



Suncoast Community Development District

June 10, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

Passcode: aq2zF2ch
Conference ID: 845 881 238#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Suncoast Community Development District Agenda Page 2

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
Kareen Baker, District Admin

Regular Meeting Agenda

Wednesday, June 10, 2026, at 7:00 p.m.

Join Teams Meeting

<https://teams.microsoft.com/meet/28795405233170?p=6e0sGDbALpekO047Na>

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

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

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. **Call to Order/Roll Call**
2. **Motion to Approve Agenda**
3. **Audience Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
4. **Staff Reports**
 - A. Field Inspection Report Page 3
 - B. Landscape - Fieldstone Page 10
 - C. Irrigation - Fieldstone..... Page 33
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
5. **Business Items**
 - A. Presentation of Fiscal Year 2027 Proposed Budget Page 46
 - i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing Page 62
6. **Business Administration**
 - A. Approval of the Minutes of May 13, 2026, Regular Meeting Page 63
 - B. Review of April 2026 Financial Report and Consideration of Check Register..... Page 67
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, July 8, 2026, at 7:00 p.m.*****

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

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



Suncoast CDD

Field Inspection Report - May 2026

Friday, May 29 2026

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

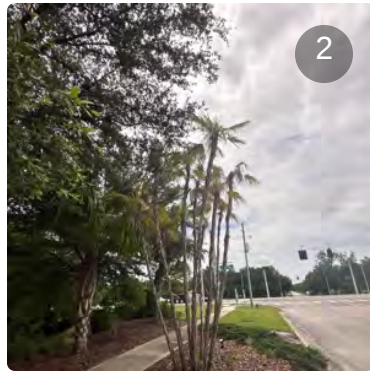
John Fowler

Inframark

Item 1

Assigned To: Fieldstone

Remove dead stalk on Paurotis Palm on entrance side of Meadowbrook Drive at SR 54 intersection.



Item 2

Assigned To: Fieldstone

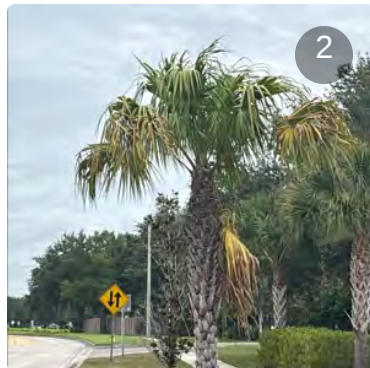
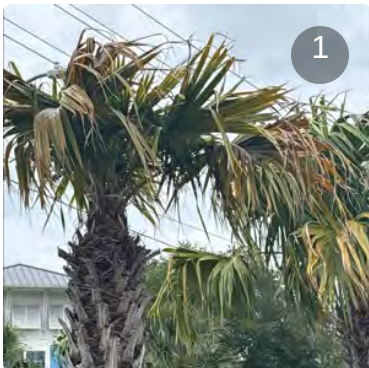
Still have this issue with the palm and the median island on Meadowbrook Drive. Has Fieldstone arborist investigated?



Item 3

Assigned To: Fieldstone

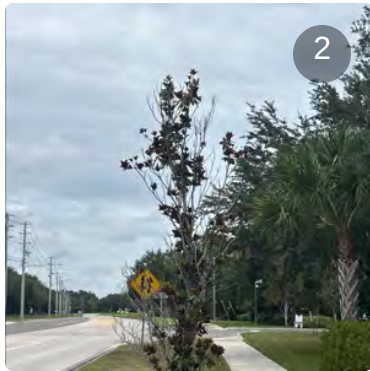
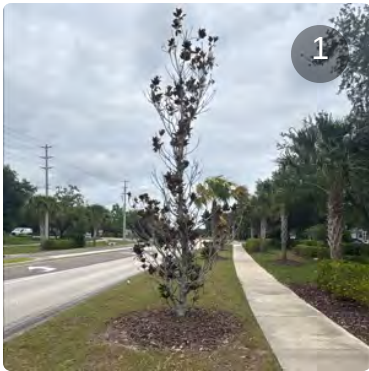
Several other palms appear like they might have a disease for the median and right of ways of Meadowbrook Drive near SR 54 intersection. Investigate and report your findings.



Item 4

Assigned To: Fieldstone

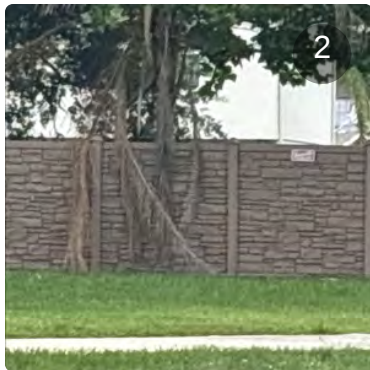
There are two Magnolia trees on the entrance side of Meadowbrook Drive between CR 54 and Sumerain Drive. Diagnose and treat accordingly.



Item 5

Assigned To: Board Information

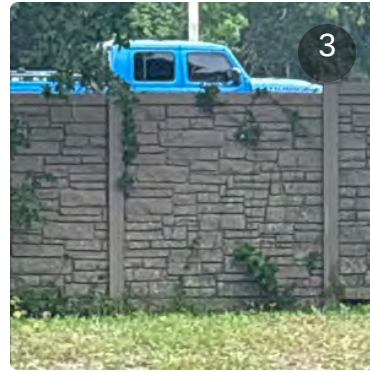
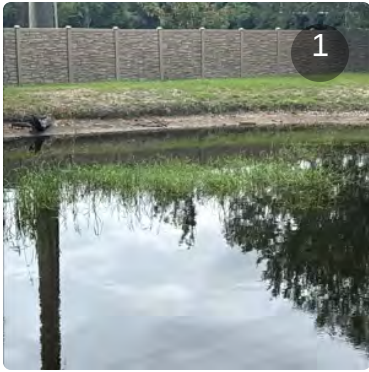
Noting the dead palm tree with fronds on the CDD wall along Meadowbrook Drive west right of way. The address was given last inspection for HOA to speak with the homeowner.



