

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

REVISED MEETING AGENDA

**Wednesday, November 12, 2025,
at 7:00 PM Meeting to be held at:**

**Marriott Springhill Suites
16615 Crosspointe Run
Land O' Lakes, FL 34638**

Prepared by:



2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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
Nancy Hix, Accountant
Jason Liggett, Field Inspector
Crystal Yem, Admin

REVISED MEETING AGENDA

Wednesday, November 12, 2025, at 7:00 p.m.

Join Teams Meeting

Meeting ID: 224 264 915 495 6 Passcode: nE9xR2zs

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.....Page 3
 1. Consideration of Palm Pruning Proposal.....Page 9
 2. Consideration of Main Entrance and Monument Planting.....Page 14
 - B. Landscape Report.....Page 18
 - C. District Counsel Report
 - D. District Engineer’s Report
 1. Consideration of Stormwater Maintenance Proposal.....Page 27
 - E. District Manager’s Report
 1. Discussion of Accurate Drilling Solutions Invoices.....Page 31
5. **Business Items**
 - A. Consideration of Resolution 2026-02; Adopting the Goals and Objectives.....Page 33
 - B. Discussion of Speed Detector Sign
 - C. Discussion of Financial Workshop
6. **Business Administration**
 - A. Approval of Minutes of October 8, 2025, Regular Meeting.....Page 38
 - B. Consideration of Operation and Maintenance September 2025.....Page 40
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, December 10, 2025, at 7:00 p.m.*****



Suncoast CDD

Wednesday, 05 November 2025

13 Item Identified

13 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

Jason Liggett

Division Manager- Field Services

Item 1

Assigned To: Board

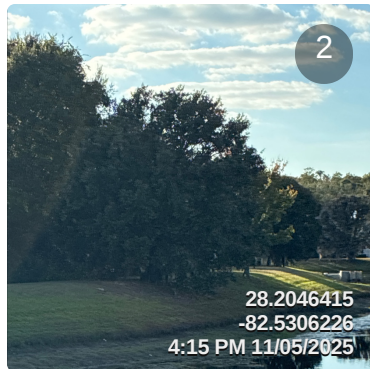
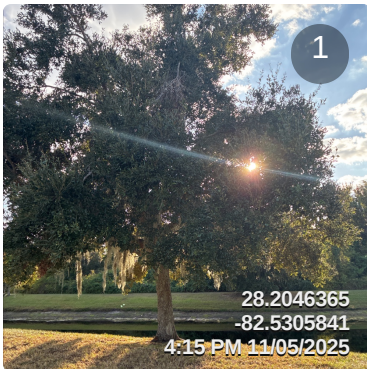
Pump has been installed and is ready for operation. We are currently waiting on permits to relocate the meter to the pump area and to allow the controller to be reconnected to electrical service. Once this is completed, Fieldstone can proceed with connecting to the mainline.



Item 2

Assigned To: Fieldstone Carryover

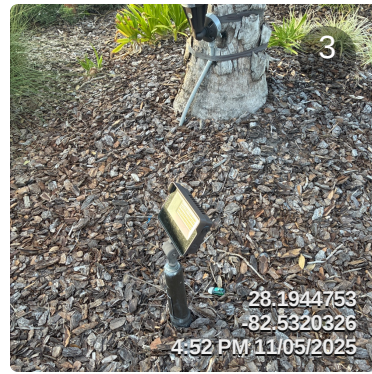
Fieldstone is to complete the lifting (canopy raising) of the oak trees around Pond #8 to a height of 10 feet, as specified in the contract scope. In the contract it states Ornamental trees does this not include district owned oaks?



Item 3

Assigned To: Board

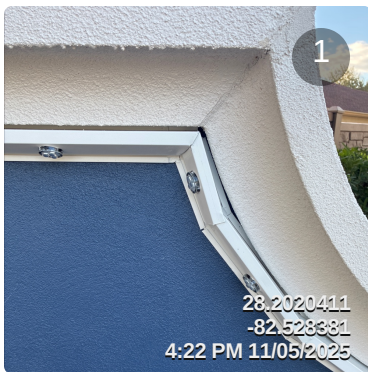
Light proposal in the community has been completed we are waiting for one part to finish it to 100 percent.



