



# *Suncoast Community Development District*

**March 11, 2026**

## **Final Agenda Package**

### TEAMS MEETING INFORMATION

**Meeting ID:** 287 954 052 331 70  
**Call-In Number:** +1 646-838-1601

**Passcode:** aq2zF2ch  
**Conference ID:** 845 881 238#

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

**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, District Accountant  
John Fowler, Field Inspector  
Karen Baker, District Admin

**Regular Meeting Agenda**

Wednesday, March 11, 2026, at 7:00 p.m.

Join Teams Meeting

**Meeting ID:** 287 954 052 331 70 **Passcode:** aq2zF2ch

**Call-In Number:** 1 646-838-1601 **Conference ID:** 845 881 238#

*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. Business Items**
  - A. Discussion of Rizzetta Management Services Proposal
- 5. Staff Reports**
  - A. District Accountant
  - B. Field Inspection ..... Page 3
  - C. Landscape - Fieldstone ..... Page 13
  - D. Irrigation - Fieldstone..... Page 43
  - E. District Counsel
  - F. District Engineer
  - G. District Manager
- 6. Business Administration**
  - A. Approval of the Minutes of February 11, 2026, Regular Meeting ..... Page 72
  - B. Review of January 2026 Financials and Check Registers ..... Page 76
- 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 the Budget Workshop to be held on Wednesday, April 7, 2026, at 7:00 p.m.\*\****

**District Office:**  
Pan Am Circle, Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**  
Marriott Springhill Suites  
16615 Crosspointe Run,  
Land O’Lakes, FL 34638



## Suncoast CDD

Field Inspection Report - February 2026

Monday, February 23, 2026

Prepared For Board Of Supervisors

18 Items Identified

18 Items Incomplete

John Fowler

Inframark

## Item 1

Assigned To: Fieldstone

Noting frost damaged plants at Meadowbrook Drive median and throughout the district.  
Recommend a rejuvenation cut after the threat of frost is gone.



## Item 2

Assigned To: Board

Noting a palm tree was removed in the median on Meadowbrook Drive at SR 54 intersection.  
The uplighting is just laying on the ground. Asking what we should done with these. Will a new tree be replaced?



### Item 3

Assigned To: Fieldstone

Diagnose and treat declining palm in the median on Meadowbrook Drive.



### Item 4

Assigned To: Aquatics

Noting pond 1 does not have any water and asking if they can remove the landscape debris within it before the rains come. Also, appears that a washout has started behind the home and compromising the lake bank.



### Item 5

Assigned To: Fieldstone

Treat the broadleaf turf weeds outside the buffer zone of pond 3.



### Item 6

Assigned To: Aquatics

Treat visible algae in pond 5.



### Item 7

Assigned To: Fieldstone

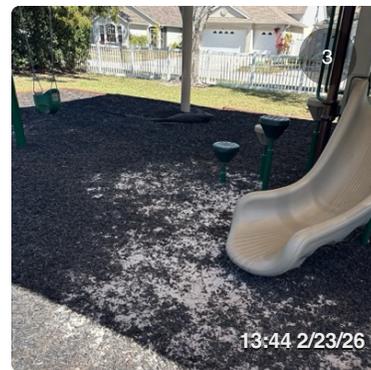
Clean out Spanish Moss in Winged Elm tree by pond 5 at Cricket Chirp Lp and Butterfly Landing Dr intersection.



### Item 8

Assigned To: Maintenance

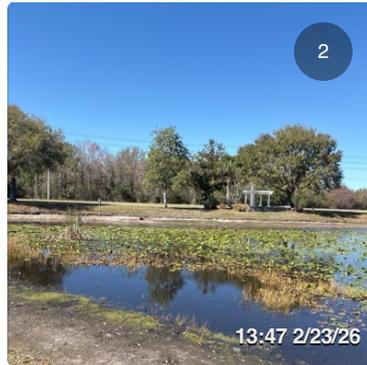
Need to stake down border at playground on Prairie Iris Dr. Also, need to stake down weed mat and cover with rubber mulch.



### Item 9

Assigned To: Aquatics

Asking if we should reduce the population of desirable vegetation in pond 6.



### Item 10

Assigned To: Fieldstone

Need to backfill the trench dug to the new well and compact dirt.



### Item 11

Assigned To: Maintenance

Noting two large posts by the lift station that should be removed where new well was installed.



## Item 12

Assigned To: Board

Not sure if this is where the old well was but needs to be backfilled accordingly? Is this HOA's responsibility?



## Item 13

Assigned To: Fieldstone

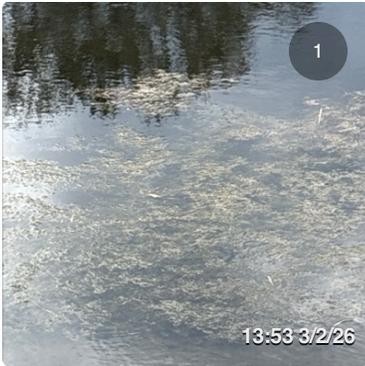
Need to install valve cover that is not broken and more dirt or lower the round valve box that could be a potential trip hazard. This is by the new well.



### Item 14

Assigned To: Aquatics

Treat algae along the edge of the pond 8. Also, need to remove a post that is being shown in the water.



### Item 15

Assigned To: Fieldstone

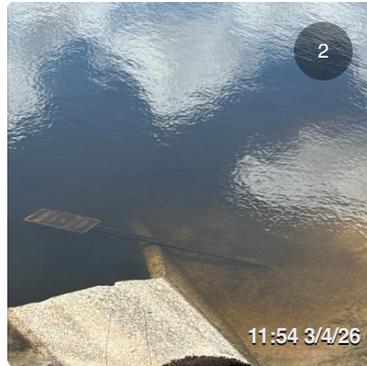
Treat active ant mound along the sidewalk by pond 8. Once the mound is no longer active smooth to surrounding grade.



### Item 16

Assigned To: Aquatics and Maintenance

Pond 17 there is a sign broken by the flume underwater for warning of snakes and alligators. Needs to be reinstalled. Also, there is a tire on the back of the pond that should be removed.



### Item 17

Assigned To: Fieldstone

Treat active a mound at the base of the tree on Mentmore Blvd. on the exit side of Bellericay Ln. Once the ant mound is no longer active, smooth out to surrounding grade.



**Item 18**

Assigned To: Fieldstone

Noting an irrigation leak causing a small hole by pond 18. This has been flagged for repair.



