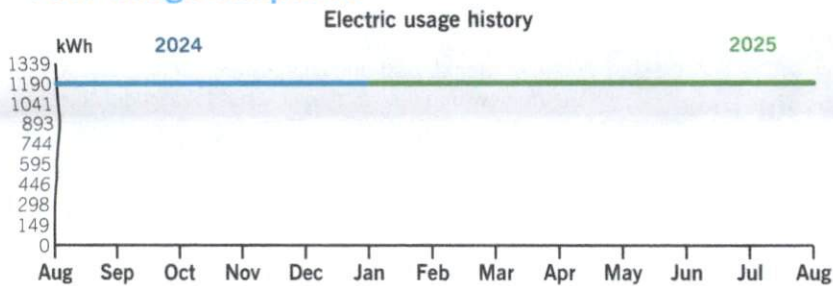
Previous Amount Due	\$2,352.17
Payment Received Jul 28	-2,352.17
Current Lighting Charges	2,347.04
Taxes	5.34
Total Amount Due Aug 28	\$2,352.38



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

83° 77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 86°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,190	1,190	14,280	1,190
Avg. Daily (kWh)	36	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 1650

Amount of automatic draft

\$2,352.38
by Aug 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

026775 000002440



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



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

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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: Sep 3

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

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Suncoast

Board Meeting Date: August 13, 2025

		In Attendance Please	
	Name	X	Paid
1	Matthew Thebeau	X	\$200
2	Edmund Latiff	X	\$200
3	Tammy Latiff	X	\$200
4	Melissa Rammacco	X	\$200
5	John Vento	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria

8/14/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26120
Invoice Date 08/01/25
Payment Terms Due on Receipt
PO Number
Sales Rep Scottie Herman

Bill To

Suncoast CDD c/o
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
MAIN - Landscape Management Contract - Suncoast CDD 2025 August 2025				\$8,616.00

Subtotal: \$8,616.00
Sales Tax: \$0.00
Invoice Total: \$8,616.00
Credits/Payments:
Balance Due: \$8,616.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$9,993.94	\$0.00	\$8,616.00	\$0.00	\$0.00

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 93725

Tim Gay
8606 Herons Cove Pl
Tampa, FL 33647 (813) 334-4827

TO:

Suncoast CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607 (813) 873-7300

JOB DESCRIPTION
Suncoast CDD Holiday Lighting

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Front Entrance	Main Entrance Sign Install 4 wreaths with warm white lights and red bow on each entry monument window Install warm white, LED C9s outlining entrance towers and sign	\$1,500.00
	Community Entrances Install 2 x wreath with lights and red bow on each monument column 9 Signs	\$3,000.00
	TOTAL	\$4,500.00
	DEPOSIT	\$2,250.00
AMOUNT DUE		\$2,250.00

- * Price includes rental of materials, labor, installation and service.
- * Price includes removal of all materials.
- * Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

July 28, 2025
DATE

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 903725

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Suncoast CDD
2005 Pam Am Cir; Suite 300
Tampa, FL 33607

JOB DESCRIPTION
Permanent Track Lighting Deposit Invoice for Suncoast CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Community Entrance Signs Install permanent track lighting outlining perimeter of top of sign and monument tops Note: Lights will be spaced at 9" Track will be powder coated to match as closely as possible to sign Effects Controller via Smart Phone with Cloudbase Technology - WiFi and Bluetooth	
Main Entrance Sign	\$8,800.00
Mentmore and Prarie Iris (South)	\$4,125.00
Mentmore and Prarie Iris (North) (2 Signs)	\$5,500.00
Mentmore and Clover Blossom Cir	\$2,850.00
Mentmore and Bellericay Ln	\$2,850.00
Mentmore and Ongar Ct	\$2,850.00
Meadowbrook Dr and Musky Mint Dr (2 Signs)	\$3,950.00
Meadowbrook Dr and Heathgate	\$3,675.00
Track Light Warranties: Life-time warranty on lights 20 year warranty on all other components, power supply and effects controller 1 year service warranty	
TOTAL	\$34,600.00
Requires 50% Deposit	DEPOSIT \$17,300.00
AMOUNT DUE	\$17,300.00

* Price includes labor, lights, controllers and any other material needed to complete project

* Community responsible for electrical work that will need to be completed prior to installation of track lights

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

7/28/2025
DATE



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: August 2025

INVOICE#
155305
CUSTOMER ID
C2313
PO#

INVOICE

DATE
8/1/2025
NET TERMS
Due On Receipt
DUE DATE
8/1/2025

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Suncoast</u>
Board Meeting Date:	<u>August 13, 2025</u>

	Name	In Attendance Please X	Paid
1	Matthew Thebeau	X	\$200
2	Edmund Latiff	X	\$200
3	Tammy Latiff	X	\$200
4	Melissa Rammacco	X	\$200
5	John Vento	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria

8/14/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Suncoast

Board Meeting Date: August 13, 2025

	Name	In Attendance Please X	Paid
1	Matthew Thebeau	X	\$200
2	Edmund Latiff	X	\$200
3	Tammy Latiff	X	\$200
4	Melissa Rammacco	X	\$200
5	John Vento	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria

8/14/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
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SPRINGHILL SUITES®
BY MARRIOTT

SPRINGHILL SUITES BY MARRIOTT®
16615 Crosspointe Run, Land O' Lakes, FL 34638 P 813.536.1900
springhillsuites.com

Lisa Castoria Suncoast Pointe Cdd

Room: HSE

2654 Cypress Ridge Blvd

Room Type: HSE

Wesley Chapel FL 33544

Number of Guests: 0

Suncoast Pointe Cdd

Rate: \$0.00

Clerk: BLD

Arrive: 13Aug25

Time: 12:41PM

Depart: 14Aug25

Time: 12:00PM

Folio Number: F0713

DATE	DESCRIPTION	CHARGES	CREDITS
13Aug25	Meeting Room A	100.00	
13Aug25	Banquet Service Charge	22.00	
BALANCE:		122.00	

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Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-14069

Please make all Checks payable to:
Steadfast Alliance

Bill To
Suncoast Community Development Distriict 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

July 29, 2025

Client: 001028

Matter: 000001

Invoice #: 26862

Page: 1

RE: General Matters

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/5/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
6/11/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.2	\$385.00
6/16/2025	KCH	REVIEW RESOLUTION ADOPTING BUDGET; REVIEW RESOLUTION IMPOSING SPECIAL ASSESSMENTS; REVIEW LONG AND SHORT AD FOR PUBLIC HEARING ON BUDGET; REVIEW MAILED NOTICE LETTER FOR POSSIBLE BUDGET INCREASE.	0.8	\$244.00
6/17/2025	KCH	REVIEW WELL PUMP SITE INSPECTION AND NEXT STEPS ON REPAIR/REPLACE AND OWNERSHIP; REVIEW COST SHARE AGREEMENT WITH HOA; EMAILS WITH L. CASTORIA REGARDING SAME.	0.5	\$152.50
Total Professional Services			3.9	\$903.50

July 29, 2025
Client: 001028
Matter: 000001
Invoice #: 26862

Page: 2

Total Services	\$903.50	
Total Disbursements	\$0.00	
Total Current Charges		\$903.50
Previous Balance		\$2,488.00
Less Payments		(\$2,488.00)
PAY THIS AMOUNT		\$903.50

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
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Lisa Castoria

8/14/2025

District Manager Signature

Date

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Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26163
Invoice Date 07/31/25
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

Suncoast CDD c/o
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
Track and locate Wires, and main line from old well.				

Track and locate irrigation wires and main line from the abandon well (old HOA well)
This would be for the 6 zones that were previously run from the old well to help determine the best location of the new well.
Main line size is 2" and reduces down to 1 1/2 inch but we will need to locate the main line and 6 valves.
Service ticket will be for time and material - we anticipate 1 1/2 days to 2 days for tracking.
Client will be invoiced only for time required at \$ 85.00 per man hour.

Irrigation Service Call - 08/03/2025				\$896.75
irrigation - 07/28/25	10.55 Hrs	\$85.00	\$896.75	

Subtotal: \$896.75

Sales Tax: \$0.00

Invoice Total: \$896.75

Credits/Payments:

Balance Due: \$896.75

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,274.69	\$8,616.00	\$8,616.00	\$0.00	\$0.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/28/2025	4112

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
	Locate and Maintenance of 6 dog stations as it was reported they are not been maintained currently.	225.00	225.00
All work is complete!		Total	\$225.00

