

**SUNCOAST  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 13, 2022**

**SUNCOAST**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, APRIL 13, 2022**  
**AT 7:00 P.M.**  
**THE MARRIOTT SPRING LAKE SUITES**  
**LOCATED AT 16615 BEXLEY VILLAGE DR. LAND O' LAKES, FL 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	Heather Dilley
<b>District Attorney</b>	Straley Robin Vericker	Vanessa Steinerts 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 to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Everyone 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 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.

APRIL 13, 2022

Board of Supervisors  
**Suncoast Community Development District**

Dear Board Members:

The Regular Meeting of Suncoast Community Development District will be held on **Wednesday, April 13, 2022, 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 ITEM**
  - A. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 09, 2022, *Under separate cover*
  - B. Consideration of Operations and Maintenance Expenditures February 2022..... Tab 01
  - C. Review of Financial Statements through February 28, 2022..... Tab 02
- 6. MANAGEMENT REPORTS**
  - A. District Manager ..... Tab 03
    - i. Monthly Maintenance Inspection Grade sheet.
    - ii. Monthly Landscape Maintenance Inspection Grade sheet.
- 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,

Heather Dilley  
District Manager

## 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>					
Johnson Engineering Inc.	20139491 000 949190	\$ 127.50			Professional Services thru 02/06/2022
SteadFast	20642	970.00			Aquatic Maintenance - March 2022
SteadFast	20710	970.00	<b>\$ 1,940.00</b>		Aquatic maintenance - April, 2022
Yellowstone	332640	5,416.67			Landscape Maintenance - March 2022
Yellowstone	336978	422.88	<b>\$ 5,839.55</b>		Irrigation Enhancement - February 3, 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,907.05</b>			
<b>Variable Contract</b>					
Supervisor: Edmund Latif	EL 030922	\$ 200.00			Supervisor Fee - 03/09/2022
Supervisor: John Vento	JV 030922	200.00			Supervisor Fee - 03/09/2022
Supervisor: Lora Hutt	LH 030922	200.00			Supervisor Fee - 03/09/2022
Supervisor: Matthew Thebeau	MT 030922	200.00			Supervisor Fee - 03/09/2022
Supervisor: Tammy Latif	TL 030922	200.00			Supervisor Fee - 03/09/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 1,000.00</b>			
<b>Utilities</b>					
Duke Energy	9100 8868 0732 030422	\$ 160.80			Electric Services thru 03/02/2022
Duke Energy	9100 8868 0899 031122	859.60			Electric Services thru 03/10/2022
Duke Energy	9100 8868 1056 030422	33.41			Electric Services thru 03/02/2022
Duke Energy	9100 8868 1220 030422	30.74			Electric Services thru 03/02/2022
Duke Energy	9100 8868 1361 030422	71.28			Electric Service thru 03/02/2022
Duke Energy	9100 8868 1494 030422	72.11			Electric Service thru 03/02/2022
Duke Energy	9100 8868 1650 030422	1,336.23			Electric Services thru 03/03/2022
Duke Energy	9100 8868 1832 030422	1,262.32			Electric Services thru 03/03/2022
Duke Energy	9100 8868 1981 030422	29.94			Electric Services thru 03/02/2022
Duke Energy	9100 8868 2148 030422	44.97			Electric Services thru 03/02/2022
Duke Energy	9100 8868 2304 030422	31.32			Electric Services thru 03/02/2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Duke Energy	9100 8868 2453 030422	31.32			Electric Services thru 03/02/2022
Duke Energy	9100 8868 2601 030422	251.32			Electric Services thru 03/02/2022
Duke Energy	9100 8868 2776 030422	882.60			Electric Services thru 03/02/2022
Duke Energy	9100 8868 2924 030422	77.68			Electric Services thru 03/02/2022
Duke Energy	9100 8870 7059 030822	171.25			Electric Service thru 03/02/2022
Duke Energy	9110 8868 0592 030422	45.39	<b>\$ 5,392.28</b>	\$ 3,916.67	Electric Service thru 03/02/2022
Frontier	8136772431 030422	253.02			Communications Services thru 04/03/2022
Pasco County Utilities	16252266	10.14			Irrig Potable Service thru 2/17/2022
Pasco County Utilities	16252268	10.14			Irrig Potable Service thru 2/17/2022
Pasco County Utilities	16252269	10.14	<b>\$ 30.42</b>		Irrig Potable Service thru 2/17/2022
<b>Utilities Sub-Total</b>		<b>\$ 5,675.72</b>			
<b>Regular Services</b>					
IPFS	GAA B96885	\$ 1,227.61			Professional Services Acct. # GAA-B968885 - 4/01/22
Spareem Enterprises	5210	2,250.00			Maintenance Services - 3/12/2022
Springhill Suites	SSTN 020922	75.00			Suncoast CDD Meeting - Room Rental - 4/13/2022
Springhill Suites	SSTN 668	75.00			Suncoast CDD Meeting- Room rental - 3/09/2022
Springhill Suites	SSTN 670	75.00			Suncoast CDD Meeting - Room Rental - 6/08/2022
Springhill Suites	SSTN 673	75.00			Suncoast CDD Meeting - Room Rental - 5/11/2022
Springhill Suites	SSTN 709	75.00			Suncoast Pointe CDD Meeting - Room Rental -08/10/2022
Springhill Suites	SSTN 710	75.00			Suncoast CDD Meeting - Room Rental - 9/14//2022
Springhill Suites	SSTN 711	75.00			Suncoast CDD Meeting - Room Rental -