Item 4

Assigned To: Board

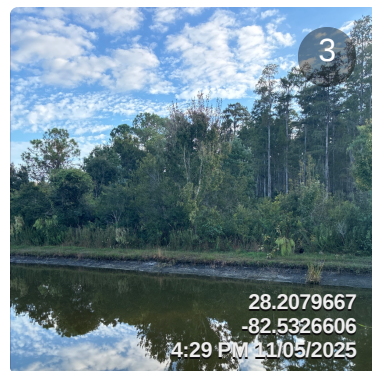
Track lighting installation was started on the monuments along Prairie Iris. However, there were concerns regarding the size of the lighting track. An on-site meeting was held to review and discuss the issue.



Item 5

Assigned To: Fieldstone/Aquatics

Ensure mowing crews are maintaining and addressing the backside of Pond #11. Aquatics team to remove and dispose of trash around the pond banks.





Item 6

Assigned To: [Fieldstone](#)

Fieldstone to ensure that all pet waste station housings are locked after changing dog bags. The pet station on Fyfield Court was found open and unsecured.

Item 7

Assigned To: [District Manager](#)

The Portola seating area on Meadowbrook Drive requires pressure washing due to significant algae buildup. Would the board like a proposal to clean this up?



Item 8

Assigned To: [Aquatics](#)

Trash needs to be collected around Pond #6. This has been a recurring issue observed on-site and must be addressed to maintain property standards.





Item 9

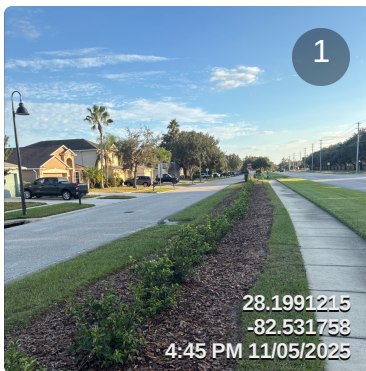
Assigned To: [Fieldstone](#)

Ensure mowing crews alternate mowing patterns during services along Meadowbrook Drive to prevent rutting and maintain a uniform turf appearance.

Item 10

Assigned To: [Board](#)

Dead Viburnum plants on Meadowbrook Blvd have been replaced. Ensure crews do not trim them prematurely and allow proper growth.



Item 11

Assigned To: [Jason Liggett](#)

A light is missing on Heathgate Way. We will be reaching out to the electrical vendor to address the issue.



Item 12

Assigned To: [Fieldstone](#)

The ditch along State Road 56 has been mowed. Fieldstone should ensure all trash is picked up prior to mowing to prevent debris from being run over.



Item 13

Assigned To: [Fieldstone](#)

Diagnose the browning Anise plants on the outbound side of Meadowbrook Blvd to determine the cause and recommend corrective measures.

Suncoast CDD Palm Pruning October 2025

Tree Quantity: 87

Proposal Value: \$3,225

October 10, 2025

Proposal #: 1154058



Tree Care Service Address/Location

Suncoast CDD
Meadowbrook Dr and SR 54
Land O Lakes, Florida
Liz
emoore@fieldstonels.com

Tree Care Service Billing Address

Jason Liggett (Inframark)
, Florida
Jason Liggett
jliggett@inframark.com
tel:656-247-8573

Fieldstone Tree Care

4801 122nd Avenue North
Clearwater, Florida 33762
Zayne Taber
Ztaber@fieldstonels.com
tel:727-643-1281

	Species	Qty	Height	Service	Price
	Cabbage Palm	83	16'-30'	Palm Trees Prune	\$2,905
	Mexican Fan Palm	3	31'-45'	Palm Trees Prune	\$195
	Senegal Date Palm	1	16'-30'	Palm Trees Prune	\$125
				Total	\$3,225

Additional Information

This proposal is to trim the palms to 10 and 2.



General Tree Care Objective Definitions

Palm Trees Prune

De-Booting Not Included



An aerial satellite view of a suburban residential neighborhood in Memphis, Tennessee. A large, dark, irregularly shaped pond is the central feature. Surrounding the pond are numerous houses with dark roofs and some greenery. Several streets are labeled in white text: Mentmore Blvd at the top, Meadowbrook Dr running along the left and bottom of the pond, Musky/Mint Dr, Musky/Mint Dr, Sumerian Dr, Hallandale Loop at the bottom, and various other streets like Mingo Dr, Blooming Fields Dr, and Butterfly Landing Dr. A yellow marker is placed on Meadowbrook Dr, just north of its intersection with Hallandale Loop. The Google logo is visible in the bottom left corner.