Item 6

Assigned To: Fieldstone and Steadfast

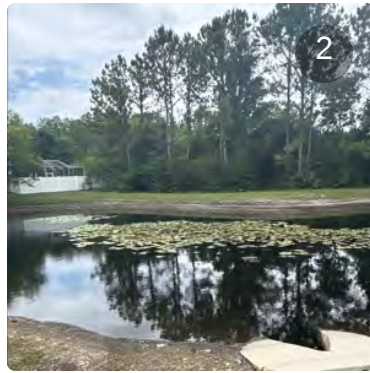
Pond 1 now has water in it from recent rains. Need to treat the undesirable grassy weeds within the water. Still need to remove downed landscape branches along the edge of the pond. Remove vines growing on the south perimeter wall at this pond.



Item 7

Assigned To: Steadfast

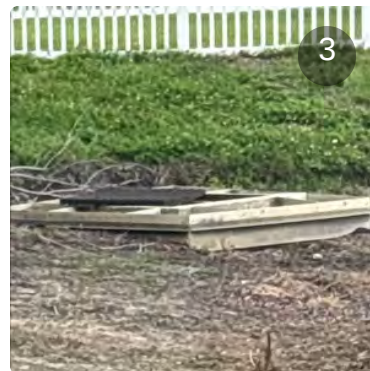
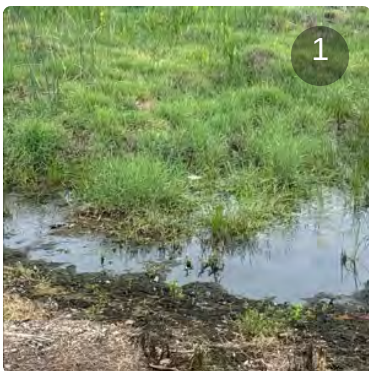
Treat submerged weeds starting to surface at pond 3. Also asking if the Waterlily population should be reduced here?



Item 8

Assigned To: Steadfast

Treat undesirable bank weeds as well as Torpedograss in the water for pond 4. Also noting, a weir that has the grate not secure in its place. This needs to be resolved ASAP.



Item 9

Assigned To: Steadfast

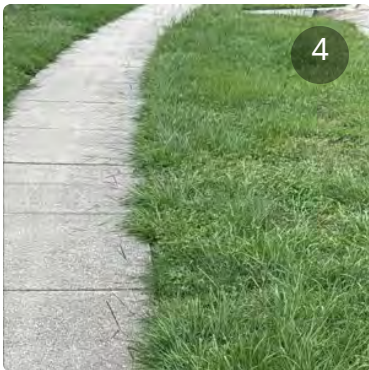
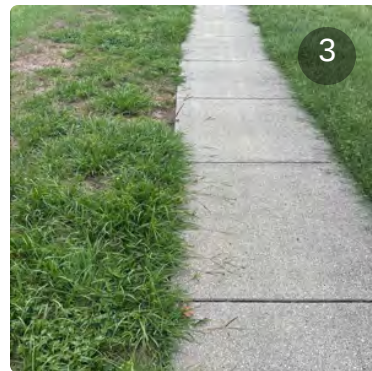
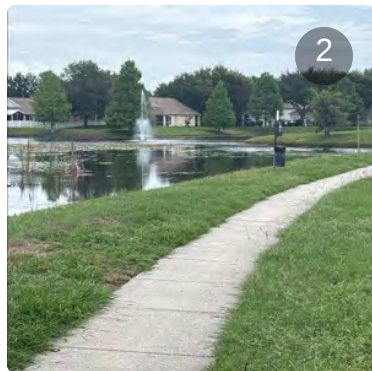
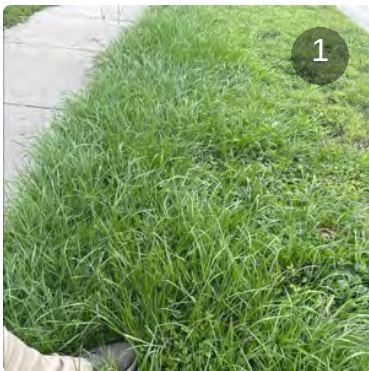
Treat Torpedograss grass and undesirable weeds for pond 5.



Item 10

Assigned To: Fieldstone

Noting the turf is very tall around some lake banks throughout the CDD. Also no evidence of edging being done recently in some areas. Asking if we are on a weekly mowing schedule now?



Item 11

Assigned To: Fieldstone

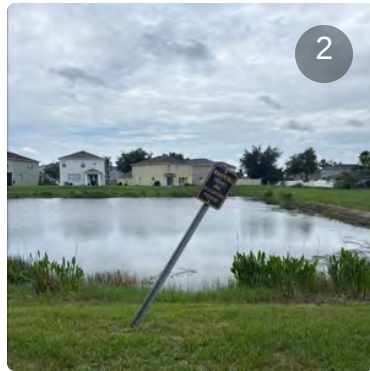
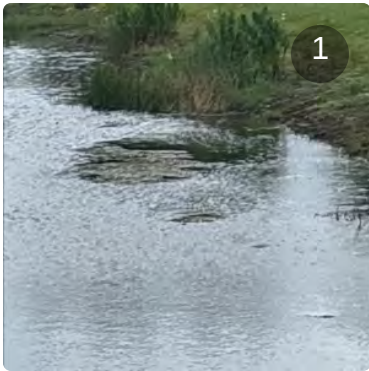
Raise the Oak canopy touching the gazebo area on Meadowbrook Drive right of way.



Item 12

Assigned To: Steadfast

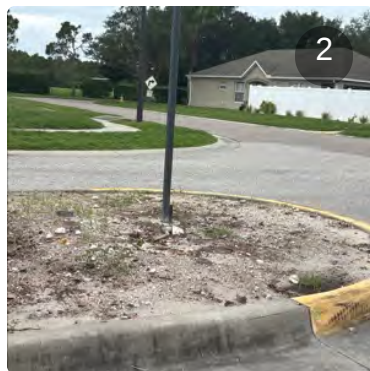
Treat submerged weeds starting to surface for pond 12. Also, noting a leaning sign that needs to be straightened.



Item 13

Assigned To: Board Information

Noting the bare beds for bullnoses on Cardinal Feather Dr. Recommendations would be add plantings, install sod, or install river rock.



Item 14

Assigned To: Board and Fieldstone

I would recommend creating a new bed for the new pump by the community park and pool to prevent possible damage from mowing and weedeating.