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
					10/12/2022
Springhill Suites	SSTN 712	75.00			Suncoast CDD Meeting - Room Rental - 11/09/2022
Springhill Suites	SSTN 713	750.00	<b>\$ 1,350.00</b>		Suncoast CDD Meeting - Room Rental - 12/14/2022
Straley Robin Vericker	21145	117.50			Professional Services thru 02/15/2022
Yellowstone	332305	18,875.00			Landscape Maintenance - Structural Pruning 03.27.22
Yellowstone	336986	1,275.30			Irrigation Enhancement (Controller Replacement) - 3/3/2022
Yellowstone	340027	246.40	<b>\$ 20,396.70</b>		Irrigation Enhancement - March 2022
<b>Regular Services Sub-Total</b>		<b>\$ 25,341.81</b>			
<b>Additional Services</b>					
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>TOTAL:</b>		<b>\$ 39,924.58</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary



**Steadfast Environmental, LLC  
AKA Flatwoods Environmental**

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

**Invoice**

Date	Invoice #
3/1/2022	SE-20642

Bill To
Suncoast CDD Meritus 2005 Pan Am Circle Drive Suite 300 Tampa, FL 33607

Please make all Checks payable to:  
Steadfast Environmental

Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1036 Suncoast CDD Aquatics
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) March 2022  <i>RSW 47051 J380</i>		970.00	3/15/2022	970.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

**Project Total Balance** \$970.00      **Customer Total Balance** \$3,485.44

<b>Total</b>	<b>\$970.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$970.00</b>



**Steadfast Environmental, LLC**  
**AKA Flatwoods Environmental**

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
 813-836-7940 | office@steadfastenv.com

**Invoice**

Date	Invoice #
4/1/2022	SE-20710

**Bill To**

Suncoast CDD  
 Meritus  
 2005 Pan Am Circle Drive  
 Suite 300  
 Tampa, FL 33607

Please make all Checks payable to:  
**Steadfast Environmental**

**Ship To**

--

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1036 Suncoast CDD Aquatics

Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) April 2022  <i>Bl 4705-5380</i>		970.00	4/15/2022	970.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

**Project Total Balance** \$970.00      **Customer Total Balance** \$3,775.44

<b>Total</b>	<b>\$970.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$970.00</b>





# INVOICE

INVOICE #	INVOICE DATE
TM 332640	3/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Suncoast CDD

**Invoice Due Date:** March 31, 2022

**Invoice Amount:** \$5,416.67

Description	Current Amount
Monthly Landscape Maintenance March 2022	\$5,416.67

*4604  
BN 5320*

**Invoice Total** \$5,416.67

*Excellence*  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



# INVOICE

INVOICE #	INVOICE DATE
TM 336987	3/3/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Suncoast CDD

