



# *Suncoast Community Development District*

**April 20, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

**Meeting ID:** 264 088 691 738 464  
**Call-In Number:** +1 646-838-1601

**Passcode:** nL39H67q  
**Conference ID:** 804 400 90#

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  
Sergio Inguanzo, District Accountant  
John Fowler, Field Inspector  
Karen Baker, District Admin

**Revised Regular Meeting Agenda**

Monday, April 20, 2026, at 7:00 p.m.

Join Teams Meeting

**Meeting ID:** 264 088 691 738 464 **Passcode:** nL39H67q

**Call-In Number:** 1 646-838-1601 **Conference ID:** 804 400 90#

---

*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 Reports**
  - A. District Accountant
    - i. Acceptance of McDirmit Davis Fiscal Year 2025 Audit Report ..... Page 3
  - B. Inframark Field Inspection March 2026 Report ..... Page 35
  - C. Fieldstone Landscape April 2026 Report..... Page 43
    - i. Fieldstone Proposal #22826 – Replacement of Plants at the Front Entrance ..... Page 66
  - D. Fieldstone Irrigation April 2026 Report..... Page 69
    - i. Fieldstone Proposal #22825 – Irrigation Repairs ..... Page 92
  - E. District Counsel
  - F. District Engineer
  - G. District Manager
- 5. Business Items**
  - A. Motion to Pay off the Operational Loan Remaining Balance Line of Credit of \$50,000
  - B. Consideration of Porter Services Proposals
    - i. Neptune Multi Services LLC ..... Page 95
    - ii. Jayman Enterprises, LLC ..... Page 98
    - iii. Inframark ..... Page 99
  - C. Request Schedule for Irrigation Systems
  - D. Discussion on Fountain Repairs
  - E. Removal of Red and Green Holiday Lights on Meadowbrook Fountain
  - F. Discussion on Relocation of Post on Mentmore to Butterfly Landing
  - G. Discussion on Upcoming Tree Trimming Schedule
  - H. Discussion on Pressure Washing Sidewalks and Fence on Mentmore (Southwest of Meadowbrook)
- 6. Business Administration**
  - A. Approval of the Minutes of March 11, 2026, Regular Meeting ..... Page 100
  - B. Review of February 2026 Financial Report and Consideration of Check Register..... Page 104
- 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 Regular meeting will be held on Wednesday, May 13, 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

# Financial Report

September 30, 2025

Suncoast Community  
Development District

---

	<u>Page</u>
<b>I. Financial Section:</b>	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
<b>II Compliance Section:</b>	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	23
Management Letter	25
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	27



1800 Pembroke Drive, Suite 170  
 Orlando, Florida 32810  
 Tel. 407-843-5406  
 www.mcdermittdavis.com

## INDEPENDENT AUDITOR'S REPORT

Board of Supervisors  
 Suncoast Community Development District

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities, and each major fund of the Suncoast Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control - related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated March 25, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

*McDermitt Davis*

Orlando, Florida  
March 25, 2026

## Suncoast Community Development District Management's Discussion and Analysis

---

Our discussion and analysis of the *Suncoast Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2025 by \$(616,102), an increase in net position of \$182,539 in comparison with the prior year.
- At September 30, 2025, the District's governmental funds reported a combined fund balance of \$784,538 an increase of \$34,286 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Suncoast Community Development District's financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, and roads and streets related functions.

### *Governmental Funds*

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements.

Suncoast Community Development District  
**Management's Discussion and Analysis**

---

By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

**Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**Government-Wide Financial Analysis**

*Statement of Net Position*

The District's net position was \$(616,102) at September 30, 2025. The following analysis focuses on the net position of the District's governmental activities.

	<b>September 30, 2025</b>	<b>September 30, 2024</b>
Assets, excluding capital assets	\$ 793,184	\$ 791,974
Capital Assets, net of depreciation	1,521,957	1,635,029
<b>Total assets</b>	<b>2,315,141</b>	<b>2,427,003</b>
Deferred Outflows of Resources	12,333	13,699
Liabilities, excluding long-term liabilities	55,219	92,279
Long-term Liabilities	2,888,357	3,147,064
<b>Total liabilities</b>	<b>2,943,576</b>	<b>3,239,343</b>
Net Position:		
Net investment in capital assets	(1,354,067)	(1,498,336)
Restricted for debt service	483,603	512,685
Unrestricted	254,362	187,010
<b>Total net position</b>	<b>\$ (616,102)</b>	<b>\$ (798,641)</b>

Suncoast Community Development District  
**Management's Discussion and Analysis**

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2025 and 2024.

Changes in Net Position

	<u>2025</u>	<u>2024</u>
Revenues:		
Program revenues	\$ 955,997	\$ 918,998
General revenues	19,548	11,354
<b>Total revenues</b>	<u>975,545</u>	<u>930,352</u>
Expenses:		
General government	170,041	139,795
Physical environment	501,240	320,434
Roads and streets	100	250
Interest on long-term debt	121,625	128,400
<b>Total expenses</b>	<u>793,006</u>	<u>588,879</u>
<b>Change in net position</b>	182,539	341,473
Net position, beginning	(798,641)	(1,140,114)
<b>Net position, ending</b>	<u>\$ (616,102)</u>	<u>\$ (798,641)</u>

The cost of all governmental activities during the year ended September 30, 2025 was \$793,006. The majority of these costs are comprised of physical environment expenses.

**Financial Analysis of the Government's Funds**

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$784,538. Of this total, \$535,992 is restricted, \$23,581 is nonspendable, and the remainder of \$224,965 is unassigned.

The fund balance of the general fund increased by \$27,515 from the prior year due to increased assessments. The fund balance of the debt service fund decreased by \$(27,250) due to transfers out. The capital projects fund increased by \$34,021 due to transfers in.

**General Fund Budgetary Highlights**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2025 general fund budget. The legal level of budgetary control is at the fund level.

Suncoast Community Development District  
**Management's Discussion and Analysis**

---

**Capital Asset and Debt Administration***Capital Assets*

At September 30, 2025, the District had \$1,521,957 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

*Capital Debt*

At September 30, 2025, the District had \$2,755,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

**Requests for Information**

If you have questions about this report or need additional financial information, contact the *Suncoast Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

## **FINANCIAL STATEMENTS**

Suncoast Community Development District  
**Statement of Net Position**  
September 30, 2025

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 213,153
Accounts receivable - Other	15,965
Special assessments receivable	4,262
Prepaid expenses	23,536
Deposits	45
Restricted assets:	
Temporarily restricted investments	536,223
Capital assets:	
Capital assets being depreciated, net	1,521,957
<b>Total assets</b>	<b>2,315,141</b>
<b>Deferred Outflows of Resources</b>	
Deferred amount on refunding	12,333
<b>Liabilities:</b>	
Accounts payable and accrued expenses	8,646
Accrued interest payable	46,573
Noncurrent liabilities:	
Due within one year	265,000
Due in more than one year	2,623,357
<b>Total liabilities</b>	<b>2,943,576</b>
<b>Net Position:</b>	
Net investment in capital assets	(1,354,067)
Restricted for debt service	483,603
Unrestricted	254,362
<b>Total net position</b>	<b>\$ (616,102)</b>

The accompanying Notes to Financial Statements are an integral part of this statement.

Suncoast Community Development District  
**Statement of Activities**  
 Year Ended September 30, 2025

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
Governmental Activities:					
General government	\$ 170,041	\$ 134,901	\$ -	\$ -	\$ (35,140)
Physical environment	501,240	409,785	-	-	(91,455)
Roads and streets	100	82	-	-	(18)
Interest on long-term debt	121,625	386,358	24,801	70	289,604
<b>Total governmental activities</b>	<u>\$ 793,006</u>	<u>\$ 931,126</u>	<u>\$ 24,801</u>	<u>\$ 70</u>	<u>\$ 162,991</u>
General Revenues:					
Investment and miscellaneous					19,548
<b>Change in Net Position</b>					182,539
Net Position - beginning					(798,641)
<b>Net Position - ending</b>					<u>\$ (616,102)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

Suncoast Community Development District  
**Balance Sheet - Governmental Funds**  
 September 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash	\$ 198,147	\$ -	\$ 15,006	\$ 213,153
Investments	-	536,223	-	536,223
Accounts Receivable	15,965	-	-	15,965
Special assessments receivable	4,262	-	-	4,262
Prepaid Expenses	23,536	-	-	23,536
Due from other funds	33,079	32,848	17,842	83,769
Deposits	45	-	-	45
<b>Total assets</b>	<u>\$ 275,034</u>	<u>\$ 569,071</u>	<u>\$ 32,848</u>	<u>\$ 876,953</u>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 8,646	\$ -	\$ -	\$ 8,646
Due to other funds	17,842	33,079	32,848	83,769
<b>Total liabilities</b>	<u>26,488</u>	<u>33,079</u>	<u>32,848</u>	<u>92,415</u>
Fund Balances:				
Nonspendable	23,581	-	-	23,581
Restricted for:				
Debt service	-	535,992	-	535,992
Unassigned	224,965	-	-	224,965
<b>Total fund balances</b>	<u>248,546</u>	<u>535,992</u>	<u>-</u>	<u>784,538</u>
<b>Total liabilities and fund balances</b>	<u>\$ 275,034</u>	<u>\$ 569,071</u>	<u>\$ 32,848</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	1,521,957
Deferred amounts on refunding are not financial resources and therefore are not reported in the funds.	12,333
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.	
Accrued interest payable	(46,573)
Bonds and notes payable	<u>(2,888,357)</u>
<b>Net Position of Governmental Activities</b>	<u>\$ (616,102)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