(1)



**Prairie Iris bed**

Created: Tue, 3/3/2026

Trim back hibiscus and weed bed

(2)



**Prairie Iris bed**

Created: Tue, 3/3/2026

Weed bed and clean up Lily from frost damage



(3)



**Prairie Iris- new plantings**

**Created:** Tue, 3/3/2026

New plantings are scheduled and irrigation is operating



(4)



**Prairie Iris - possible irrigation issue**

Created: Tue, 3/3/2026

Same in sidewalk near monument- possible irrigation lead or broken head



(5)



**Prairie Iris - broke light**

Created: Tue, 3/3/2026

Broken light need repair in front of monument



(6)



**Pond #5**

**Created:** Tue, 3/3/2026

Pond banks clean and area mowed.



(7)



#### Pond#4

Created: Tue, 3/3/2026

Pond is very low as expected. Citation growing in dryer areas.



(8)



### Mentmore west of Prarie Iris

Created: Tue, 3/3/2026

Irrigation flags from irrigation inspection.  
See report



(9)



### Musky Mint Monument

Created: Tue, 3/3/2026

Plants are trying to come back. There is some green at the base of them. Suggest to trim off brown and give it 2 more weeks. recheck before making decision on replacing



(10)



### Viburnum Hedge

Created: Tue, 3/3/2026

Viburnum are doing well. Showing new growth on them. Bed is weeded and Bermuda turf is starting to green up



(11)



### Viburnum Hedge

Created: Tue, 3/3/2026

Bed and sidewalks getting edged on 3-3-26



(12)



### Bed on Heathgate

Created: Tue, 3/3/2026

Trim up Lily to remove any damaged or brown leaves.



(13)



### Heathgate bed

Created: Tue, 3/3/2026

Bed has some weeds present that need to be removed. Lightly trim burnt tips from Blue Daze. These Penta are showing very little sign of recovering from freeze



(14)



### Live Oak Leaf Clean up

Created: Tue, 3/3/2026

Crew asked to blow off park courts and play area from Live Oak debris



(15)



**Native area on Odessa**

Created: Tue, 3/3/2026

Native area is maintained and clean



(16)



### Monument on Ongar

Created: Tue, 3/3/2026

Blue Daze should be trimmed to remove any damage tips. Penta are not showing much improvement or recovery from freeze.



(17)



### Bed on Mentmore

Created: Tue, 3/3/2026

Propose to add Indian Hawthorne to fill in bed and match similar bed to the west.



(18)



**Native area on Billerica**

Created: Tue, 3/3/2026

Area is mowed and trimmed.



(19)



### Playground in Bellericay

Created: Tue, 3/3/2026

Area is mowed and trimmed. Trees raised off of wall to play area.



(20)



### Monument on Bellericay

Created: Tue, 3/3/2026

Bed needs to be weeded and Blue Daze trim the tips. Penta are not showing signs of recovery here.



(21)



**Leaf debris on sidewalks**

Created: Tue, 3/3/2026

Live Oak leaves need to be blow off of sidewalks



(22)



**Well connected and operating**

Created: Tue, 3/3/2026

Need to fill in trench now that it has settled



(23)



### Trenching at new well

Created: Tue, 3/3/2026

We will add soil to fill in trench now that it has settled



(24)



### Entrance Palms

Created: Tue, 3/3/2026

A couple of Palms continue to struggle but we will monitor them for recovery



(25)



### Entrance new plantings

Created: Tue, 3/3/2026

Gold Mound have recovered nicely. Counted only 6 that don't look to be recovering. Ixora on the west side and middle did have a few more not recover but overall not too many- 15



(26)



### East side of entrance

Created: Tue, 3/3/2026

This seemed to be hit the hardest from the freeze. The clusia are struggling but I did see new buds and leaves. Suggest to trim back to healthy growth. Ixora in this bed did not do well. Counted 22 that did not make it. The Blue Daze is struggling but suggest to give it a little more time to determine how many may need to be replaced.



**Suncoast CDD - #21111 - MAIN - Landscape Management Contract - Suncoast CDD 2025**

16615 Crosspointe Run  
Land O' Lakes, FL 34638

**CM - Monthly Chemical**

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

		Hours		
1. Joe B Bratsch	2/2/26		Estimated Hours	2.92
2.			Actual Hours	2.36
3.			Remaining Hours	0.56
4.				
5.				

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	18.21	lb	ATROZIM - <del>302</del> 302
Fungicide Lesco Spectator T&O	3.21	oz	
Herbicide Specticle Total Herbicide	0.66	oz	
Insecticide Bandit 2F	7.11	oz	
Bifen I/T Insecticide	4.74	oz	
Bifen XTS Insecticide	0.71	oz	
Insecticide Triple Crown	4.74	oz	
Fertilizer Liquid T&O Chelated Micronutrients	132.24	oz	
Fertilizer 24-0-11; 25% Slow Release	39.45	lb	
Herbicide Prodiamine	7.11	oz	
Fungicide Myclobutanil 20EW	5.69	oz	
Fertilizer 8-0-10 100%SRN	69.82	lb	
Insecticide Orthene	7.68	oz	
Insecticide Bandit	10.47	lb	
Fertilizer Macron 20-20-20 25#Pail	2.30	lb	
Horticulture Technician	2.92	hr	

Treated weeds  
checked for fungus



2MB

**Oak Tree Removal**  
**Tree Quantity: 1**  
**Proposal Value: \$2,230**  
 February 24, 2026  
 Proposal #: 1247164



**Tree Care Service Address/Location**  
 Suncoast CDD  
 Meadowbrook Dr  
 Land O Lakes, Florida 33578  
 Liz  
 lmoore@fieldstonels.com

**Tree Care Service Billing Address**  
 Alba Sanchez (Inframark)  
 Alba.sanchez@inframark.com

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

Species	Qty	Height	Service	Price
Southern Live Oak	1	16'-30'	Tree Removal	\$2,230
			<b>Total</b>	<b>\$2,230</b>

**Additional Information**

This proposal is to remove and stump grind the oak tree that is breaking the wall.

