

*Scenic Terrace South
Community Development District*

Meeting Agenda

May 18, 2022

AGENDA

Scenic Terrace South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 11, 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, May 18, 2022** at **2:30 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/82942154253>

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

Meeting ID: 829 4215 4253

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 April 20, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-44 Approving the Proposed Fiscal Year 2022/2023 Budget and Setting the Public Hearing to Adopt the Budget (Suggested Date: August 17, 2022)
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, **April 20, 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
Rennie Heath

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jake Whealdon
Jennifer Kilinski *via Zoom*
Lisa Kelley *via Zoom*
Heather Wertz

District Manager, GMS
KE Law
KE Law
Dewberry
Absolute Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four 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 March 16,
2022 Board of Supervisors Meeting**

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

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

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-43
Directing Chairman and District Staff to
File a Petition Amending District
Boundaries**

Ms. Burns presented the resolution noting that it removed 13.325 acres, as well as adding additional parcels. She added she had just gotten word of the additional parcels right before the meeting, so the resolution needed to be updated to include the new parcels. She asked for a motion to approve in substantial form.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2022-43 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved in substantial form subject to verification of parcels.

FIFTH ORDER OF BUSINESS**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns presented the Boundary Amendment Funding Agreement and asked for approval subject to verification.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Boundary Amendment Funding Agreement, subject to verification of entity.

SIXTH ORDER OF BUSINESS**Review and Ranking of Proposals
Received for Phase 3 Construction
Services *(to be provided under separate
cover)***

Ms. Wertz presented the proposals and rankings, noting that two were disqualified because they hadn't submitted all of the proposal forms. She also noted the top two proposals were from Jr. Davis at #1 and QGS at #2. There was a discrepancy in days with QGS because they noted 210 days when it was 270 calendar days.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, the Proposals Received for Phase 3 Construction Services,

with Junior Davis being ranked #1 and Authorization for Staff to Send a Notice of Intent to Award, was approved as amended.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon stated he had nothing further to report.

B. Engineer

Ms. Kelley 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 \$7,602. She asked for a motion to approve.

On MOTION by Ms. Hudson, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

April 20, 2022

Scenic Terrace South CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-44

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Scenic Terrace South Community Development District (**“District”**) prior to June 15, 2022, a proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Fiscal Year 2022/2023”**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 17, 2022

HOUR: 2:30 PM

LOCATION: 346 E. Central Ave.
Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Town of Lake Hamilton, Florida and Polk County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF MAY, 2022.

ATTEST:

**SCENIC TERRACE SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Scenic Terrace South
Community Development District