Suncoast Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
 Year Ended September 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Special assessments	\$ 544,768	\$ 386,358	\$ -	\$ 931,126
Investment and other income (loss)	19,548	24,801	70	44,419
<b>Total revenues</b>	<u>564,316</u>	<u>411,159</u>	<u>70</u>	<u>975,545</u>
<b>Expenditures:</b>				
Current:				
General government	141,733	-	28,308	170,041
Physical environment	388,168	-	-	388,168
Roads and streets	100	-	-	100
Debt Service:				
Interest	6,800	121,150	-	127,950
Principal	-	255,000	-	255,000
<b>Total expenditures</b>	<u>536,801</u>	<u>376,150</u>	<u>28,308</u>	<u>941,259</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>27,515</u>	<u>35,009</u>	<u>(28,238)</u>	<u>34,286</u>
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	62,259	62,259
Transfers out	-	(62,259)	-	(62,259)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>(62,259)</u>	<u>62,259</u>	<u>-</u>
<b>Net change in fund balances</b>	27,515	(27,250)	34,021	34,286
Fund balance, beginning of year	221,031	563,242	(34,021)	750,252
<b>Fund balance, end of year</b>	<u>\$ 248,546</u>	<u>\$ 535,992</u>	<u>\$ -</u>	<u>\$ 784,538</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

Suncoast Community Development District

**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities**

Year Ended September 30, 2025

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	34,286
--	----	--------

Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.		(113,072)
--	--	-----------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		
Principal Payments		255,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Change in accrued interest	3,984	
Amortization of deferred amount on refunding	(1,366)	
Amortization of bond premium	3,707	6,325

<b>Change in Net Position of Governmental Activities</b>		<b>\$ 182,539</b>

The accompanying Notes to Financial Statements are an integral part of this statement.

Suncoast Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - General Fund**  
 Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues:</b>				
Special assessments	\$ 538,800	\$ 538,800	\$ 544,768	\$ 5,968
Investment and other income	-	-	19,548	19,548
<b>Total revenues</b>	<b>538,800</b>	<b>538,800</b>	<b>564,316</b>	<b>25,516</b>
<b>Expenditures:</b>				
Current:				
General government	163,693	163,693	141,733	21,960
Physical environment	373,607	373,607	388,168	(14,561)
Roads and streets	1,500	1,500	100	1,400
Debt Service:				
Principal	-	-	-	-
Interest	-	-	6,800	(6,800)
<b>Total expenditures</b>	<b>538,800</b>	<b>538,800</b>	<b>536,801</b>	<b>1,999</b>
<b>Excess (deficit) of Revenues Over Expenditures</b>	<b>-</b>	<b>-</b>	<b>27,515</b>	<b>27,515</b>
<b>Net change in fund balance</b>	<b>-</b>	<b>-</b>	<b>27,515</b>	<b>27,515</b>
Fund balance, beginning	221,031	221,031	221,031	-
<b>Fund balance, ending</b>	<b>\$ 221,031</b>	<b>\$ 221,031</b>	<b>\$ 248,546</b>	<b>\$ 27,515</b>

The accompanying Notes to Financial Statements are an integral part of this statement.

## **NOTES TO FINANCIAL STATEMENTS**

**NOTE 1           SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****Reporting Entity**

The *Suncoast Community Development District*, (the "District") was established on May 11, 2004 by Pasco County Ordinance 04-19 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying maintenance taxes and special assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operations and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following governmental funds, all of which are considered to be major funds:

*General Fund* - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Debt Service Fund* - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

*Capital Projects Fund* - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance*****Restricted Assets***

These assets represent cash and investments set aside pursuant to bond covenants.

**NOTE 1                    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*Assessments Receivable*

Assessments receivable at year-end total \$4,262.

*Prepaid Items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Stormwater Management	30
Landscaping	15
Street Lights	20
Improvements Other than Buildings	30

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**NOTE 1                    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

The District has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

*Fund Balance Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

**NOTE 1                    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

*Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

*New Accounting Standards*

In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

**NOTE 2                    STEWARSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**NOTE 3 DEPOSITS AND INVESTMENTS**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2025:

- Money market mutual funds of \$536,223 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2025 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation CI Y	\$ 536,223	AAAm	45 days

*Credit Risk:*

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

**NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)**

*Custodial Credit Risk:*

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk:*

The District places no limit on the amount the District may invest in any one issuer.

*Interest Rate Risk:*

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**NOTE 4 INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Interfund balances at September 30, 2025 were as follows:

<b>Receivable Fund</b>	<b>Payable Fund</b>			<b>Total</b>
	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
General Fund	\$ -	\$ 33,079	\$ -	\$ 33,079
Debt Service Fund	-	-	32,848	32,848
Capital Projects Fund	17,842	-	-	17,842
	<b>\$ 17,842</b>	<b>\$ 33,079</b>	<b>\$ 32,848</b>	<b>\$ 83,769</b>

Suncoast Community Development District  
**Notes to Financial Statements**  
 September 30, 2025

**NOTE 5 CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Infrastructure under construction	\$ -	\$ -	\$ -	\$ -
<b>Total capital assets, not being depreciated</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Capital assets being depreciated:				
Stormwater management	1,876,815	-	-	1,876,815
Landscaping	877,834	-	-	877,834
Street lights	19,244	-	-	19,244
Improvements Other than Buildings	61,080	-	-	61,080
<b>Total capital assets being depreciated</b>	<u>2,834,973</u>	<u>-</u>	<u>-</u>	<u>2,834,973</u>
Less accumulated depreciation for:				
Stormwater management	(896,436)	(62,560)	-	(958,996)
Landscaping	(291,145)	(47,513)	-	(338,658)
Street lights	(10,327)	(963)	-	(11,290)
Improvements Other than Buildings	(2,036)	(2,036)	-	(4,072)
<b>Total accumulated depreciation</b>	<u>(1,199,944)</u>	<u>(113,072)</u>	<u>-</u>	<u>(1,313,016)</u>
Total capital assets, being depreciated, net	<u>1,635,029</u>	<u>(113,072)</u>	<u>-</u>	<u>1,521,957</u>
<b>Governmental activities capital assets, net</b>	<u>\$ 1,635,029</u>	<u>\$ (113,072)</u>	<u>\$ -</u>	<u>\$ 1,521,957</u>

Depreciation expense for 2025 was charged to physical environment.

**NOTE 6 LONG-TERM LIABILITIES**

**Capital Improvement Revenue Refunding Bonds, Series 2014 - Public Offering**

On October 1, 2014, the District issued \$5,125,000 of Capital Improvement Revenue Refunding Bonds, Series 2014 consisting of \$3,470,000 serial bonds due on May 1, 2029 with interest rates ranging from 2% to 3.75% and \$1,655,000 term bonds due on May 1, 2034 with a fixed rate of 4.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2015. Principal is paid annually commencing May 1, 2015 through May 1, 2034.

The Series 2014 Bonds are subject to redemption at the option of the District, in whole or in part at anytime on or after May 1, 2012 at a redemption price as set forth in the Bond Indenture.

The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met at September 30, 2025.

Suncoast Community Development District  
**Notes to Financial Statements**  
 September 30, 2025

**NOTE 6 LONG-TERM LIABILITIES (CONTINUED)**

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of the principal and interest on the Series 2014 Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

In an event of default, the bondholder may declare all amounts due and payable.

Total principal and interest remaining on the Series 2014 Bonds as of September 30, 2025 is \$3,358,501. For the year ended September 30, 2025, principal and interest paid was \$376,150 and pledged revenue was \$386,358.

**Line of Credit**

In October 2023, the District obtained a \$150,000 line of credit with a bank. The line of credit bears interest at 6.9%, and is payable semiannually. Principal payments may be made at any time without penalty. The line of credit must be paid in full at the end of the line of credit term. The loan is secured by a pledge of non-ad valorem assessments, and a debt service reserve. At September 30, 2025, there was \$100,000 outstanding on the line of credit. The loan matures in May 2026.

