

**SUNCOAST  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
NOVEMBER 10, 2021**

**SUNCOAST  
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**Wednesday, NOVEMBER 10, 2021**

**at 7:00 p.m.**

Marriott Spring Lake Suites

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

<b>District Board of Supervisors</b>	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Lora Hutt Matthew Thebeau Edmund Latif III John Vento Tammy Latif
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Straley Robin Vericker	Vivek Babber
<b>District Engineer</b>	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.

NOVEMBER 10, 2021

Board of Supervisors  
**Suncoast Community Development District**

Dear Board Members:

The Regular Meeting of Suncoast Community Development District will be held on **Wednesday, November 10, 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. BUSINESS ITEMS**
  - A. Discussion on Mulch Proposal ..... Tab 01
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting October 13, 2021 ... Tab 02
  - B. Consideration of Operations and Maintenance Expenditures September 2021 ..... Tab 03
  - C. Review of Financial Statements through September 30, 2021 ..... Tab 04
- 5. MANAGEMENT REPORTS**
  - A. District Manager ..... Tab 05
    - i. Community Inspection Report
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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



Proposal #162977  
 Date: 10/20/2021  
 From: Timothy Bowersox

Proposal For

Suncoast CDD  
 c/o Meritus  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607

main:  
 mobile:

Location

17611 Mentmore Blvd  
 Land O' Lakes, FL 34638

Property Name: Suncoast CDD

November 2021 Mulch application

Terms: Net 30

November 2021 community wide mulch application.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Pine Bark Mulch	200.00	\$54.85	\$10,970.00

Client Notes

	SUBTOTAL	\$10,970.00
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$10,970.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Timothy Bowersox  
 Office:  
 tbowersox@yellowstonelandscape.com

# SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

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October 13, 2021 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Suncoast Community Development District was held on **Wednesday, October 13, 2021 at 7:00 p.m.** at Marriot Spring Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

### 1. CALL TO ORDER

Brian Howell called the Regular Meeting of the Board of Supervisors of the Suncoast Community Development District to order on **Wednesday, October 13, 2021 at 7:00 p.m.**

Board Members Present and Constituting a Quorum:

Lora Hutt	Chair
Matthew Thebeau	Vice-Chair
Edmund Latif	Supervisor
Tammy Latif	Supervisor
John Vento	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Tim Bowersox	Yellowstone Landscape

There were a few audience members present.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There was a resident comment regarding dead landscaping along Mentmore on District property.

### 3. BUSINESS ITEMS

#### A. Discussion on Replacing Well Pump Proposal

Mr. Howell reviewed the proposal to replace the well pump with the Board. Mr. Roberts has also reached out to a company that does pumps and wells for an additional proposal. The Board discussed and would like to approve a not-to-exceed cap to the Yellowstone proposal but go with whichever one is less expensive once they receive the additional proposal.

Mr. Bowersox briefly updated the Board on the progress of the cutbacks and tree trimming. Mr. Howell, the Board, and Mr. Bowersox also discussed the timeline for mulch installation.

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MOTION TO:	Approve replacing the well pump with a cap not to exceed \$7,900.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor E. Latif
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**B. Discussion on Pressure Washing Proposal**

The Board reviewed the pressure washing proposal. Supervisor Hutt wanted to make sure it was completed before the holiday lights are installed. Mr. Howell said he will let Spareem know it needs to be completed by the end of the month.

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

**4. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**

There were no updates from Counsel or the Engineer. Mr. Howell went over that there were some questions about who mowed around the pond banks. It was found that the homeowners should be mowing down to the pond and the CDD treats the body of water.