Proposed Budget
FY2023



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Scenic Terrace South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Developer Contributions	\$ 133,610	\$70,000	\$39,573	\$109,573	\$ 317,551
Total Revenues	\$ 133,610	\$ 70,000	\$ 39,573	\$ 109,573	\$ 317,551
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$5,400	\$5,000	\$10,400	\$ 12,000
Engineering	\$ 15,000	\$0	\$6,250	\$6,250	\$ 15,000
Attorney	\$ 25,000	\$8,310	\$7,837	\$16,148	\$ 25,000
Annual Audit	\$ 4,000	\$0	\$4,000	\$4,000	\$ 4,500
Assessment Administration	\$ 5,000	\$0	\$5,000	\$5,000	\$ 5,000
Arbitrage	\$ 500	\$0	\$450	\$450	\$ 500
Dissemination	\$ 5,000	\$0	\$2,083	\$2,083	\$ 5,000
Trustee Fees	\$ 3,600	\$0	\$3,600	\$3,600	\$ 4,041
Management Fees	\$ 35,000	\$19,288	\$14,583	\$33,871	\$ 36,750
Information Technology	\$ 1,800	\$992	\$750	\$1,742	\$ 1,800
Website Maintenance	\$ 2,950	\$2,411	\$500	\$2,911	\$ 1,200
Telephone	\$ 300	\$0	\$50	\$50	\$ 300
Postage & Delivery	\$ 1,000	\$89	\$271	\$360	\$ 1,000
Insurance	\$ 5,000	\$3,740	\$0	\$3,740	\$ 5,000
Printing & Binding	\$ 1,000	\$80	\$314	\$394	\$ 1,000
Legal Advertising	\$ 10,000	\$15,035	\$990	\$16,025	\$ 18,500
Contingencies	\$ 5,000	\$0	\$2,083	\$2,083	\$ 5,000
Office Supplies	\$ 625	\$60	\$231	\$290	\$ 625
Travel Per Diem	\$ 660	\$0	\$0	\$0	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$175	\$0	\$175	\$ 175
Total General & Administrative	\$ 133,610	\$ 55,580	\$ 53,993	\$ 109,573	\$ 143,051
<u>Operations & Maintenance</u>					
Field Services					
Property Insurance	\$ -	\$0	\$0	\$0	\$ 5,000
Field Management	\$ -	\$0	\$0	\$0	\$ 15,000
Landscape Maintenance	\$ -	\$0	\$0	\$0	\$ 55,000
Landscape Replacement	\$ -	\$0	\$0	\$0	\$ 7,500
Lake Maintenance	\$ -	\$0	\$0	\$0	\$ 15,000
Streetlights	\$ -	\$0	\$0	\$0	\$ 12,000
Electric	\$ -	\$0	\$0	\$0	\$ 5,000
Water & Sewer	\$ -	\$0	\$0	\$0	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ -	\$0	\$0	\$0	\$ 5,000
Irrigation Repairs	\$ -	\$0	\$0	\$0	\$ 5,000
General Repairs & Maintenance	\$ -	\$0	\$0	\$0	\$ 15,000
Contingency	\$ -	\$0	\$0	\$0	\$ 5,000
Subtotal Field Expenses	\$ -	\$ -	\$ -	\$ -	\$ 149,500

Scenic Terrace South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Amenity Expenses					
Playground Lease	\$0	\$0	\$0	\$0	\$25,000
Subtotal Amenity Expenses	\$0	\$0	\$0	\$0	\$25,000
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 174,500
Total Expenditures	\$ 133,610	\$ 55,580	\$ 53,993	\$ 109,573	\$ 317,551
Excess Revenues/(Expenditures)	\$ -	\$ 14,420	\$ (14,420)	\$ 0	\$ -

Scenic Terrace South

Community Development District

General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Scenic Terrace South

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Scenic Terrace South

Community Development District

General Fund Budget

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated maintenance of the lake within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Scenic Terrace South

Community Development District

General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Scenic Terrace South

Community Development District

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 499,816
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 1,069,050
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 1,568,866
<u>Expenses</u>					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 569,234
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 499,816
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 1,069,050
<u>Other Financing Sources/(Uses)</u>					
Bond Proceeds	\$ -	\$ 2,437,547	\$ -	\$ 2,437,547	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 2,437,547	\$ -	\$ 2,437,547	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 2,437,547	\$ -	\$ 2,437,547	\$ 499,816

*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01/23 \$499,816

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	264	\$485,596	\$1,839.38	\$1,977.83
Single Family - 50'	480	\$882,901	\$1,839.38	\$1,977.82
Total ERU's	744	\$1,368,497		