Long-term debt activity for the year ended September 30, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Bonds Payable:					
Series 2014	\$ 3,010,000	\$ -	\$ (255,000)	\$ 2,755,000	\$ 265,000
Bond premium	37,064	-	(3,707)	33,357	-
Line of Credit	100,000	-	-	100,000	-
<b>Governmental activity long-term liabilities</b>	<u>\$ 3,147,064</u>	<u>\$ -</u>	<u>\$ (258,707)</u>	<u>\$ 2,888,357</u>	<u>\$ 265,000</u>

At September 30, 2025, the scheduled debt service requirements were as follows:

<u>Year Ending September 30,</u>	<u>Bonds Payable</u>	
	<u>Principal</u>	<u>Interest</u>
2026	\$ 265,000	\$ 111,775
2027	270,000	101,837
2028	280,000	91,713
2029	290,000	81,213
2030	305,000	70,338
2031-2034	1,345,000	146,625
	<u>\$ 2,755,000</u>	<u>\$ 603,501</u>

## Suncoast Community Development District

**Notes to Financial Statements**September 30, 2025

---

**NOTE 7            NET DEFICIT**

The District has a government-wide net deficit of \$(616,102) as of September 30, 2025. The deficit primarily relates to capital assets which were financed through the issuance of long-term debt and some of these capital assets were conveyed to other governmental entities in a prior year.

**NOTE 8            RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage during the last three years.

## **COMPLIANCE SECTION**



1800 Pembroke Drive, Suite 170  
 Orlando, Florida 32810  
 Tel. 407-843-5406  
 www.mcdermittdavis.com

## **INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Suncoast Community Development District*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities and each major fund of Suncoast Community Development District (the "District") as of and for the year ended September 30, 2025 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated March 25, 2026.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiarmid Davis*

Orlando, Florida  
March 25, 2026



1800 Pembroke Drive, Suite 170  
 Orlando, Florida 32810  
 Tel. 407-843-5406  
 www.mcdermittdavis.com

## MANAGEMENT LETTER

Board of Supervisors  
*Suncoast Community Development District*

### Report on the Financial Statements

We have audited the financial statements of *Suncoast Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 25, 2026.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards, AT-C Section 315*, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 25, 2026, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

**Specific Information (Unaudited)**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- A. The total number of District employees compensated in the last pay period of the District's fiscal year as none.
- B. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as seven.
- C. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as none.
- D. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$85,312.
- E. The District did not have any construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported.
- F. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as disclosed in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

- A. The rate or rates of non-ad valorem special assessments imposed by the District as O&M- \$637.80; Debt Service- \$502.83.
- B. The total amount of special assessments collected by or on behalf of the District as \$931,126.
- C. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

**Additional Matters**

Section 10.554(1)(i)3, Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDermitt Davis*

Orlando, Florida  
March 25, 2026



1800 Pembroke Drive, Suite 170  
Orlando, Florida 32810  
Tel. 407-843-5406  
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Suncoast Community Development District*

We have examined *Suncoast Community Development District* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards issued by the Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

*McDermitt Davis*

Orlando, Florida  
March 25, 2026



## Suncoast CDD

Field Inspection Report March 2026

Monday, March 30 2026

Prepared For Board Of Supervisors

19 Items Identified

19 Items Incomplete

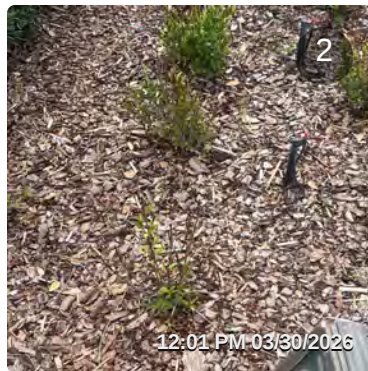
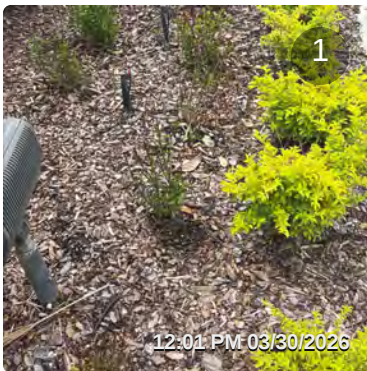
John Fowler

Inframark

### Item 1

Assigned To: Fieldstone

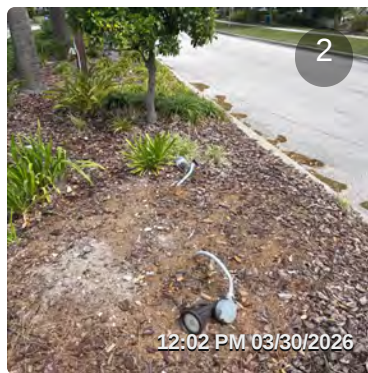
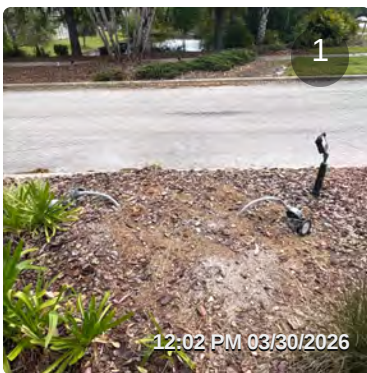
Noting new growth on frost damaged plants at median monument on Meadowbrook Drive at SR 54 intersection.



### Item 2

Assigned To: Maintenance

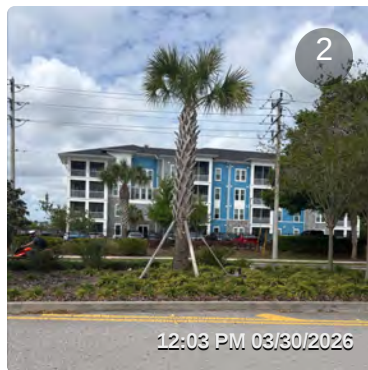
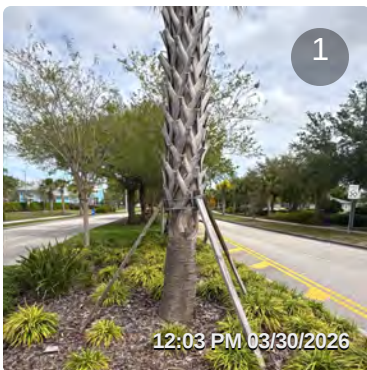
Currently getting proposal to remove lights in median of Meadowbrook Dr. where a tree was removed.



### Item 3

Assigned To: Fieldstone

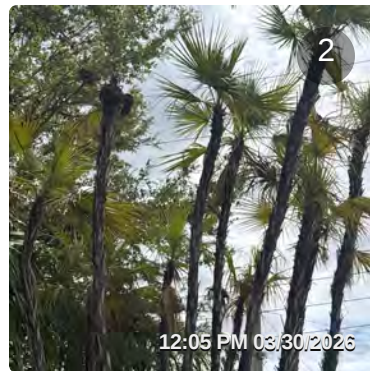
Asking if it is time to remove the staking system for the Cabbage Palm at the median of Meadowbrook Dr. at SR 54 intersection?



### Item 4

Assigned To: Yellowstone

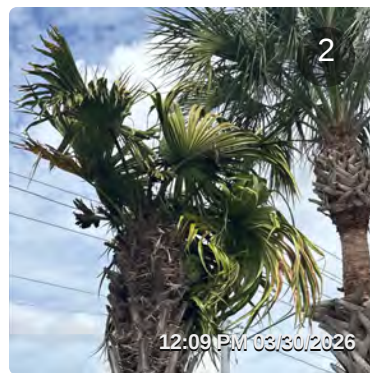
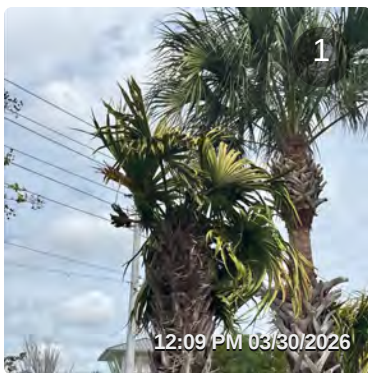
Remove a dead Paurotis Palm stalk on the entrance ROW of Meadowbrook Dr. at SR 54 intersection.



### Item 5

Assigned To: Yellowstone

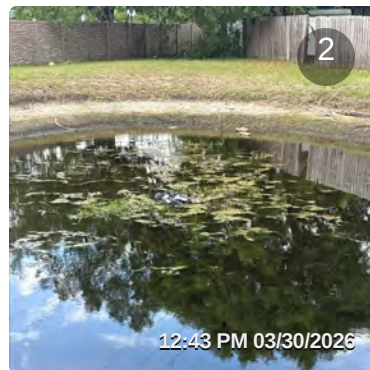
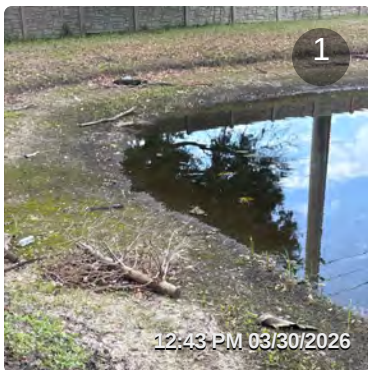
Asking if Fieldstone has investigated this palm in the median island of Meadowbrook Dr.? What is the diagnosis and action plan for it?



