

*Scenic Terrace South  
Community Development District*

*Meeting Agenda*

*April 19, 2023*

# AGENDA

# *Scenic Terrace South*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

April 12, 2023

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

Dear Board Members:

A regular Board of Supervisors meeting of the **Scenic Terrace South Community Development District** will be held on **Wednesday, April 19, 2023**, at **1:45 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/81629000991>

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

**Meeting ID:** 816 2900 0991

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 February 15, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-02 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 19, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2023-03 Waiving a Portion of the Rules of Procedure Regarding Noticing of Meetings
6. Consideration of Resolution 2023-04 Authorizing Bank Account Signatories
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Summary of Series 2022 Requisitions #118 to #148
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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<sup>1</sup> 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, **February 15, 2023** at 1:55 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Patricia Hudson	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVW Law
Lisa Kelley <i>by Zoom</i>	District Engineer, Dewberry
Molly Banfield <i>by Zoom</i>	District Engineer, Dewberry
Heather Wertz <i>by Zoom</i>	Project Engineer, Absolute Engineering

**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 December 21, 2022 Audit Committee Meeting and Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 21, 2022 Audit Committee meeting and regular Board of Supervisors meeting and asked for any comments or corrections. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, the Minutes of the December 21, 2022 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review and Ranking of Proposals Received for Offsite Roadway Improvements Request for Proposals and Authorizing Staff to Send a Notice of Intent to Award**

Ms. Wertz presented the ranking results to the Board and stated that three bidders qualified, Tucker Paving, JR Davis, and Kearney. The pricing between Tucker Paving and JR Davis was very close and the standout difference was that Tucker Paving’s timeline is shorter than JR Davis’s timeline. Tucker Paving was ranked #1 followed by JR Davis at #2 and Kearney last.

Ms. Wertz recommended that the Board go with Tucker Paving, and she offered to answer any questions the Board may have. Mr. Van Wyk asked for the record that nothing was missing from the RFP and there was no material exempt exceptions, and there were none. Hearing no other questions, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Ranking of Proposals Received for Offsite Roadway Improvements Requests for Proposals with Tucker Paving Ranked #1 and Authorizing Staff to Send a Notice of Intent to Award to Tucker Paving, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Engagement Letter for Fiscal Year 2022 Audit Services with DiBartolomeo, McBee, Hartley & Barnes, P.A.**

Ms. Burns stated this engagement letter is for the Fiscal Year 2022 audit with a price not to exceed \$3,250 and she was looking for a motion to ratify.

On MOTION by Ms. Hudson, seconded by Mr. Arnette, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services with DiBartolomeo, McBee, Hartley & Barnes, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further for the Board.

**B. Engineer**

Ms. Hertz reported that the exhibits for the boundary amendment have been revised and are ready to be filed.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register that is also included in the agenda package for Board review from November 1, 2022 through December 31, 2022 totaling \$14,493.56. There being no questions, Ms. Burns asked for a motion of approval.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns reviewed the financials and there was no action necessary. The Board had no questions.

**iii. Ratification of Summary of Series 2022 Requisitions #105 to #117**

Ms. Burns presented requisitions #105 through #117 and asked for the Board to ratify them. They have already been approved.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, the Series 2022 Requisitions #105 through #117, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the meeting was adjourned at 2:00 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; 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, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings 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 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 19, 2023

HOUR: 1:45 p.m.

LOCATION: 346 East Central Avenue  
Winter Haven, Florida 33880

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

**5. 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 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

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

**PASSED AND ADOPTED THIS 19TH DAY OF APRIL 2023.**

ATTEST:

**SCENIC TERRACE SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Scenic Terrace South***  
***Community Development District***

