

*Scenic Terrace South
Community Development District*

Meeting Agenda

April 20, 2022

AGENDA

Scenic Terrace South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 13, 2022

**Board of Supervisors
Scenic Terrace South
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Scenic Terrace South Community Development District** will be held on **Wednesday, April 20, 2022 at 2:30 PM** at **346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/86711045297>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 867 1104 5297

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the March 16, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-43 Directing Chairman and District Staff to File a Petition Amending District Boundaries
5. Consideration of Boundary Amendment Funding Agreement
6. Review and Ranking of Proposals Received for Phase 3 Construction Services
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
SCENIC TERRACE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Scenic Terrace South Community Development District was held Wednesday, **March 16, 2022** at 2:30 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Patrick Marone
Justin Frye
Patricia Brewer-Hudson

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *via Zoom*
Rey Malave *via Zoom*
Ashton Bligh *via Zoom*

District Manager, GMS
KE Law Group
Dewberry
Greenberg

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the February
16, 2022 Board of Supervisors Meeting**

Ms. Burns asked for any comments, corrections, or changes to the February 16, 2022 Board of Supervisors meeting minutes. The Board had no changes.

On MOTION by Mr. Frye, seconded by Ms. Hudson, with all in favor, the Minutes of the February 16, 2022 Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-40
Amending the Delegation Resolution**

Ms. Bligh presented the resolution, noting it revised the delegation resolution due to an increase in the amount that they would be issuing due to additional fees. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Frye, with all in favor, Resolution 2022-40 Amending the Delegation Resolution, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-41
Supplemental Assessment Resolution**

Ms. Burns presented the resolution, noting that the terms were attached as exhibits with a closing date of April 6. She asked for any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Frye, seconded by Mr. Marone, with all in favor Resolution 2022-41 Supplemental Assessment Resolution, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Forms of Series 2022
Developer Agreements:**

A. True-Up Agreement

Ms. Burns presented the agreement, noting that it was with Atlantic Blue Communities II, LLC.

B. Collateral Assignment Agreement

Ms. Burns presented the agreement, noting that in the event of a default, the landowner would assign certain development rights to the District to allow the District or a third-party to complete the project.

C. Completion Agreement

Ms. Burns presented the agreement, noting that it allowed the landowner and the District to agree that the District would be obligated to issue no more than \$22,350,000 in bonds to fund

the Series 2022 project, as well as that the landowner would provide funds to the District to complete the project if needed.

D. Acquisition Agreement

Ms. Burns presented the agreement, noting that the landowner advanced funds for the construction of the project, and that the agreement allowed the District to acquire the work product or any improvements that have been accepted.

E. Declaration of Consent

Ms. Burns presented the agreement, noting that the landowner confirmed that the special assessment imposed by the Board were in accordance with Florida law.

Ms. Burns asked for any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Ms. Hudson, with all in favor, the Forms of Series 2022 Developer Agreements, were approved in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Work Order from Dewberry to Provide Professional Consulting Services

Ms. Burns presented the work order, noting that it was just for general services. She asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Frye, with all in favor, Work Order from Dewberry to Provide Professional Consulting Services, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-42 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns presented the resolution, noting it would allow the district to use DocuSign as opposed to physical signatures.

On MOTION by Mr. Frye, seconded by Mr. Marone, with all in favor, Resolution 2022-42 Authorizing the Use of Electronic Documents and Signatures, was approved.

NINTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement for Phases 1 through 3 – ADDED

Ms. Burns presented the agreement, noting that it was through Atlantic Blue Communities II, LLC. The agreement allowed the company to fund any construction-related expenses.

On MOTION by Mr. Marone, seconded by Mr. Frye, with all in favor, Construction Funding Agreement for Phases 1 through 3, was approved.

TENTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement for Phases 1 through 3 – ADDED

Ms. Burns noted the agreement allowed the landowner to grant the District a temporary non-exclusive construction and access easement until the construction was completed or until the District acquired the area.

On MOTION by Mr. Frye, seconded by Ms. Hudson, with all in favor, Temporary Construction and Access Easement Agreement for Phases 1 through 3, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated he had nothing further to report.

B. Engineer

Mr. Malave did not have anything to present to the Board but offered to answer any questions.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register, noting the total amount was \$41,722. She asked for a motion to approve.