### Item 6

Assigned To: Steadfast

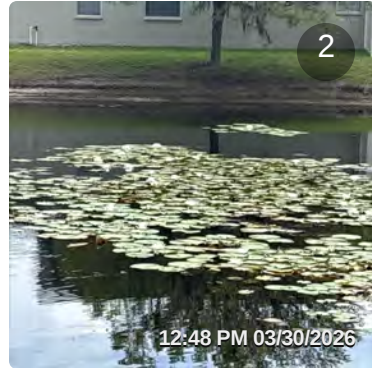
Noting grassy weeds and algae starting to show in shallow pond 1. Also, should pick up downed landscape branches and trash each visit.



### Item 7

Assigned To: Steadfast

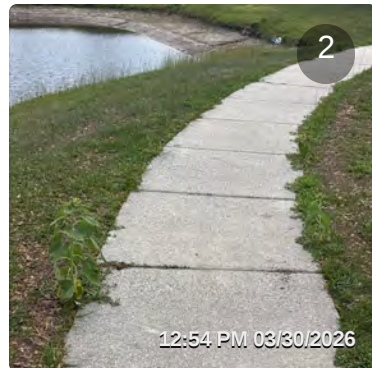
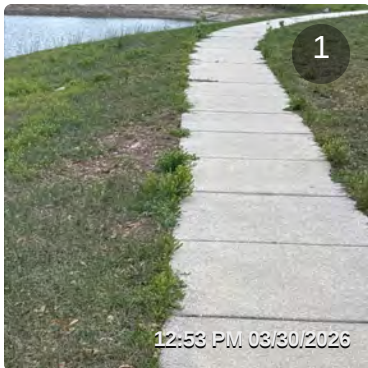
Steadfast recently spayed weeds on pond bank 3 and looks good. Small algae bloom in need of treatment. Asking if the American White Waterlily population should be controlled? It can be beneficial unless it takes over an entire pond.



### Item 8

Assigned To: Yellowstone

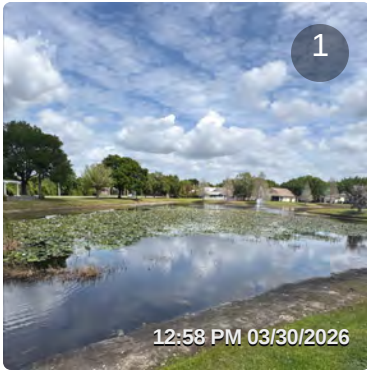
Every week mowing services should be starting soon. Ensure edging is done each service. This is the sidewalk and lake bank of pond 5.



### Item 9

Assigned To: Steadfast

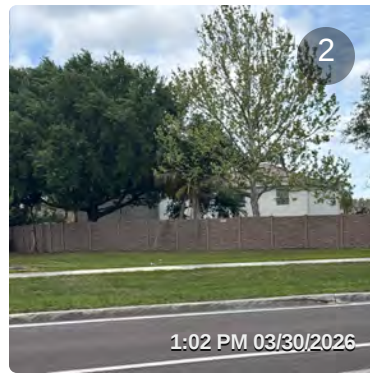
Asking same question about the Water Lilies on pond 6. At what point should we control the population? Also noting, a nesting Sandhill Crane.



**Item 10**

Assigned To: Fieldstone

Noticing dead palm fronds should be removed off the CDD fence on Meadowbrook Dr. This is coming from the backyard of the house on the corner of Mingo Dr. and Odessa Dr.



**Item 11**

Assigned To: Fieldstone

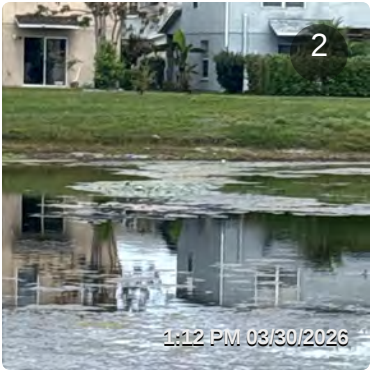
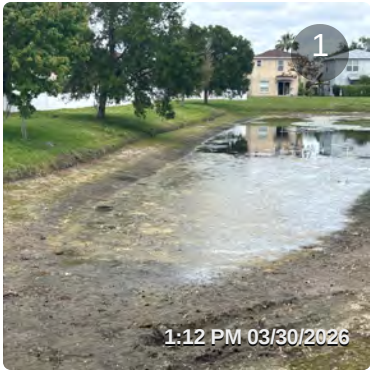
Noticing turf decline and irrigation flags at the median on Cardinal Feather Dr. what is the latest status here?



**Item 12**

Assigned To: Steadfast

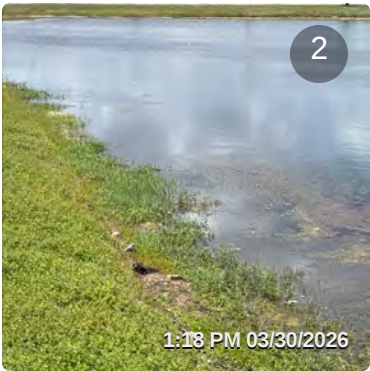
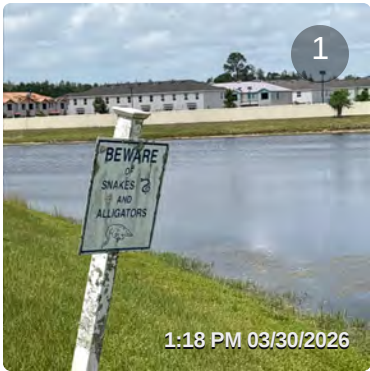
Pond 9 needs treatment.



**Item 13**

Assigned To: Maintenance and Steadfast

Noting a sign that needs to be cleaned up and straightened at pond 10. Also, need to treat grassy weeds along the edge of the pond.



**Item 14**

Assigned To: Fieldstone

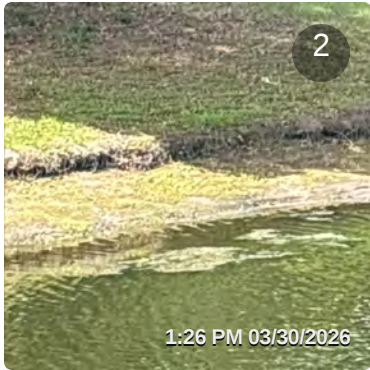
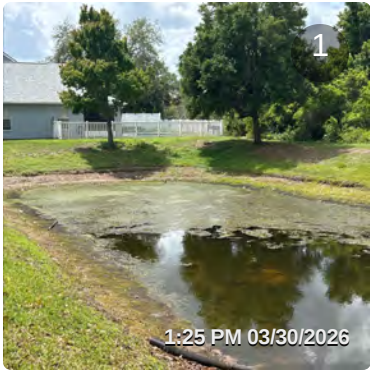
Noting the irrigation trench has been filled in by pond 8. Still need a new valve cover that is broken here.



**Item 15**

Assigned To: Steadfast

Pond 8 needs treatment.



**Item 16**

Assigned To: Board

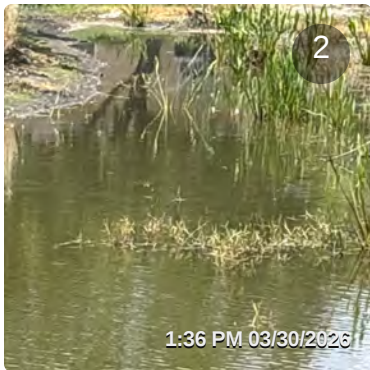
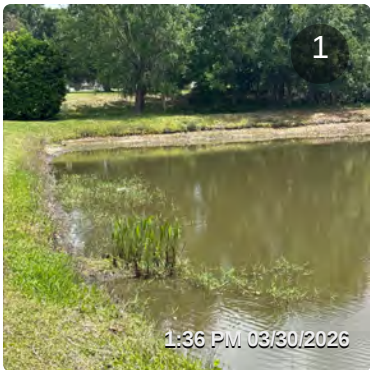
Asking the board if they would be interested in creating a small bed with hedges for screening of the new pump?



**Item 17**

Assigned To: Steadfast

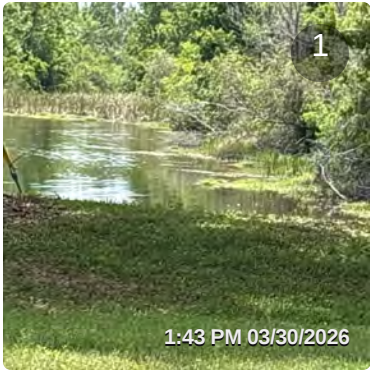
Treat grassy non-desirable weeds in pond 11.



**Item 18**

Assigned To: Steadfast

Treat grassy non-desirable weeds in pond 18.



**Item 19**

Assigned To: Board and Fieldstone

Notes from the last BOS meeting indicate that monument plantings will be done the first week of April. Will continue to monitor during the next inspection.



(1)



### Exit side of monument

Created: Fri, 4/3/2026

Bed is clean of weeds. Majority of plants are recovering from freeze. We will shape and trim new shrubs once they have more time to recover



(2)



### Entrance side of monument

Created: Fri, 4/3/2026

Plants are recovering but we do have some that will need to be replace. Minor weeds along curb need to be removed.