July 24, 2026  
Proposal #: 1247164



General Tree Care Objective Definitions

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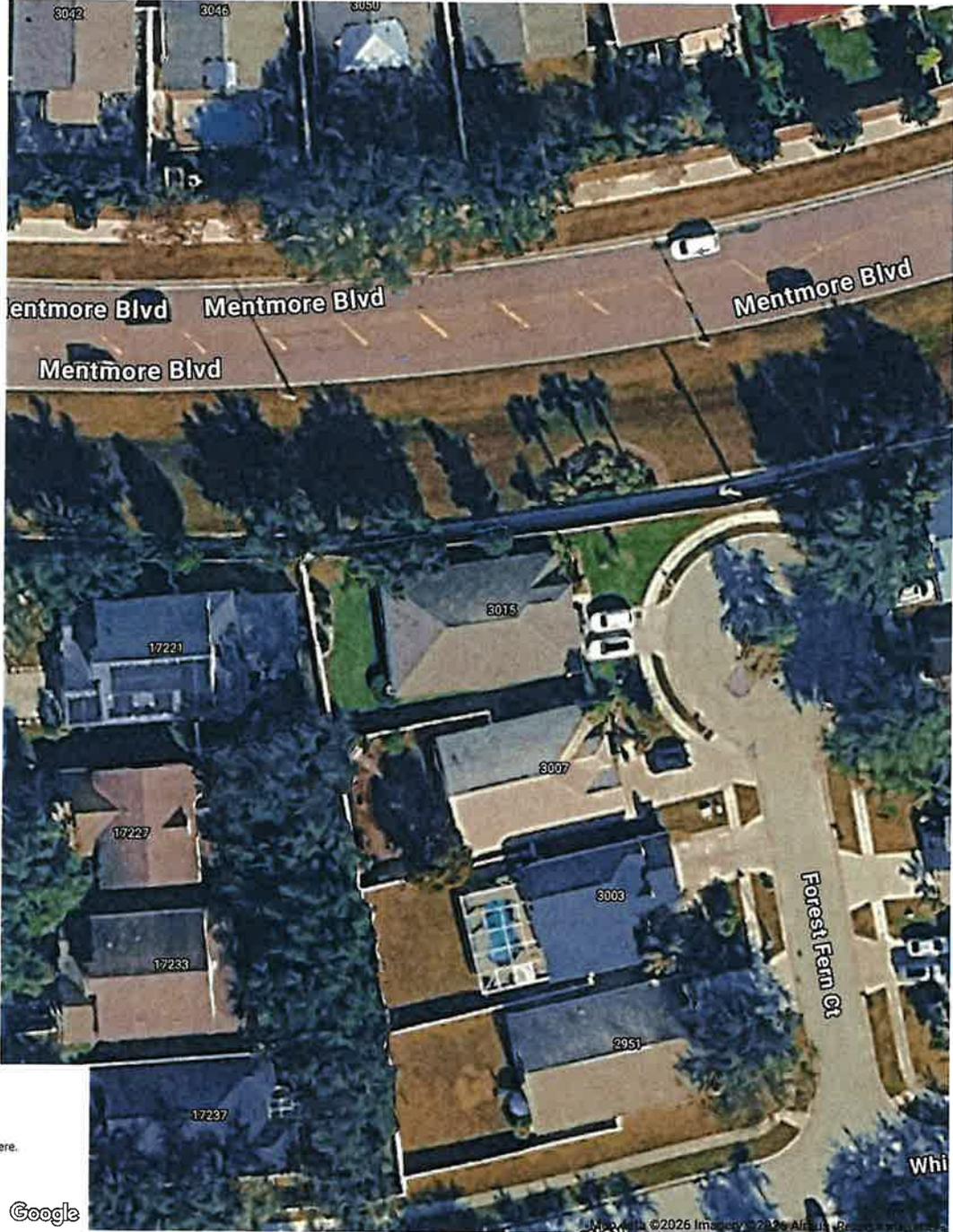
Tree Removal

Stump Grinding Included

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Suncoast CDD



Legend (1)
Southern Live Oa... (1)

ere.

Google

Map data ©2026 Imagery ©2026 Airbus, Bing, Google, Microsoft



# FIELDSTONE

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## February 2026

Date: Feb 20, 2026 7:12 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 2
Location	
Model	
Modules	5
Controller ID	196262

Water Days as of Feb 20, 2026	
Program A	Mon , Wed , Fri
Program B	Sun , Tue , Thur , Sat
Program C	
Program D	

Notes
Repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S meadowbrook dr	Pass									
2	S meadowbrook dr	Pass									
3	S meadowbrook Dr by sidewalk	Pass									
4	S by musky mint	Pass									
5	S meadowbrook Dr	Pass									
6	S meadowbrook Dr	Pass									
This zone needs to be investigated lateral line could be clogged											
7	S by pergola	Pass			1						
8	S by mentmore blvd	Pass									
9	D musky mint dr	Pass									
10	BOC BY ZONE 2	Pass									

**Zone #6 - 02-20-26 7:38 am CST**



**Zone #7 - 02-20-26 7:41 am CST**





# FIELDSTONE

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## February 2026

Date: Feb 20, 2026 7:56 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Heathgate way / Meadowbrok
Location	
Model	
Modules	5
Controller ID	210617

Water Days as of Feb 20, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Bubbler	Pass									
2	Spray by entrance	Pass							2		
3	Spray entrance	Pass									
4	Spray	Pass									
5	Spray by road	Pass									
6	Rotor by meadowbrook	Pass									
7	Spray by exit side	Pass									
8	Rotor be exit side	Pass									
9	Spray along side walk	Pass									
10	Sprays along side walk	Pass									

**Zone #2 - 02-20-26 8:00 am CST**



**Zone #2 - 02-20-26 8:01 am CST**





# FIELDSTONE

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## February 2026

Date: Feb 20, 2026 8:23 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 1 by 54 road
Location	
Model	
Modules	4
Controller ID	196260

Water Days as of Feb 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

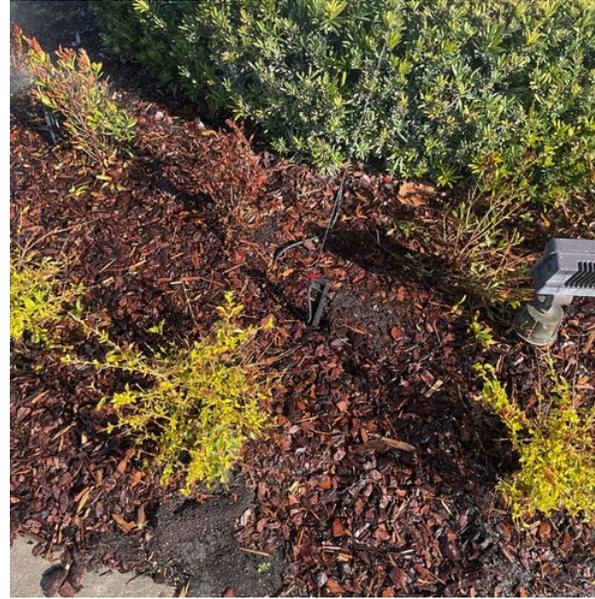
Notes
Repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D micro spray monument	Pass						3			
2	S entrance island exit	Pass									
3	S island	Pass									
4		Pass									
5	S island entrance exit	Pass									
6	Bubbler	Pass									
7		Pass									
8		Pass									