Item 15

Assigned To: Fieldstone

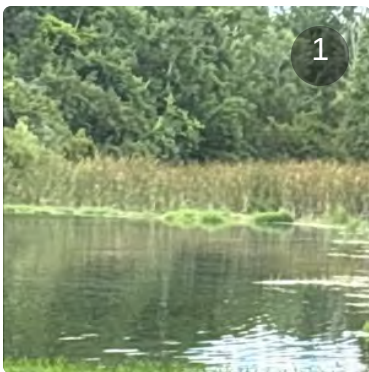
Cut back Brazilian Peppers growing through the guardrail on Mentmore Boulevard between Prairie Iris Drive and Clover Blossom Circle.



Item 16

Assigned To: Steadfast

Treat Torpedograss for pond 18.



(1)



Lift station of Meadowbrook

Created: Tue, 6/2/2026

Crew needs to line trim, remove pile of debris and spray weeds



(2)



Pond by pool - #8

Created: Tue, 6/2/2026

Pond level is looking better. Turf is doing well. Crew was unable to mow ponds on last visit 5/27 due to wet turf and mowers sliding.



(3)



Native are on Bellericay

Created: Tue, 6/2/2026

Crew has cut back the native area on Bellericay to keep behind guardrail. Crew needs to keep any eye on all native areas to make sure they stay cut back



(4)



Monument planting beds

Created: Tue, 6/2/2026

Keep podocarpus trimmed below white line near the bottom of sign.



(5)



Prairie Iris bed

Created: Tue, 6/2/2026

Pull and spray weeds in stone beds. Clean up curb line of debris and stones.



(6)



Prairie Iris - South

Created: Tue, 6/2/2026

Clean up weeds in beds. Remove any plant blocking the lights



(7)



Fenceline/ bed Meadowbrook and Heathgate

Created: Tue, 6/2/2026

Trim suckers from Magnolia and pull weeds in bed. Trim out dead branches from junipers



(8)



Heathgate and Meadowbrook

Created: Tue, 6/2/2026

Weed new plantings and trim podocarpus



(9)



Fieldstone still needs to replace 1 dead viburnum

Created: Tue, 6/2/2026



(10)



Turf in Meadowbrook

Created: Tue, 6/2/2026

Turf has great color and looking very healthy.



(11)



Turf along Meadowbrook and viburnum bed

Created: Tue, 6/2/2026

Viburnum bed is sprayed, minimal weeds in bed. Turf is healthy.



(12)



Musky Mint Monuments

Created: Tue, 6/2/2026

Trim purple plants to keep below blue section on sign,, pull and remove any weeds



(13)



Viburnum on Meadowbrook

Created: Tue, 6/2/2026

Some of the viburnum seem to be chlorotic and when I checked the soil it was very saturated. Need to turn back irrigation to not overwater the plants



(14)



View of Meadowbrook

Created: Tue, 6/2/2026

Turf mowed and sidewalks edged



(15)



New Clusia installed in front

Created: Tue, 6/2/2026

Replacement clusias installed at front entrance



(16)



New Ixora and Goldmound for front entrance

Created: Tue, 6/2/2026

Replacement plants installed at front median



(17)



Front entrance weeds

Created: Tue, 6/2/2026

Crew needs to weed the front entrance



(18)



Entrance Juniper

Created: Tue, 6/2/2026

Trim juniper to keep off of curb. Pull weeds from Juniper beds.



(19)



West side of entrance

Created: Tue, 6/2/2026

Blue Daze are doing well at entrance. Crew needs to pick up downed palm fronds



(20)



Entrance view

Created: Tue, 6/2/2026

Turf is doing well and has good color. Mowed and curb lines edged



(21)



3 Palms at entrance

Created: Tue, 6/2/2026

Suggest removal of a total of 5 palms at entrance. Palms continue to decline.



(22)



2 palms on north end make a total of 5

Created: Tue, 6/2/2026



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

5/13

		Hours		
1.	Kyle Ballone		Estimated Hours	2.92
2.	<i>Perkins badson</i>		Actual Hours	0.00
3.			Remaining Hours	2.92
4.				
5.				

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	18.21	lb	<i>Triple crown - 10 oz</i>
Fungicide Lesco Spectator T&O	3.21	oz	<i>Aur Saurin - 20 oz</i>
Herbicide Specticle Total Herbicide	0.66	oz	<i>80/20 - 5 oz</i>
Insecticide Bandit 2F	7.11	oz	<i>macron - 1/4 oz</i>
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	

1 ton

- dry spots due to drought stress, small amount of insect activity.



FIELDSTONE

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May 2026

Date: May 20, 2026 9:04 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 May 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D micro spray monument	Pass									
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									



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May 2026

Date: May 20, 2026 9:04 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 May 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D micro spray monument	Pass									
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									



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May 2026

Date: May 20, 2026 9:43 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 May 20, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	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			1						

Zone #10 - 05-20-26 9:54 am CDT



Zone #10 - 05-20-26 9:55 am CDT





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May 2026

Date: May 20, 2026 10:12 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 May 20, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
No 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	Sprays monument	Pass									
2	Sprays island & monuments	Pass									
3	Sprays entrance and exit	Pass									
4	Bubbler	Pass									



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May 2026

Date: May 20, 2026 10:17 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 May 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No 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									



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May 2026

Date: May 20, 2026 10:26 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 May 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Damage breaker looks like, no power to complete inspection

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
I can't finish inspection, no power , looks like damage breaker											
2	Sprays both sides street	Pass									
3	Bubbler	Pass									
4	Sprays entrance and exit side	Pass									
5	No wire connected	Pass									





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May 2026

Date: May 20, 2026 10:38 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 May 20, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
No repairs needed

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



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May 2026

Date: May 20, 2026 10:48 am
 Inspector: Mario Martinez

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

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

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

Notes
No 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	Bubbler	Pass									
3		Pass									
4	S both sides	Pass									
5		Pass									



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May 2026

Date: May 20, 2026 10:54 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 May 20, 2026	
Program A	Tue , Thur , Sat
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	R by timer	Pass									
2	R by sidewalk	Pass									
3	R by road	Pass			1						
4		Pass									
5		Pass									
6		Pass									





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May 2026

Date: May 20, 2026 11:15 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 May 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No 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	Sprays mentmore blvd	Pass									
2	Old abandoned drip zone	Pass									
3	Sprays blvd mentmore	Pass									
4	Old abandoned drip	Pass									
5	Old abandoned drip zone	Pass									
6	Sprays mentmore blvd	Pass									
7	Bubbler dog park	Pass									
8	Abandoned bubbler zone	Pass									
9	MPR by pond	Pass									
10	Bubbler pond	Pass									
11		Pass									



