

**SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 8, 2021**

**SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Wednesday, SEPTEMBER 8, 2021

at 7:00 p.m.

Marriott Spring Lake Suites

Located at 16615 Bexley Village Dr., Land O'Lakes Florida 34638

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Lora Hutt Matthew Thebeau Edmund Latif III John Vento Tammy Latif
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	Vivek Babber
District Engineer	Johnson Engineering	Phil Chang

All cellular phones and pagers must be turned off while in the meeting room

The regular meeting will begin at **7:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

SEPTEMBER 8, 2021

Board of Supervisors
Suncoast Community Development District

Dear Board Members:

The Regular Meeting of Suncoast Community Development District will be held on **Wednesday, September 8, 2021**, at **7:00 p.m.** at the Marriott Spring Lake Suites, 16615 Bexley Village Dr., Land O'Lakes Florida 34638. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 11, 2021 Tab 01
 - B. Consideration of Operations and Maintenance Expenditures July 2021 Tab 02
 - C. Review of Financial Statements through July 31, 2021 Tab 03
- 6. MANAGEMENT REPORTS**
 - A. District Manager Tab 04
 - i. Community Inspection Report
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300

Sincerely,
Brian Howell
District Manager

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

1 **August 11, 2021 Minutes of the Regular Meeting and Public Hearing**

2
3 **Minutes of the Regular Meeting and Public Hearing**

4
5 The Regular Meeting and Public Hearing of the Board of Supervisors for Suncoast Community
6 Development District was held on **Wednesday, August 11, 2021 at 7:00 p.m.** at Marriot Spring
7 Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.
8

9
10 **1. CALL TO ORDER**

11
12 Brian Howell called the Regular Meeting and Public Hearing of the Board of Supervisors of the
13 Suncoast Community Development District to order on **Wednesday, August 11, 2021 at 7:00**
14 **p.m.**

15
16 Board Members Present and Constituting a Quorum:

17 Lora Hutt	Chair
18 Matthew Thebeau	Vice-Chair
19 Edmund Latif	Supervisor
20 Tammy Latif	Supervisor
21 John Vento	Supervisor

22
23 Staff Members Present:

24 Brian Howell District Manager, Meritus

25
26 There were no audience members present.
27

28
29 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

30
31 There were no audience questions or comments on agenda items.
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34 **3. RECESS TO PUBLIC HEARING**

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36 Mr. Howell directed the Board to recess to the public hearing.
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40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET AND**
41 **LEVYING O&M ASSESSMENTS**

42 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and**
43 **Levying O&M Assessments**
44

45	MOTION TO:	Open the public hearing.
46	MADE BY:	Supervisor Hutt
47	SECONDED BY:	Supervisor Thebeau
48	DISCUSSION:	None further
49	RESULT:	Called to Vote: Motion PASSED
50		5/0 - Motion Passed Unanimously

51
52 **B. Staff Presentations**
53

54 Mr. Howell went over the proposed 2022 budget and noted that the Board had decided in May that
55 an increase was not needed this year. The CDD was tracking normal and fine for fiscal year 2021,
56 and the increase that was approved last year has provided the additional funds the CDD needs to
57 operate. The bank loan will be paid off in two more years, which will add another \$116K to
58 discretionary funds. Mr. Howell also went over the resolution to authorize CDD staff to send the
59 approved budget to the Tax Collector's office. There were no further questions from the Board.
60

61 **C. Public Comments**
62

63 There were no public comments.
64

65 **D. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and**
66 **Levying O&M Assessments**
67

68	MOTION TO:	Close the public hearing.
69	MADE BY:	Supervisor Hutt
70	SECONDED BY:	Supervisor Vento
71	DISCUSSION:	None further
72	RESULT:	Called to Vote: Motion PASSED
73		5/0 - Motion Passed Unanimously

74
75

76 **E. Consideration of Resolution 2021-04; Adopting Proposed Fiscal Year 2022 Budget**
77 **F. Consideration of Resolution 2021-05; Levying O&M Assessments**

78
79 The Board reviewed the resolutions.
80

81	MOTION TO:	Approve Resolution 2021-04 and Resolution 2021-
82		05.
83	MADE BY:	Supervisor Hutt
84	SECONDED BY:	Supervisor T. Latif
85	DISCUSSION:	None further
86	RESULT:	Called to Vote: Motion PASSED
87		5/0 - Motion Passed Unanimously

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90 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