Scenic Terrace South
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 22,350,000.00	\$ -	\$ 569,234.46	\$ 569,234.46
05/01/23	\$ 22,350,000.00	\$ -	\$ 499,815.63	\$ -
11/01/23	\$ 22,350,000.00	\$ -	\$ 499,815.63	\$ 999,631.25
05/01/24	\$ 22,350,000.00	\$ 375,000.00	\$ 499,815.63	\$ -
11/01/24	\$ 21,975,000.00	\$ -	\$ 492,784.38	\$ 1,367,600.00
05/01/25	\$ 21,975,000.00	\$ 390,000.00	\$ 492,784.38	\$ -
11/01/25	\$ 20,760,000.00	\$ -	\$ 485,471.88	\$ 1,368,256.25
05/01/26	\$ 20,760,000.00	\$ 405,000.00	\$ 485,471.88	\$ -
11/01/26	\$ 20,760,000.00	\$ -	\$ 477,878.13	\$ 1,368,350.00
05/01/27	\$ 20,760,000.00	\$ 420,000.00	\$ 477,878.13	\$ -
11/01/27	\$ 20,760,000.00	\$ -	\$ 470,003.13	\$ 1,367,881.25
05/01/28	\$ 20,760,000.00	\$ 435,000.00	\$ 470,003.13	\$ -
11/01/28	\$ 20,325,000.00	\$ -	\$ 461,031.25	\$ 1,366,034.38
05/01/29	\$ 20,325,000.00	\$ 455,000.00	\$ 461,031.25	\$ -
11/01/29	\$ 19,870,000.00	\$ -	\$ 451,646.88	\$ 1,367,678.13
05/01/30	\$ 19,870,000.00	\$ 475,000.00	\$ 451,646.88	\$ -
11/01/30	\$ 18,385,000.00	\$ -	\$ 441,850.00	\$ 1,368,496.88
05/01/31	\$ 18,385,000.00	\$ 495,000.00	\$ 441,850.00	\$ -
11/01/31	\$ 18,385,000.00	\$ -	\$ 431,640.63	\$ 1,368,490.63
05/01/32	\$ 18,385,000.00	\$ 515,000.00	\$ 431,640.63	\$ -
11/01/32	\$ 18,385,000.00	\$ -	\$ 421,018.75	\$ 1,367,659.38
05/01/33	\$ 18,385,000.00	\$ 535,000.00	\$ 421,018.75	\$ -
11/01/33	\$ 17,850,000.00	\$ -	\$ 408,981.25	\$ 1,365,000.00
05/01/34	\$ 17,850,000.00	\$ 560,000.00	\$ 408,981.25	\$ -
11/01/34	\$ 17,290,000.00	\$ -	\$ 396,381.25	\$ 1,365,362.50
05/01/35	\$ 17,290,000.00	\$ 585,000.00	\$ 396,381.25	\$ -
11/01/35	\$ 16,705,000.00	\$ -	\$ 383,218.75	\$ 1,364,600.00
05/01/36	\$ 16,705,000.00	\$ 615,000.00	\$ 383,218.75	\$ -
11/01/36	\$ 16,090,000.00	\$ -	\$ 369,381.25	\$ 1,367,600.00
05/01/37	\$ 16,090,000.00	\$ 640,000.00	\$ 369,381.25	\$ -
11/01/37	\$ 15,450,000.00	\$ -	\$ 354,981.25	\$ 1,364,362.50
05/01/38	\$ 15,450,000.00	\$ 670,000.00	\$ 354,981.25	\$ -
11/01/38	\$ 14,780,000.00	\$ -	\$ 339,906.25	\$ 1,364,887.50
05/01/39	\$ 14,780,000.00	\$ 700,000.00	\$ 339,906.25	\$ -
11/01/39	\$ 14,080,000.00	\$ -	\$ 324,156.25	\$ 1,364,062.50
05/01/40	\$ 14,080,000.00	\$ 735,000.00	\$ 324,156.25	\$ -
11/01/40	\$ 11,770,000.00	\$ -	\$ 307,618.75	\$ 1,366,775.00
05/01/41	\$ 11,770,000.00	\$ 770,000.00	\$ 307,618.75	\$ -
11/01/41	\$ 11,770,000.00	\$ -	\$ 290,293.75	\$ 1,367,912.50
05/01/42	\$ 11,770,000.00	\$ 805,000.00	\$ 290,293.75	\$ -
11/01/42	\$ 11,770,000.00	\$ -	\$ 272,181.25	\$ 1,367,475.00
05/01/43	\$ 11,770,000.00	\$ 840,000.00	\$ 272,181.25	\$ -
11/01/43	\$ 10,930,000.00	\$ -	\$ 252,756.25	\$ 1,364,937.50
05/01/44	\$ 10,930,000.00	\$ 880,000.00	\$ 252,756.25	\$ -
11/01/44	\$ 10,050,000.00	\$ -	\$ 232,406.25	\$ 1,365,162.50
05/01/45	\$ 10,050,000.00	\$ 920,000.00	\$ 232,406.25	\$ -
11/01/45	\$ 9,130,000.00	\$ -	\$ 211,131.25	\$ 1,363,537.50
05/01/46	\$ 9,130,000.00	\$ 965,000.00	\$ 211,131.25	\$ -
11/01/46	\$ 8,165,000.00	\$ -	\$ 188,815.63	\$ 1,364,946.88
05/01/47	\$ 8,165,000.00	\$ 1,010,000.00	\$ 188,815.63	\$ -
11/01/47	\$ 7,155,000.00	\$ -	\$ 165,459.38	\$ 1,364,275.00
05/01/48	\$ 7,155,000.00	\$ 1,060,000.00	\$ 165,459.38	\$ -
11/01/48	\$ 6,095,000.00	\$ -	\$ 140,946.88	\$ 1,366,406.25
05/01/49	\$ 6,095,000.00	\$ 1,110,000.00	\$ 140,946.88	\$ -
11/01/49	\$ 4,985,000.00	\$ -	\$ 115,278.13	\$ 1,366,225.00
05/01/50	\$ 4,985,000.00	\$ 1,160,000.00	\$ 115,278.13	\$ -
11/01/50	\$ 3,825,000.00	\$ -	\$ 88,453.13	\$ 1,363,731.25
05/01/51	\$ 3,825,000.00	\$ 1,215,000.00	\$ 88,453.13	\$ -
11/01/51	\$ 2,610,000.00	\$ -	\$ 60,356.25	\$ 1,363,809.38
05/01/52	\$ 2,610,000.00	\$ 1,275,000.00	\$ 60,356.25	\$ -
11/01/52	\$ 1,335,000.00	\$ -	\$ 30,871.88	\$ 1,366,228.13
05/01/53	\$ 1,335,000.00	\$ 1,335,000.00	\$ 30,871.88	\$ 1,365,871.88
	\$ 22,350,000.00	\$ 20,202,481.34	\$ 42,552,481.34	