**Zone #1 - 02-20-26 8:27 am CST**



**Zone #1 - 02-20-26 8:28 am CST**



**Zone #1 - 02-20-26 8:29 am CST**





# FIELDSTONE

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## February 2026

Date: Feb 20, 2026 10:40 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 6 bellericay In
Location	
Model	
Modules	2
Controller ID	196329

Water Days as of Feb 20, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S entrance & exit	Pass									
1 clogged nozzle											
2	Bubbler	Pass									
3	Sprays	Pass									
4	Sprays both sides	Pass			2						
5 clogged nozzles											

**Zone #4 - 02-20-26 10:55 am CST**



**Zone #4 - 02-20-26 10:55 am CST**





# FIELDSTONE

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## Initial inspection

Date: Feb 20, 2026 12:10 pm  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638
Prior Equip	NA Was Not Compliant RF Was Not Functional

Controller	
Name	By pond at ongar
Location	
Model	
Modules	3
Controller ID	221445

Water Days as of Feb 20, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

Notes
Zone 4 failed not working,
3 rotors don't rotate,and a broken lateral
Repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R by timer	Pass							1		
2	R by sidewalk	Pass									
3	R by road	Pass			3						
Rotors don't rotate, pictures are on zone 4											
4		Fail									
R not rotating											
5		Pass									
6		Pass									

**Zone #1 - 02-20-26 12:12 pm CST**



**Zone #4 - 02-20-26 12:19 pm CST**



**Zone #4 - 02-20-26 12:20 pm CST**



**Zone #4 - 02-20-26 12:20 pm CST**





# FIELDSTONE

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## February 2026

Date: Feb 20, 2026 11:00 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 7 Ongar ct
Location	
Model	
Modules	2
Controller ID	196323

Water Days as of Feb 20, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

Notes
Repair complete

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S exit side	Pass									
2	Bubbler	Pass									In
3		Pass									
4	S both sides	Pass			1						
1 clogged nozle											
5		Pass									





# FIELDSTONE

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## February 2026

Date: Feb 20, 2026 8:41 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 1 3024 prairie
Location	
Model	
Modules	2
Controller ID	196310

Water Days as of Feb 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S exit side	Pass									
2	Drip entry side	Pass									
3	S island	Pass									
4	S entry & island	Pass			2						

**Zone #4 - 02-20-26 8:48 am CST**



**Zone #4 - 02-20-26 8:49 am CST**





# FIELDSTONE

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## Initial inspection

Date: Feb 20, 2026 8:54 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638
Prior Equip	NA Was Not Compliant RF Was Not Functional

Controller	
Name	Controller 2 prairie back monument
Location	
Model	
Modules	2
Controller ID	221388

Water Days as of Feb 20, 2026	
Program A	
Program B	
Program C	
Program D	

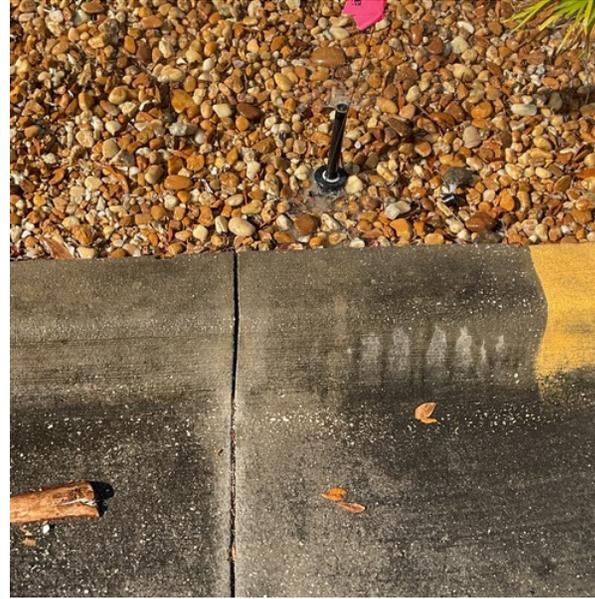
Notes
Repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays monument	Pass			2						
2	Sprays island & monuments	Pass			1						
3	Sprays entrance and exit	Pass									
3 Nozzles clogged											
4	Bubbler	Pass									

**Zone #1 - 02-20-26 8:58 am CST**



**Zone #2 - 02-20-26 9:00 am CST**





# FIELDSTONE

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## Initial inspection

Date: Feb 20, 2026 9:27 am  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 5 clover blossom
Location	
Model	
Modules	2
Controller ID	196332

Water Days as of Feb 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Valve 1 needs to be replaced
Repairs completed
Solenoid zone 3 replaced

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Fail									
Valve not opening scrubber valve 1"											
2	Sprays both sides street	Pass			1						
6 clogged nozzles											
3	Bubbler	Fail									
Solenoid not working											
4	Sprays entrance and exit side	Pass			1						
12" pop up											
5	No wire connected	Pass									

**Zone #2 - 02-20-26 9:36 am CST**



**Zone #4 - 02-20-26 9:38 am CST**





# FIELDSTONE

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## Initial inspection

Date: Feb 20, 2026 1:52 pm  
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638
Prior Equip	NA Was Not Compliant RF Was Not Functional

Controller	
Name	Controller 10 by dog park
Location	
Model	
Modules	5
Controller ID	221465

Water Days as of Feb 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Repairs needed
I will leave zones 2;4;5;8 with no time because besides valves and solenoids works , no water visible, looks like those valve for the trees along the fence
Also zone 7 leaves off because the big break cause alarm on the pump

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays mentmore blvd	Pass			3						
7 clogged nozzles											
2	Old abandoned drip zone	Pass									
3	Sprays blvd mentmore	Pass									
8 clogged nozzles											
4	Old abandoned drip	Pass									
5	Old abandoned drip zone	Pass									
6	Sprays mentmore blvd	Pass			3						
6 clogged nozzles											
7	Bubbler dog park	Pass							4		
Big lateral breaks at the trenches to install the pump											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
8	Abandoned bubbler zone	Pass									
9	MPR by pond	Pass	1		4						
4 broken heads, 1 clogged mpr											
10	Bubbler pond	Pass							5		
11		Pass									