91
92 Mr. Howell directed the Board to return and proceed to the regular meeting.
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95 **6. BUSINESS ITEMS**

96 **A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule**

97
98 The Board reviewed the resolution and meeting schedule.
99

100	MOTION TO:	Approve Resolution 2021-06.
101	MADE BY:	Supervisor Hutt
102	SECONDED BY:	Supervisor E. Latif
103	DISCUSSION:	None further
104	RESULT:	Called to Vote: Motion PASSED
105		5/0 – Motion Passed Unanimously

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108 **7. VENDOR/STAFF REPORTS**

109 **A. District Counsel**

110 **B. District Engineer**

111
112 Mr. Howell went over the additional information that was discovered for Tract N and that Mr.
113 Howell, Supervisor Hutt, the Engineer, and Counsel had a conference call. The parcel has two
114 encumbrances on it. First, it has an ingress/egress for the cell phone towers, and second, there is
115 a planned emergency entrance for the new subdivision being developed next to the District. That
116 gate would be locked and closed and would only be used for emergency situations. The Engineer
117 had contacted the County about getting these two encumbrances removed, and they stated that

118 the developer for the new subdivision would need to apply for it and then the County would
119 decide. The Engineer does not see why either of these are still needed, and the CDD will contact
120 the developer to see if they are open to petitioning the County for removal. The CDD will have
121 more information at the next meeting.
122

123

124 **8. CONSENT AGENDA**

125 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
126 **July 14, 2021**

127 **B. Consideration of Operation and Maintenance Expenditures June 2021**

128 **C. Review of Financial Statements Month Ending June 30, 2021**
129

130

131 The Board reviewed the Consent Agenda items.

132

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor Thebeau
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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9. MANAGEMENT REPORTS

A. District Manager

i. Community Inspection Report

Mr. Howell went over the management reports with the Board.

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10. SUPERVISOR REQUESTS

There were no supervisor requests.

11. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no audience questions or comments.

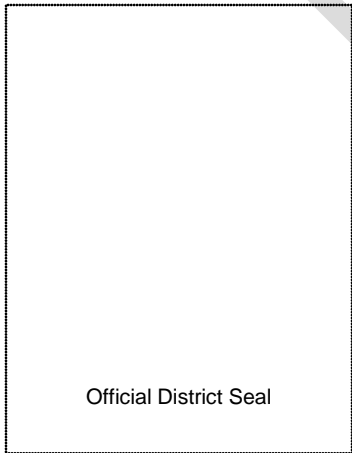
158 **12. ADJOURNMENT**
159

MOTION TO:	Adjourn at 7:30 p.m.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor Latif
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

166
167 **Please note the entire meeting is available on disc.*
168
169 **These minutes were done in summary format.*
170 **Each person who decides to appeal any decision made by the Board with respect to any matter*
171 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
172 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

173
174 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
175 **noticed meeting held on _____.**
176

177 _____	177 _____
178 Signature	178 Signature
179 _____	179 _____
180 Printed Name	180 Printed Name
181	
182 Title:	182 Title:
183 <input type="checkbox"/> Chairman	183 <input type="checkbox"/> Secretary
184 <input type="checkbox"/> Vice Chairman	184 <input type="checkbox"/> Assistant Secretary



187 *Recorded by Records Administrator*

188
189
190
191 _____
192 *Signature*

193 _____
194 *Date*

Suncoast Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Meritus Districts	10695	\$ 3,443.80		\$ 3,333.33	District Management Services - July 2021
SteadFast	SE 19976	970.00			Aquatic Maintenance - July 2021
Yellowstone	237006	5,416.67			Landscape Maintenance - July 2021
Monthly Contract Sub-Total		\$ 9,830.47			
Variable Contract					
Tampa Bay Times	169888 071421	\$ 1,049.50			O&M Assessments - 07/14/2021
Variable Contract Sub-Total		\$ 1,049.50			
Utilities					
Duke Energy	05982 69151 062921	\$ 44.19			Electric Service thru 06/29/2021
Duke Energy	13850 15271 062921	40.01			Electric Service thru 06/29/2021
Duke Energy	18080 29586 062921	160.15			Electric Service thru 06/29/2021
Duke Energy	22714 64185 071221	703.96			Electric Service thru 07/12/2021
Duke Energy	24092 34388 062921	44.45			Electric Service thru 06/29/2021
Duke Energy	33064 76356 062921	36.21			Electric Service thru 06/29/2021
Duke Energy	34750 73096 062921	166.07			Electric Service thru 06/29/2021
Duke Energy	37999 63459 062921	60.56			Electric Service thru 06/29/2021
Duke Energy	43938 90236 070221	1,094.14			Electric Service thru 07/02/2021
Duke Energy	53878 76490 070221	1,017.69			Electric Service thru 07/02/2021
Duke Energy	56765 58058 062921	17.35			Electric Service thru 06/29/2021
Duke Energy	65875 61186 062921	27.94			Electric Service thru 06/29/2021
Duke Energy	72448 56252 062921	28.93			Electric Service thru 06/29/2021
Duke Energy	91916 23014 062921	184.16			Electric Service thru 06/29/2021
Duke Energy	93333 09362 062921	740.27			Electric Service thru 06/29/2021
Duke Energy	93600 77559 062921	111.91			Electric Service thru 06/29/2021
Duke Energy	96435 96159 062921	166.93	\$ 4,644.92	\$ 3,916.67	Electric Service thru 06/29/2021