On MOTION by Mr. Frye, seconded by Mr. Marone, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the financials. The Board had no questions.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Frye, seconded by Ms. Hudson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE TOWN OF LAKE HAMILTON, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. O-21-19, adopted by the Town Council of the Town of Lake Hamilton, Florida, effective October 5, 2021 (the "Ordinance"), and being situated within the Town of Lake Hamilton, Florida (the "Town"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 206.56 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the developer of the lands within the District ("Developer"), has approached the District and requested the District petition to amend its boundaries to remove approximately 13.325 acres of land, more or less, as more particularly described in the attached **Exhibit A** ("Boundary Amendment Parcel"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, contraction of the Boundary Amendment Parcel in **Exhibit A** to the Developer is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“Board”); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Town, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Town to seek the amendment of the District’s boundaries to contract the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the Town and/or the County to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of April, 2022.

ATTEST:

**SCENIC TERRACE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Boundary Amendment Parcel

EXHIBIT A

The Parcel ID No.: 272809-000000-023010

DESCRIPTION: A parcel of land lying in Section 9, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of said Northwest 1/4 of the Southeast 1/4 of Section 9, N.89°44'40"W., a distance of 1285.95 feet to the East Right-of-Way of Scenic Highway, also known as State Road 17 per the Florida Department of Transportation Right-of-Way Map Section 5029-RD (8); thence along said East Right-of-Way, N.00°33'34"W., a distance of 449.46 feet; thence departing said East Right-of-Way, N.89°25'24"E., a distance of 530.68 feet; thence N.00°34'36"W., a distance of 10.00 feet; thence N.89°25'24"E., a distance of 555.00 feet; thence S.00°34'36"E., a distance of 85.00 feet; thence N.89°25'24"E., a distance of 200.00 feet to the East boundary of said Northwest 1/4 of the Southeast 1/4 of Section 9; thence along said East boundary, S.00°34'36"E., a distance of 393.14 feet to the **POINT OF BEGINNING**.

Containing 13.325 acres, more or less.

SECTION V

**BOUNDARY AMENDMENT FUNDING AGREEMENT BY AND AMONG
THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT
AND _____**

THIS AGREEMENT (“Agreement”) is made and entered into this 20th day of April, 2022, by and between:

SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and

_____, a Florida limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (“Developer”), and

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“Act”), as established by Ordinance No. O-21-19, adopted by the Town Council of the Town of Lake Hamilton, Florida, effective October 5, 2021 (the “Ordinance”), and being situated within the Town of Lake Hamilton, Florida (the “Town”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

WHEREAS, the District presently consists of approximately 206.56 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Developer has approached the District and requested the District petition to amend its boundaries to add approximately _____ acres of land; and

WHEREAS, the amendment proposed by Developer is within the amendment size restrictions contained within section 190.046(1), *Florida Statutes*, and will result in the District being comprised of approximately _____ acres, more or less; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Town and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors ("Board"); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Scenic Terrace South Community
Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: KE Law Group, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
Attn: District Counsel

B. If to Developer: _____

Attn: _____

With a copy to: Straughn & Turner P.A.
255 Magnolia Ave, SW
Winter Haven, Florida 33883
Attn: Richard Straughn

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties

and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Developer acknowledges that the designated public records custodian for the District is Governmental Management Services – Central Florida, LLC (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Developer shall: (1) keep and maintain public records required by the District to perform the service; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Developer, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 839-5524, FAX: (407) 839-1526, OR EMAIL: RECORDREQUEST@GMSCFL.COM.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on next page]

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**SCENIC TERRACE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

a Florida limited liability company

Print Name: _____

By:
Its:

SECTION VI

Scenic Terrace South Phase 3 Subdivision

Ranking Results

4/19/2022

Scenic Terrace South Phase 3 Subdivision (112 Lots)