**Zone #1 - 02-20-26 2:16 pm CST**



**Zone #1 - 02-20-26 2:17 pm CST**



**Zone #1 - 02-20-26 2:17 pm CST**



**Zone #6 - 02-20-26 2:25 pm CST**



**Zone #6 - 02-20-26 2:26 pm CST**



**Zone #6 - 02-20-26 2:26 pm CST**



**Zone #7 - 02-20-26 1:54 pm CST**



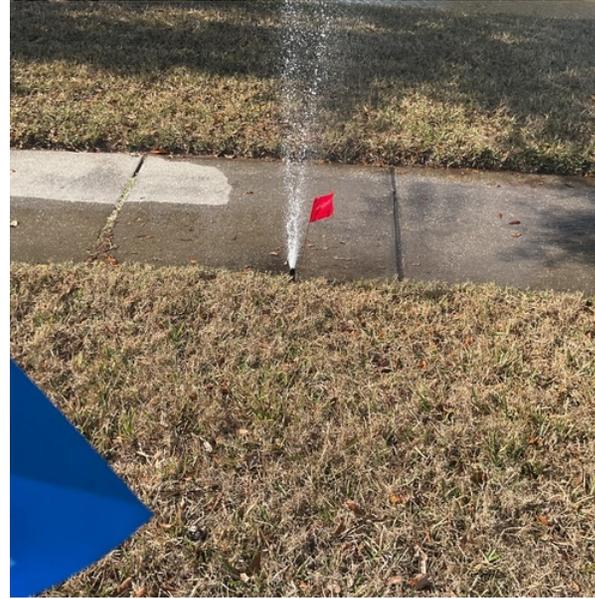
**Zone #7 - 02-20-26 1:54 pm CST**



**Zone #7 - 02-20-26 2:40 pm CST**



**Zone #9 - 02-20-26 2:02 pm CST**



**Zone #9 - 02-20-26 2:02 pm CST**



**Zone #9 - 02-20-26 2:02 pm CST**



**Zone #9 - 02-20-26 2:03 pm CST**



**Zone #9 - 02-20-26 2:04 pm CST**



**Zone #10 - 02-20-26 2:05 pm CST**



**Zone #10 - 02-20-26 2:05 pm CST**



**Zone #10 - 02-20-26 2:06 pm CST**



**Zone #10 - 02-20-26 2:07 pm CST**



**Zone #10 - 02-20-26 2:07 pm CST**



**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: March 03, 2026  
Proposal #: 22670

**Mailing Address**

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

**Job Address**

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

Home Phone:

Business Phone: 813.873.7300

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**Job Summary:**

**Complete the following Irrigation Repairs**

Repairs identified on February Inspection reports - 10 controllers

Controller at Entrance - 3 drip breaks

Controller # 2 - 1 clogged lateral line and 7 broken heads

Controller # 3 - Heathgate - 2 lateral line breaks

Controller # 4 - Prairie Iris # 1 - 2 broken heads

Controller # 5 - Prairie Iris # 2 - repairs completed

Controller # 6 - Clover Bloosom -

1- 1" Scrubber Valve needs replacing

6 - Clogged Nozzles

zone # 3 - replace solenoid

1 - 12" pop up broken

Controller # 7 - Bellericay -

6- nozzles

2 - heads

Controller # 8 - Ongar Court - no repairs needed

Controller # 9 - Ongar by pond -

1 - lateral line break

3 broken heads

track zone 4 not responding

Controller 10 - Near new well/ dog park area

6 broken heads

4 lateral line breaks

20 clogged/ old nozzles

**Quote Total: \$1,939.33**

## 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](http://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](mailto:accountsreceivable@fieldstonels.com)



February 11, 2026

SUNCOAST CDD

42 Ms. Nancy Hix, the accountant, was unable to attend the meeting. Ms. Sanchez provided  
 43 an overview of the District’s financial status, including current burn rates, and reported no  
 44 concerns with the budget at this time. The Board of Supervisors continues to operate within the  
 45 approved budget line items.

46  
 47 **B. Field Inspection Report**

48 Mr. Nguyen introduced the new Field Inspector, Mr. John Fowler, to the Board and  
 49 provided a high-level overview of the landscape and pond conditions.

50  
 51 **C. Landscape Report**

52 Ms. Moore, from Fieldstone, presented her inspection report along with two proposals for  
 53 the Board’s consideration.

54  
 55 On MOTION by Mr. Thebeau, seconded by Mr. Vento, with all in favor, the  
 56 Board approved Fieldstone Proposal #22541 for Sod replacement in the  
 57 amount of \$848.87 with the caveat that installation will be delayed until after  
 58 weather conditions improve targeting mid-March.

59  
 60 On MOTION by Mr. Thebeau, seconded by Ms. Ramacco with all in favor,  
 61 the Board approved Fieldstone Proposal #22537 to replace Zone 7 selinoid in  
 62 the amount of \$656.98.

63  
 64 **D. Irrigation Report**

65 The irrigation reports were presented.

66  
 67 **E. District Counsel Report**

68 There were no updates.

69  
 70 **F. District Engineer Report**

71 The Board requested a status update from the engineer regarding the Site Masters  
 72 project. Ms. Sanchez will request this update and report back to the Board.

73  
 74 **G. District Manager Report**

75 There were no updates.

76  
 77 **FIFTH ORDER OF BUSINESS** **Business Items**

78 **A. Consideration of Resolution 2026-03, Regarding the Election of Board Members in**  
 79 **the Upcoming General Election**

80

February 11, 2026

SUNCOAST CDD

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On MOTION by Mr. Vento, seconded by Ms. Latif with all in favor, Resolution 2026-03, Regarding the Election of the Board Members in the Upcoming General Election, was adopted.

**B. Consideration of Resolution 2026-04, Removing and Designating New Treasurer and Secretary**

On MOTION by Mr. Thebeau, seconded by Ms. Ramacco with all in favor, Resolution 2026-04, Removing and Designating New Treasurer and Secretary was adopted.

**SIXTH ORDER OF BUSINESS Consent Agenda**

**A. Approval of Minutes of the Regular Meeting on January 14, 2026**

On MOTION by Mr. Thebeau, seconded by Ms. Latif with all in favor, the Minutes of the Regular Meeting Held on January 14, 2026 was approved as presented.