Suncoast Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Pasco County Utilities	15169803	9.99			Irrig Potable Service thru 06/18/2021
Pasco County Utilities	15169804	9.99			Irrig Potable Service thru 06/18/2021
Pasco County Utilities	15169805	9.99	\$ 29.97		Irrig Potable Service thru 06/18/2021
Utilities Sub-Total		\$ 4,674.89			
Regular Services					
Supervisor: Edmund Latif	EL071421	\$ 200.00			Supervisor Fee - 07/14/2021
Supervisor: John Vento	JV071421	200.00			Supervisor Fee - 07/14/2021
Supervisor: Lora Hutt	LH071421	200.00			Supervisor Fee - 07/14/2021
Supervisor: Matthew Thebeau	MT071421	200.00			Supervisor Fee - 07/14/2021
Supervisor: Tammy Latif	TL071421	200.00	\$ 1,000.00		Supervisor Fee - 07/14/2021
Regular Services Sub-Total		\$ 1,000.00			
Additional Services					
Additional Services Sub-Total		\$ 0.00			
TOTAL:		\$ 16,554.86			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Suncoast Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Suncoast Community Development District

Balance Sheet

As of 7/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2014	Capital Projects Fund - Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets							
Cash-Operating Account	43,306	0	0	0	0	0	43,306
Cash-Project Fund Account FCB	0	0	0	0	0	0	0
Cash-Reserve Fund Account FCB	0	0	0	15,000	0	0	15,000
Assessments Receivable-Landowners	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Due From Capital Projects Fund	15,000	0	0	0	0	0	15,000
Investments - Reserve 0005 Series 2014	0	270,009	0	0	0	0	270,009
Investments - Revenue 0001 Series 2014	0	229,449	0	0	0	0	229,449
Investments - Construction - Series 2014	0	0	0	0	0	0	0
Investments - Deferred Costs 0006 Series 2014	0	0	13	0	0	0	13
Prepaid Expenses	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0
Deposits	45	0	0	0	0	0	45
Ancillary Costs	0	0	0	0	0	0	0
Accumulated Depreciation-Buildings	0	0	0	0	1,494,067	0	1,494,067
Landscaping	0	0	0	0	300,145	0	300,145
Improvements Other Than Buildings	0	0	0	0	14,494	0	14,494
Construction Work In Progress	0	0	0	0	1,026,268	0	1,026,268
Amount Available-Debt Service	0	0	0	0	0	499,616	499,616
Amount To Be Provided-Debt Service	0	0	0	0	0	3,544,165	3,544,165
Other	0	0	0	0	0	0	0
Total Assets	58,351	499,458	13	15,000	2,834,973	4,043,781	7,451,577
Liabilities							
Accounts Payable	1,050	0	0	0	0	0	1,050
Accounts Payable Other	0	0	0	0	0	0	0
Due To General Fund	0	0	0	15,000	0	0	15,000
Due To Debt Service Fund	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0
Loan Payable	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2014	0	0	0	0	0	3,720,000	3,720,000
Revenue Notes Payable--Series 2018	0	0	0	0	0	323,781	323,781
Other	0	0	0	0	0	0	0
Total Liabilities	1,050	0	0	15,000	0	4,043,781	4,059,831