***Proposed Budget***  
***FY2024***



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**Scenic Terrace South**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 477,141
Developer Contributions	\$ 417,811	\$ -	\$ 163,270	\$ 163,270	\$ -
Boundary Amendment Contribution	\$ -	\$ 7,308	\$ -	\$ 7,308	\$ -
<b>Total Revenues</b>	<b>\$ 417,811</b>	<b>\$ 7,308</b>	<b>\$ 163,270</b>	<b>\$ 170,578</b>	<b>\$ 477,141</b>
<b>Expenditures</b>					
<u>General &amp; Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 7,000	\$ 9,800	\$ 12,000
Engineering	\$ 15,000	\$ 655	\$ 4,448	\$ 5,103	\$ 15,000
Attorney	\$ 25,000	\$ 2,595	\$ 3,633	\$ 6,228	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,250	\$ 3,250	\$ 5,000
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Arbitrage	\$ 500	\$ -	\$ 450	\$ 450	\$ 500
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Trustee Fees	\$ 4,041	\$ -	\$ 4,041	\$ 4,041	\$ 4,041
Management Fees	\$ 36,750	\$ 15,313	\$ 21,438	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 19	\$ 136	\$ 155	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,575
Copies	\$ 1,000	\$ -	\$ 83	\$ 83	\$ 1,000
Legal Advertising	\$ 18,500	\$ 1,791	\$ 1,609	\$ 3,401	\$ 6,500
Boundary Amendment Expense	\$ -	\$ 9,623	\$ -	\$ 9,623	\$ -
Contingencies	\$ 5,300	\$ -	\$ 1,250	\$ 1,250	\$ 5,300
Office Supplies	\$ 625	\$ 6	\$ 14	\$ 20	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 142,891</b>	<b>\$ 41,309</b>	<b>\$ 57,019</b>	<b>\$ 98,328</b>	<b>\$ 134,671</b>
<u>Operations &amp; Maintenance</u>					
<b>Field Services</b>					
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 55,000	\$ -	\$ 27,500	\$ 27,500	\$ 75,000
Landscape Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 12,500
Lake Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 30,000
Electric	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Water & Sewer	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ -
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
General Repairs & Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
<b>Subtotal Field Expenses</b>	<b>\$ 149,500</b>	<b>\$ -</b>	<b>\$ 72,250</b>	<b>\$ 72,250</b>	<b>\$ 192,500</b>

**Scenic Terrace South**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Amenity - Water	\$ 10,000	\$ -	\$ -	\$ -	\$ 7,500
Playground Lease	\$ 25,000	\$ -	\$ -	\$ -	\$ 50,000
Internet	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ 720	\$ -	\$ -	\$ -	\$ 720
Janitorial Service	\$ 5,500	\$ -	\$ -	\$ -	\$ 6,550
Security Services	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Pool Maintenance	\$ 16,200	\$ -	\$ -	\$ -	\$ 16,200
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -	\$ 6,000
Contingency	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 125,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,970</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 274,920</b>	<b>\$ -</b>	<b>\$ 72,250</b>	<b>\$ 72,250</b>	<b>\$ 342,470</b>
<b>Total Expenditures</b>	<b>\$ 417,811</b>	<b>\$ 41,309</b>	<b>\$ 129,269</b>	<b>\$ 170,578</b>	<b>\$ 477,141</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (34,001)</b>	<b>\$ 34,001</b>	<b>\$ -</b>	<b>\$ -</b>

Product	Assessable	ERU/Unit	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Platted Lots	744	1.00	744	\$477,140.63	\$641.32	\$689.59
<b>Total ERU's</b>	<b>744</b>		<b>744</b>	<b>\$477,140.63</b>		

# Scenic Terrace South Community Development District General Fund Budget

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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## **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, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

## 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.

## Copies

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.

## Contingencies

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.

## 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.

# Scenic Terrace South Community Development District General Fund Budget

## **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.

#### 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.

# Scenic Terrace South Community Development District General Fund Budget

## Contingency

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

## **Amenity Expenses**

### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

### Playground Lease

Represents the cost of the District leasing playground equipment for the fiscal year.

### Internet

Internet service will be added for use at the Amenity Center.

### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

### Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

### Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

### Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

### Amenity Access Management

Represents the cost of managing the monitoring access to the District's amenity facilities.

## Contingency

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

# Scenic Terrace South

## Community Development District

### Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 499,816	\$ -	\$ 499,817	\$ 499,817	\$ 1,368,497
Interest Income	\$ -	\$ 27,210	\$ 6,897	\$ 34,108	\$ -
Carry Forward Surplus *	\$ 1,069,883	\$ 1,077,227	\$ -	\$ 1,077,227	\$ 545,032
<b>Total Revenues</b>	<b>\$ 1,569,699</b>	<b>\$ 1,104,437</b>	<b>\$ 506,714</b>	<b>\$ 1,611,151</b>	<b>\$ 1,913,528</b>
<b>Expenses</b>					
Interest- 11/01	\$ 569,234	\$ 569,234	\$ -	\$ 569,234	\$ 499,816
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 375,000
Interest - 05/01	\$ 499,816	\$ -	\$ 499,816	\$ 499,816	\$ 499,816
<b>Total Expenditures</b>	<b>\$ 1,069,050</b>	<b>\$ 569,234</b>	<b>\$ 499,816</b>	<b>\$ 1,069,050</b>	<b>\$ 1,374,631</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 2,931	\$ -	\$ 2,931	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 2,931</b>	<b>\$ -</b>	<b>\$ 2,931</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 500,649</b>	<b>\$ 538,134</b>	<b>\$ 6,898</b>	<b>\$ 545,032</b>	<b>\$ 538,897</b>

\*Carry forward less amount in Reserve funds.