**Invoice Due Date:** April 2, 2022

**Invoice Amount:** \$422.88

Description	Current Amount
-------------	----------------

Irrigation Enhancement - February Irrigation Repairs

February Irrigation Repairs, Including:

- Two 6" Spray Head and Nozzle Replacements in Zone 1 of the Bellericay Controller
- One 6" Spray Head and Nozzle Replacement in Zone 4 of the Ongar Controller
- One 6" Spray Head and Nozzle Replacement in Zone 4 of the Meadowbrook Drive (by lift station) Controller
- Three Drip Line Repairs in Zone 4 of the Heathgate Controller
- One 1" Valve Replacement Needed in Zone 1 of the Prairie Iris North Controller

*Handwritten notes:*  
27  
47009  
J390

\$422.88

IN COMMERCIAL LANDSCAPING

**Invoice Total** **\$422.88**

**Should you have any questions or inquiries please call (386) 437-6211.**



**INVOICE**

INVOICE #	INVOICE DATE
TM 332305	2/25/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Suncoast CDD

**Invoice Due Date:** March 27, 2022

**Invoice Amount:** \$18,875.00

Description	Current Amount
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Structural Pruning Hardwoods along Blvd.'s

Structural Pruning CDD Hardwoods Meadowbrook Dr and Mentmore Blvd.

- *Crown Raise/Crown Clean of 151 various Oak Species along the right of way*
- *Deadwood over 2" in diameter removed*
- *Crowns thinned*
- *All cuts will be made to ANSI A300 specifications and in compliance to industry standards.*
- *All Permits and Certified Arborist assessments are included.*
- *All debris removed and dump fees included.*

Arbor

*RSN 57900  
4903*

\$18,875.00

IN COMMERCIAL LANDSCAPING

**Invoice Total**

**\$18,875.00**

**Should you have any questions or inquiries please call (386) 437-6211.**



**INVOICE**

INVOICE #	INVOICE DATE
TM 336986	3/3/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Suncoast CDD

**Invoice Due Date:** April 2, 2022

**Invoice Amount:** \$1,275.30

Description	Current Amount
Irrigation Enhancement - Controller Replacement Option 2 with Metal Controller Controller Replacement Option 2 with a Steel Bodied Controller. The damaged controller will be replaced with a steel bodied Hunter Controller to help provide more durability. Irrigation Repairs	\$1,275.30

*AS ✓ 4/20/22 JZG*

**Invoice Total** \$1,275.30

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



# INVOICE

INVOICE #	INVOICE DATE
TM 340027	3/15/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Suncoast CDD

**Invoice Due Date:** April 14, 2022

**Invoice Amount:** \$246.40

Description	Current Amount
-------------	----------------

Irrigation Enhancement - March Irrigation Repairs

*BS 4709 5390*

March Irrigation Repairs, Including:

- 4" Spray Head and Nozzle Replacement in Zone 4 of Controller at the Clubhouse
- Two 6" Spray Head and Nozzle Replacements in Zone 7 of the Controller at the Clubhouse
- One 6" Head and Nozzle Replacement in Zone 16 of Controller at the Clubhouse
- One 6" Head and Nozzle Replacement in Zone 18 of Controller at the Clubhouse
- Three 6" Spray Head and Nozzle Replacements in Zone 1 of the Controller at the Bellericay Ln

Irrigation Repairs \$246.40

IN COMMERCIAL LANDSCAPING

**Invoice Total** **\$246.40**

**Should you have any questions or inquiries please call (386) 437-6211.**

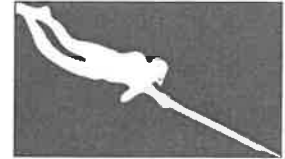
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



# INVOICE

**BILL TO**

Suncoast CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

**INVOICE # 5210**

**DATE 03/12/2022**

**DUE DATE 03/27/2022**

**TERMS Net 15**

*Ugo 3  
5/7/22*

*JS*

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	2,250.00	2,250.00

Pergola Repair:  
Remove, Dispose of 10, 12 foot boards.  
Cut in new boards, paint entire structure, reinstall.