-  Cabbage Palm (83)
-  Mexican Fan Palm (3)
-  Senegal Date Pal... (1)

Suncoast CDD

Suncoast CDD Palm Pruning October 2025



October 10, 2025

Sabal palmetto ID# 1
Cabbage Palm
Height: 16'-30'
Health: 80%-Good



Palm Trees Prune

Trim to 10 and 2



October 10, 2025

Sabal palmetto ID# 1
Cabbage Palm
Height: 16'-30'
Health: 80%-Good



Palm Trees Prune

Trim to 10 and 2



October 10, 2025

Washingtonia robusta ID# 2
Mexican Fan Palm
Height: 31'-45'
Health: 80%-Good



Palm Trees Prune

Trim to 10 and 2

Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

October 10, 2025

Signature

Date

Liz

October 10, 2025

Printed Name

Date

Tree Care Service Provider

Zayne Taber

October 10, 2025

Signature

Date

Zayne Taber

October 10, 2025

Printed Name

Date

Date: October 31, 2025
Proposal #: 22181



QUOTATION

Mailing Address

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

Home Phone:

Job Address

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

Business Phone:

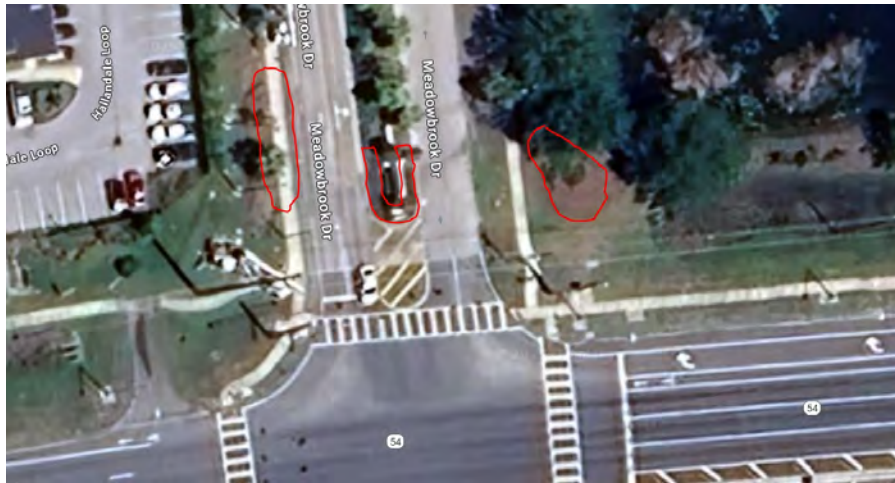
Job Summary:



Fieldstone proposes to complete the following work:

Suncoast CDD front entrance:
(Corner of Meadowbrook Drive and SR 54)

Impacted areas are highlighted in RED



Work to be completed:

1. Remove existing plants and weeds in the highlighted area and prepare beds for new plant material
2. Center median needs additional soil for new plantings to thrive
3. Irrigation adjustments in all impacted areas to provide sufficient moisture management long term
4. Left bed area will be planted in a uniform row in front of existing plant material to enhance aesthetics. St. Augustine Sod will be installed between the sidewalk and curb to leave a clean and neat appearance.
5. Right bed area will be reduced using St. Augustine Sod to shape the bed, creating a smaller more focal landscaped area
6. Installation of Pine Bark Mulch to finish the appearance and help retain moisture

Quote Total: \$7,879.41

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Suncoast CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

(1)



New monument planting

Created: Fri, 11/7/2025

Crew needs to trim and keep light fixtures open

(2)



Viburnum bed

Created: Fri, 11/7/2025

Viburnum have been replaced that were dead or struggling. Weeds need to be removed. Suggest sod installed to straighten old bed edge

(3)



Monument bed

Created: Fri, 11/7/2025

Weeds have been sprayed but dead weeds need to be removed for a cleaner look

(4)

**Raise trees on back side of pond****Created:** Fri, 11/7/2025

Trimming or raising trees on the back side of pond. Need direction from board and will provide proposal. These are not over sidewalks roadways so these would not be included in scope of service to raise.

(5)



Pond trees

Created: Fri, 11/7/2025

Identified seven trees that are low. Will wait direction from board.

(6)

**New planting at monuments****Created:** Fri, 11/7/2025

Plantings are doing well. Crew to continue to hand weed beds. Podocarpus runners need to be trimmed. Height confirmation needed before trimming.