**Series 2022**  
**Interest - 11/01**      **\$492,784**

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
<b>Total ERU's</b>	<b>744</b>	<b>\$1,368,497</b>		

(1) The per unit and total annual debt assessments reflected in this chart represent payment of full year of principal and interest.

**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
		<b>\$ 22,350,000.00</b>	<b>\$ 20,202,481.34</b>	<b>\$ 42,552,481.34</b>

# SECTION V

## RESOLUTION 2023-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Scenic Terrace South Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Lake Hamilton, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops for the purpose of conducting District business; and

**WHEREAS**, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

**WHEREAS**, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

**WHEREAS**, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

**WHEREAS**, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

**WHEREAS**, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

**SECTION 1. RECITALS.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2. FINDINGS.** The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

**SECTION 3. WAIVER.** The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

**SECTION 4. REASONABLE NOTICE.**

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

**SECTION 5. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of April 2023.

ATTEST:

**SCENIC TERRACE SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

# SECTION VI

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Scenic Terrace South Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the Town of Lake Hamilton, Polk County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 19th day of April 2023.

ATTEST:

**SCENIC TERRACE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

# SECTION VII

# SECTION C

# SECTION 1

# Scenic Terrace South Community Development District

## Summary of Checks

January 01, 2023 through February 28, 2023

Bank	Date	Check No.'s		Amount
General Fund				
	1/11/23	79-86	\$	6,121.31
	1/27/23	87-88	\$	1,235.00
	2/22/23	89-94	\$	4,135.00
			<b>\$</b>	<b>11,491.31</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/23	00001	12/31/22	00051783	202212	310-51300	48000		NOT OF BOS/COMMITTEE MTG	*	306.56		
		12/31/22	00051783	202212	310-51300	48000		RFP FOR CONSTRUCTION SVCS	*	823.88		
CA FLORIDA HOLDINGS, LLC											1,130.44	000079
1/11/23	00016	12/21/22	CC122120	202212	310-51300	11000		SUPERVISOR FEE 12/21/22	*	200.00		
CHARLES CAVARETTA											200.00	000080
1/11/23	00014	12/21/22	DA122120	202212	310-51300	11000		SUPERVISOR FEE 12/21/22	*	200.00		
DANIEL ARNETTE											200.00	000081
1/11/23	00013	12/12/22	2215046-	202211	310-51300	31100		ENGINEER SERVICES-NOV 22	*	255.00		
DEWBERRY ENGINEERS INC.											255.00	000082
1/11/23	00003	1/01/23	18	202301	310-51300	34000		MANAGEMENT FEES - JAN 23	*	3,062.50		
		1/01/23	18	202301	310-51300	35200		WEBSITE MANAGEMENT-JAN 23	*	100.00		
		1/01/23	18	202301	310-51300	35100		INFORMATION TECH - JAN 23	*	150.00		
		1/01/23	18	202301	310-51300	31300		DISSEMINATION SVCS-JAN 23	*	416.67		
		1/01/23	18	202301	310-51300	51000		OFFICE SUPPLIES	*	2.71		
		1/01/23	18	202301	310-51300	42000		POSTAGE	*	3.99		
GOVERNMENTAL MANAGEMENT SERVICES-											3,735.87	000083
1/11/23	00005	12/21/22	LS122120	202212	310-51300	11000		SUPERVISOR FEE 12/21/22	*	200.00		
LAUREN OAKLEY SCHWENK											200.00	000084
1/11/23	00009	12/21/22	PH122120	202212	310-51300	11000		SUPERVISOR FEE 12/21/22	*	200.00		
PATRICIA J HUDSON											200.00	000085
1/11/23	00012	12/21/22	RH122120	202212	310-51300	11000		SUPERVISOR FEE 12/21/22	*	200.00		
RENNIE HEATH											200.00	000086
1/27/23	00013	1/16/23	2228446-	202212	310-51300	31100		ENGINEER SERVICES-DEC 22	*	145.00		
DEWBERRY ENGINEERS INC.											145.00	000087

STS SCENIC TERRACE IARAUJO



# SECTION 2

***Scenic Terrace South***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2023***



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**Scenic Terrace South**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 7,133	\$ -	\$ -	\$ 7,133
<b>Investments:</b>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 1,368,497	\$ -	\$ 1,368,497
Revenue	\$ -	\$ 35,387	\$ -	\$ 35,387
Interest	\$ -	\$ 502,747	\$ -	\$ 502,747
Construction	\$ -	\$ -	\$ 742,516	\$ 742,516
<b>Total Assets</b>	<b>\$ 7,133</b>	<b>\$ 1,906,631</b>	<b>\$ 742,516</b>	<b>\$ 2,656,279</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,647	\$ -	\$ -	\$ 9,647
Retainage Payable	\$ -	\$ -	\$ 175,757	\$ 175,757
<b>Total Liabilities</b>	<b>\$ 9,647</b>	<b>\$ -</b>	<b>\$ 175,757</b>	<b>\$ 185,404</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 1,906,631	\$ -	\$ 1,906,631
Capital Projects	\$ -	\$ -	\$ 566,759	\$ 566,759
Unassigned	\$ (2,514)	\$ -	\$ -	\$ (2,514)
<b>Total Fund Balances</b>	<b>\$ (2,514)</b>	<b>\$ 1,906,631</b>	<b>\$ 566,759</b>	<b>\$ 2,470,876</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 7,133</b>	<b>\$ 1,906,631</b>	<b>\$ 742,516</b>	<b>\$ 2,656,279</b>

**Scenic Terrace South**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 417,811	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 7,308	\$ 7,308
<b>Total Revenues</b>	<b>\$ 417,811</b>	<b>\$ -</b>	<b>\$ 7,308</b>	<b>\$ 7,308</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
Engineering	\$ 15,000	\$ 6,250	\$ 655	\$ 5,595
Attorney	\$ 25,000	\$ 10,417	\$ 2,595	\$ 7,822
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -
Management Fees	\$ 36,750	\$ 15,313	\$ 15,313	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 19	\$ 398
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 18,500	\$ 7,708	\$ 1,791	\$ 5,917
Boundary Amendment Expenses	\$ -	\$ -	\$ 9,623	\$ (9,623)
Contingency	\$ 5,300	\$ 2,208	\$ -	\$ 2,208
Office Supplies	\$ 625	\$ 260	\$ 6	\$ 254
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 142,891</b>	<b>\$ 56,498</b>	<b>\$ 41,309</b>	<b>\$ 15,188</b>

**Scenic Terrace South**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 55,000	\$ -	\$ -	\$ -
Landscape Replacement	\$ 7,500	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,000	\$ -	\$ -	\$ -
Streetlights	\$ 12,000	\$ -	\$ -	\$ -
Electric	\$ 5,000	\$ -	\$ -	\$ -
Water & Sewer	\$ 5,000	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 5,000	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 15,000	\$ -	\$ -	\$ -
Contingency	\$ 5,000	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 149,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 15,000	\$ -	\$ -	\$ -
Amenity - Water	\$ 10,000	\$ -	\$ -	\$ -
Playground Lease	\$ 25,000	\$ -	\$ -	\$ -
Internet	\$ 3,000	\$ -	\$ -	\$ -
Pest Control	\$ 720	\$ -	\$ -	\$ -
Janitorial Service	\$ 5,500	\$ -	\$ -	\$ -
Security Services	\$ 30,000	\$ -	\$ -	\$ -
Pool Maintenance	\$ 16,200	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -
Contingency	\$ 5,000	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 125,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 274,920</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 417,811</b>	<b>\$ 56,498</b>	<b>\$ 41,309</b>	<b>\$ 15,188</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ (34,001)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 31,487</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ (2,514)</b>	

# Scenic Terrace South

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<b>Revenues:</b>				
Assessments	\$ 499,816	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 27,210	\$ 27,210
<b>Total Revenues</b>	<b>\$ 499,816</b>	<b>\$ -</b>	<b>\$ 27,210</b>	<b>\$ 27,210</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/1	\$ 569,234	\$ 569,234	\$ 569,234	\$ -
Interest - 5/1	\$ 499,816	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,069,050</b>	<b>\$ 569,234</b>	<b>\$ 569,234</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (569,234)</b>		<b>\$ (542,024)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,931	\$ 2,931
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,931</b>	<b>\$ 2,931</b>
<b>Net Change in Fund Balance</b>	<b>\$ (569,234)</b>		<b>\$ (539,093)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,069,883</b>		<b>\$ 2,445,723</b>	
<b>Fund Balance - Ending</b>	<b>\$ 500,649</b>		<b>\$ 1,906,631</b>	