79 **5. CONSENT AGENDA**

80 **A. Consideration of Minutes of the Board of Supervisors Public Hearing and**  
81 **Regular Meeting September 8, 2021**

82 **B. Consideration of Operation and Maintenance Expenditures August 2021**

83 **C. Review of Financial Statements Month Ending August 31, 2021**  
84

85 The Board reviewed the Consent Agenda items. There was a question about the budget vs.  
86 management and utilities expenses. Mr. Howell answered that they on track with the budget.  
87

88	MOTION TO:	Approve the Consent Agenda.
89	MADE BY:	Supervisor Hutt
90	SECONDED BY:	Supervisor E. Latif
91	DISCUSSION:	None further
92	RESULT:	Called to Vote: Motion PASSED
93		5/0 – Motion Passed Unanimously

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96 **6. MANAGEMENT REPORTS**

97 **A. District Manager**

98 **i. Community Inspection Report**  
99

100 The Board reviewed the management reports. Mr. Howell went over the need for a bridge loan  
101 until the assessment revenue comes in at the end of December.  
102

103	MOTION TO:	Approve a bridge loan of \$35K with a flat fee of
104		\$2,500 and allow the Chair to execute the agreement.
105	MADE BY:	Supervisor Hutt
106	SECONDED BY:	Supervisor E. Latif
107	DISCUSSION:	None further
108	RESULT:	Called to Vote: Motion PASSED
109		5/0 – Motion Passed Unanimously

110

111 Supervisor Hutt updated the Board on scheduling the painting of the sign at the monument at  
112 Heathgate.  
113

114 Mr. Howell and the Board briefly discussed the holiday lighting.  
115  
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118 **7. SUPERVISOR REQUESTS**

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120 Supervisor Vento mentioned the dead tree on Meadowbrook. He also asked if Steadfast could do  
121 a report with photos that they could send to residents to let them know what plants are desirable.  
122  
123 Supervisor Latif asked about the streetlight that is down. Staff will follow up with Duke Energy.  
124  
125 Supervisor Hutt asked to check with Mr. Bowersox on the timeline for getting the red and white flowers  
126 for the holidays.

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129 **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

130  
131 There were no audience questions or comments.  
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133  
134 **9. ADJOURNMENT**

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

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144 *\*Please note the entire meeting is available on disc.*

145  
146 *\*These minutes were done in summary format.*

147 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
148 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
149 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

150  
151 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
152 **noticed meeting held on \_\_\_\_\_.**

153  
154 \_\_\_\_\_  
155 **Signature**

156 \_\_\_\_\_  
157 **Printed Name**

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159 **Title:**  
160  **Chairman**  
161  **Vice Chairman**

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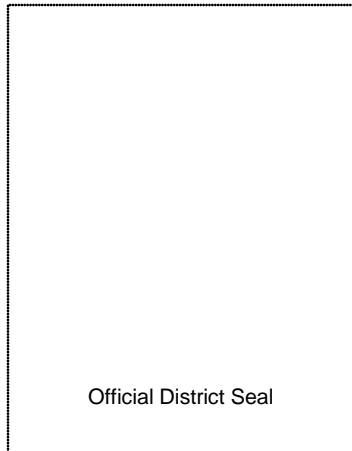
**Signature**  
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**Printed Name**  
**Title:**  
 **Secretary**  
 **Assistant Secretary**

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164 *Recorded by Records Administrator*