(7)



Penta struggling in bed at Heathgate

Created: Fri, 11/7/2025

Irrigation repairs approved and we will replace the handful
Of Penta

(8)



Native areas cut back

Created: Fri, 11/7/2025

Native areas cut back off of turf. This will be on going on regular service visit days

(9)



Anise plant - investigated

Created: Fri, 11/7/2025

I looked at this plant and bed. Bed was dry. Will confirm irrigation for the area and operating correctly. Did not identify and insect damage or disease.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Suncoast CDD

Stormwater Maintenance

11/5/2025

**Perform stormwater maintenance as identified in District Engineer's
Pond Assessment Report dated 9/18/25.**

Pond 7

- remediate erosion on embankment at s.e. corner **\$2,800**

Pond 8

- replace missing grate on outfall structure **\$2,200**

Pond 9

- remediate erosion at MES slab at north side of pond **\$1,800**

Pond 10

- remediate erosion at MES slab at n.e. corner of pond **\$1,800**

Pond 10

- replace missing grate on outfall structure **\$1,200**

Pond 10

- remediate erosion on pond bank at littoral shelf **\$2,800**

TOTAL \$12,600

Alternate Option -

Pond 10 erosion at littoral shelf - repair with rubble rip-rap ADD \$7500



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
10/22/2025	14121

Name / Address
Suncoast CDD BGE, Inc. Phil Chang 5426 Bay Center Drive, Suite 100 Tampa, FL 33609

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Suncoast CDD Land O' Lakes Stormwater Deficiency and Maintenance Project Maintenance and restoration of the following 6 areas per the BGE, Inc. RFP. All access areas to be repaired to original condition. The above cost includes the following tasks: * Pond 7 - Supply all labor, equipment, and materials needed to complete the restoration of one erosional area by utilizing imported fill material. Fill materials to be placed in the existing erosional areas and will be compacted and graded. Cocofiber turf reinforcement mat will be placed and pinned on newly graded areas. Bahia sod will be placed on top of fabric to prevent future erosion. The existing rocks will be removed. * Pond 8 - Reset grate. * Pond 9 - MES Repair - Provide all labor, equipment, and materials needed to complete the restoration of one (1) MES. The eroded area around, underneath, and in front of the MES will be filled and compacted with fill dirt, regraded, then stabilized with FW404 reinforcement matting. FW404 matting to be covered with limestone rip rap to prevent future erosion. Rip rap collar will extend 18"-24" around the MES. A rip rap splash pad will be added in front of the MES. Cost includes Bahia sod replacement around the MES above the seasonal high water line and any disturbed areas. * Pond 10-1 - MES Repair - Provide all labor, equipment, and materials needed to complete the restoration of one (1) MES. The eroded area around, underneath, and in front of the MES will be filled and compacted with fill dirt, regraded, then stabilized with FW404 reinforcement matting. FW404 matting to be covered with limestone rip rap to prevent future erosion. Rip rap collar will extend 18"-24" around the MES. A rip rap splash pad will be added in front of the MES. Cost includes Bahia sod replacement around the MES above the seasonal high water line and any disturbed areas. * Pond 10-2 - Control Structure Repair - Provide all labor, equipment, and materials needed to complete the restoration of one (1) Control Structure. The eroded area around, the Control Structure will be filled and compacted with fill dirt, regraded, then stabilized with Cocofiber turf reinforcement matting. Cost includes Bahia sod replacement around the Control Structure above the seasonal high water line and any disturbed areas. This cost includes replacing one (1) missing panel of the cast iron grate. * Pond 10-3 - Rip Rap Shoreline Repair - Supply all labor, equipment, and materials needed to complete the restoration and protection of approximately 120 feet of shoreline with limestone rip rap. Approximately 40 feet on the north shoreline and 80 feet on the southern shoreline are included. The rip rap will consist of FDOT Ditch Lining (4" - 12" size stones). The rip rap will	1	32,475.00	32,475.00
Please sign and return if accepted	Total		

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card. Page 1
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
10/22/2025	14121

Name / Address

Suncoast CDD
BGE, Inc.
Phil Chang
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