# Scenic Terrace South

## Community Development District

### Capital Projects Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 02/28/23	Thru 02/28/23	Variance	
<b>Revenues</b>					
Interest	\$ -	\$ -	\$ 85,501	\$ 85,501	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,501</b>	<b>\$ 85,501</b>	
<b>Expenditures:</b>					
Capital Outlay - Construction	\$ -	\$ -	\$ 8,037,969	\$ (8,037,969)	
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,037,969</b>	<b>\$ (8,037,969)</b>	
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (7,952,468)</b>		
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ -	\$ (2,931)	\$ (2,931)	
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,931)</b>	<b>\$ (2,931)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (7,955,399)</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 8,522,158</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 566,759</b>		

**Scenic Terrace South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ 1,864	\$ 2,310	\$ -	\$ 3,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,308
<b>Total Revenues</b>	<b>\$ 1,864</b>	<b>\$ 2,310</b>	<b>\$ -</b>	<b>\$ 3,135</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,308</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineer Fees	\$ -	\$ 255	\$ 145	\$ -	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655
Attorney Fees	\$ 209	\$ 186	\$ 871	\$ 570	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,595
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,313
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 1	\$ 2	\$ 2	\$ 4	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 661	\$ 1,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,791
Boundary Amendment Expenses	\$ 2,675	\$ 1,815	\$ 4,143	\$ 991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,623
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 11,789</b>	<b>\$ 7,448</b>	<b>\$ 11,023</b>	<b>\$ 5,296</b>	<b>\$ 5,754</b>	<b>\$ -</b>	<b>\$ 41,309</b>						

**Scenic Terrace South**  
**Community Development District**  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 11,789</b>	<b>\$ 7,448</b>	<b>\$ 11,023</b>	<b>\$ 5,296</b>	<b>\$ 5,754</b>	<b>\$ -</b>	<b>\$ 41,309</b>						
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (9,925)</b>	<b>\$ (5,139)</b>	<b>\$ (11,023)</b>	<b>\$ (2,161)</b>	<b>\$ (5,754)</b>	<b>\$ -</b>	<b>\$ (34,001)</b>						

# SECTION 3

Requisition	Payee/Vendor	Amount
118	Faulkner Engineering Services, Inc.	\$ 25,030.00
119	Absolute Engineering, Inc.	\$ 9,893.50
120	Hydro Conduit dba Rinker Materials	\$ 57,418.80
121	Jr. Davis Construction Co., Inc.	\$ 201,148.14
122	Barney's Pumps, Inc.	\$ 172,400.00
123	Raysor Transportation Consulting	\$ 15,000.00
124	Ferguson Waterworks	\$ 76,308.00
125	KE Law Group, PLLC	\$ 85.00
126	Hydro Conduit dba Rinker Materials	\$ 19,202.00
127	Atlantic Blue Communities II	\$ 3,750.00
128	Absolute Engineering, Inc.	\$ 53,565.95
129	KE Law Group, PLLC	\$ 955.00
130	Rinker Materials	\$ 6,444.00
131	Duke Energy	\$ 47,954.99
132	Ferguson Waterworks	\$ 60,546.98
133	Furr, Wegman & Banks	\$ 415.00
134	HUB International Midwest West	\$ 4,997.00
135	Dewberry Engineers, Inc.	\$ 765.00
136	Duke Energy	\$ 36,168.99
137	Atlantic Blue Communities II	\$ 3,750.00
138	Tucker Paving, Inc.	\$ 10,477.76
139	Jr. Davis Construction Co., Inc.	\$ 443,274.57
140	Ferguson Waterworks	\$ 45,855.80
141	Absolute Engineering, Inc.	\$ 3,312.52
142	Atlantic Blue Communities II	\$ 3,750.00
143	Absolute Engineering, Inc.	\$ 19,991.00
144	Kilinski/Van Wyk, PLLC	\$ 114.00
145	Stacy's Printing	\$ 138.60
146	Kilinski/Van Wyk, PLLC	\$ 304.00
147	Absolute Engineering, Inc.	\$ 16,774.00
148	HUB International Midwest West	\$ 4,673.00
	<b>TOTAL</b>	<b>\$ 1,344,463.60</b>