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168 *Signature*

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170 *Date*  
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## Suncoast Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Meritus Districts	10913	\$ 3,444.80		\$ 3,333.33	District Management Service - September 2021
SteadFast	20105	970.00			Aquatic Maintenance - September 2021
Yellowstone	258256	5,416.67			Landscape Maintenance - September 2021
Yellowstone	263706	66.23			Irrigation Inspection Repair - September 2021
Yellowstone	263707	185.43	<b>\$ 5,668.33</b>		Irrigation Inspection Repair - September 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 10,083.13</b>			
<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			
<b>Utilities</b>					
Duke Energy	05982 69151 083021	\$ 45.71			Electric Service thru 08/30/2021
Duke Energy	13850 15271 083021	43.66			Electric Service thru 08/30/2021
Duke Energy	18080 29586 083021	163.84			Electric Service thru 08/30/2021
Duke Energy	22714 64185 091021	712.66			Electric Service thru 09/10/2021
Duke Energy	24092 34388 083021	47.51			Electric Service thru 08/30/2021
Duke Energy	33064 76356 083021	40.22			Electric Service thru 08/30/2021
Duke Energy	34750 73096 083021	175.09			Electric Service thru 08/30/2021
Duke Energy	37999 63459 083021	65.94			Electric Service thru 08/30/2021
Duke Energy	43938 90236 090221	1,107.69			Electric Service thru 09/02/2021
Duke Energy	53878 76490 090221	1,046.78			Electric Service thru 09/02/2021
Duke Energy	56765 58058 083021	17.69			Electric Service thru 08/30/2021
Duke Energy	65875 61186 083021	30.10			Electric Service thru 08/30/2021
Duke Energy	72448 56252 083021	30.87			Electric Service thru 08/30/2021

## Suncoast Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Duke Energy	91916 23014 083021	168.56			Electric Service thru 08/30/2021
Duke Energy	93333 09362 083021	750.03			Electric Service thru 08/30/2021
Duke Energy	93600 77559 083021	117.50			Electric Service thru 08/30/2021
Duke Energy	96435 96159 083021	172.79	<b>\$ 4,736.64</b>	\$ 3,916.67	Electric Service thru 08/30/2021
Pasco County Utilities	15429288	9.99			Irrig Potable Service thru 08/19/2021
Pasco County Utilities	15429289	9.99			Irrig Potable Service thru 08/19/2021
Pasco County Utilities	15429290	9.99	<b>\$ 29.97</b>		Irrig Potable Service thru 08/19/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,766.61</b>			
<b>Regular Services</b>					
ADA Site Compliance	1890	\$ 1,500.00			Compliance Service - 09/10/2021
Johnson Engineering Inc.	949185	212.50			Professional Service thru 09/05/2021
Straley Robin Vericker	20282	931.15			Professional Services thru 08/15/2021
Supervisor: Edmund Latif	EL090821	200.00			Supervisor Fee - 09/08/2021
Supervisor: John Vento	JV090821	200.00			Supervisor Fee - 09/08/2021
Supervisor: Lora Hutt	LH090821	200.00			Supervisor Fee - 09/08/2021
Supervisor: Matthew Thebeau	MT090821	200.00			Supervisor Fee - 09/08/2021
Supervisor: Tammy Latif	TL090821	200.00	<b>\$ 1,000.00</b>		Supervisor Fee - 09/08/2021
Yellowstone	264737	3,225.00			Annual Installation - 09/15/2021
Yellowstone	266194	201.28	<b>\$ 3,426.28</b>		Main Line Repair - 09/20/2021
<b>Regular Services Sub-Total</b>		<b>\$ 7,069.93</b>			
<b>Additional Services</b>					
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>TOTAL:</b>		<b>\$ 21,919.67</b>			

**Suncoast Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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**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  
September 30, 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 9/30/2021  
(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
<b>Assets</b>							
Cash-Operating Account	7,307	0	0	0	0	0	7,307
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	229,451	0	0	0	0	229,451
Investments - Construction - Series 2014	0	0	0	0	0	0	0
Investments - Deferred Costs 0006 Series 2014	0	0	16	0	0	0	16
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
<b>Total Assets</b>	<b>22,352</b>	<b>499,460</b>	<b>16</b>	<b>15,000</b>	<b>2,834,973</b>	<b>4,043,781</b>	<b>7,415,582</b>
<b>Liabilities</b>							
Accounts Payable	5,297	0	0	0	0	0	5,297
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
<b>Total Liabilities</b>	<b>5,297</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>0</b>	<b>4,043,781</b>	<b>4,064,079</b>