**B. Review of December 2025 Financials and Check Registers**

On MOTION by Mr. Thebeau, seconded by Ms. Latif with all in favor, the December 2025 Financials were accepted, and the Check Registers were approved.

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

Ms. Latif reported that the trim piece on the Keysgate Monument has not been painted and remains black. This item has been outstanding for five months.

Mr. Thebeau directed Inframark to order three *Do Not Park At Any Time* signs and four 10-foot poles. Once the items arrive the Maintenance team needs to contact Mr. Thebeau to ensure the exact locations he provides are adhered to.

On MOTION by Mr. Thebeau, seconded by Ms. Ramacco with all in favor, was approved regarding Holiday Lights. Ms. Sanchez is to contact the vendor to confirm the Board approves the design and layout displayed at the Prairie Iris Monument (demo) is approved provided the vendor matches the color provided by the Board at the September 2025 meeting.

**EIGHTH ORDER OF BUSINESS Audience Comments**

There being none, the next order of business followed.

February 11, 2026

SUNCOAST CDD

122 **NINTH ORDER OF BUSINESS**

**Adjournment**

123

124

125 On MOTION by Mr. Vento, seconded by Ms. Latif, with all in favor, the

126 meeting was adjourned at 8:00 p.m.

127

128

129

130 \_\_\_\_\_  
Alba Sanchez  
131 District Manager

\_\_\_\_\_

Matthew Thebeau  
Chairperson

*Suncoast  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2014					TOTAL
	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b>ASSETS</b>						
Cash In Bank	\$ 726,804	\$ -	\$ -	\$ -	\$ -	\$ 726,804
Due From Other Funds	6,047	-	-	-	-	6,047
Investments:						
Reserve Fund	-	199,966	-	-	-	199,966
Revenue Fund	-	657,636	-	-	-	657,636
Deposits	45	-	-	-	-	45
Fixed Assets						
Improvements - Streetlights	-	-	-	19,244	-	19,244
Improvements	-	-	-	61,080	-	61,080
Stormwater System	-	-	-	1,876,815	-	1,876,815
Landscaping	-	-	-	877,835	-	877,835
Amount Avail In Debt Services	-	-	-	-	499,616	499,616
Amount To Be Provided	-	-	-	-	2,355,384	2,355,384
<b>TOTAL ASSETS</b>	<b>\$ 732,896</b>	<b>\$ 857,602</b>	<b>\$ -</b>	<b>\$ 2,834,974</b>	<b>\$ 2,855,000</b>	<b>\$ 7,280,472</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 5,673	\$ -	\$ -	\$ -	\$ -	\$ 5,673
Bonds Payable - Series 2014	-	-	-	-	2,755,000	2,755,000
Due To Other Funds	-	6,047	-	-	-	6,047
Notes Payable-Valley LOC	-	-	-	-	100,000	100,000
<b>TOTAL LIABILITIES</b>	<b>5,673</b>	<b>6,047</b>	<b>-</b>	<b>-</b>	<b>2,855,000</b>	<b>2,866,720</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	851,555	-	-	-	851,555
Unassigned:	727,223	-	-	2,834,974	-	3,562,197
<b>TOTAL FUND BALANCES</b>	<b>727,223</b>	<b>851,555</b>	<b>-</b>	<b>2,834,974</b>	<b>-</b>	<b>4,413,752</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 732,896</b>	<b>\$ 857,602</b>	<b>\$ -</b>	<b>\$ 2,834,974</b>	<b>\$ 2,855,000</b>	<b>\$ 7,280,472</b>

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,577	\$ 5,577	0.00%
Interest - Tax Collector	-	859	859	0.00%
Special Assmnts- Tax Collector	538,800	517,000	(21,800)	95.95%
<b>TOTAL REVENUES</b>	<b>538,800</b>	<b>523,436</b>	<b>(15,364)</b>	<b>97.15%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,000	9,000	25.00%
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	1,979	1,521	56.54%
District Engineer	3,500	2,500	1,000	71.43%
District Management	45,000	18,750	26,250	41.67%
Auditing Services	6,400	6,000	400	93.75%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	271	(21)	108.40%
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	-	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Development & Maintenance	1,500	375	1,125	25.00%
Dues, Licenses & Fees	175	101	74	57.71%
<b>Total Administration</b>	<b>108,593</b>	<b>58,780</b>	<b>49,813</b>	<b>54.13%</b>
<b><u>Electric Utility Services</u></b>				
Electric Utility Services	17,600	11,315	6,285	64.29%
Street Lights	60,000	16,116	43,884	26.86%
<b>Total Electric Utility Services</b>	<b>77,600</b>	<b>27,431</b>	<b>50,169</b>	<b>35.35%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Water Utility Services	300	362	(62)	120.67%
<b>Total Water-Sewer Comb Services</b>	<b>300</b>	<b>362</b>	<b>(62)</b>	<b>120.67%</b>

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b><u>Stormwater Control</u></b>				
Aquatic Contract	13,000	9,825	3,175	75.58%
Lake/Pond Bank Maintenance	2,500	1,320	1,180	52.80%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	2,000	-	2,000	0.00%
<b>Total Stormwater Control</b>	<b>20,500</b>	<b>11,145</b>	<b>9,355</b>	<b>54.37%</b>
<b><u>Other Physical Environment</u></b>				
Landscape Maintenance - Other	6,000	-	6,000	0.00%
Irrigation Repairs and Maintenance	6,000	2,144	3,856	35.73%
Landscape Maintenance	100,000	43,588	56,412	43.59%
Landscape Replacement Plants, Shrubs, Trees	15,000	-	15,000	0.00%
Entrance, Monuments, Walls Maintenance & Repair	6,000	2,192	3,808	36.53%
Miscellaneous Maintenance	6,073	-	6,073	0.00%
Aquatic Other	1,500	225	1,275	15.00%
Holiday Lights	15,000	2,125	12,875	14.17%
<b>Total Other Physical Environment</b>	<b>155,573</b>	<b>50,274</b>	<b>105,299</b>	<b>32.32%</b>
<b><u>Road and Street Facilities</u></b>				
Pavement & Signage Repairs	1,500	-	1,500	0.00%
<b>Total Road and Street Facilities</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Reserves	119,634	575	119,059	0.48%
<b>Total Contingency</b>	<b>119,634</b>	<b>575</b>	<b>119,059</b>	<b>0.48%</b>
<b><u>Debt Service</u></b>				
Operating Loan Repayment	55,100	-	55,100	0.00%
<b>Total Debt Service</b>	<b>55,100</b>	<b>-</b>	<b>55,100</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>538,800</b>	<b>148,567</b>	<b>390,233</b>	<b>27.57%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	374,869	374,869	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>221,741</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 596,610</b>		