* Estimate Good For 30 Days

Description	Qty	Rate	Total
extend from the toe of the slope to the top of the bank. Thick woven geotextile filter fabric will placed beneath the rip rap and toed in at the pond bottom and up the slope. This cost includes the site prep needed to install the rip rap shoreline. This includes removal of all debris including geowebbing along with minor regrading. Any disturbed areas will be sodded with Bahia Grass. All work to be done in the areas shown on the attached aerial.			
Please sign and return if accepted		Total	

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card. Page 2
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

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Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
10/22/2025	14121

Name / Address

Suncoast CDD
BGE, Inc.
Phil Chang
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

* Estimate Good For 30 Days

Description	Qty	Rate	Total
30% deposit due prior to commencement of work. Amount to be deducted from final invoice. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			
Please sign and return if accepted		Total	\$32,475.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card. Page 3
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Suncoast Meadows CDD
c/o Vanguard Management Group
10500 University Center Dr. Suite 190
Tampa, FL 33612

Ship to
***Suncoast Meadows CDD**
3442 Clover Blossom Cir.
Land O Lakes, FL 34638

Work Order #: 15036

Transaction Date:

Terms: Net 30

Invoice Due Date:

Invoice #: i6819

Item	Description	Quantity	Price	Amount
Installation	Boom Truck Pump Removal	1	\$750.00	\$750.00
Well Video Inspection	Well Video Inspection	1	\$1,500.00	\$1,500.00

Subtotal: \$2,250.00

Total: \$2,250.00

Balance Due: \$2,250.00



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Suncoast Meadows CDD
c/o Vanguard Management Group
10500 University Center Dr. Suite 190
Tampa, FL 33612

Ship to
***Suncoast Meadows CDD**
3442 Clover Blossom Cir.
Land O Lakes, FL 34638

Quote #: q4504

Quote Date: 6/13/2025

Item	Description	Quantity	Price	Amount
4" Well Abandonment	Current Collapsing Well Abandonment - 210 ft Total Depth 18' Static WL	210	\$15.00	\$3,150.00
4" Well Abandonment	Old 4" Well Abandonment - 45 ft Total Depth 11' Static WL	45	\$15.00	\$675.00
Notes	*Both wells to be fully grouted with Portland Cement to make sure any cavities or voids are fully filled*	1	\$0.00	\$0.00
Notes	*Quote is based on theoretical amounts to fill the wells, use of excessive amounts of material to fill wells will be adjusted on final invoice*	1	\$0.00	\$0.00
Misc Fee	Removal of pump system in Collapsing well	1	\$750.00	\$750.00
Misc Fee	Crane truck Usage cost	1	\$1,000.00	\$1,000.00

Subtotal: \$5,575.00

Total: \$5,575.00

~~-\$675.00~~
=\$4900

Note:

--Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.

--Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.

--Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.

--Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

HOA- 50% of \$4900 plus \$675=\$3,125
CDD-\$2,450

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of NOVEMBER 2025.

ATTEST:

**SUNCOAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Goals, Objectives, Performance Measures and Standards

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Suncoast Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications). **Achieved:** Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Suncoast Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Suncoast Community Development District

**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, October 8, 2025, and called to order at 7:25 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:

Edmund Latif III	Vice Chairperson
Tammy Latif	Assistant Secretary
John Vento	Assistant Secretary

Also, present were:

Alba Sanchez	District Manager
Mark Vega	Senior District Manager
Jason Liggett	Field Manager
Residents	

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

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 **Motion to Approve Agenda**

On MOTION by Mr. Latif III, seconded by Mr. Vento, with all in favor, the Suncoast CDD, October 8, 2025, final agenda was approved. 5-0

THIRD ORDER OF BUSINESS **Audience Comment**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Staff Report**

A. Field Inspection Report

Mr. Liggett provided a high-level overview of the inspection report. Item 1 on the report is very important: "Fertilizer on palms at the main entrance on SR54 is needed.

On MOTION by Mr. Vento seconded by Ms. Latif, with all in favor, the Board Jason Liggett has been approved to collaborate with Mr. Latif III on redesigning the front entrance of all the monuments. was approved.
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B. District Counsel Report

There were no updates.

C. District Engineer's Report

There were updates.

D. District Manager's Report

Ms. Sanchez informed the Board that the Traffic Logix battery has been purchased and is ready for delivery to Supervisor Thebeau.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Solitude Fountain Replacement Proposal

Table the Consideration of Solitude Fountain Replacement (December agenda)

B. Consideration of Resolution 2026-01; Setting FY 2026 Meeting Scheduled – Revised

On MOTION by Mr. Vento, seconded by Mr. Latif III, with all in favor, the Board Adopted Resolution 2026-01, Revised the Fiscal Year 2025 Meeting Schedule.