Fund Equity & Other Credits

# Suncoast Community Development District

## Balance Sheet

As of 9/30/2021  
(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	3,412	(1,726)	10	62	0	0	1,758
Total Fund Equity & Other Credits	<u>17,054</u>	<u>499,460</u>	<u>16</u>	<u>0</u>	<u>2,834,973</u>	<u>0</u>	<u>3,351,504</u>
Total Liabilities & Fund Equity	<u><u>22,352</u></u>	<u><u>499,460</u></u>	<u><u>16</u></u>	<u><u>15,000</u></u>	<u><u>2,834,973</u></u>	<u><u>4,043,781</u></u>	<u><u>7,415,582</u></u>

## Suncoast Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Tax Roll	408,818	410,031	1,213	0 %
Interest Earnings				
Interest Earnings	0	17	17	0 %
<b>Total Revenues</b>	<b>408,818</b>	<b>410,048</b>	<b>1,230</b>	<b>0 %</b>
<b>Expenditures</b>				
<b>Legislative</b>				
Supervisor Fees	12,000	11,200	800	7 %
<b>Financial &amp; Administrative</b>				
District Management	40,000	40,000	0	0 %
District Engineer	4,000	3,783	218	5 %
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	187	113	38 %
Legal Advertising	750	1,286	(536)	(72)%
Bank Fees	85	98	(13)	(15)%
Dues, Licenses & Fees	200	175	25	13 %
Office Supplies	200	0	200	100 %
Website Development & Maintenance	900	900	0	0 %
ADA Website Compliance	1,500	3,000	(1,500)	(100)%
Interest	0	2,500	(2,500)	0 %
<b>Legal Counsel</b>				
District Counsel	4,000	4,487	(487)	(12)%
<b>Insurance</b>				
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)%
<b>Electric Utility Services</b>				
Utility Services	5,575	23,486	(17,911)	(321)%
Street Lights	42,000	29,110	12,890	31 %
<b>Water-Sewer Combination Services</b>				
Utility Services	700	330	370	53 %
<b>Stormwater Control</b>				
Aquatic Contract	16,200	18,260	(2,060)	(13)%
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 9/30/2021

(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	80,045	(5,045)	(7)%
Miscellaneous Maintenance	1,000	1,735	(735)	(74)%
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	7,037	(2,037)	(41)%
Irrigation Repairs and Maintenance	4,000	2,988	1,012	25 %
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	<u>408,818</u>	<u>289,962</u>	<u>118,856</u>	<u>29 %</u>
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	116,674	(116,674)	0 %
Total Other Expenditures	<u>0</u>	<u>116,674</u>	<u>(116,674)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>3,412</u>	<u>3,412</u>	<u>0 %</u>

## Suncoast Community Development District

Statement of Revenues and Expenditures  
 201 - Debt Service Fund - Series 2014  
 From 10/1/2020 Through 9/30/2021  
 (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	37	37	0 %
Total Revenues	369,313	386,872	17,559	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	15,985	(15,985)	0 %
Total Other Expenditures	0	15,985	(15,985)	0 %
Excess Revenues Over (Under) Expenditures	0	(1,726)	(1,726)	0 %

## Suncoast Community Development District

Statement of Revenues and Expenditures  
 301 - Capital Projects Fund - Series 2014  
 From 10/1/2020 Through 9/30/2021  
 (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	15,985	15,985	0 %
Total Other Revenues	0	15,985	15,985	0 %
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	(0)	0	0 %
Total Other Expenditures	0	(0)	0	0 %
Excess Revenues Over (Under) Expenditures	0	10	10	0 %

## Suncoast Community Development District

Statement of Revenues and Expenditures  
 302 - Capital Projects Fund - Series 2018  
 From 10/1/2020 Through 9/30/2021  
 (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: 09/30/2021**  
**Reconciliation Date: 9/30/2021**  
**Status: Locked**

Bank Balance	7,306.57
Less Outstanding Checks/Vouchers	0.00
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	7,306.57
Balance Per Books	<u>7,306.57</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: 09/30/2021**