(3)



### West side of exit

Created: Fri, 4/3/2026

Blue Daze are coming back nicely. Some Ixora will need to be replaced. Weeds growing under shrubs need to be removed. Bed needs some detail work.



(4)



**Center Median**

**Created:** Fri, 4/3/2026

Upon inspection the bed is clean and weeded.



(5)



### Palms at entrance struggling

Created: Fri, 4/3/2026

A couple palms continue to struggle at the entrance. We will continue to monitor. These should be budgeted to be removed in the next couple of months for safety.



(6)



**Mingo drive native area**

Created: Fri, 4/3/2026

Native area cut back and maintained. Sidewalks edged



(7)



### Monument in Heathgate

Created: Fri, 4/3/2026

Replacements are scheduled for the Penta. Bed is weedy and needs detail work. Trim any dead from Blue Daze. Keep Podocarpus trimmed to a constant height - level with lower white boarder of sign, no taller.

(8)



### Heathgate Monument

Created: Fri, 4/3/2026

Bed needs weeding and clean up

(9)



### Mulch bed under Live Oaks

Created: Fri, 4/3/2026

Throughout community crew needs to check for fallen debris or branches and remove the debris weekly



(10)



**Turf along Meadowbrook**

Created: Fri, 4/3/2026

Turf is doing well along Meadowbrook. Sidewalks edged.



(11)



**Native area at corner of Meadowbrook and Mentmore**

**Created:** Fri, 4/3/2026

Ornamental grasses are cut back and bed is weeded. Crew needs to maintain the native plants so they do not encroach into bed area.



(12)



### Prairie Iris-South

Created: Fri, 4/3/2026

Some weeds and debris need to be removed. Volunteer plants beginning to emerge that need to be removed.



(13)



**Prairie Iris- north**

Created: Fri, 4/3/2026

Installation is scheduled and will be completed 4-2. Light fixture is damaged and needs repair.



(14)



**Median at Prairie Iris.**

**Created:** Fri, 4/3/2026

Bed is clean of weeds. Some branches and fallen frond need to be removed. Check bed weekly.



(15)



**New well area**

**Created:** Fri, 4/3/2026

Trench is filled in and turf filling in.



(16)



**Turf along pond on Clover Blossom**

Created: Fri, 4/3/2026

Turf is doing well along pond. Sidewalks are edged



(17)



### Monument at Ongar

Created: Fri, 4/3/2026

Light fixture is damaged and needs repair. Some weeds present and bed needs detail work.

(18)



**Mentmore - west of Prairie Iris**

**Created:** Fri, 4/3/2026

Crew needs to keep vines and growth off of wall. Check mulch bed for weeds and debris



(19)



**Mentmore east of Ongar**

**Created:** Fri, 4/3/2026

Weeds beginning to grow in mulch bed need to be removed.



(20)



### Musky Mint Monuments

Created: Fri, 4/3/2026

Penta scheduled to be replaced. Bed needs detail work. Weeds need to be removed and Blue Daze trimmed. Bed needs to be bed edged.



(21)



### Viburnum Hedge

Created: Fri, 4/3/2026

Viburnum hedge is doing well and showing a lot of new growth

(22)



**Meadowbrook turf**

Created: Fri, 4/3/2026

Turf is doing well, good deep green color and healthy.



**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%

**Porter Service:**

- 2 Trash Cans
- 7 Dog Stations

Need Trash Bags & Doggie Bags

03-24-2026

Hours

1. Joe B Bratsch

2.	Estimated Hours	2.92
3.	Actual Hours	0.00
4.	Remaining Hours	2.92
5.		

**Materials**

Qty Units

Notes

Fertilizer 18-0-10 w/ Allectus; 72%	18.21	lb	20-0-11 - 100 lbs
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	

2 Bags

- Fertilized turf  
- Blew off  
- Healthy growth

**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: April 03, 2026  
Proposal #: 22826

**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

---

**Job Summary:**

Replacement of plants at the front entrance due to freeze -

Includes the center median, east side corner planting and west of exit drive

39 Dwarf Ixora - 3 gal.

5 Gold Mound Duranta - 3 gal

5 Clusia - 3 gal.

**Quote Total: \$1,572.46**

## 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)



# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 9:12 am  
 Inspector: Mario Martinez

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

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

Water Days as of Mar 27, 2026	
Program A	Sun , Tue , Fri
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	Sprays island & monuments	Pass									
3	Sprays entrance and exit	Pass							1		
4	Bubbler	Pass									





# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 10:53 am  
 Inspector: Mario Martinez

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

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

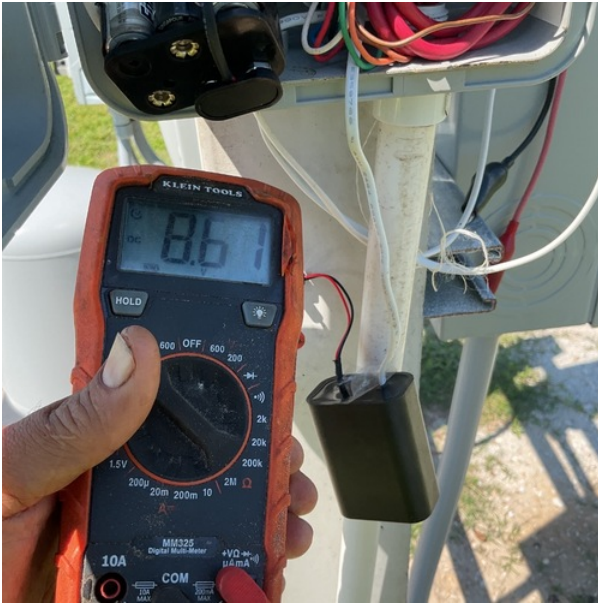
Water Days as of Mar 27, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes

	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	Pass			2						
As you see in the pictures we have DC current, on the solar battery and the regular batteries, but timer not sending the voltage to the valve , that's meant we need to replace the timer											
2	Old abandoned drip	Pass									
3	Sprays blvd	Pass									
4	Old abandoned drip	Pass									
5	Old abandoned drip	Pass									
6	Sprays mentmore	Pass			1						
7	Bubbler dog park	Pass							3		
8	Abandoned bubbler	Pass									
9	MPR by pond	Pass			5						
10 MPR nozzles 2000											
10	Bubbler pond	Pass							4		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
11		Pass									

**Zone #1 - 03-27-26 11:23 am CDT**



**Zone #1 - 03-27-26 11:24 am CDT**



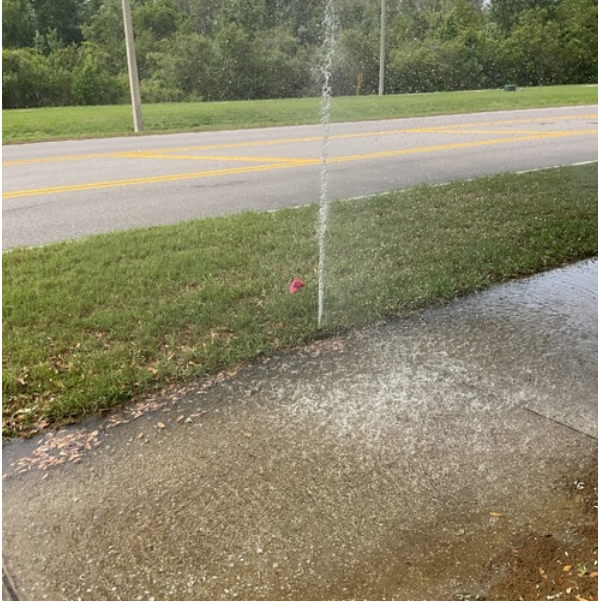
**Zone #1 - 03-27-26 11:30 am CDT**



**Zone #1 - 03-30-26 10:13 am CDT**



**Zone #6 - 03-30-26 10:52 am CDT**



**Zone #7 - 03-30-26 11:01 am CDT**



**Zone #7 - 03-30-26 11:01 am CDT**



**Zone #7 - 03-30-26 11:01 am CDT**



**Zone #9 - 03-30-26 11:03 am CDT**



**Zone #9 - 03-30-26 11:04 am CDT**



**Zone #9 - 03-30-26 11:04 am CDT**



**Zone #9 - 03-30-26 11:04 am CDT**



**Zone #10 - 03-30-26 11:15 am CDT**



**Zone #10 - 03-30-26 11:15 am CDT**



**Zone #10 - 03-30-26 11:16 am CDT**



**Zone #10 - 03-30-26 11:16 am CDT**





# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 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	By pond at ongar
Location	
Model	
Modules	3
Controller ID	221445

Water Days as of Mar 27, 2026	
Program A	Tue , Thur , Sat
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	R by timer	Pass			2						
Broken rotor by heavy roots,											
2	R by sidewalk	Pass			1						
3	R by road	Pass			4						
Rotors don't rotate											
4		Pass									
5		Pass									
6		Pass									