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,390	\$ 7,390	0.00%
Special Assmnts- Tax Collector	371,556	366,654	(4,902)	98.68%
Special Assmnts- CDD Collected	-	330,066	330,066	0.00%
<b>TOTAL REVENUES</b>	<b>371,556</b>	<b>704,110</b>	<b>332,554</b>	<b>189.50%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	116,556	60,575	55,981	51.97%
<b>Total Debt Service</b>	<b>371,556</b>	<b>60,575</b>	<b>310,981</b>	<b>16.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>371,556</b>	<b>60,575</b>	<b>310,981</b>	<b>16.30%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	643,535	643,535	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>557,426</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,200,961</u></b>		

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 34	\$ 34	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>34</b>	<b>34</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Deferred Cost - Developer	-	5,357	(5,357)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>5,357</b>	<b>(5,357)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>5,357</b>	<b>(5,357)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(5,323)	(5,323)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(34,025)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (39,348)</b>		

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>6</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 6</u></b>		

# Bank Account Statement

Suncoast CDD

**Bank Account No.** 3601  
**Statement No.** 01-26

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	726,790.45	<b>Statement Balance</b>	735,011.33
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	735,011.33
<b>Subtotal</b>	726,790.45	<b>Outstanding Checks</b>	-8,220.88
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	726,790.45
<b>Ending G/L Balance</b>	726,790.45		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/02/2025		JE000514	Bank Fees	reimb from truist bank fee	13.95	13.95	0.00
01/08/2026		JE000561	Special Assmnts-Tax Collector	Valley National Bank	14,320.94	14,320.94	0.00
01/08/2026		JE000562	Special Assmnts-Tax Collector	Valley National Bank	755.95	755.95	0.00
01/31/2026		JE000567	Interest - Investments	Interest Income	2,247.19	2,247.19	0.00
<b>Total Deposits</b>					17,338.03	17,338.03	0.00
<b>Checks</b>							
							0.00
12/16/2025	Payment	100143	ITZ ELECTRIC CORP	Inv: F2098	-2,900.00	-2,900.00	0.00
12/16/2025	Payment	100145	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26890, Inv: 26949, Inv: 26964	-17,208.86	-17,208.86	0.00
01/06/2026	Payment	100147	STRALEY ROBIN VERICKER	Inv: 27681	-122.00	-122.00	0.00
01/06/2026	Payment	100148	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 1738, Inv: 27010	-1,314.52	-1,314.52	0.00
01/06/2026	Payment	100149	SPRING HILL SUITES MARRIOTT	Inv: 121625-	-130.54	-130.54	0.00
01/06/2026	Payment	100150	INFRAMARK LLC	Inv: 1164381, Inv: 167802	-4,216.25	-4,216.25	0.00
12/31/2025	Payment	300286	DUKE ENERGY ACH	Inv: 121025-0899-ACH	-1,513.00	-1,513.00	0.00
12/30/2025	Payment	300287	DUKE ENERGY ACH	Inv: 120925-2924-ACH	-30.80	-30.80	0.00
01/12/2026	Payment	1202	SUNCOAST CDD	Check for Vendor V00083	-5,183.29	-5,183.29	0.00
01/14/2026	Payment	100151	BGE INC	Inv: 36836	-420.00	-420.00	0.00
01/14/2026	Payment	100152	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-18984	-970.00	-970.00	0.00
01/14/2026	Payment	100153	INFRAMARK LLC PASCO COUNTY	Inv: 1164508	-320.00	-320.00	0.00
01/23/2026	Payment	300290	UTILITIES SERV ACH	Inv: 23690827- ACH	-11.00	-11.00	0.00

# Bank Account Statement

Suncoast CDD

**Bank Account No.** 3601

**Statement No.** 01-26

**Statement Date**

01/31/2026

01/23/2026	Payment	300291	PASCO COUNTY UTILITIES SERV ACH	Inv: 23690824- ACH	-11.00	-11.00	0.00
01/23/2026	Payment	300292	PASCO COUNTY UTILITIES SERV ACH	Inv: 23690828- ACH	-11.00	-11.00	0.00
01/26/2026	Payment	300293	DUKE ENERGY ACH	Inv: 010626-1494-ACH	-98.01	-98.01	0.00
01/27/2026	Payment	300294	DUKE ENERGY ACH	Inv: 010626-2453-ACH	-34.45	-34.45	0.00
01/27/2026	Payment	300295	DUKE ENERGY ACH	Inv: 010626-1220-ACH	-40.91	-40.91	0.00
01/27/2026	Payment	300296	DUKE ENERGY ACH	Inv: 010626-1056-ACH	-40.23	-40.23	0.00
01/27/2026	Payment	300297	DUKE ENERGY ACH	Inv: 010626-1981-ACH	-30.80	-30.80	0.00
01/27/2026	Payment	300298	DUKE ENERGY ACH	Inv: 010626-7059-ACH	-213.27	-213.27	0.00
01/27/2026	Payment	300299	DUKE ENERGY ACH	Inv: 010626-1361-ACH	-135.03	-135.03	0.00
01/27/2026	Payment	300300	DUKE ENERGY ACH	Inv: 010626-2776-ACH	-759.71	-759.71	0.00
01/27/2026	Payment	300301	DUKE ENERGY ACH	Inv: 010626-0732-ACH	-30.80	-30.80	0.00
01/27/2026	Payment	300302	DUKE ENERGY ACH	Inv: 010626-2601-ACH	-364.13	-364.13	0.00
01/27/2026	Payment	300303	DUKE ENERGY ACH	Inv: 010626-2304-ACH	-30.80	-30.80	0.00
01/27/2026	Payment	300304	DUKE ENERGY ACH	Inv: 010626-0592-ACH	-68.51	-68.51	0.00
01/27/2026	Payment	300305	DUKE ENERGY ACH	Inv: 010626-2148-ACH	-50.17	-50.17	0.00
01/28/2026	Payment	1203	SITE MASTERS OF FLORIDA LLC	Check for Vendor V00119	-10,050.00	-10,050.00	0.00
01/29/2026	Payment	100154	JAYMAN ENTERPRISE	Inv: 4383	-325.00	-325.00	0.00
01/23/2026		JE000566	Supervisor Fees	Valley National Bank	-1,000.00	-1,000.00	0.00
01/01/2026		JE000575	Bank Fees	JE to Clear Bank rec	-13.95	-13.95	0.00
<b>Total Checks</b>					<b>-47,648.03</b>	<b>-47,648.03</b>	<b>0.00</b>