Please note more rotted wood was found .  
cleaning of the 2 columns.

Also Included in repair:  
Repaired four columns due to vandalism .

Pressure Washed the following areas:  
One is on Meadows side east near office suites off of  
Meadowbrook.

The other is on Meadows side corner of Mentmore &  
Meadowbrook on east side.

It is anticipated that permits will not be required for the above work,  
and if required, the associated  
costs will be added to the price stated below. Any existing  
conditions that are not reasonably discoverable prior to the job start  
date, which in anyway interferes with the safe and satisfactory

**BALANCE DUE**

**\$2,250.00**

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

c/o MERITUS DISTRICTS

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

March 04, 2022

Client: 001028

Matter: 000001

Invoice #: 21145

Page: 1

RE: General Matters

For Professional Services Rendered Through February 15, 2022

*Handwritten:* 1821 3107 5148

## SERVICES

Date	Person	Description of Services	Hours	
1/24/2022	VKB	REVIEW AND REVISE QUARTERLY DISCLOSURE REPORT FOR CONTINUING DISCLOSURE OBLIGATIONS FOR BONDS.	0.3	
1/25/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
Total Professional Services			0.5	\$117.50

## PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	0.3	\$85.50
LB	Lynn Butler	0.2	\$32.00

March 04, 2022

Client: 001028

Matter: 000001

Invoice #: 21145

Page: 2

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Total Services	\$117.50	
Total Disbursements	\$0.00	
Total Current Charges		\$117.50

<b>PAY THIS AMOUNT</b>		<b>\$117.50</b>
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*Please Include Invoice Number on all Correspondence*



# Suncoast Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2022



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 2/28/2019

(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
Total Liabilities	<u>10,364</u>	<u>0</u>	<u>0</u>	<u>540,000</u>	<u>0</u>	<u>4,885,000</u>	<u>5,435,364</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	492,531	1,628	(162,048)	0	0	332,110
Retained Earnings-Reserved	0	0	0	0	0	0	0
Fund Balance-Unreserved	124,205	0	0	0	0	0	124,205
Investment In General Fixed Assets	0	0	0	0	2,671,486	0	2,671,486
Other	<u>201,701</u>	<u>290,911</u>	<u>(103)</u>	<u>(325,701)</u>	<u>0</u>	<u>0</u>	<u>166,808</u>
Total Fund Equity & Other Credits	<u>325,906</u>	<u>783,441</u>	<u>1,525</u>	<u>(487,750)</u>	<u>2,671,486</u>	<u>0</u>	<u>3,294,609</u>
Total Liabilities & Fund Equity	<u>336,270</u>	<u>783,441</u>	<u>1,525</u>	<u>52,250</u>	<u>2,671,486</u>	<u>4,885,000</u>	<u>8,729,973</u>

# Suncoast Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(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	398,104	(10,714)	(3)%
Interest Earnings				
Interest Earnings	0	12	12	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	35,000	35,000	0 %
<b>Total Revenues</b>	408,818	433,116	24,298	6 %
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	4,800	7,200	60 %
Financial & Administrative				
District Management	40,000	16,667	23,333	58 %
District Engineer	3,500	638	2,863	82 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	4,800	4,649	151	3 %
Auditing Services	6,200	0	6,200	100 %
Arbitrage Rebate Calculation	650	650	0	0 %
Rentals & Leases	1,650	0	1,650	100 %
Postage, Phone, Faxes, Copies	200	111	89	45 %
Legal Advertising	500	144	356	71 %
Bank Fees	63	25	38	60 %
Dues, Licenses & Fees	175	236	(61)	(35)%
Office Supplies	100	0	100	100 %
Website Development & Maintenance	1,500	625	875	58 %
ADA Website Compliance	1,500	0	1,500	100 %
Interest	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	3,500	438	3,062	87 %
Insurance				
Public Officials Liability Insurance	2,782	677	2,105	76 %
General Liability Insurance	3,484	1,981	1,503	43 %
Property Casualty Insurance	8,916	1,447	7,469	84 %
Electric Utility Services				
Electric Utility Services	16,000	20,628	(4,628)	(29)%
Utility Services	0	31	(31)	0 %
Street Lights	30,000	2,867	27,133	90 %
Water-Sewer Combination Services				
Utility Services	0	61	(61)	0 %
Water Utility Services	300	91	209	70 %
Stormwater Control				
Aquatic Contract	15,000	4,850	10,150	68 %