**Zone #1 - 03-27-26 10:42 am CDT**



**Zone #1 - 03-27-26 10:43 am CDT**



**Zone #2 - 03-27-26 10:47 am CDT**



**Zone #3 - 03-27-26 10:48 am CDT**



**Zone #3 - 03-27-26 10:49 am CDT**



**Zone #3 - 03-27-26 10:49 am CDT**



**Zone #3 - 03-27-26 10:49 am CDT**





# FIELDSTONE

powered by SmartLink Network ®

## March 2024

Date: Mar 27, 2026 10:13 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 Mar 27, 2026	
Program A	
Program B	
Program C	
Program D	

	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									
2	Bubbler	Pass									
3	Sprays	Pass									
4	Sprays both sides	Pass			2						

**Zone #4 - 03-27-26 10:22 am CDT**



**Zone #4 - 03-27-26 10:22 am CDT**





# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 9:57 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 Mar 27, 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		Fail									
2	Sprays both sides street	Pass									
3	Bubbler	Pass									
4	Sprays entrance and exit side	Pass			1						
5	No wire connected	Pass									





# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 9:21 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 Mar 27, 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 - 03-27-26 9:25 am CDT**



**Zone #4 - 03-27-26 9:26 am CDT**





# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 8:00 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 Mar 27, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
No repair 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									
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									



# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 7:22 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 Mar 27, 2026	
Program A	Mon , Wed , Fri
Program B	Sun , Tue , Thur , Sat
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	S meadowbrook dr	Pass									
2	S meadowbrook dr	Pass									
3	S meadowbrook Dr by sidewalk	Pass									
4	S by musky mint	Pass			5						
5	S meadowbrook Dr	Pass									
6	S meadowbrook Dr	Pass									
7	S by pergola	Pass									
8	S by mentmore blvd	Pass									
9	D musky mint dr	Pass									
10	BOC BY ZONE 2	Pass									

**Zone #4 - 03-27-26 7:37 am CDT**



**Zone #4 - 03-27-26 7:38 am CDT**



**Zone #4 - 03-27-26 7:39 am CDT**



**Zone #4 - 03-27-26 8:47 am CDT**







# FIELDSTONE

powered by SmartLink Network ®

## March 2026

Date: Mar 27, 2026 7:09 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 Mar 27, 2026	
Program A	Mon , Wed , Fri
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	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 - 03-27-26 7:09 am CDT**



**Zone #1 - 03-27-26 7:09 am CDT**



**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: April 03, 2026  
Proposal #: 22825

**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

---

**Job Summary:**

**Complete the following Irrigation Repairs from March Inspection.**

**Combined through the 10 controllers**

**replace 18 broken rotors**

**repair 7 lateral line breaks**

**replace 10 MPR nozzles**

**track and locate a valve that is not responding ( possibly need to replace valve.)**

**Quote Total: \$2,282.20**

## 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)



**Neptune Multi  
Services Llc  
813-778-9857**



**PORTER SERVICES.**

Prepared For:  
**Andrea Cedres**

Suncoast CDD



Thank you for the opportunity to present our services to the board. We sincerely appreciate your time and consideration.

This proposal outlines a professional, reliable solution designed to maintain the cleanliness of the community and prevent further damage to the CDD fence infrastructure.

**TREE INSPECTION & FENCE PROTECTION SERVICES**

Our team will conduct a detailed inspection of the trees impacting the CDD fence along Forrest Fern Ct.

**Scope of Work:**

- Inspection of trees pushing against the fence
- Evaluation of structural pressure and potential damage
- Implementation of a "half-moon" clearance cut at the base of the fence
- Identification of root or trunk interference

**Additional Services:**

- Full audit of surrounding streets with similar conditions
- Identification of additional affected areas
- Separate proposals provided for corrective work if needed

**PORTER SERVICES (TWICE WEEKLY)**

We will provide professional porter services to maintain cleanliness and presentation throughout key areas of the community.

**Service Schedule:**

- Monday: Full Day – Meadowbrook Drive
- Wednesday: Full Day – Mentmore Blvd

**Scope of Work:**

- Trash and debris removal along sidewalks and streets
- General community upkeep
- Maintaining a clean, safe, and presentable environment

**COORDINATION**

All services will be coordinated directly with John Fowler, Field Supervisor, to ensure efficient execution and clear communication throughout the project.

**INVESTMENT**

Tree Inspection & Property Audit

\$150.00

Corrective Fence Work

Priced per location following inspection

Porter Services (2 Days Per Week)

\$300.00 per week

Estimated Monthly Investment

\$1,200

**CLOSING**

We appreciate the opportunity to provide this proposal and look forward to the possibility of working together.

Our team is committed to delivering dependable, high-quality service that reflects positively on the community.

Please feel free to contact us with any questions or to move forward with scheduling.



Thank You

Neptune Multi Services  
HOA/CDD  
Budget Friendly Solutions



**Jayman Enterprises, LLC**

1020 HILL FLOWER DR  
 Brooksville, FL 34604

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

**Estimate**

Date	Estimate #
3/22/2026	1355

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

			Project
Description	Qty	Rate	Total
A porter service has been requested for areas located within the community along Meadowbrook Dr. and Mentmore Blvd. These are the two main roads leading into the community. After reviewing the area It is my opinion that an all day porter service is not needed. However, a once a week visit can cover both roads for picking up any loose trash or debris items left along the roadside, sidewalks, and grass areas. This does not include servicing to any trash cans or Dog stations in this area(s). However, They can be added at an additional cost.  If the board is set on two days a week service the Monthly amount would be \$1100		750.00	750.00
After inspection I did not see any fence area obstructed along Forrest Fern Ct, However Whisper Breeze Wy just to the West had multiple areas of fencing being pushed up by trees along the fence line. I also drove through the community to check for other areas similar in nature and found 42 areas that are visibly pushed out from trees along the perimeter fencing. Each area will need to have the fence removed whereas the vendor will cut the necessary material away from the tree in order to re-install the fence at each location.		15,500.00	15,500.00
Client Signature		<b>Total</b>	\$16,250.00



2002 West Grand Parkway North | Suite 100 | Katy, Texas  
 77449  
 6562473501 | nmontagna@inframark.com |  
 www.inframark.com/maintenance

**Estimate #256**

Sent on Mar 25, 2026

**RECIPIENT:**

**Alba Sanchez**  
 Suncoast CDD  
 2654 Cypress Ridge Boulevard  
 Wesley Chapel, Florida 33544

We would like to formally submit a bid for the clearance of the fence affected by root protrusion on Forest Fern Court. Furthermore, we propose to offer a porter service bid for Mondays and Wednesdays to facilitate the cleanup of debris along Meadowbrook and Mentmore Boulevard.

Product/Service	Description
General Handyman Labor	<p>We offer a comprehensive range of handyman services, including minor repairs, installations, and maintenance tasks.</p> <p>Bid for clearance / cutting a relief at the bottom of the fencing on Forest Fern Court to accommodate root protrusion.</p>
General Handyman Labor	<p>We offer a comprehensive range of handyman services, including minor repairs, installations, and maintenance tasks.</p> <p>This proposal outlines a weekly cost for Porter services, which will be conducted twice a week on Mondays and Wednesdays. The services include the removal of debris along Meadow Brook Drive and Mentmore Boulevard.</p> <p>The quoted price encompasses all labor, disposal, and mobilization costs.</p>

This quote is valid for the next 30 days, after which values may be subject to change.



March 11, 2026

SUNCOAST CDD

42 District Counsel advised the Board that in order to obtain a true assessment of pricing and  
43 scope of services a RFP process should be considered. This allows numerous management  
44 companies to provide their bids and make the process fair. There was open discussion and a  
45 motion was made to go out for RFP.

46

47 On MOTION by Mr. Thebeau seconded by Mr. Latiff III with all in favor, solicitation of RFPs for  
48 Management Services was approved.

49

50 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

51 **A. District Accountant**

52 None.

53

54 **B. Field Inspection Report**

55 Mr. John Fowler provided his Report to the Board, highlighting his years of experience in  
56 the field. He provided a detailed report on his findings, and the Board was pleased with his level  
57 of expertise in the agricultural field.

58

59 **C. Landscape Report**

60 Fieldstone presented their report with Ms. Elizabeth Moore and Scott, Business Developer,  
61 in attendance. No proposals were presented for approval.

62

63 **D. Irrigation Report**

64 The irrigation reports were presented.

65

66 **E. District Counsel Report**

67 There were no updates.

68

69 **F. District Engineer Report**

70 There were no updates.

71

72 **G. District Manager Report**

73 There were no updates.

74

75 **SIXTH ORDER OF BUSINESS**

**Business Administration**

76 **A. Approval of Minutes of the Regular Meeting on February 11, 2026**

77

78 On MOTION by Mr. Thebeau, seconded by Mr. Vento with all in favor,  
79 the Minutes of the Regular Meeting Held on February 11, 2026 were  
80 approved as presented.

March 11, 2026

SUNCOAST CDD

81 **B. Review of January 2026 Financials and Check Register**

82 The financials and check register were reviewed. There were no concerns noted.

83  
84 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**

85 Mr. Thebeau requested to obtain proposals from Jayman Enterprises to investigate the  
86 possibility of cutting a half moon at the bottom of the fences on Forest Fern Court that are butting  
87 up against the CDD fences.