*Suncoast
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

JUNE 10, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Suncoast

Community Development District

Operating Budget

FY 2027

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Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,242.00	\$8,205.06	\$19,447.06	0%	\$0.00
Special Assmnts- Tax Collector	\$679,103.00	\$672,004.00	\$7,099.00	\$679,103.00	0%	\$729,487.22
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$29,179.49
Interest - Tax Collector	\$0.00	\$53.00	\$0.00	\$53.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$14.00	\$0.00	\$14.00	0%	\$0.00
TOTAL REVENUES	\$679,103.00	\$683,313.00	\$15,304.06	\$698,617.06	3%	\$700,307.73
EXPENDITURES						
<i>Legislative</i>						
Supervisor Fees	\$13,000.00	\$7,600.00	\$5,000.00	\$12,600.00	-3%	\$13,000.00
Total Legislative	\$13,000.00	\$7,600.00	\$5,000.00	\$12,600.00	-3%	\$13,000.00
<i>Financial and Administrative</i>						
District Management	\$35,895.00	\$20,939.00	\$14,956.00	\$35,895.00	0%	\$35,895.00
District Engineer	\$7,000.00	\$6,482.00	\$518.00	\$7,000.00	0%	\$15,000.00
Disclosure Report	\$4,200.00	\$0.00	\$4,200.00	\$4,200.00	0%	\$4,200.00
Trustees Fees	\$4,800.00	\$4,849.00	\$0.00	\$4,849.00	1%	\$4,800.00
Auditing Services	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	0%	\$6,000.00
Arbitrage Rebate Calculation	\$600.00	\$600.00	\$0.00	\$600.00	0%	\$600.00
Rentals & Leases	\$2,000.00	\$1,877.00	\$762.50	\$2,639.50	32%	\$2,000.00
Postage, Phone, Faxes, Copies	\$250.00	\$27.00	\$223.00	\$250.00	0%	\$250.00
Legal Advertising	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Bank Fees	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$500.00
Website Development & Maintenance	\$1,552.00	\$1,655.00	\$0.00	\$1,655.00	7%	\$2,000.00
Operating Loan Repayment	\$100,000.00	\$105,950.00	\$0.00	\$105,950.00	6%	\$0.00
HOA Loan Repayment	\$50,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$14,589.74
Payroll Services	\$0.00	\$69.00	\$0.00	\$69.00	0%	\$0.00
Total Financial and Administrative	\$213,572.00	\$148,623.00	\$21,759.50	\$170,382.50	-20%	\$86,934.74
<i>Legal Counsel</i>						
District Counsel	\$10,000.00	\$3,892.00	\$6,108.00	\$10,000.00	0%	\$10,000.00
Total Legal Counsel	\$10,000.00	\$3,892.00	\$6,108.00	\$10,000.00	0%	\$10,000.00
<i>Insurance</i>						
Public Officials Liability Insurance	\$3,506.00	\$3,303.00	\$0.00	\$3,303.00	-6%	\$3,633.00
General Liability Insurance	\$4,328.00	\$4,078.00	\$0.00	\$4,078.00	-6%	\$4,486.00
Property Casualty Insurance	\$15,197.00	\$13,905.00	\$0.00	\$13,905.00	-9%	\$13,210.00
Total Insurance	\$23,031.00	\$21,286.00	\$0.00	\$21,286.00	-8%	\$21,329.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Electric Utility Services						
Electric Utility Services	\$17,600.00	\$12,697.00	\$9,267.00	\$21,964.00	25%	\$20,240.00
Street Lights	\$60,000.00	\$41,605.00	\$30,365.73	\$71,970.73	20%	\$79,000.00
Total Electric Utility Services	\$77,600.00	\$54,302.00	\$39,632.74	\$93,934.74	21%	\$99,240.00
Water-Sewer Combination Services						
Water Utility Services	\$900.00	\$208.00	\$151.81	\$359.81	-60%	\$900.00
Total Water-Sewer Combination Services	\$900.00	\$208.00	\$151.81	\$359.81	-60%	\$900.00
Stormwater Control						
Aquatic Contract	\$13,000.00	\$6,790.00	\$4,850.00	\$11,640.00	-10%	\$13,000.00
Mitigation Area Monitoring & Maintenance	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Lake/Pond Bank Maintenance	\$2,500.00	\$440.00	\$2,060.00	\$2,500.00	0%	\$15,000.00
Aquatic Plant Replacement	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Capital Improvements	\$34,000.00	\$20,100.00	\$0.00	\$20,100.00	-41%	\$75,000.00
Total Stormwater Control	\$52,500.00	\$27,330.00	\$9,910.00	\$37,240.00	-29%	\$113,000.00
Other Physical Environment						
Field Services	\$12,000.00	\$7,000.00	\$5,000.00	\$12,000.00	0%	\$12,000.00
Entrance, Monuments, Walls Maintenance & Repairs	\$12,000.00	\$11,500.00	\$500.00	\$12,000.00	0%	\$15,000.00
Landscape Maintenance	\$104,000.00	\$63,846.00	\$45,247.25	\$109,093.25	5%	\$104,000.00
Miscellaneous Maintenance	\$6,000.00	\$15,147.00	\$0.00	\$15,147.00	152%	\$9,000.00
Landscape Maintenance - Other	\$6,000.00	\$5,071.00	\$929.00	\$6,000.00	0%	\$7,000.00
Holiday Lights	\$20,000.00	\$19,550.00	\$450.00	\$20,000.00	0%	\$20,000.00
Landscape Replacement Plants, Shrubs, Trees	\$15,000.00	\$9,004.00	\$2,000.00	\$11,004.00	-27%	\$30,000.00
Irrigation Repairs and Maintenance	\$6,000.00	\$11,517.00	\$2,000.00	\$13,517.00	125%	\$7,500.00
Aquatic Other	\$6,000.00	\$0.00	\$0.00	\$0.00	-100%	\$7,000.00
Total Other Physical Environment	\$187,000.00	\$142,635.00	\$56,126.25	\$198,761.25	6%	\$211,500.00
Road & Street Facilities						
Pavement & Signage Repairs	\$1,500.00	\$0.00	\$0.00	\$0.00	-100%	\$3,000.00
Total Road & Street Facilities	\$1,500.00	\$0.00	\$0.00	\$0.00	-100%	\$3,000.00
Contingency						
Reserves	\$100,000.00	\$22,000.00	\$0.00	\$22,000.00	-78%	\$141,403.99
Total Contingency	\$100,000.00	\$22,000.00	\$0.00	\$22,000.00	-78%	\$141,403.99
TOTAL EXPENDITURES	\$679,103.00	\$427,876.00	\$138,688.30	\$566,564.30	-17%	\$700,307.73
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$255,437.00	-\$123,384.24	\$132,052.76	0%	\$0.00
Net change in fund balance		\$255,437.00	-\$123,384.24	\$132,052.76	0%	\$0.00
FUND BALANCE, BEGINNING	\$254,289.00	\$254,289.00	\$0.00	\$254,289.00	0%	\$386,341.76
FUND BALANCE, ENDING	\$254,289.00	\$509,726.00	-\$123,384.24	\$386,341.76	52%	\$386,341.76