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100097	08/21/25	V00077	INFRAMARK LLC	155305	August 25 Inframark	MANAGEMENT FEE	531150-51301	\$3,750.00
001	100097	08/21/25	V00077	INFRAMARK LLC	155305	August 25 Inframark	field	531122-51301	\$1,000.00
001	100098	08/28/25	V00003	SPRING HILL SUITES MARRIOTT	081425-	August 25 Meeting space	MEETING	549999-58200	\$122.00
001	100099	08/28/25	V00015	ILLUMINATIONS HOLIDAY LIGHTING	93725	August 25 Illuminations holiday lighting	holiday lighting	549028-53908	\$2,250.00
001	100099	08/28/25	V00015	ILLUMINATIONS HOLIDAY LIGHTING	903725	August 25 Illuminations holiday lighting	holiday lighting	549028-53908	\$17,300.00
001	100100	08/28/25	V00049	STRALEY ROBIN VERICKER	26862	July 25 District Council	PROFESSIONAL SERVICES	531146-51401	\$903.50
001	100101	08/28/25	V00105	BGE INC	26203	July 25 BGE	ENGINEERING SERV	531147-51301	\$803.88
001	100102	08/28/25	V00033	STEADFAST ENVIRONMENTAL, LLC	SA-14069	August 25 Pond Maintenance	MONTHLY SERV	534067-53805	\$97.00
001	100103	08/28/25	V00099	JAYMAN ENTERPRISE	4112	July 25 Jayman dog stations	R&M	546922-53908	\$225.00
001	100104	08/28/25	V00111	FIELDSTONE LANDSCAPE SERVICES LLC	26120	August 25 Landscape	landscape	546300-53908	\$9,993.94
001	100104	08/28/25	V00111	FIELDSTONE LANDSCAPE SERVICES LLC	26163	July 25 Fieldstone Irrigation R&M	irrigation r&m	546041-53908	\$896.75
001	1161	08/13/25	V00012	DISASTER LAW AND CONSULTING LLC	070225	AUDIT SVCS	Auditing Services	532002-51301	\$750.00
001	1162	08/14/25	V00038	EDMUND EMMANUAL LATIF III	EL-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	1163	08/14/25	V00061	JOHN JOSEPH VENTO	JV-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	1164	08/14/25	V00070	MATTHEW THEBEAU	MT-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	1165	08/14/25	V00092	MELISSA A. RAMACCO	MR-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	1166	08/14/25	V00074	TAMMY A. LATIF	TL-081325	BOARD 8/13/25	Supervisor Fees	511100-51101	\$200.00
001	300189	08/01/25	V00086	DUKE ENERGY ACH	071125-0899 ACH	July 25 Electric	ELECTRIC	543041-53100	\$1,512.78
001	300190	08/20/25	V00022	PASCO COUNTY UTILITIES SERV ACH	22787152 ACH	June 25 Utilities	IRRIG. POTABLE	543018-53600	\$10.60
001	300191	08/20/25	V00022	PASCO COUNTY UTILITIES SERV ACH	22787144 ACH	June 25 Utilities	IRRIG. POTABLE	543018-53600	\$10.60
001	300192	08/20/25	V00022	PASCO COUNTY UTILITIES SERV ACH	22787153 ACH	June 25 Utilities	IRRIG. POTABLE	543018-53600	\$10.60
001	300193	08/25/25	V00086	DUKE ENERGY ACH	080525-1056 ACH	August 25 Electric	ELECTRIC	543041-53100	\$68.08
001	300194	08/25/25	V00086	DUKE ENERGY ACH	080525-2924 ACH	August 25 Electric	ELECTRIC	543041-53100	\$30.80
001	300195	08/25/25	V00086	DUKE ENERGY ACH	080525-2148 ACH	August 25 Electric	ELECTRIC	543041-53100	\$38.84
001	300196	08/25/25	V00086	DUKE ENERGY ACH	080525-1220 ACH	August 25 Electric	ELECTRIC	543041-53100	\$33.16
001	300197	08/25/25	V00086	DUKE ENERGY ACH	080525-1981 ACH	August 25 Electric	ELECTRIC	543041-53100	\$30.80
001	300198	08/25/25	V00086	DUKE ENERGY ACH	080525-2601 ACH	August 25 Electric	ELECTRIC	543041-53100	\$341.25
001	300199	08/25/25	V00086	DUKE ENERGY ACH	080725-1832 ACH	August 25 Electric	ELECTRIC	543041-53100	\$2,103.40
001	300200	08/25/25	V00086	DUKE ENERGY ACH	080725-1650 ACH	August 25 Electric	ELECTRIC	543041-53100	\$2,352.38
001	300201	08/25/25	V00086	DUKE ENERGY ACH	080525-7059 ACH	August 25 Electric	ELECTRIC	543041-53100	\$201.51
001	300202	08/25/25	V00086	DUKE ENERGY ACH	081225-0899 ACH	August 25 Electric	ELECTRIC	543062-53100	\$1,512.92
001	300203	08/25/25	V00086	DUKE ENERGY ACH	080525-1361 ACH	August 25 Electric	ELECTRIC	543041-53100	\$223.55
001	300204	08/25/25	V00086	DUKE ENERGY ACH	080525-1494 ACH	August 25 Electric	ELECTRIC	543041-53100	\$64.75
001	300205	08/25/25	V00086	DUKE ENERGY ACH	080525-0732 ACH	August 25 Electric	ELECTRIC	543041-53100	\$30.80
001	300206	08/25/25	V00086	DUKE ENERGY ACH	080525-2776 ACH	August 25 Electric	ELECTRIC	543062-53100	\$626.05
001	300207	08/25/25	V00086	DUKE ENERGY ACH	080525-0592 ACH	August 25 Electric	ELECTRIC	543041-53100	\$48.04
001	300208	08/25/25	V00086	DUKE ENERGY ACH	080525-2453 ACH	August 25 Electric	ELECTRIC	543041-53100	\$30.80
Fund Total									\$48,373.78

Total Checks Paid	\$48,373.78
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