SIXTH ORDER OF BUSINESS

Consent Agenda

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

B. Consideration of Operation and Maintenance Expenditures August 2025

On MOTION by Mr. Vento, seconded by Ms. Latif, with all in favor, the Consent Agenda items were approved.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Vento, seconded by Mr. Edmund Latif III, with all in favor, the meeting was adjourned at 7:55 p.m.

Lisa Castoria
District Manager

Matthew Thebeau
Chairperson

Suncoast Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2014		SERIES 2018		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS							
Cash In Bank	\$ 198,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,147
Cash - Reserve Account	-	-	-	15,006	-	-	15,006
Due From Other Funds	21,053	-	-	-	-	-	21,053
Investments:							
Reserve Fund	-	199,966	-	-	-	-	199,966
Revenue Fund	-	336,257	-	-	-	-	336,257
Prepaid Items	2,250	-	-	-	-	-	2,250
Prepaid Insurance	21,286	-	-	-	-	-	21,286
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	\$ 242,781	\$ 536,223	\$ -	\$ 15,006	\$ 2,834,974	\$ 2,855,000	\$ 6,483,984
LIABILITIES							
Accounts Payable	\$ 2,212	\$ -	\$ -	\$ -	\$ -	\$ -	2,212
Bonds Payable	-	-	-	-	-	2,755,000	2,755,000
Due To Other Funds	-	6,053	-	15,000	-	-	21,053
Notes Payable-Valley LOC	-	-	-	-	-	100,000	100,000
TOTAL LIABILITIES	2,212	6,053	-	15,000	-	2,855,000	2,878,265
FUND BALANCES							
Nonspendable:							
Prepaid Items	2,250	-	-	-	-	-	2,250
Prepaid Insurance	21,286	-	-	-	-	-	21,286
Restricted for:							
Debt Service	-	530,170	-	-	-	-	530,170
Capital Projects	-	-	-	6	-	-	6
Unassigned:	217,033	-	-	-	2,834,974	-	3,052,007
TOTAL FUND BALANCES	240,569	530,170	-	6	2,834,974	-	3,605,719
TOTAL LIABILITIES & FUND BALANCES	\$ 242,781	\$ 536,223	\$ -	\$ 15,006	\$ 2,834,974	\$ 2,855,000	\$ 6,483,984

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 18,689	\$ 18,689	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	564,168	25,368	104.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,600	400	96.67%
Arbitrage Rebate Calculation	600	600	-	100.00%
Trustees Fees	4,800	4,649	151	96.85%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	3,500	10,009	(6,509)	285.97%
District Engineer	3,500	9,208	(5,708)	263.09%
District Management	45,000	62,750	(17,750)	139.44%
Auditing Services	6,400	12,750	(6,350)	199.22%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	1,571	(1,321)	628.40%
Rentals & Leases	2,000	-	2,000	0.00%
General Liability Insurance	3,955	3,955	-	100.00%
Public Officials Insurance	3,203	1,690	1,513	52.76%
Property & Casualty Insurance	14,910	14,910	-	100.00%
Legal Advertising	1,000	1,242	(242)	124.20%
Bank Fees	100	531	(431)	531.00%
Website Development & Maintenance	1,500	4,325	(2,825)	288.33%
Dues, Licenses & Fees	175	524	(349)	299.43%
Total Administration	108,593	140,314	(31,721)	129.21%
<u>Electric Utility Services</u>				
Electric Utility Services	17,600	13,209	4,391	75.05%
Street Lights	60,000	76,017	(16,017)	126.70%
Total Electric Utility Services	77,600	89,226	(11,626)	114.98%