Community Development District



Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$254,289.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$132,052.76
Estimated Funds Available - 9/30/2026	\$386,341.76

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$386,341.76
Less: First Quarter Operating Reserve	-\$139,725.94
Less: Reserves FY 2026	-\$100,000.00
Less: Reserves FY 2027	-\$141,403.99
Estimated Remaining Undesignated Cash as of 9/30/2027	\$5,211.84

Notes

(1) Represents approximately 3 months of operating expenditures



Budget Narrative
Fiscal Year 2027

REVENUES

Special Assmnts – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administration

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending fourteen meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 Bond. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Arbitrage Rebate Calculation

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the District.

Budget Narrative
Fiscal Year 2027**Administration** (continue)**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses & Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Website Development & Maintenance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Misc-Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Website administration costs for Inframark Management Services.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Public Officials Liability Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

General Liability Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Property Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Electric Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Street Lights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Budget Narrative
Fiscal Year 2027

Water-Sewer Combination Services

Water Utility Services

The District charges water usage.

Stormwater Control

Aquatic Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Mitigation Area Monitoring & Maintenance

Expenses related to mitigation services.

Lake/Pond Bank Maintenance

Expenses related to lake and pond services.

Aquatic Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Capital Improvements

Funding of major projects and building improvements to CDD property.

Other Physical Environment

Field Services

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Entrance, Monuments, Walls, Maintenance & Repairs

Cost of repairs and regular maintenance for entryways, walls, and gates.

Landscape Maintenance

Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Miscellaneous Maintenance

Miscellaneous expenses not otherwise specified.

Landscape Maintenance - Other

Other landscape maintenance not part of the contract.

Holiday Lights

Cost of lights for major holidays (i.e., Christmas)

Landscape Replacement Plants, Shrubs, Trees

Cost of replacing dead or damaged plants throughout the district.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (continue)

Irrigation Repairs and Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatic Other

Other care and maintenance of the lakes and ponds are not part of the contract.

Suncoast

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 Series 2014 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$13,432.00	\$0.00	\$13,432.00	0%	\$0.00
Special Assmnts- Tax Collector	\$385,218.00	\$383,159.00	\$2,059.00	\$385,218.00	0%	\$409,806.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$16,392.26
TOTAL REVENUES	\$385,218.00	\$396,591.00	\$2,059.00	\$398,650.00	3%	\$393,414.19
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,196.13
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,196.13
<i>Debt Service</i>						
Principal Debt Retirement	\$265,000.00	\$0.00	\$265,000.00	\$265,000.00	0%	\$270,000.00
Interest Expense	\$111,775.00	\$55,794.00	\$55,981.00	\$111,775.00	0%	\$101,837.50
Total Debt Service	\$376,775.00	\$55,794.00	\$320,981.00	\$376,775.00	0%	\$371,837.50
TOTAL EXPENDITURES	\$376,775.00	\$55,794.00	\$320,981.00	\$376,775.00		\$380,033.63
Excess (deficiency) of revenues						
Over (under) expenditures	\$8,443.00	\$340,797.00	-\$318,922.00	\$21,875.00	159%	\$13,380.56
Net change in fund balance		\$340,797.00	-\$318,922.00	\$21,875.00	0%	\$13,380.56
FUND BALANCE, BEGINNING	\$535,992.00	\$535,992.00	\$0.00	\$535,992.00	0%	\$557,867.00
FUND BALANCE, ENDING	\$535,992.00	\$876,789.00	-\$318,922.00	\$557,867.00	4%	\$571,247.56

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2014 Bonds	\$3,015,000.00	\$2,760,000.00	\$2,495,000.00	\$2,225,000.00

**Series 2014 Special Assessment Revenue Bonds
Amortization Schedule**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Annual Debt Service
11/1/2024	\$3,015,000.00			\$60,668.75	\$365,537.50
5/1/2025	\$3,015,000.00	\$255,000.00	3.75%	\$60,668.75	
11/1/2025	\$2,760,000.00			\$55,887.50	\$371,556.25
5/1/2026	\$2,760,000.00	\$265,000.00	3.75%	\$55,887.50	
11/1/2026	\$2,495,000.00			\$50,918.75	\$371,806.25
5/1/2027	\$2,495,000.00	\$270,000.00	3.75%	\$50,918.75	
11/1/2027	\$2,225,000.00			\$45,856.25	\$366,775.00
5/1/2028	\$2,225,000.00	\$280,000.00	3.75%	\$45,856.25	
11/1/2028	\$1,945,000.00			\$40,606.25	\$366,462.50
5/1/2029	\$1,945,000.00	\$290,000.00	3.75%	\$40,606.25	
11/1/2029	\$1,655,000.00			\$35,168.75	\$365,775.00
5/1/2030	\$1,655,000.00	\$305,000.00	4.25%	\$35,168.75	
11/1/2030	\$1,350,000.00			\$28,687.50	\$368,856.25
5/1/2031	\$1,350,000.00	\$315,000.00	4.25%	\$28,687.50	
11/1/2031	\$1,035,000.00			\$21,993.75	\$365,681.25
5/1/2032	\$1,035,000.00	\$330,000.00	4.25%	\$21,993.75	
11/1/2032	\$705,000.00			\$14,981.25	\$366,975.00
5/1/2033	\$705,000.00	\$345,000.00	4.25%	\$14,981.25	
11/1/2033	\$360,000.00			\$7,650.00	\$367,631.25
5/1/2034	\$360,000.00	\$360,000.00	4.25%	\$7,650.00	
		\$3,015,000.00		\$724,837.50	\$3,677,056.25

District Name

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assmnts - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administration

Misc-Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections. Website administration costs for Inframark Management Services.