**Reconciliation Date: 9/30/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5291	8/26/2021	System Generated Check/Voucher	704.87	Duke Energy
5292	8/26/2021	System Generated Check/Voucher	255.00	Johnson Engineering, Inc.
5293	8/26/2021	System Generated Check/Voucher	124.40	Times Publishing Company
5294	9/2/2021	System Generated Check/Voucher	2,994.80	Meritus Districts
5295	9/2/2021	System Generated Check/Voucher	970.00	Steadfast Environmental, LLC
5297	9/9/2021	System Generated Check/Voucher	1,869.51	Duke Energy
5298	9/9/2021	System Generated Check/Voucher	29.97	Pasco County Utilities Services
5299	9/9/2021	System Generated Check/Voucher	931.15	Straley Robin Vericker
5300	9/9/2021	System Generated Check/Voucher	5,416.67	Yellowstone Landscape
5301	9/16/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
5302	9/16/2021	System Generated Check/Voucher	2,154.47	Duke Energy
5303	9/16/2021	System Generated Check/Voucher	200.00	Lora Hutt
5304	9/16/2021	System Generated Check/Voucher	200.00	John Joseph Vento
5305	9/16/2021	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5306	9/16/2021	System Generated Check/Voucher	200.00	Matthew Thebeau
5307	9/16/2021	System Generated Check/Voucher	200.00	Tammy A. Latif
5308	9/16/2021	System Generated Check/Voucher	251.66	Yellowstone Landscape
CD098	9/21/2021	September Bank Fee	5.00	
5309	9/23/2021	System Generated Check/Voucher	712.66	Duke Energy
5310	9/23/2021	System Generated Check/Voucher	201.28	Yellowstone Landscape
Cleared Checks/Vouchers			19,121.44	

**Suncoast Community Development District  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 09/30/2021**

**Reconciliation Date: 9/30/2021**

**Status: Locked**

**Cleared Deposits**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR393	9/30/2021	September Bank Interest	0.14	
Cleared Deposits			0.14	
			=====	



District Management Services, LLC

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Suncoast

Date: Tuesday, November 2, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	0	Some trash in a few of the ponds
INVASIVE MATERIAL (FLOATING)	20	20	0	No algae observed
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Torpedo grass around the perimeter of several ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
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
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	20	-5	Fair
GENERAL CONDITION	25	25	0	Good





**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Suncoast

Date: Tuesday, November 2, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	<u>Palm trees look chlorotic</u>
RECREATIONAL AREAS	30	30	0	<u></u>
SUBDIVISION MONUMENTS	30	25	-5	<u>Weed detailing is needed</u>
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	<u>Good</u>
SIDEWALKS	30	30	0	<u>Good</u>
SPECIALTY MONUMENTS	15	15	0	<u></u>
STREETS	25	25	0	<u>County</u>
PARKING LOTS	15	15	0	<u>N/A</u>
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	<u></u>
LANDSCAPE UP LIGHTING	22	22	0	<u>Good</u>
MONUMENT LIGHTING	30	30	0	<u>Good</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
<b>SCORE</b>	<b>700</b>	<b>677</b>	<b>-20</b>	<b>97%</b>

Manager's Signature: \_\_\_\_\_ GR \_\_\_\_\_

Supervisor's Signature: \_\_\_\_\_



## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Tuesday, November 2, 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 along Meadowbrook</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Turf fungus east side of Meadowbrook</u>
PLANT FERTILITY	5	3	-2	<u>Several areas are chlorotic</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Better</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	8	-2	<u>Ligustrum trees/Silverthorne</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	6	-2	<u>Dry areas along Meadowbrook</u>
CARRYOVERS	5	4	-1	<u>Weed detail</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>Some deadheading is needed</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

**SCORE**

100	87	-13	87%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

Supervisor's Signature: \_\_\_\_\_