## Suncoast Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Mitigation Area Monitoring & Maintenance	1,000	0	1,000	100 %
Lake/Pond Bank Maintenance	2,500	0	2,500	100 %
Aquatic Plant Replacement	2,500	0	2,500	100 %
Capital Improvements	7,500	2,156	5,344	71 %
Other Physical Environment				
Debt Service - Manual Billing	116,674	0	116,674	100 %
General Liability Insurance	0	279	(279)	0 %
Property Casualty Insurance	0	785	(785)	0 %
Entry & Walls Maintenance	2,000	555	1,446	72 %
Landscape Maintenance	65,000	27,083	37,917	58 %
Miscellaneous Maintenance	5,000	1,260	3,740	75 %
Landscape Maintenance - Other	4,000	750	3,250	81 %
Holiday Lights	4,000	7,100	(3,100)	(78)%
Landscape Replacement Plants, Shrubs, Trees	10,000	3,785	6,215	62 %
Irrigation Repairs and Maintenance	4,500	2,338	2,162	48 %
Aquatic Other	1,300	0	1,300	100 %
Road & Street Facilities				
Pavement & Signage Repairs	1,500	0	1,500	100 %
Contingency				
Miscellaneous Fees	25,024	36,050	(11,026)	(44)%
Total Expenditures	<u>408,818</u>	<u>143,755</u>	<u>265,063</u>	<u>65 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>289,361</u>	<u>289,361</u>	<u>0 %</u>

## Suncoast Community Development District

Statement of Revenues and Expenditures  
 201 - Debt Service Fund - Series 2014  
 From 10/1/2021 Through 2/28/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
DS Tax Roll	371,988	375,582	3,595	1 %
Interest Earnings				
Interest Earnings	0	16	16	0 %
Total Revenues	371,988	375,598	3,611	1 %
Expenditures				
Debt Service				
Interest	141,988	73,006	68,981	49 %
Principal	230,000	0	230,000	100 %
Total Expenditures	371,988	73,006	298,981	80 %
Other Expenditures				
Interfund Transfer				
Interfund Transfer	0	9	(9)	0 %
Total Other Expenditures	0	9	(9)	0 %
Excess Revenues Over (Under) Expenditures	0	302,583	302,583	0 %

# Suncoast Community Development District

Statement of Revenues and Expenditures  
301 - Capital Projects Fund - Series 2014  
From 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Total Budget - Original	Current Year Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	(1)	(1)	0 %
Total Revenues	0	(1)	(1)	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	18	(18)	0 %
Total Expenditures	0	18	(18)	0 %
Other Revenues				
Interfund Transfer				
Interfund Transfer	0	9	9	0 %
Total Other Revenues	0	9	9	0 %
Excess Revenues Over (Under) Expenditures	0	(11)	(11)	0 %

Suncoast Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	296,248.99
Less Outstanding Checks/Vouchers	25,965.93
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	270,283.06
Balance Per Books	<u>270,283.06</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: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5411	11/19/2021	Series 2014 FY22 Tax Dist ID 11/6-11/15	13,710.16	Suncoast CDD
5413	1/7/2022	Series 2014 FY22 Tax Dist ID	5,848.35	Suncoast CDD
5412	2/3/2022	Series 2014 FY22 Tax Dist ID 01/01 - 01/31	2,041.48	Suncoast CDD
5409	2/24/2022	System Generated Check/Voucher	844.63	Duke Energy
5410	2/24/2022	System Generated Check/Voucher	3,521.31	Meritus Districts
Outstanding Checks/Vouchers			<u>25,965.93</u>	