Fund Equity & Other Credits

Suncoast Community Development District

Balance Sheet

As of 7/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2014	Capital Projects Fund - Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Fund Balance-All Other Reserves	0	501,186	6	(62)	0	0	501,130
Retained Earnings-Reserved	0	0	0	0	0	0	0
Contributed Capital	0	0	0	0	0	0	0
Fund Balance-Unreserved	13,642	0	0	0	0	0	13,642
Investment In General Fixed Assets	0	0	0	0	2,834,973	0	2,834,973
Other	43,660	(1,729)	7	62	0	0	42,000
Total Fund Equity & Other Credits	<u>57,302</u>	<u>499,458</u>	<u>13</u>	<u>0</u>	<u>2,834,973</u>	<u>0</u>	<u>3,391,746</u>
Total Liabilities & Fund Equity	<u><u>58,351</u></u>	<u><u>499,458</u></u>	<u><u>13</u></u>	<u><u>15,000</u></u>	<u><u>2,834,973</u></u>	<u><u>4,043,781</u></u>	<u><u>7,451,577</u></u>

Suncoast Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
O&M Tax Roll	408,818	410,031	1,213	0 %
Interest Earnings				
Interest Earnings	0	17	17	0 %
Total Revenues	408,818	410,048	1,230	0 %
Expenditures				
Legislative				
Supervisor Fees	12,000	9,200	2,800	23 %
Financial & Administrative				
District Management	40,000	33,333	6,667	17 %
District Engineer	4,000	2,975	1,025	26 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	4,800	4,649	151	3 %
Tax Collector Fees	150	150	0	0 %
Auditing Services	6,000	6,000	0	0 %
Arbitrage Rebate Calculation	1,550	650	900	58 %
Rentals & Leases	600	825	(225)	(38)%
Postage, Phone, Faxes, Copies	300	138	162	54 %
Legal Advertising	750	1,162	(412)	(55)%
Bank Fees	85	88	(3)	(4)%
Dues, Licenses & Fees	200	175	25	13 %
Office Supplies	200	0	200	100 %
Website Development & Maintenance	900	1,200	(300)	(33)%
ADA Website Compliance	1,500	1,500	0	0 %
Interest	0	2,500	(2,500)	0 %
Legal Counsel				
District Counsel	4,000	3,261	740	18 %
Insurance				
Public Officials Liability Insurance	2,700	2,529	171	6 %
General Liability Insurance	3,800	3,122	678	18 %
Property Casualty Insurance	4,500	8,105	(3,605)	(80)%
Electric Utility Services				
Utility Services	5,575	15,135	(9,560)	(171)%
Street Lights	42,000	26,224	15,776	38 %
Water-Sewer Combination Services				
Utility Services	700	270	430	61 %
Stormwater Control				
Aquatic Contract	16,200	16,320	(120)	(1)%
Mitigation Area Monitoring & Maintenance	1,000	0	1,000	100 %
Lake/Pond Bank Maintenance	1,000	9,096	(8,096)	(810)%
Aquatic Plant Replacement	1,000	0	1,000	100 %

Suncoast Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Capital Improvements	1,000	275	725	73 %
Other Physical Environment				
Debt Service - Manual Billing	120,200	0	120,200	100 %
Entry & Walls Maintenance	1,000	2,244	(1,244)	(124)%
Landscape Maintenance	75,000	62,939	12,061	16 %
Miscellaneous Maintenance	1,000	7,592	(6,592)	(659)%
Landscape Maintenance - Other	5,000	3,161	1,839	37 %
Holiday Lights	10,000	4,000	6,000	60 %
Landscape Replacement Plants, Shrubs, Trees	5,000	3,812	1,189	24 %
Irrigation Repairs and Maintenance	4,000	2,535	1,465	37 %
Aquatic Other	200	0	200	100 %
Road & Street Facilities				
Pavement & Signage Repairs	1,500	180	1,320	88 %
Contingency				
Miscellaneous Fees	28,408	14,370	14,039	49 %
Total Expenditures	408,818	249,714	159,104	39 %
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	116,674	(116,674)	0 %
Total Other Expenditures	0	116,674	(116,674)	0 %
Excess Revenues Over (Under) Expenditures	0	43,660	43,660	0 %

Suncoast Community Development District

Statement of Revenues and Expenditures
 201 - Debt Service Fund - Series 2014
 From 10/1/2020 Through 7/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
DS Tax Roll	369,313	385,169	15,856	4 %
Off Roll	0	1,666	1,666	0 %
Interest Earnings				
Interest Earnings	0	32	32	0 %
Total Revenues	369,313	386,866	17,553	5 %
Expenditures				
Debt Service				
Interest	149,313	152,613	(3,300)	(2)%
Principal	220,000	220,000	0	0 %
Total Expenditures	369,313	372,613	(3,300)	(1)%
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	15,983	(15,983)	0 %
Total Other Expenditures	0	15,983	(15,983)	0 %
Excess Revenues Over (Under) Expenditures	0	(1,729)	(1,729)	0 %