SECTION V

SECTION C

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

April 01, 2022 through April 30, 2022

Bank	Date	Check No.'s	Amount
General Fund			
	4/20/22	30	\$ 1,481.03
	4/29/22	31-36	\$ 2,486.20
			\$ 3,967.23

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/21/22	00002	4/01/22 14	202204 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES - APR 22				
4/01/22		14	202204 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-APR 22				
4/01/22		14	202204 310-51300-35100		*	150.00	
			INFORMATION TECH - APR 22				
4/01/22		14	202204 310-51300-51000		*	.03	
			OFFICE SUPPLIES				
4/01/22		14	202204 310-51300-42000		*	.53	
			POSTAGE				
GOVERNMENTAL MANAGEMENT SERVICES						3,167.23	000053
4/28/22	00006	4/14/22 BW041420	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/14/22				
BRIAN WALSH						200.00	000054
4/28/22	00005	4/14/22 GP041420	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/14/22				
GARRET PARKINSON						200.00	000055
4/28/22	00008	4/14/22 JS041420	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/14/22				
JEFFREY SHENEFIELD						200.00	000056
4/28/22	00007	4/14/22 MA041420	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/14/22				
MILTON ANDRADE						200.00	000057
TOTAL FOR BANK A						3,967.23	
TOTAL FOR REGISTER						3,967.23	

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
April 30, 2022



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Scenic Terrace South
Community Development District
Combined Balance Sheet
April 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 14,420	\$ -	\$ -	\$ 14,420
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 1,368,497	\$ -	\$ 1,368,497
Interest	\$ -	\$ 1,069,050	\$ -	\$ 1,069,050
Construction	\$ -	\$ -	\$ 16,971,986	\$ 16,971,986
Cost of Issuance	\$ -	\$ -	\$ 2,911	\$ 2,911
Escrow	\$ -	\$ -	\$ 1,320,000	\$ 1,320,000
Total Assets	\$ 14,420	\$ 2,437,547	\$ 18,294,897	\$ 20,746,865
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 2,437,547	\$ -	\$ 2,437,547
Capital Projects	\$ -	\$ -	\$ 18,294,897	\$ 18,294,897
Unassigned	\$ 14,420	\$ -	\$ -	\$ 14,420
Total Fund Balances	\$ 14,420	\$ 2,437,547	\$ 18,294,897	\$ 20,746,865
Total Liabilities & Fund Balance	\$ 14,420	\$ 2,437,547	\$ 18,294,897	\$ 20,746,865