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

01/29/2026	Payment	300306	DUKE ENERGY ACH	Inv: 010826-1832- ACH			-2,111.66
01/28/2026	Payment	300307	DUKE ENERGY ACH	Inv: 010826-1650- ACH			-2,360.92
01/29/2026	Payment	100155	LANDSCAPE SERVICES LLC	Inv: 27170, Inv: 27169			-2,894.00
01/29/2026	Payment	100156	STRALEY ROBIN VERICKER	Inv: 27740			-823.50
01/30/2026	Payment	300308	DUKE ENERGY ACH	Inv: 010926-2924- ACH			-30.80
<b>Total Outstanding Checks</b>							<b>-8,220.88</b>

**Outstanding Deposits**

**Total Outstanding Deposits**

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100147	01/06/26	STRALEY ROBIN VERICKER	27681	Review agenda package Dec 2025	PROFESSIONAL SERVICES	531146-51401	\$122.00
001	100148	01/06/26	FIELDSTONE LANDSCAPE SERVICES LLC	1738	Sabal Removal Dec 2025	removal	546338-53908	\$1,125.00
001	100148	01/06/26	FIELDSTONE LANDSCAPE SERVICES LLC	27010	Irrigation repairs Dec 2025	irrigation	546041-53908	\$189.52
001	100149	01/06/26	SPRING HILL SUITES MARRIOTT	121625-	Monthly Meeting Room Dec 2025	MEETING	554020-51301	\$130.54
001	100150	01/06/26	INFRAMARK LLC	1164381	Maint services Dec 2025	MANAGEMENT FEE APRIL 2024	546922-53908	\$225.00
001	100150	01/06/26	INFRAMARK LLC	167802	Management Fee Dec 2025	MANAGEMENT FEE APRIL 2024	531150-51301	\$2,991.25
001	100150	01/06/26	INFRAMARK LLC	167802	Management Fee Dec 2025	MANAGEMENT FEE APRIL 2024	531122-53908	\$1,000.00
001	100151	01/14/26	BGE INC	36836	District Engineer Jan 2026	engineer	531147-51301	\$420.00
001	100152	01/14/26	STEADFAST ENVIRONMENTAL, LLC	SA-18984	Pond Spraying Jan 2026	MONTHLY SERV OCT 24	534067-53805	\$970.00
001	100153	01/14/26	INFRAMARK LLC	1164508	Pressure Wash Pergola Dec 2025	MANAGEMENT FEE APRIL 2024	531122-53908	\$320.00
001	100154	01/29/26	JAYMAN ENTERPRISE	4383	replace dogstation fyfield ct	dog station	546922-53908	\$325.00
001	100155	01/29/26	FIELDSTONE LANDSCAPE SERVICES LLC	27169	sodding north end of entrance median Jan 2026	landscape	546036-53908	\$894.00
001	100155	01/29/26	FIELDSTONE LANDSCAPE SERVICES LLC	27170	Irrigation repairs Jan 2026	irrigation	546041-53908	\$2,000.00
001	100156	01/29/26	STRALEY ROBIN VERICKER	27740	Attorney review Jan 2026	PROFESSIONAL SERVICES	531146-51401	\$823.50
001	1203	01/28/26	SITE MASTERS OF FLORIDA LLC	012026-2	50% down for storm water maint Jan 2026	50% deposit	534067-53805	\$10,050.00
001	300290	01/23/26	PASCO COUNTY UTILITIES SERV ACH	23690827- ACH	Pasco utilities Nov 2025	IRRIG. POTABLE	543018-53600	\$11.00
001	300291	01/23/26	PASCO COUNTY UTILITIES SERV ACH	23690824- ACH	pasco utilies Nov 2025	IRRIG. POTABLE	543018-53100	\$11.00
001	300292	01/23/26	PASCO COUNTY UTILITIES SERV ACH	23690828- ACH	pasco utilities water sewage	IRRIG. POTABLE	543018-53600	\$11.00
001	300293	01/26/26	DUKE ENERGY ACH	010626-1494-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$98.01
001	300294	01/27/26	DUKE ENERGY ACH	010626-2453-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$34.45
001	300295	01/27/26	DUKE ENERGY ACH	010626-1220-ACH	duke energy Jan 2026	ELECTRIC	543041-53100	\$40.91
001	300296	01/27/26	DUKE ENERGY ACH	010626-1056-ACH	duke energy Jan 2026	ELECTRIC	543041-53100	\$40.23
001	300297	01/27/26	DUKE ENERGY ACH	010626-1981-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$30.80
001	300298	01/27/26	DUKE ENERGY ACH	010626-7059-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$213.27
001	300299	01/27/26	DUKE ENERGY ACH	010626-1361-ACH	Duke energy Jan 6 2026	ELECTRIC	543041-53100	\$135.03
001	300300	01/27/26	DUKE ENERGY ACH	010626-2776-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$759.71
001	300301	01/27/26	DUKE ENERGY ACH	010626-0732-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$30.80
001	300302	01/27/26	DUKE ENERGY ACH	010626-2601-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$364.13
001	300303	01/27/26	DUKE ENERGY ACH	010626-2304-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$30.80
001	300304	01/27/26	DUKE ENERGY ACH	010626-0592-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$68.51
001	300305	01/27/26	DUKE ENERGY ACH	010626-2148-ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$50.17
001	300306	01/29/26	DUKE ENERGY ACH	010826-1832- ACH	DUKE ENERGY Jan 2026	ELECTRIC	543062-53100	\$2,111.66
001	300307	01/28/26	DUKE ENERGY ACH	010826-1650- ACH	Duke Energy Jan 2026	ELECTRIC	543062-53100	\$2,360.92
001	300308	01/30/26	DUKE ENERGY ACH	010926-2924- ACH	Duke Energy Jan 2026	ELECTRIC	543041-53100	\$30.80
<b>Fund Total</b>								<b>\$28,019.01</b>
<b>SERIES 2014 DEBT SERVICE FUND - 201</b>								
201	1202	01/12/26	SUNCOAST CDD	01122026-0108	SERIES 2014 FY26 DS 01.08.26	Cash in Transit	103200	\$5,183.29
<b>Fund Total</b>								<b>\$5,183.29</b>
<b>Total Checks Paid</b>								<b>\$33,202.30</b>