Debt Service

Principal Debt Retirement

The district pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Suncoast

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Product	General Fund					Debt Service Series 2016				Total Assessments per Unit				O&M	DS
	FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	Units	Units
All Units	\$892.89	\$884.27	\$8.62	\$0.72	1.0%	\$502.83	\$502.83	\$0.00	0.0%	\$1,395.72	\$1,387.10	\$8.62	1%	817	815
														817	815

*** New Area is assessed solely on Admin fees

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase \$0			Monthly Change	Change
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase		
All Units	\$0.00	\$0.00	\$0.00	\$0.00	n/a

Total \$0

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY2026	FY2025	FY2024	FY2023	FY2022	FY2021
\$884.27	\$702.00	\$637.80	\$532.33	\$532.33	\$532.33

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the **“Board”**) of the Suncoast Community Development District (the **“District”**) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the **“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for **Wednesday, August 12, 2026, at 7:00 p.m.** at Marriott Springhill Suites, 16615 Crosspointe Run, Land O’Lakes, Florida 34638.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 10, 2026.

Attested By:

Suncoast Community Development District

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

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SUNCOAST CDD

44 **iv. Inframark**

45 **v. Governmental Management (GMS)**

46 Presentations were delivered by four District Management Companies, including Vesta
47 District Services, Rizzetta & Company, Kai, and Inframark.

48

49 On MOTION by Mr. Thebeau, seconded by Mr. Vento, with all in favor,
50 proceeding with Rizzetta & Company with a 30-day start date for
51 District Management Services was approved.

52

53 **FIFTH ORDER OF BUSINESS**

Staff Reports

54 **A. Inframark Field Inspection April 2026 Report**

55 Mr. Fowler presented the Field Inspection Report, providing a high-level overview of the
56 District’s landscape and pond conditions.

57

58 **B. Fieldstone Landscape Report**

59 Ms. Moore from Fieldstone presented the Landscape Report.

60

61 **i. Tree Trimming Proposal #1301582**

62

63 On MOTION by Mr. Thebeau, seconded by Mr. Latif III, with all in
64 favor, Fieldstone Proposal #1301582 for tree trimming in the amount of
65 \$25,200 was negotiated and approved.

66

67 **ii. Prairie Iris Entrance Bed Proposal #22949**

68

69 On MOTION by Ms. Ramacco, seconded by Mr. Vento, with all in
70 favor, Fieldstone Proposal #22949 to add plants to fill bare areas at the
71 Prairie Iris Entrance Bed in the amount of \$1,292.59 was approved.

72

73 **iii. Installation of Screening Hedge Proposal #22950**

74

75 On MOTION by Mr. Thebeau, seconded by Mr. Vento, with all in favor,
76 Fieldstone Proposal #22950 for installation of Screening Hedge for the
77 new well equipment in the amount of \$1,266.24 was approved.

78

79 **C. Fieldstone Irrigation Report**

80 The Irrigation Report was presented. No proposals were presented.

81

82 **D. District Counsel Report**

83 **i. Reminder of Submission of Form 1**

84 Ms. Sanchez discussed the Form 1 filing process and reviewed the instructions provided

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SUNCOAST CDD

85 to the Board.

86
87 **E. District Engineer Report**

88 There were no updates.

89
90 **F. District Manager Report**

91 **i. Information on the Number of Registered Voters – 1, 415**

92 Ms. Sanchez informed the Board that the number of registered voters within the District
93 is 1,415. She noted this is for informational purposes only.

94
95 **SIXTH ORDER OF BUSINESS** **Business Items**

96 **A. Consideration of Pond Fountain Repair Proposal**

97 **i. Steadfast Alliance Estimate #SCA3968**

98

99 On MOTION by Mr. Thebeau, seconded by Mr. Vento, with all in favor,
100 proceeding with Steadfast Alliance Estimate #SCA3968 with partial
101 approval for \$3,250 without the replacement of the three 43W lights was
102 approved.

103

104 **B. Consideration of Pressure Washing Proposals**

105 **i. Total Pressure Power-Wash & Seal**

106 **ii. Kings Power Washing Services**

107 **iii. Riptide Pressure Washing, LLC**

108 **iv. Jayman Enterprises, LLC**

109 **v. Inframark**

110 The Board reviewed the Pressure Washing proposals.

111

112 On MOTION by Ms. Ramacco, seconded by Mr. Thebeau, with all in
113 favor, Kings Power Washing Services Estimate #10260 in the amount
114 of \$11,835 was approved.

115

116 **C. Consideration of EZ-Mulch Estimate#6074 for Mulch Installation**

117 This item was tabled to the July 2026 meeting. Rizzetta & Company will take the lead on
118 this project.

119

120 **D. Consideration of Steadfast Alliance Pond Maintenance**

121 Discussion ensued regarding the Steadfast Alliance pond maintenance proposal, which
122 includes an increase in the monthly fee to \$12,960 effective October 2026. Rizzetta & Company
123 will take the lead on this item.

May 13, 2026 Minutes

SUNCOAST CDD

124 **SEVENTH ORDER OF BUSINESS** **Business Administration**

125 **A. Approval of Minutes of the Regular Meeting held on April 20, 2026**

126
127 On MOTION by Mr. Thebeau, seconded by Mr. Vento, with all in favor,
128 the Minutes of the Regular Meeting held on April 20, 2026, were
129 approved as presented.

130
131 **B. Review of March 2026 Financial Report and Consideration of Check Register**

132
133 On MOTION by Mr. Thebeau, seconded by Mr. Vento, with all in favor,
134 the March 2026 Financial Report was accepted, and the Check Register
135 was approved.

136
137 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**

138 There were no Supervisors' requests or comments.

139 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

141
142 **NINTH ORDER OF BUSINESS** **Adjournment**

143 There being no further business,

144
145 On MOTION by Ms. Ramacco, seconded by Mr. Vento, with all in favor, the
146 meeting was adjourned at 8:54 p.m.