88

89 

On MOTION by Mr. Thebeau, seconded by Mr. Vento with all in favor, 90 purchase and installation of a new trash can bin in an amount not 91 exceeding \$1,500 was approved.
--

92

93 Mr. Latif III requested to secure pictures from the Field Team of the cameras attached to  
94 the CDD fence at 2742 Mingo Drive, Land O' Lakes, Florida 34638, and forward them to the  
95 attorney for a cease and desist on using CDD property.

96 Additionally, Mr. Latif III requested to obtain three proposals for Porter Service on  
97 Monday and Wednesday:

- 98 • One full day for Meadowbrook Drive
- 99 • One full day for Mentmore Boulevard

100 Mr. Thebeau took a few moments to share his satisfaction with the enormous project that Mr. Jason  
101 Ligett supervised to completion with relocation of the well and the electricity. He has done a great job.

102 Mr. Vento requested status on the missing viburnum. Fieldstone confirmed that the replacement  
103 installation is scheduled for April 2026. He also requested the Field Team contact the HOA President and  
104 discuss her concerns with the irrigation that has been disturbed due to the well installation.

105 Mr. Vento requested the Field Team follow up with the vendor installing the track lighting; the trim  
106 is pure white and should match the existing monument trim. He requested that Mr. Tim Gay be added to  
107 next month's agenda for an in-person discussion.

108

109 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

110 There being none, the next order of business followed.

111

112

March 11, 2026

SUNCOAST CDD

113 **NINTH ORDER OF BUSINESS**

**Adjournment**

114       There being no further business,

115

116       On MOTION by Mr. Latif III seconded by Ms. Ramacco with all in favor, the  
117       meeting was adjourned at 8:00 p.m.

118

119

120

121       \_\_\_\_\_  
122       Alba Sanchez  
District Manager

\_\_\_\_\_  
Matthew Thebeau  
Chairperson

*Suncoast  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 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	\$ 653,861	\$ -	\$ -	\$ -	\$ -	\$ 653,861
Due From Other Funds	6,047	-	-	-	-	6,047
Investments:						
Reserve Fund	-	199,966	-	-	-	199,966
Revenue Fund	-	664,511	-	-	-	664,511
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>\$ 659,953</b>	<b>\$ 864,477</b>	<b>\$ -</b>	<b>\$ 2,834,974</b>	<b>\$ 2,855,000</b>	<b>\$ 7,214,404</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 7,766	\$ -	\$ -	\$ -	\$ -	\$ 7,766
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>7,766</b>	<b>6,047</b>	<b>-</b>	<b>-</b>	<b>2,855,000</b>	<b>2,868,813</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	858,430	-	-	-	858,430
Unassigned:	652,187	-	-	2,834,974	-	3,487,161
<b>TOTAL FUND BALANCES</b>	<b>652,187</b>	<b>858,430</b>	<b>-</b>	<b>2,834,974</b>	<b>-</b>	<b>4,345,591</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 659,953</b>	<b>\$ 864,477</b>	<b>\$ -</b>	<b>\$ 2,834,974</b>	<b>\$ 2,855,000</b>	<b>\$ 7,214,404</b>

**ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 7,673	\$ 7,673	0.00%
Interest - Tax Collector	-	53	53	0.00%
Special Assmnts- Tax Collector	679,103	662,215	(16,888)	97.51%
<b>TOTAL REVENUES</b>	<b>679,103</b>	<b>669,941</b>	<b>(9,162)</b>	<b>98.65%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	13,000	4,600	8,400	35.38%
Arbitrage Rebate Calculation	600	600	-	100.00%
Trustees Fees	4,800	4,849	(49)	101.02%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	10,000	1,190	8,810	11.90%
District Engineer	7,000	6,408	592	91.54%
District Management	35,895	19,489	16,406	54.29%
Auditing Services	6,000	200	5,800	3.33%
Postage, Phone, Faxes, Copies	250	12	238	4.80%
Rentals & Leases	2,000	981	1,019	49.05%
General Liability Insurance	4,328	4,078	250	94.22%
Public Officials Insurance	3,506	3,303	203	94.21%
Property & Casualty Insurance	15,197	13,905	1,292	91.50%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Development & Maintenance	1,552	1,855	(303)	119.52%
Dues, Licenses & Fees	175	217	(42)	124.00%
Operating Loan Repayment	100,000	53,400	46,600	53.40%
HOA Loan Repayment	50,000	-	50,000	0.00%
<b>Total Administration</b>	<b>259,603</b>	<b>115,087</b>	<b>144,516</b>	<b>44.33%</b>

**ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 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>Electric Utility Services</u></b>				
Electric Utility Services	17,600	7,052	10,548	40.07%
Street Lights	60,000	31,927	28,073	53.21%
<b>Total Electric Utility Services</b>	<b>77,600</b>	<b>38,979</b>	<b>38,621</b>	<b>50.23%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Water Utility Services	900	164	736	18.22%
<b>Total Water-Sewer Comb Services</b>	<b>900</b>	<b>164</b>	<b>736</b>	<b>18.22%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Contract	13,000	4,850	8,150	37.31%
Lake/Pond Bank Maintenance	2,500	440	2,060	17.60%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	34,000	10,050	23,950	29.56%
<b>Total Stormwater Control</b>	<b>52,500</b>	<b>15,340</b>	<b>37,160</b>	<b>29.22%</b>
<b><u>Other Physical Environment</u></b>				
Field Services	12,000	6,320	5,680	52.67%
Landscape Maintenance - Other	6,000	997	5,003	16.62%
Irrigation Repairs and Maintenance	6,000	4,452	1,548	74.20%
Landscape Maintenance	104,000	36,697	67,303	35.29%
Landscape Replacement Plants, Shrubs, Trees	15,000	9,004	5,996	60.03%
Entrance, Monuments, Walls Maintenance & Repair	12,000	11,500	500	95.83%
Miscellaneous Maintenance	6,000	10,807	(4,807)	180.12%
Aquatic Other	6,000	-	6,000	0.00%
Holiday Lights	20,000	2,250	17,750	11.25%
<b>Total Other Physical Environment</b>	<b>187,000</b>	<b>82,027</b>	<b>104,973</b>	<b>43.86%</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	100,000	22,000	78,000	22.00%
<b>Total Contingency</b>	<b>100,000</b>	<b>22,000</b>	<b>78,000</b>	<b>22.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>679,103</b>	<b>273,597</b>	<b>405,506</b>	<b>40.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	396,344	396,344	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>255,843</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 652,187</b>		

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 8,838	\$ 8,838	0.00%
Special Assmnts- Tax Collector	385,218	375,210	(10,008)	97.40%
<b>TOTAL REVENUES</b>	<b>385,218</b>	<b>384,048</b>	<b>(1,170)</b>	<b>99.70%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	111,775	55,794	55,981	49.92%
<b>Total Debt Service</b>	<b>376,775</b>	<b>55,794</b>	<b>320,981</b>	<b>14.81%</b>
<b>TOTAL EXPENDITURES</b>	<b>376,775</b>	<b>55,794</b>	<b>320,981</b>	<b>14.81%</b>
Excess (deficiency) of revenues Over (under) expenditures	8,443	328,254	319,811	3887.88%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	8,443	-	(8,443)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>8,443</b>	<b>-</b>	<b>(8,443)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 8,443</u>	<u>\$ 328,254</u>	<u>\$ 302,925</u>	<u>3887.88%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>530,176</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 858,430</b></u>		

# Bank Account Statement

Suncoast CDD

**Bank Account No.** 3601  
**Statement No.** 02-26

**Statement Date** 02/28/26

<b>G/L Account No. 101002 Balance at 02/28/26</b>	653,860.67	<b>Statement Balance</b>	666,705.90
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	666,705.90
<b>Subtotal</b>	653,860.67	<b>Outstanding Checks</b>	-12,845.23
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	653,860.67
<b>Ending G/L Balance</b>	653,860.67		

**Warning!** Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
02/10/2026		JE000576	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	12,343.66	12,343.66	0.00
02/28/2026		JE000577	Interest - Investments	Interest Income	1,862.82	1,862.82	0.00
<b>Total Deposits</b>					14,206.48	14,206.48	0.00
<b>Checks</b>							0.00
01/28/2026		300307	DUKE ENERGY ACH	Inv: 010826-1650- ACH	-2,360.92	-2,360.92	0.00
01/29/2026		300306	DUKE ENERGY ACH	Inv: 010826-1832- ACH	-2,111.66	-2,111.66	0.00
01/29/2026		100155	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 27170, Inv: 27169	-2,894.00	-2,894.00	0.00
01/29/2026		100156	STRALEY ROBIN VERICKER	Inv: 27740	-823.50	-823.50	0.00
01/30/2026		300308	DUKE ENERGY ACH	Inv: 010926-2924- ACH	-30.80	-30.80	0.00
02/02/2026		300309	DUKE ENERGY ACH	Inv: 011326-0899- ACH	-1,518.43	-1,518.43	0.00
02/05/2026		100157	SPRING HILL SUITES MARRIOTT	Inv: 012726-	-163.18	-163.18	0.00
02/05/2026		100158	INFRAMARK LLC	Inv: 170650	-3,991.25	-3,991.25	0.00
02/05/2026		100159	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 27186	-103.20	-103.20	0.00
02/11/2026		1204	SUNCOAST CDD	Check for Vendor V00083	-4,467.64	-4,467.64	0.00
02/12/2026		100160	NEPTUNE SERVICES	Inv: 00531072	-440.00	-440.00	0.00
02/12/2026		100161	BGE INC	Inv: 38633	-221.25	-221.25	0.00
02/12/2026		100162	STEADFAST ENVIRONMENTAL , LLC	Inv: SA-19598	-970.00	-970.00	0.00
02/12/2026		100163	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 27239	-9,049.45	-9,049.45	0.00