Suncoast Community Development District

Statement of Revenues and Expenditures
 301 - Capital Projects Fund - Series 2014
 From 10/1/2020 Through 7/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Expenditures				
Contingency				
Miscellaneous Fees	0	15,975	(15,975)	0 %
Total Expenditures	0	15,975	(15,975)	0 %
Other Revenues				
Interfund Transfer				
Interfund Transfer	0	15,982	15,982	0 %
Total Other Revenues	0	15,982	15,982	0 %
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	(0)	0	0 %
Total Other Expenditures	0	(0)	0	0 %
Excess Revenues Over (Under) Expenditures	0	7	7	0 %

Suncoast Community Development District

Statement of Revenues and Expenditures
 302 - Capital Projects Fund - Series 2018
 From 10/1/2020 Through 7/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Expenditures				
Financial & Administrative				
Bank Fees	0	(62)	62	0 %
Total Expenditures	0	(62)	62	0 %
Excess Revenues Over (Under) Expenditures	0	62	62	0 %

Suncoast Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	48,792.34
Less Outstanding Checks/Vouchers	5,486.28
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	43,306.06
Balance Per Books	<u>43,306.06</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Suncoast Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5264	6/9/2021	Series 2014 FY21 Tax Dist ID Tax Cert 2020	3,982.32	Suncoast CDD
5268	7/22/2021	System Generated Check/Voucher	703.96	Duke Energy
5269	7/22/2021	System Generated Check/Voucher	200.00	Lora Hutt
5270	7/22/2021	System Generated Check/Voucher	200.00	John Joseph Vento
5271	7/22/2021	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5273	7/22/2021	System Generated Check/Voucher	200.00	Tammy A. Latif
Outstanding Checks/Vouchers			5,486.28	

**Suncoast Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5256	6/17/2021	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5257	6/17/2021	System Generated Check/Voucher	200.00	Matthew Thebeau
5258	6/17/2021	System Generated Check/Voucher	200.00	Tammy A. Latif
5260	7/1/2021	System Generated Check/Voucher	3,443.80	Meritus Districts
5261	7/1/2021	System Generated Check/Voucher	970.00	Steadfast Environmental, LLC
5262	7/1/2021	System Generated Check/Voucher	404.55	Yellowstone Landscape
5263	7/8/2021	System Generated Check/Voucher	1,662.20	Duke Energy
5265	7/15/2021	System Generated Check/Voucher	2,278.76	Duke Energy
5266	7/15/2021	System Generated Check/Voucher	29.97	Pasco County Utilities Services
5267	7/15/2021	System Generated Check/Voucher	5,416.67	Yellowstone Landscape
CD096	7/21/2021	July Bank Fee	5.00	
5272	7/22/2021	System Generated Check/Voucher	200.00	Matthew Thebeau
Cleared Checks/Vouchers			15,010.95	
			15,010.95	

Suncoast Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR389	7/30/2021	July Bank Interest	0.47	
Cleared Deposits			0.47	
			=====	



MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Wednesday, September 1, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	The ponds are clean
INVASIVE MATERIAL (FLOATING)	20	20	0	No algae observed
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Perimeter weeds around the ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Not applicable
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Not applicable
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	OK
FOUNTAINS	8	8	0	Not applicable
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	20	-5	Fair
GENERAL CONDITION	25	20	-5	Heathgate sign needs to be repaired-carry over



MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Wednesday, September 1, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	30	-10	Annuals need to be changed
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Weed detailing/Remove dead plants
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Not applicable
GATES				
ACCESS CONTROL PAD	25	25	0	Not applicable
OPERATING SYSTEM	25	25	0	Not applicable
GATE MOTORS	25	25	0	Not applicable
GATES	25	25	0	Not applicable
SCORE	700	670	-30	96%

Manager's Signature: _____ GR _____

Supervisor's Signature: _____



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Sept 1 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Fair</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	2	-3	<u>Several areas are chlorotic</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Several beds need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Several dead plants at entrances</u>
PRUNING	10	8	-2	<u>Some trimming needed</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	3	-2	<u>Plant fertility/Weed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	<u>The annuals need to be changed</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE	100	83	-17	83%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____