147
148
149
150 _____
151 Alba Sanchez
District Manager

Matthew Thebeau
Chairperson



*Suncoast
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2014 DEBT SERVICE FUND	CAPITAL PROJECTS FUND				
ASSETS							
Cash In Bank	\$ 528,931	\$ -	\$ -	\$ -	\$ -	\$ -	528,931
Due From Other Districts	2,000	-	-	-	-	-	2,000
Due From Other Funds	231	-	-	-	-	-	231
Investments:							
Reserve Fund	-	199,966	-	-	-	-	199,966
Revenue Fund	-	677,054	-	-	-	-	677,054
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	-	-	-	-	868,750	-	868,750
Amount To Be Provided	-	-	-	-	1,886,250	-	1,886,250
TOTAL ASSETS	\$ 531,207	\$ 877,020	\$ -	\$ 2,834,974	\$ 2,755,000	\$ -	\$ 6,998,201
LIABILITIES							
Accounts Payable	\$ 21,481	\$ -	\$ -	\$ -	\$ -	\$ -	21,481
Bonds Payable - Series 2014	-	-	-	-	2,755,000	-	2,755,000
Due To Other Funds	-	231	-	-	-	-	231
TOTAL LIABILITIES	21,481	231	-	-	2,755,000	-	2,776,712
FUND BALANCES							
Restricted for:							
Debt Service	-	876,789	-	-	-	-	876,789
Unassigned:	509,726	-	-	2,834,974	-	-	3,344,700
TOTAL FUND BALANCES	509,726	876,789	-	2,834,974	-	-	4,221,489
TOTAL LIABILITIES & FUND BALANCES	\$ 531,207	\$ 877,020	\$ -	\$ 2,834,974	\$ 2,755,000	\$ -	\$ 6,998,201

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,242	\$ 11,242	0.00%
Interest - Tax Collector	-	53	53	0.00%
Special Assmnts- Tax Collector	679,103	672,004	(7,099)	98.95%
Other Miscellaneous Revenues	-	14	14	0.00%
TOTAL REVENUES	679,103	683,313	4,210	100.62%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	7,600	5,400	58.46%
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	3,892	6,108	38.92%
District Engineer	7,000	6,482	518	92.60%
District Management	35,895	20,939	14,956	58.33%
Auditing Services	6,000	6,000	-	100.00%
Postage, Phone, Faxes, Copies	250	27	223	10.80%
Rentals & Leases	2,000	1,877	123	93.85%
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%
Payroll Services	-	69	(69)	0.00%
Website Development & Maintenance	1,552	1,655	(103)	106.64%
Dues, Licenses & Fees	175	175	-	100.00%
Operating Loan Repayment	100,000	105,950	(5,950)	105.95%
HOA Loan Repayment	50,000	-	50,000	0.00%
Total Administration	259,603	181,401	78,202	69.88%
<u>Electric Utility Services</u>				
Electric Utility Services	17,600	12,697	4,903	72.14%
Street Lights	60,000	41,605	18,395	69.34%
Total Electric Utility Services	77,600	54,302	23,298	69.98%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	900	208	692	23.11%
Total Water-Sewer Comb Services	900	208	692	23.11%

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Stormwater Control</u>				
Aquatic Contract	13,000	6,790	6,210	52.23%
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	20,100	13,900	59.12%
Total Stormwater Control	52,500	27,330	25,170	52.06%
<u>Other Physical Environment</u>				
Field Services	12,000	7,000	5,000	58.33%
Landscape Maintenance - Other	6,000	5,071	929	84.52%
Irrigation Repairs and Maintenance	6,000	11,517	(5,517)	191.95%
Landscape Maintenance	104,000	63,846	40,154	61.39%
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	15,147	(9,147)	252.45%
Aquatic Other	6,000	-	6,000	0.00%
Holiday Lights	20,000	19,550	450	97.75%
Total Other Physical Environment	187,000	142,635	44,365	76.28%
<u>Road and Street Facilities</u>				
Pavement & Signage Repairs	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Contingency</u>				
Reserves	100,000	22,000	78,000	22.00%
Total Contingency	100,000	22,000	78,000	22.00%
TOTAL EXPENDITURES	679,103	427,876	251,227	63.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	255,437	255,437	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		254,289		
FUND BALANCE, ENDING		\$ 509,726		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 13,432	\$ 13,432	0.00%
Special Assmnts- Tax Collector	385,218	383,159	(2,059)	99.47%
TOTAL REVENUES	385,218	396,591	11,373	102.95%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	111,775	55,794	55,981	49.92%
Total Debt Service	376,775	55,794	320,981	14.81%
TOTAL EXPENDITURES	376,775	55,794	320,981	14.81%
Excess (deficiency) of revenues Over (under) expenditures	8,443	340,797	332,354	n/a
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,443	-	(8,443)	0.00%
TOTAL FINANCING SOURCES (USES)	8,443	-	(8,443)	0.00%
Net change in fund balance	\$ 8,443	\$ 340,797	\$ 315,468	n/a
FUND BALANCE, BEGINNING (OCT 1, 2025)		535,992		
FUND BALANCE, ENDING		\$ 876,789		

Bank Account Statement

Suncoast CDD

Bank Account No. 3601
Statement No. 04-27

Statement Date 04/30/2026

G/L Account No. 101002 Balance	528,930.88	Statement Balance	532,623.10
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	528,930.88	Subtotal	532,623.10
Negative Adjustments	0.00	Outstanding Checks	-3,692.22
Ending G/L Balance	528,930.88	Ending Balance	528,930.88

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
03/03/2026	Payment	300329	DUKE ENERGY	Inv: 021026-2924- ACH			-30.80
03/05/2026	Payment	300330	DUKE ENERGY	Inv: 021326-5999- ACH			-66.22
03/25/2026	Payment	300336	DUKE ENERGY	Inv: 030426-1220- ACH			-33.25
04/06/2026	Payment	300350	DUKE ENERGY	Inv: 031326-5999-ACH			-149.20
04/27/2026	Payment	100191	DUKE ENERGY	Inv: 041526-5999			-101.47
04/27/2026	Payment	100192	STRALEY ROBIN VERICKER	Inv: 28153			-1,913.50
04/27/2026	Payment	100194	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 27749, Inv: 27792, Inv: 27793			-1,397.78
Total Outstanding Checks							-3,692.22