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	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	\$ 7,000	\$ 5,400	\$ 1,600
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 8,310	\$ 6,273
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 20,417	\$ 19,288	\$ 1,129
Information Technology	\$ 1,800	\$ 1,050	\$ 992	\$ 58
Website Maintenance	\$ 2,950	\$ 1,721	\$ 2,411	\$ (691)
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 89	\$ 494
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 583	\$ 80	\$ 504
Legal Advertising	\$ 10,000	\$ 10,000	\$ 15,035	\$ (5,035)
Contingency	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Office Supplies	\$ 625	\$ 365	\$ 60	\$ 305
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 133,610	\$ 73,704	\$ 55,580	\$ 18,124
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 14,420	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 14,420	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Series 2022				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 2,437,547	\$ 2,437,547
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,437,547	\$ 2,437,547
Net Change in Fund Balance	\$ -		\$ 2,437,547	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 2,437,547	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 948,142	\$ (948,142)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 669,414	\$ (669,414)
Total Expenditures	\$ -	\$ -	\$ 1,617,556	\$ (1,617,556)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,617,556)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 19,912,453	\$ 19,912,453
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 19,912,453	\$ 19,912,453
Net Change in Fund Balance	\$ -	\$ -	\$ 18,294,897	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 18,294,897	

Scenic Terrace South
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
Revenues:																										
Developer Contributions	\$	-	\$	-	\$	-	\$	45,000	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	70,000
Total Revenues	\$	-	\$	-	\$	-	\$	45,000	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	70,000
Expenditures:																										
General & Administrative:																										
Supervisor Fees	\$	1,200	\$	800	\$	1,000	\$	-	\$	1,000	\$	600	\$	800	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,400
Engineer Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Attorney Fees	\$	4,053	\$	1,567	\$	569	\$	366	\$	274	\$	1,481	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	8,310
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Assessment Administration	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Arbitrage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Trustee Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Management Fees	\$	1,788	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	-	\$	-	\$	-	\$	-	\$	-	\$	19,288
Information Technology	\$	92	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	-	\$	-	\$	-	\$	-	\$	-	\$	992
Website Maintenance	\$	61	\$	100	\$	1,850	\$	100	\$	100	\$	100	\$	100	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,411
Telephone	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage & Delivery	\$	-	\$	29	\$	23	\$	-	\$	-	\$	37	\$	1	\$	-	\$	-	\$	-	\$	-	\$	-	\$	89
Insurance	\$	-	\$	-	\$	-	\$	3,740	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,740
Printing & Binding	\$	-	\$	63	\$	10	\$	-	\$	-	\$	7	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	80
Legal Advertising	\$	5,618	\$	8,013	\$	-	\$	297	\$	302	\$	805	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	15,035
Contingency	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Office Supplies	\$	-	\$	5	\$	3	\$	46	\$	-	\$	3	\$	3	\$	-	\$	-	\$	-	\$	-	\$	-	\$	60
Travel Per Diem	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Total Expenditures	\$	12,988	\$	13,644	\$	6,520	\$	7,616	\$	4,742	\$	6,099	\$	3,970	\$	-	\$	-	\$	-	\$	-	\$	-	\$	55,580
Excess (Deficiency) of Revenues over Expenditures	\$	(12,988)	\$	(13,644)	\$	(6,520)	\$	37,384	\$	(4,742)	\$	18,901	\$	(3,970)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	14,420

SECTION 3



April 21, 2022

Samantha Hoxie – Recording Secretary
Scenic Terrace South CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



**RE: Scenic Terrace South Community Development District Registered
Voters**

Dear Ms. Hoxie,

In response to your request, there are currently no voters within the Scenic Terrace South Community Development District as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida