

*Scenic Terrace South
Community Development District*

Meeting Agenda

November 16, 2022

AGENDA

MINUTES

SECTION VI

SECTION C

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

July 01, 2022 through September 30, 2022

Bank	Date	Check No.'s		Amount
General Fund				
	7/6/22	41-44	\$	5,727.49
	8/8/22	45-46	\$	5,040.02
	8/12/22	47-48	\$	4,642.20
	8/19/22	49-52	\$	800.00
	8/26/22	53	\$	1,750.00
	9/2/22	54	\$	1,097.50
	9/9/22	55	\$	385.00
	9/21/22	56-59	\$	10,162.77
			\$	29,604.98

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/22	00001	6/20/22	00046221	202205	310	51300	48000		CA FLORIDA HOLDINGS, LLC	*	296.98	296.98	000041
7/06/22	00013	5/23/22	2119675	202204	310	51300	31100		DEWBERRY ENGINEERS INC.	*	78.49	78.49	000042
7/06/22	00003	6/01/22	11	202206	310	51300	34000		MANAGEMENT FEES - JUN 22	*	2,916.67		
		6/01/22	11	202206	310	51300	35200		WEBSITE MANAGEMENT-JUN 22	*	100.00		
		6/01/22	11	202206	310	51300	35100		INFORMATION TECH - JUN 22	*	150.00		
		6/01/22	11	202206	310	51300	31300		DISSEMINATION SVCS-JUN 22	*	416.67		
		6/01/22	11	202206	310	51300	51000		OFFICE SUPPLIES	*	2.71		
		6/01/22	11	202206	310	51300	42000		POSTAGE	*	3.81		
		6/01/22	11	202206	310	51300	42500		COPIES	*	1.20		
									GOVERNMENTAL MANAGEMENT SERVICES-			3,591.06	000043
7/06/22	00002	5/17/22	2405	202204	310	51300	31500		GEN.COUNSEL/MTHLY MEETING	*	1,590.96		
		5/17/22	2411	202204	310	51300	49100		BOUNDARY AMENDMENT FR#4	*	170.00		
									KE LAW GROUP, PPLC			1,760.96	000044
7/29/22	00013	7/15/22	2147558	202206	310	51300	31100		ENGINEER SERVICES-JUN 22	*	1,455.00		
									DEWBERRY ENGINEERS INC.			1,455.00	000045
7/29/22	00003	7/01/22	12	202207	310	51300	34000		MANAGEMENT FEES - JUL 22	*	2,916.67		
		7/01/22	12	202207	310	51300	35200		WEBSITE MANAGEMENT-JUL 22	*	100.00		
		7/01/22	12	202207	310	51300	35100		INFORMATION TECH - JUL 22	*	150.00		
		7/01/22	12	202207	310	51300	31300		DISSEMINATION SVCS-JUL 22	*	416.67		
		7/01/22	12	202207	310	51300	51000		OFFICE SUPPLIES	*	.09		
		7/01/22	12	202207	310	51300	42000		POSTAGE	*	1.59		
									GOVERNMENTAL MANAGEMENT SERVICES-			3,585.02	000046

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/22	00003	8/01/22	13	202208	310-51300-34000				MANAGMENT FEES - AUG 22	*	2,916.67		
		8/01/22	13	202208	310-51300-35200				WEBSITE MANAGEMENT-AUG 22	*	100.00		
		8/01/22	13	202208	310-51300-35100				INFORMATION TECH - AUG 22	*	150.00		
		8/01/22	13	202208	310-51300-31300				DISSEMINATION SVCS-AUG 22	*	416.67		
		8/01/22	13	202208	310-51300-42000				POSTAGE	*	71.36		
GOVERNMENTAL MANAGEMENT SERVICES-												3,654.70	000047
8/12/22	00002	6/08/22	2772	202205	310-51300-49100				BOUNDARY AMENDMENT FR#6	*	102.00		
		7/08/22	3122	202206	310-51300-31500				GEN.COUNSEL/MTHLY MEETING	*	113.50		
		8/02/22	3466	202205	310-51300-31500				GEN.COUNSEL/MTHLY MEETING	*	772.00		
KE LAW GROUP, PPLC												987.50	000048
8/19/22	00014	8/17/22	DA081720	202208	310-51300-11000				SUPERVISOR FEE 08/17/22	*	200.00		
DANIEL ARNETTE												200.00	000049
8/19/22	00005	8/17/22	LS081720	202208	310-51300-11000				SUPERVISOR FEE 08/17/22	*	200.00		
LAUREN OAKLEY SCHWENK												200.00	000050
8/19/22	00009	8/17/22	PH081720	202208	310-51300-11000				SUPERVISOR FEE 08/17/22	*	200.00		
PATRICIA J HUDSON												200.00	000051
8/19/22	00012	8/17/22	RH081720	202208	310-51300-11000				SUPERVISOR FEE 08/17/22	*	200.00		
RENNIE HEATH												200.00	000052
8/26/22	00013	8/26/22	2161645-	202207	310-51300-31100				ENGINEER SERVICES-JUL 22	*	1,750.00		
DEWBERRY ENGINEERS INC.												1,750.00	000053
9/02/22	00002	7/06/22	3088	202206	310-51300-49100				BOUNDARY AMENDMENT FR#7	*	34.00		
		8/02/22	3467	202205	310-51300-49100				BOUNDARY AMENDMENT FR#7	*	170.00		
		8/11/22	3668	202207	310-51300-31500				GEN.COUNSEL/MTHLY MEETING	*	893.50		
KE LAW GROUP, PPLC												1,097.50	000054
STS SCENIC TERRACE IARAUJO													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/09/22	00013	8/26/22	2161645-	202207	310	51300	49100		BOUNDARY AMENDMENT #8 DEWBERRY ENGINEERS INC.	*	385.00	385.00	000055
9/20/22	00001	8/31/22	00048462	202208	310	51300	48000		NOTICE OF PUBLIC HEARING CA FLORIDA HOLDINGS, LLC	*	651.44	651.44	000056
9/20/22	00011	9/12/22	16840	202209	300	15500	10000		FY23 INSURANCE POLICY EGIS INSURANCE ADVISORS, LLC	*	5,000.00	5,000.00	000057
9/20/22	00003	9/01/22	14	202209	310	51300	34000		MANAGMENT FEES - SEP 22	*	2,916.67		
		9/01/22	14	202209	310	51300	35200		WEBSITE MANAGEMENT-SEP 22	*	100.00		
		9/01/22	14	202209	310	51300	35100		INFORMATION TECH - SEP 22	*	150.00		
		9/01/22	14	202209	310	51300	31300		DISSEMINATION SVCS-SEP 22	*	416.67		
		9/01/22	14	202209	310	51300	51000		OFFICE SUPPLIES	*	2.77		
		9/01/22	14	202209	310	51300	42000		POSTAGE	*	4.72		
		9/01/22	14	202209	310	51300	42500		COPIES	*	2.10		
									GOVERNMENTAL MANAGEMENT SERVICES-			3,592.93	000058
9/20/22	00002	9/09/22	4184	202208	310	51300	31500		GEN.COUNSEL/MTHLY MEETING KE LAW GROUP, PPLC	*	918.40	918.40	000059
TOTAL FOR BANK A											29,604.98		
TOTAL FOR REGISTER											29,604.98		

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
September 30, 2022



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1 Balance Sheet

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3 Debt Service Fund Series 2022

4 Capital Projects Fund Series 2022

5 Month to Month

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 6,436	\$ -	\$ -	\$ 6,436
Due from Developer	\$ 26,183	\$ -	\$ -	\$ 26,183
Prepaid Expenses	\$ 5,000	\$ -	\$ -	\$ 5,000
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 1,368,497	\$ -	\$ 1,368,497
Revenue	\$ -	\$ 8,176	\$ -	\$ 8,176
Interest	\$ -	\$ 1,069,050	\$ -	\$ 1,069,050
Construction	\$ -	\$ -	\$ 10,164,980	\$ 10,164,980
Cost of Issuance	\$ -	\$ -	\$ 2,921	\$ 2,921
Escrow	\$ -	\$ -	\$ 1,324,428	\$ 1,324,428
Total Assets	\$ 37,619	\$ 2,445,723	\$ 11,492,329	\$ 13,975,671
Liabilities:				
Accounts Payable	\$ 5,403	\$ -	\$ -	\$ 5,403
Total Liabilities	\$ 5,403	\$ -	\$ -	\$ 5,403
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Restricted for:				
Debt Service	\$ -	\$ 2,445,723	\$ -	\$ 2,445,723
Capital Projects	\$ -	\$ -	\$ 11,492,329	\$ 11,492,329
Unassigned	\$ 27,216	\$ -	\$ -	\$ 27,216
Total Fund Balances	\$ 32,216	\$ 2,445,723	\$ 11,492,329	\$ 13,970,268
Total Liabilities & Fund Balance	\$ 37,619	\$ 2,445,723	\$ 11,492,329	\$ 13,975,671

Scenic Terrace South
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Developer Contributions	\$ 133,610	\$ 133,610	\$ 120,000	\$ (13,610)
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,044	\$ 2,044
Total Revenues	\$ 133,610	\$ 133,610	\$ 122,044	\$ (11,566)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 6,800	\$ 5,200
Engineering	\$ 15,000	\$ 15,000	\$ 3,938	\$ 11,062
Attorney	\$ 25,000	\$ 25,000	\$ 12,830	\$ 12,170
Annual Audit	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500
Dissemination	\$ 5,000	\$ 5,000	\$ 2,083	\$ 2,917
Trustee Fees	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
Management Fees	\$ 35,000	\$ 35,000	\$ 33,871	\$ 1,129
Information Technology	\$ 1,800	\$ 1,800	\$ 1,742	\$ 58
Website Maintenance	\$ 2,950	\$ 2,950	\$ 2,911	\$ 39
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 225	\$ 776
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 1,000	\$ 83	\$ 917
Legal Advertising	\$ 10,000	\$ 10,000	\$ 16,319	\$ (6,319)
Boundary Amendment Expenses	\$ -	\$ -	\$ 5,043	\$ (5,043)
Contingency	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Office Supplies	\$ 625	\$ 625	\$ 68	\$ 557
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 133,610	\$ 133,610	\$ 89,828	\$ 43,782
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 32,216	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 32,216	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/22	Thru 09/30/22	Variance	
Revenues:					
Interest	\$ -	\$ -	\$ 8,176	\$ 8,176	
Total Revenues	\$ -	\$ -	\$ 8,176	\$ 8,176	
Expenditures:					
Series 2022					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	
Total Expenditures	\$ -	\$ -	\$ -	\$ -	
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 8,176		
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	\$ -		\$ 2,445,723		
Fund Balance - Beginning	\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ 2,445,723		

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted		Prorated Budget		Actual	
	Budget		Thru 09/30/22		Thru 09/30/22	Variance
Revenues						
Interest	\$	-	\$	-	\$ 50,793	\$ 50,793
Total Revenues	\$	-	\$	-	\$ 50,793	\$ 50,793
Expenditures:						
Capital Outlay - Construction	\$	-	\$	-	\$ 7,801,504	\$ (7,801,504)
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$ 669,414	\$ (669,414)
Total Expenditures	\$	-	\$	-	\$ 8,470,917	\$ (8,470,917)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (8,420,124)	
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	\$	-			\$ 11,492,329	
Fund Balance - Beginning	\$	-			\$ -	
Fund Balance - Ending	\$	-			\$ 11,492,329	

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	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 120,000
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170	\$ -	\$ 102	\$ 589	\$ 1,183	\$ 2,044
Total Revenues	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ 25,000	\$ -	\$ 170	\$ -	\$ 25,102	\$ 589	\$ 26,183	\$ 122,044
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,200	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ 6,800
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78	\$ -	\$ 1,455	\$ 1,750	\$ 145	\$ 510	\$ 3,938
Attorney Fees	\$ 4,053	\$ 1,567	\$ 569	\$ 366	\$ 274	\$ 1,481	\$ 1,591	\$ 772	\$ 114	\$ 894	\$ 918	\$ 231	\$ 12,830
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 2,083
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 1,788	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 33,871
Information Technology	\$ 92	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,742
Website Maintenance	\$ 61	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 2,911
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 29	\$ 23	\$ -	\$ -	\$ 37	\$ 1	\$ 54	\$ 4	\$ 2	\$ 71	\$ 5	\$ 225
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ 63	\$ 10	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ 2	\$ 83
Legal Advertising	\$ 5,618	\$ 8,013	\$ -	\$ 297	\$ 302	\$ 805	\$ -	\$ 297	\$ -	\$ -	\$ 651	\$ 335	\$ 16,319
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170	\$ 272	\$ 34	\$ 453	\$ 2,165	\$ 1,949	\$ 5,043
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ 5	\$ 3	\$ 46	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ 3	\$ 68
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 12,988	\$ 13,644	\$ 6,520	\$ 7,616	\$ 4,742	\$ 6,099	\$ 5,809	\$ 5,581	\$ 5,194	\$ 6,682	\$ 8,334	\$ 6,618	\$ 89,828
Excess (Deficiency) of Revenues over Expenditures	\$ (12,988)	\$ (13,644)	\$ (6,520)	\$ 37,384	\$ (4,742)	\$ 18,901	\$ (5,809)	\$ (5,411)	\$ (5,194)	\$ 18,420	\$ (7,745)	\$ 19,565	\$ 32,216

SECTION 3

Audit Committee Meeting

SECTION III

SECTION A

SECTION B