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100184							
001	04/08/26	INFRAMARK LLC	16-A	installation of no parking signs Feb 2026	Field Services	531122-53908	\$1,500.00
Check Total							\$1,500.00
CHECK # 100185							
001	04/15/26	FIELDSTONE LANDSCAPE SERVICES LLC	27678	Landscape Maint April 2026	Landscape Maintenance	546300-53908	\$9,049.45
001	04/15/26	FIELDSTONE LANDSCAPE SERVICES LLC	27722	Irrigation Repairs - Stuck Valve on Mentmore 03/26	Irrigation Repairs and Maintenance	546041-53908	\$613.10
Check Total							\$9,662.55
CHECK # 100186							
001	04/15/26	BGE INC	42859	Engineer Services 03/26	District Engineer	531147-51301	\$73.75
Check Total							\$73.75
CHECK # 100187							
001	04/15/26	SPRING HILL SUITES MARRIOTT	040726-	Meeting Room Reservation April 2026	Meeting Expense	549800-51301	\$152.50
Check Total							\$152.50
CHECK # 100188							
001	04/15/26	INFRAMARK LLC	175444	April 2026 Management	District Management	531150-51301	\$2,991.25
001	04/15/26	INFRAMARK LLC	175444	April 2026 Management	Field Services	531122-53908	\$1,000.00
Check Total							\$3,991.25
CHECK # 100189							
001	04/21/26	INFRAMARK LLC	177171	postage April 2026	Postage, Phone, Faxes, Copies	541024-51301	\$1.48
Check Total							\$1.48
CHECK # 100190							
001	04/27/26	SPRING HILL SUITES MARRIOTT	042026-	4/20/26 MEETING ROOM	Meeting Expense	549800-51301	\$152.50
Check Total							\$152.50
CHECK # 100191							
001	04/27/26	DUKE ENERGY	041526-5999	ELECTRIC 3/12-4/13/2026	Electric Utility Services	543041-53100	\$101.47
Check Total							\$101.47
CHECK # 100192							
001	04/27/26	STRALEY ROBIN VERICKER	28153	MAR 2026 SVCS	District Counsel	531146-51401	\$1,913.50
Check Total							\$1,913.50
CHECK # 100193							
001	04/27/26	INFRAMARK LLC	1166480	TRASH BIN installation APRIL 2026	Miscellaneous Maintenance	546922-53908	\$1,020.00
Check Total							\$1,020.00

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100194							
001	04/27/26	FIELDSTONE LANDSCAPE SERVICES LLC	27793	IRRIG REPAIRS	Irrigation Repairs and Maintenance	546041-53908	\$140.24
001	04/27/26	FIELDSTONE LANDSCAPE SERVICES LLC	27792	IRRIG REPAIRS	Irrigation Repairs and Maintenance	546041-53908	\$408.67
001	04/27/26	FIELDSTONE LANDSCAPE SERVICES LLC	27749	PRAIRIE IRIS & MENTMORE TURF & BED REPAIR	Landscape Maintenance - Other	546036-53908	\$848.87
Check Total							\$1,397.78
CHECK # 300350							
001	04/06/26	DUKE ENERGY	031326-5999-ACH	Duke energy March 2026	Electric Utility Services	543041-53100	\$149.20
Check Total							\$149.20
CHECK # 300352							
001	04/20/26	PASCO COUNTY UTILITIES SERV ACH	24231389-ACH	Water Services 02/10/26-03/12/26	Water Utility Services	543018-53600	\$11.00
Check Total							\$11.00
CHECK # 300353							
001	04/27/26	DUKE ENERGY	040626-2601-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$283.09
Check Total							\$283.09
CHECK # 300354							
001	04/27/26	DUKE ENERGY	040626-7059-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$170.25
Check Total							\$170.25
CHECK # 300355							
001	04/27/26	DUKE ENERGY	040626-1981-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$30.80
Check Total							\$30.80
CHECK # 300356							
001	04/27/26	DUKE ENERGY	040626-1220-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$6.94
Check Total							\$6.94
CHECK # 300357							
001	04/27/26	DUKE ENERGY	040626-1361-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$107.94
Check Total							\$107.94
CHECK # 300358							
001	04/27/26	DUKE ENERGY	040626-1494-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$68.77
Check Total							\$68.77
CHECK # 300359							
001	04/27/26	DUKE ENERGY	040626-2776-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$657.77
Check Total							\$657.77
CHECK # 300360							
001	04/27/26	DUKE ENERGY	040626-2148-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$38.91
Check Total							\$38.91

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300361								
001	04/27/26	DUKE ENERGY	040626-0732-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$30.80	
							Check Total	\$30.80
CHECK # 300362								
001	04/27/26	DUKE ENERGY	040626-0592-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$49.84	
							Check Total	\$49.84
CHECK # 300363								
001	04/27/26	DUKE ENERGY	040626-2453-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$30.80	
							Check Total	\$30.80
CHECK # 300364								
001	04/27/26	DUKE ENERGY	040626-1056-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$63.10	
							Check Total	\$63.10
CHECK # 300365								
001	04/27/26	DUKE ENERGY	040626-2304-ACH	Electric Services 03/03/26-04-01/26	Electric Utility Services	543041-53100	\$30.80	
							Check Total	\$30.80
CHECK # 300366								
001	04/29/26	DUKE ENERGY	040826-1832-ACH	BILL PRD 3/4-4/2/26	Street Lights	543062-53100	\$2,078.67	
							Check Total	\$2,078.67
CHECK # 300367								
001	04/29/26	DUKE ENERGY	040826-1650-ACH	BILL PRD 3/4-4/2/26	Street Lights	543062-53100	\$2,326.86	
							Check Total	\$2,326.86
							Fund Total	\$26,102.32

SERIES 2014 DEBT SERVICE FUND - 201

CHECK # 1208								
201	04/13/26	SUNCOAST CDD	04072026-0312	SERIES 2014 FY26 DS 03.12.2026	Cash in Transit	103200	\$2,323.06	
							Check Total	\$2,323.06
CHECK # 1209								
201	04/14/26	SUNCOAST CDD	04092026-0312R	SERIES 2014 FY26 TAX DIST ID 03.12.26	Cash in Transit	103200	\$5,626.29	
							Check Total	\$5,626.29
							Fund Total	\$7,949.35

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$34,051.67
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