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>Water-Sewer Comb Services</u>				
Water Utility Services	300	497	(197)	165.67%
Total Water-Sewer Comb Services	300	497	(197)	165.67%
<u>Stormwater Control</u>				
Aquatic Contract	13,000	11,862	1,138	91.25%
Lake/Pond Bank Maintenance	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	35,088	(14,588)	171.16%
<u>Other Physical Environment</u>				
Landscape Maintenance - Other	6,000	6,879	(879)	114.65%
Irrigation Repairs and Maintenance	6,000	10,997	(4,997)	183.28%
Landscape Maintenance	100,000	138,621	(38,621)	138.62%
Landscape Replacement Plants, Shrubs, Trees	15,000	70,960	(55,960)	473.07%
Entrance, Monuments, Walls Maintenance & Repair	6,000	6,341	(341)	105.68%
Miscellaneous Maintenance	6,073	5,130	943	84.47%
Aquatic Other	1,500	4,820	(3,320)	321.33%
Holiday Lights	15,000	19,425	(4,425)	129.50%
Total Other Physical Environment	155,573	263,173	(107,600)	169.16%
<u>Road and Street Facilities</u>				
Pavement & Signage Repairs	1,500	100	1,400	6.67%
Total Road and Street Facilities	1,500	100	1,400	6.67%
<u>Contingency</u>				
Reserves	119,634	9,432	110,202	7.88%
Total Contingency	119,634	9,432	110,202	7.88%
<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	544,630	(5,830)	101.08%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,538	19,538	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		221,031		
FUND BALANCE, ENDING		\$ 240,569		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2014 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 24,801	\$ 24,801	0.00%
Special Assmnts- Tax Collector	371,556	386,358	14,802	103.98%
TOTAL REVENUES	371,556	411,159	39,603	110.66%
EXPENDITURES				
Debt Service				
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	-	35,009	35,009	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(62,265)	(62,265)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(62,265)	(62,265)	0.00%
Net change in fund balance	\$ -	\$ (27,256)	\$ (27,256)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		557,426		
FUND BALANCE, ENDING		\$ 530,170		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	-	62,265	62,265	0.00%
TOTAL FINANCING SOURCES (USES)	-	62,265	62,265	0.00%
Net change in fund balance	\$ -	\$ 34,025	\$ 34,025	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(34,025)		
FUND BALANCE, ENDING		\$ -		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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. 09-25

Statement Date 09/30/2025

G/L Account No. 101002 Balance	198,146.81	Statement Balance	204,115.86
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	198,146.81	Subtotal	204,115.86
Negative Adjustments	0.00	Outstanding Checks	-5,969.05
Ending G/L Balance	198,146.81	Ending Balance	198,146.81

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000473	Interest - Investments	Interest Income	1,085.10	1,085.10	0.00
Total Deposits					1,085.10	1,085.10	0.00
Checks							
							0.00
08/25/2025	Payment	300199	DUKE ENERGY ACH	Inv: 080725-1832 ACH	-2,103.40	-2,103.40	0.00
08/25/2025	Payment	300200	DUKE ENERGY ACH	Inv: 080725-1650 ACH	-2,352.38	-2,352.38	0.00
08/25/2025	Payment	300202	DUKE ENERGY ACH	Inv: 081225-0899 ACH	-1,512.92	-1,512.92	0.00
08/28/2025	Payment	100099	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 93725, Inv: 903725	-19,550.00	-19,550.00	0.00
08/28/2025	Payment	100100	STRALEY ROBIN VERICKER	Inv: 26862	-903.50	-903.50	0.00
08/28/2025	Payment	100101	BGE INC	Inv: 26203	-803.88	-803.88	0.00
08/28/2025	Payment	100102	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-14069	-97.00	-97.00	0.00
08/28/2025	Payment	100104	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26120, Inv: 26163	-10,890.69	-10,890.69	0.00
09/03/2025	Payment	1167	LANDSCAPE MAINTENANCE EDMUND	Check for Vendor V00011	-15,965.00	-15,965.00	0.00
09/11/2025	Payment	1168	EMMANUAL LATIF III	Payment of Invoice 002126	-200.00	-200.00	0.00
09/11/2025	Payment	1169	JOHN JOSEPH VENTO	Payment of Invoice 002130	-200.00	-200.00	0.00
09/11/2025	Payment	1170	MATTHEW THEBEAU	Payment of Invoice 002129	-200.00	-200.00	0.00
09/11/2025	Payment	1171	MELISSA A. RAMACCO	Payment of Invoice 002127	-200.00	-200.00	0.00
09/11/2025	Payment	1172	TAMMY A. LATIF	Payment of Invoice 002128	-200.00	-200.00	0.00
09/17/2025	Payment	1173	SPRING HILL SUITES MARRIOTT	Payment of Invoice 002141	-122.00	-122.00	0.00
09/23/2025	Payment	1174	EGIS INSURANCE ADVISORS LLC	Check for Vendor V00101	-21,286.00	-21,286.00	0.00