**Suncoast Community Development District  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 02/28/2022**

**Reconciliation Date: 2/28/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5378	12/17/2021	Series 2014 FY22 Tax Dist ID 12/01-12/10	24,507.33	Suncoast CDD
5382	1/13/2022	System Generated Check/Voucher	1,850.00	Herring Electric
5384	1/13/2022	System Generated Check/Voucher	37,500.00	Suncoast Pointe HOA
5387	1/20/2022	System Generated Check/Voucher	3,119.23	Duke Energy
5390	1/20/2022	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5391	1/20/2022	System Generated Check/Voucher	200.00	Tammy A. Latif
5392	2/3/2022	System Generated Check/Voucher	277.50	Don Harrison Enterprises LLC
5393	2/3/2022	System Generated Check/Voucher	2,651.31	Egis Insurance Advisors, LLC
5394	2/3/2022	System Generated Check/Voucher	127.50	Johnson Engineering, Inc.
5395	2/3/2022	System Generated Check/Voucher	3,458.33	Meritus Districts
5396	2/3/2022	System Generated Check/Voucher	250.00	Spearem Enterprises LLC
5397	2/3/2022	System Generated Check/Voucher	970.00	Steadfast Environmental, LLC
5398	2/10/2022	System Generated Check/Voucher	30.42	Pasco County Utilities Services
5399	2/10/2022	System Generated Check/Voucher	32.00	Straley Robin Vericker
5400	2/10/2022	System Generated Check/Voucher	5,416.67	Yellowstone Landscape
5402	2/17/2022	System Generated Check/Voucher	7,081.31	Duke Energy
5403	2/17/2022	System Generated Check/Voucher	200.00	Lora Hutt
5404	2/17/2022	System Generated Check/Voucher	200.00	John Joseph Vento

Suncoast Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5405	2/17/2022	System Generated Check/Voucher	200.00	Edmund Emmanuel Latif III
5406	2/17/2022	System Generated Check/Voucher	200.00	Matthew Thebeau
5407	2/17/2022	System Generated Check/Voucher	160.00	Spearem Enterprises LLC
5408	2/17/2022	System Generated Check/Voucher	200.00	Tammy A. Latif
Cr104	2/18/2022	February Bank Fee	<u>5.00</u>	
Cleared Checks/Vouchers			<u>88,836.60</u>	

Suncoast Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 02/28/2022  
Reconciliation Date: 2/28/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR418	2/3/2022	Tax Distribution - 2.03.2022	4,205.38	
CR433	2/18/2022	INTEREST PAID THIS STATEMENT THRU 02/21	1.96	
CR433-1	2/28/2022	INTEREST PAID THIS STATEMENT THRU 02/28	0.57	
			<hr/>	
Cleared Deposits			4,207.91	
			<hr/> <hr/>	



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Monday , April 4, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	23	2	Overall ok
INVASIVE MATERIAL (FLOATING)	20	18	-2	Overall ok
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	Good condition
FOUNTAINS/AERATORS	20	20	0	Good condition
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	Good condition
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	Good condition
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	24	-1	Overall ok
GENERAL CONDITION	25	25	0	Good



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Monday , April 4, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	Landscape enhancements needed
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	25	-5	Medians need replacement plants
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	13	-2	Rust stains on fencing along Mentmore
SIDEWALKS	30	30	0	Overall ok
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Overall ok
PARKING LOTS	15	15	0	NA
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Overall ok
LANDSCAPE UP LIGHTING	22	22	0	Overall ok
MONUMENT LIGHTING	30	30	0	Overall ok
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	682	-14	97%

Manager's Signature: \_\_\_\_\_ BH \_\_\_\_\_

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



## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Suncoast

Date: Monday, April 4, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Good</u>
TURF FERTILITY	10	9	-1	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None present</u>
PLANT FERTILITY	5	3	-2	<u>Palms still need assistance</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Detail is needed in a few islands</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None present</u>
PRUNING	10	8	-2	<u>Some of the ornamentals need trimmed</u>
CLEANLINESS	5	4	-1	<u>Overall ok</u>
MULCHING	5	5	0	<u>Overall ok</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Detail work</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>Good</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	2	-1	<u>Good</u>

**SCORE**

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

Manager's Signature: BH

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