					Maximum Points	25	25	10	20	15	5	100		
Bidder	Opening Price	Adjusted Price	Substantial Completion Days	Price Rank	Schedule Rank	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot
QGS	\$ 4,070,845.63	\$ 4,070,845.63	210	1	2	25.0	24.6	10	20	15	5	99.6	1	\$36,346.84
KEARNEY	\$ 4,987,654.32	\$ 4,987,654.32	217	5	4	19.4	23.8	10	20	15	5	93.2	2	\$44,532.63
TUCKER PAVING	\$ 4,402,245.47	\$ 4,402,245.47	300	4	7	23.1	13.8	10	20	15	5	86.9	3	\$39,305.76
Wal-Rose	\$ 4,276,126.64	\$ 4,276,126.64	207	3	1	23.7	25.0	0	0	0	0	48.7		\$38,179.70
JMHC	\$ 5,412,627.54	\$ 5,397,777.54	319	7	6	16.9	11.5	10	20	15	5	78.3	4	\$48,194.44
Jr. Davis	\$ 4,091,034.35	\$ 4,084,552.35	210	2	3	24.9	24.6	10	20	15	5	99.6	1	\$36,469.22
Southern Development & Construction SDC	\$ 5,245,000.00	\$ 5,245,000.00	281	6	5	17.8	16.1	0	0	0	0	33.9		\$46,830.36

missing proposal form and bid bond - disqualified

missing proposal form and bid bond - disqualified

Adjustments

JRD - Remove well abandonment

-6482

JMHC - Remove well abandonment

-14850

SECTION VII

SECTION C

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

March 01, 2022 through March 31, 2022

Bank	Date	Check No.'s		Amount
General Fund				
	3/16/22	24	\$	301.77
	3/28/22	25-27	\$	600.00
	3/29/22	28-29	\$	6,700.47
			\$	7,602.24

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
TOTAL FOR REGISTER						7,602.24	

STS SCENIC TERRACE IARAUJO

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
March 31, 2022



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Month to Month

Scenic Terrace South
Community Development District
Combined Balance Sheet
March 31, 2022

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	20,676
Total Assets	\$	20,676
Liabilities:		
Accounts Payable	\$	-
Total Liabilities	\$	-
Fund Balance:		
Unassigned	\$	20,676
Total Fund Balances	\$	20,676
Total Liabilities & Fund Balance	\$	20,676

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 133,610	\$ 70,000	\$ 70,000	\$ -
Total Revenues	\$ 133,610	\$ 70,000	\$ 70,000	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 6,829	\$ 5,671
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 16,371	\$ 1,129
Information Technology	\$ 1,800	\$ 900	\$ 842	\$ 58
Website Maintenance	\$ 2,950	\$ 1,475	\$ 2,311	\$ (836)
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 88	\$ 412
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 500	\$ 80	\$ 420
Legal Advertising	\$ 10,000	\$ 10,000	\$ 14,230	\$ (4,230)
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Office Supplies	\$ 625	\$ 313	\$ 57	\$ 256
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 133,610	\$ 65,343	\$ 49,324	\$ 16,018
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 20,676	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 20,676	

Scenic Terrace South
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<u>Revenues:</u>																										
Developer Contributions	\$	-	\$	-	\$	-	\$	45,000	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	70,000
Total Revenues	\$	-	\$	-	\$	-	\$	45,000	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	70,000
<u>Expenditures:</u>																										
<u>General & Administrative:</u>																										
Supervisor Fees	\$	1,200	\$	800	\$	1,000	\$	-	\$	1,000	\$	600	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,600
Engineer Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Attorney Fees	\$	4,053	\$	1,567	\$	569	\$	366	\$	274	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,829
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Assessment Administration	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Arbitrage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Trustee Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Management Fees	\$	1,788	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	16,371
Information Technology	\$	92	\$	150	\$	150	\$	150	\$	150	\$	150	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	842
Website Maintenance	\$	61	\$	100	\$	1,850	\$	100	\$	100	\$	100	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,311
Telephone	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage & Delivery	\$	-	\$	29	\$	23	\$	-	\$	-	\$	37	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	88
Insurance	\$	-	\$	-	\$	-	\$	3,740	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,740
Printing & Binding	\$	-	\$	63	\$	10	\$	-	\$	-	\$	7	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	80
Legal Advertising	\$	5,618	\$	8,013	\$	-	\$	297	\$	302	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	14,230
Contingency	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Office Supplies	\$	-	\$	5	\$	3	\$	46	\$	-	\$	3	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	57
Travel Per Diem	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Total Expenditures	\$	12,988	\$	13,644	\$	6,520	\$	7,616	\$	4,742	\$	3,814	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	49,324
Excess (Deficiency) of Revenues over Expenditures	\$	(12,988)	\$	(13,644)	\$	(6,520)	\$	37,384	\$	(4,742)	\$	21,186	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	20,676