Bank Account Statement

Suncoast CDD

Tuesday, October 14, 2025

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Z-SPAWAR

Bank Account No. 3601

Statement No. 09-25

Statement Date

09/30/2025

09/17/2025	Payment	100105	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26218, Inv: 26301, Inv: 25946	-18,015.45	-18,015.45	0.00
09/17/2025	Payment	100106	LANDSCAPE MAINTENANCE STEADFAST	Inv: 349960	-314.15	-314.15	0.00
09/17/2025	Payment	100107	ENVIRONMENTAL, LLC	Inv: SA-14923	-970.00	-970.00	0.00
09/17/2025	Payment	100108	INFRAMARK LLC	Inv: 157199, Inv: 158163	-6,125.20	-6,125.20	0.00
09/17/2025	Payment	100109	FIELDS CONSULTING GROUP, LLC	Inv: 3633	-100.00	-100.00	0.00
09/17/2025	Payment	100110	STRALEY ROBIN VERICKER	Inv: 27021	-335.50	-335.50	0.00
09/17/2025	Payment	100111	BGE INC	Inv: 28550	-210.00	-210.00	0.00
09/19/2025	Payment	100112	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26437, Inv: 26445, Inv: 26447, Inv: 26446	-54,613.66	-54,613.66	0.00
09/19/2025	Payment	300209	PASCO COUNTY UTILITIES SERV ACH	Inv: 22965109-ACH	-10.60	-10.60	0.00
09/19/2025	Payment	300210	PASCO COUNTY UTILITIES SERV ACH	Inv: 22965112-ACH	-10.60	-10.60	0.00
09/19/2025	Payment	300211	PASCO COUNTY UTILITIES SERV ACH	Inv: 22965113-ACH	-10.60	-10.60	0.00
09/22/2025	Payment	300212	DUKE ENERGY ACH	Inv: 090525-2776-ACH	-622.89	-622.89	0.00
09/22/2025	Payment	300213	DUKE ENERGY ACH	Inv: 090525-1220-ACH	-34.51	-34.51	0.00
09/22/2025	Payment	300214	DUKE ENERGY ACH	Inv: 090525-1494-ACH	-68.64	-68.64	0.00
09/22/2025	Payment	300215	DUKE ENERGY ACH	Inv: 090525-0732-ACH	-30.80	-30.80	0.00
09/25/2025	Payment	300216	DUKE ENERGY ACH	Inv: 090525-7059-ACH	-206.92	-206.92	0.00
09/25/2025	Payment	300217	DUKE ENERGY ACH	Inv: 090525-2453-ACH	-30.80	-30.80	0.00
09/25/2025	Payment	300218	DUKE ENERGY ACH	Inv: 090525-2601-ACH	-341.73	-341.73	0.00
09/25/2025	Payment	300219	DUKE ENERGY ACH	Inv: 090525-0592-ACH	-51.07	-51.07	0.00
09/25/2025	Payment	300220	DUKE ENERGY ACH	Inv: 090525-2304-ACH	-32.46	-32.46	0.00
09/25/2025	Payment	300221	DUKE ENERGY ACH	Inv: 090525-2924-ACH	-30.80	-30.80	0.00
09/25/2025	Payment	300222	DUKE ENERGY ACH	Inv: 090525-1056-ACH	-68.10	-68.10	0.00
09/25/2025	Payment	300223	DUKE ENERGY ACH	Inv: 090525-1361-ACH	-230.85	-230.85	0.00
09/25/2025	Payment	300224	DUKE ENERGY ACH	Inv: 090525-2148-ACH	-40.52	-40.52	0.00
09/25/2025	Payment	300225	DUKE ENERGY ACH	Inv: 090525-1981-ACH	-30.80	-30.80	0.00
Total Checks					-159,123.42	-159,123.42	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/26/2025	Payment	300226	DUKE ENERGY ACH	Inv: 090825-1832-ACH			-2,103.53
09/26/2025	Payment	300227	DUKE ENERGY ACH	Inv: 090825-1650-ACH			-2,352.52
09/30/2025	Payment	300228	DUKE ENERGY ACH	Inv: 091125-0899-ACH			-1,513.00

Total Outstanding Checks

-5,969.05

Outstanding Deposits

Bank Account Statement

Suncoast CDD

Tuesday, October 14, 2025
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Z-SPAWAR

Bank Account No. 3601
Statement No. 09-25

Statement Date 09/30/2025

Total Outstanding Deposits