# Bank Account Statement

Suncoast CDD

**Bank Account No.** 3601

**Statement No.** 02-26

**Statement Date** 02/28/26

Date	Account No.	Description	Transaction Type	Debit	Credit	Balance
02/18/2026	100166	SPRING HILL SUITES MARRIOTT	Inv: 021226-ices	-152.50	-152.50	0.00
02/18/2026	JE000582	Supervisor Fees	Valley National Bank	-1,000.00	-1,000.00	0.00
02/20/2026	1205	AMAZING SIGN LLC	Check for Vendor V00121	-530.00	-530.00	0.00
02/20/2026	300310	PASCO COUNTY UTILITIES SERV ACH	Inv: 23859276- ACH	-11.00	-11.00	0.00
02/20/2026	300311	PASCO COUNTY UTILITIES SERV ACH	Inv: 23859274- ACH	-11.00	-11.00	0.00
02/20/2026	300312	PASCO COUNTY UTILITIES SERV ACH	Inv: 23859277- ACH	-11.00	-11.00	0.00
02/25/2026	300313	DUKE ENERGY ACH	Inv: 020426-0592- ACH	-55.24	-55.24	0.00
02/25/2026	300314	DUKE ENERGY ACH	Inv: 020426-1361-ACH	-112.60	-112.60	0.00
02/25/2026	300315	DUKE ENERGY ACH	Inv: 020426-1981- ACH	-30.80	-30.80	0.00
02/25/2026	300316	DUKE ENERGY ACH	Inv: 020426-1220- ACH	-35.57	-35.57	0.00
02/25/2026	300317	DUKE ENERGY ACH	Inv: 020426-2776- ACH	-673.04	-673.04	0.00
02/25/2026	300318	DUKE ENERGY ACH	Inv: 020426-2453- ACH	-30.80	-30.80	0.00
02/25/2026	300319	DUKE ENERGY ACH	Inv: 020426-2148- ACH	-42.42	-42.42	0.00
02/25/2026	300320	DUKE ENERGY ACH	Inv: 020426-1056- ACH	-62.66	-62.66	0.00
02/25/2026	300321	DUKE ENERGY ACH	Inv: 020426-0732- ACH	-30.80	-30.80	0.00
02/25/2026	300322	DUKE ENERGY ACH	Inv: 020426-1494- ACH	-73.86	-73.86	0.00
02/25/2026	300323	DUKE ENERGY ACH	Inv: 020426-2304- ACH	-30.80	-30.80	0.00
02/25/2026	300324	DUKE ENERGY ACH	Inv: 020426-2601- ACH	-296.76	-296.76	0.00
02/25/2026	300325	DUKE ENERGY ACH	Inv: 020426-7059- ACH	-175.78	-175.78	0.00
02/11/2026	JE000583	HOA Loan Repayment	Debit memo DP loan paydown	-50,000.00	-50,000.00	0.00
<b>Total Checks</b>				<b>-82,511.91</b>	<b>-82,511.91</b>	<b>0.00</b>

**Outstanding Checks**

02/12/26	Payment	100164	SchoolStatus LLC	Inv: INV-SS-5936	-1,613.00
02/12/26	Payment	100165	ITZ ELECTRIC CORP	Inv: F2066	-6,826.50
02/27/26	Payment	300326	DUKE ENERGY ACH	Inv: 020626-1650- ACH	-2,326.96
02/27/26	Payment	300327	DUKE ENERGY ACH	Inv: 020626-1832- ACH	-2,078.77

**Total Outstanding Checks**

**-12,845.23**

**SUNCOAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(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	100157	02/05/26	SPRING HILL SUITES MARRIOTT	012726-	Meeting Room reservation Spring hill suites	MEETING	544025-51301	\$163.18
001	100158	02/05/26	INFRAMARK LLC	170650	Management Contract Feb 2026	MANAGEMENT FEE APRIL 2024	531150-51301	\$2,991.25
001	100158	02/05/26	INFRAMARK LLC	170650	Management Contract Feb 2026	MANAGEMENT FEE APRIL 2024	531122-53908	\$1,000.00
001	100159	02/05/26	FIELDSTONE LANDSCAPE SERVICES LLC	27186	Landscape Pre-Approved Repairs	landscape	546036-53908	\$103.20
001	100160	02/12/26	NEPTUNE SERVICES	00531072	PONDS Clean up Feb 2026	PONDS	546185-53805	\$440.00
001	100161	02/12/26	BGE INC	38633	Engineer Services Feb 2026	engineer	531147-51301	\$221.25
001	100162	02/12/26	STEADFAST ENVIRONMENTAL, LLC	SA-19598	Aquatic Maint Pond Spraying Feb 2026	MONTHLY SERV FEB 26	534067-53805	\$970.00
001	100163	02/12/26	FIELDSTONE LANDSCAPE SERVICES LLC	27239	Landscape Management Contract Feb 2026	landscape	546300-53908	\$9,049.45
001	100164	02/12/26	SchoolStatus LLC	INV-SS-5936	Website Administrator Feb 2026	website	549936-51301	\$1,613.00
001	100165	02/12/26	ITZ ELECTRIC CORP	F2066	install new pump meter Feb 2026	electric	546922-53908	\$6,826.50
001	100166	02/18/26	SPRING HILL SUITES MARRIOTT	021226-ICES	meeting room reservation Feb 2026	MEETING	544025-51301	\$152.50
001	1205	02/20/26	AMAZING SIGN LLC	INV-3423	No parking signs with 10'ft pole	poles	546922-53908	\$530.00
001	300309	02/02/26	DUKE ENERGY ACH	011326-0899- ACH	Duke energy Jan 2026	ELECTRIC	543062-53100	\$1,518.43
001	300310	02/20/26	PASCO COUNTY UTILITIES SERV ACH	23859276- ACH	Pasco utilities Feb 2025	IRRIG. POTABLE	543018-53600	\$11.00
001	300311	02/20/26	PASCO COUNTY UTILITIES SERV ACH	23859274- ACH	PASCO Utilities Dec 2025	IRRIG. POTABLE	543018-53600	\$11.00
001	300312	02/20/26	PASCO COUNTY UTILITIES SERV ACH	23859277- ACH	Pasc Utilities Dec 2025	IRRIG. POTABLE	543018-53600	\$11.00
001	300313	02/25/26	DUKE ENERGY ACH	020426-0592- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$55.24
001	300314	02/25/26	DUKE ENERGY ACH	020426-1361-ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$112.60
001	300315	02/25/26	DUKE ENERGY ACH	020426-1981- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$30.80
001	300316	02/25/26	DUKE ENERGY ACH	020426-1220- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$35.57
001	300317	02/25/26	DUKE ENERGY ACH	020426-2776- ACH	Duke Energy Feb 2026	ELECTRIC	543062-53100	\$673.04
001	300318	02/25/26	DUKE ENERGY ACH	020426-2453- ACH	Duke Energy Feb 2026 street lights	ELECTRIC	543041-53100	\$30.80
001	300319	02/25/26	DUKE ENERGY ACH	020426-2148- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$42.42
001	300320	02/25/26	DUKE ENERGY ACH	020426-1056- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$62.66
001	300321	02/25/26	DUKE ENERGY ACH	020426-0732- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$30.80
001	300322	02/25/26	DUKE ENERGY ACH	020426-1494- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$73.86
001	300323	02/25/26	DUKE ENERGY ACH	020426-2304- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$30.80
001	300324	02/25/26	DUKE ENERGY ACH	020426-2601- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$296.76
001	300325	02/25/26	DUKE ENERGY ACH	020426-7059- ACH	Duke Energy Feb 2026	ELECTRIC	543041-53100	\$175.78
001	300326	02/27/26	DUKE ENERGY ACH	020626-1650- ACH	Duke Energy Feb 2026	ELECTRIC	543062-53100	\$2,326.96
001	300327	02/27/26	DUKE ENERGY ACH	020626-1832- ACH	Duke Energy Feb 2026	ELECTRIC	543062-53100	\$2,078.77
<b>Fund Total</b>								<b>\$31,668.62</b>

**SERIES 2014 DEBT SERVICE FUND - 201**

201	1204	02/11/26	SUNCOAST CDD	02102026-0210	SERIES 2014 FY26 TAX DIST ID 02.10.26	Cash in Transit	103200	\$4,467.64
<b>Fund Total</b>								<b>\$4,467.64</b>

<b>Total Checks Paid</b>	<b>\$36,136.26</b>
--------------------------	--------------------