

*Scenic Terrace South
Community Development District*

Meeting Agenda

March 20, 2024

AGENDA

Scenic Terrace South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 13, 2024

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, March 20, 2024 at 1:45 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/87699837808>

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

Meeting ID: 876 9983 7808

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 December 20, 2023 Board of Supervisors Meeting
4. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Landscape Maintenance Services (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Change Order #04 (Phase 4) from Jr. Davis Construction
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, **December 20, 2023** at 1:45 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Patricia Hudson	Assistant Secretary
Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVW Law
Savannah Hancock	District Counsel, KVW Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Clayton Smith <i>by Zoom</i>	Field Operations, GMS
Joel Blanco	Field Operations, GMS

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 at this time nor via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #1, Seat #2, and Seat #5)

Ms. Burns administered the oath of office to Daniel and Pat.

B. Consideration of Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the results of the landowner's election held on November 7th is filled in, in the resolution.

On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2024-03 Electing Officers

Ms. Burns stated after the landowner's election, a slate of officers is reelected. Previously Rennie was Chair, Lauren was Vice Chair and the other three supervisors were Assistant Secretaries along with George Flint and Jill Burns Secretary. She asked if the Board would like to keep that the same.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 18, 2023 Board of Supervisors Meeting and November 7, 2023 Landowners' Election

Ms. Burns presented the minutes from the October 18, 2023 Board of Supervisors meeting and the November 7, 2023 Landowners' Election. She asked for any questions, comments, or corrections. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Minutes of the October 18, 2023 Board of Supervisors Meeting and November 7, 2023 Landowners' Election, were approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Quote for Amenity Playground Equipment from ProPlaygrounds

Ms. Burns stated the quote from ProPlaygrounds is \$120,464.12. She stated they were looking to get the payment by mid-January. Once this is installed on site, the CDD will add insurance for it.

On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, the Quote for Amenity Playground Equipment from ProPlaygrounds, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Quote for Amenity Pool Furniture from Patio 2000, Inc.

Ms. Burns noted the quote for the patio furniture from Patio 2000 Inc. is \$14,122.36.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Quote for Amenity Pool Furniture from Patio 2000, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Equipment Lease/Purchase Agreement for Playground Equipment & Pool Furniture

Ms. Burns noted they will provide the cost for this up front and the District will lease and ultimately own this at the end so the cost is spread across five years rather than all up front. This would be an agreement with H&B Property, LLC that would be providing the funds, totaling about \$134,000 for both of these items. Ms. Hudson asked at the end of the term if the CDD owns the playground equipment. Ms. Burns stated yes, we are basically financing an agreement over five years at 14% interest. The CDD would be responsible for the maintenance/repair of the equipment and furniture. She noted the monthly payment on this over five years is \$3,131.60 with the first payment starting in February. The total for this fiscal year is \$28,184 and the budget line item was \$50,000 on this.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Consideration of Equipment Lease/Purchase Agreement for Playground Equipment & Pool Furniture, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Ratifying the Series 2023 Bonds

Ms. Burns stated the District closed on the Series 2023 Bonds on November 29th. This resolution ratifies, confirms, and approves all of the actions taken by District officers and staff related to the issuance of that Series of Bonds.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, Resolution 2024-04 Ratifying the Series 2023 Bonds, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Ms. Burns stated this will be recorded so that there is a notice to property owners on what the District has funded with the bond issuance and what is included for this assessment area.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Disclosure of Public Financing, was approved.

TENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report from AMTEC or Series 2022 Bonds

Ms. Burns noted this is for the bond issuance from last year for the first series of bonds. Under internal revenue code, the District has to demonstrate that they do not earn more interest on the bonds than they pay. This report is required annually under the Trust Indenture for the bonds. There is another report for Series 2023 as well. On page 4, the net rebate arbitrage amount is negative.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Arbitrage Rebate Report from AMTEC or Series 2022 Bonds, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is an annual renewal of an existing agreement that the property appraiser requires each year.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

TWELFTH ORDER OF BUSINESS

Ratification of EMMA Filing Assistance Software as a Service License Agreement

Ms. Burns noted this is the software that Jon Kessler talked about that the District will be using for the newest series of bonds related to the required dissemination report. It has already been signed as part of the closing documents so just looking for a motion to ratify.

On MOTION by Ms. Hudson, seconded by Ms. Schwenk, with all in favor, the EMMA Filing Assistance Software as a Service License Agreement, was ratified.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated nothing to report unless there are any questions.

B. Engineer

Mr. Malave stated nothing to report unless there are any questions.

C. Field Manager's Report

Mr. Blanco introduced himself as new field manager working with Clayton Smith. He noted they have been reviewing the front entrance and common area landscaping. Various myrtles, southern oaks, magnolias have been planted on the frontage and common areas of Phase 1 and appear healthy. Well systems and irrigation equipment have also been reviewed and appear to be in working order. Landscaping at the ponds appear to be maintained. Pond reviews have been done including the dry ponds, the outlets appear to be in great shape. Ms. Hudson asked if it anticipated that dry ponds would hold water at some point or should there never be water in those. He stated they are retention ponds so in the dry season they will not be filled up with water as that would mostly be in the wetter parts of season such as March and April or summertime. They help with the drainage system retaining the water from runoff from the homes. Ms. Burns stated landscape will be reviewed until everything is ready to go on the contract then they will bring some landscaping proposals back to the Board.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register that was included in the agenda package for the Board to review from October 1st through October 31st totaling \$30,169.49. She offered to answer any questions from the Board. Hearing none.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated financial packets were included in the package for review. There are through the month of October which is the first month of the fiscal year so this one is collecting on the tax bill for the upcoming year. No action is necessary from the Board.

iii. Ratification of Change Order #12 (Revised) from Jr. Davis Construction

SECTION IV

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Scenic Terrace South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Scenic Terrace South Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

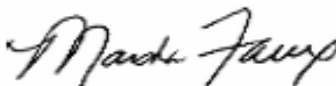
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION V

SECTION C



Scenic Terrace - South CDD Field Management Report



March 20th, 2024

Joel Blanco

Field Manager

GMS

Landscaping Review

- ✚ GMS staff have reviewed frontage and common area landscaping throughout the community.
- ✚ Various myrtles, southern oaks, magnolias, firebush, and slash pines have been planted throughout the frontage and common areas of Phase 1 and appear healthy.
- ✚ All remaining areas in need of sod have been reviewed and confirmed as completed except for Tract P-1, F-3, and P-2 (Amenity Center location.)
- ✚ Landscaping proposals have been requested from 3 vendors for reoccurring maintenance and irrigation services.
- ✚ One-time mow has been initiated for the entire community prior to the start date for reoccurring services.



In Progress

Pond Reviews

- ✚ GMS staff have continued to review all dry ponds throughout the community.
- ✚ Miter ends and outlets appear in great shape.
- ✚ Staff will continue to oversee and monitor dry ponds.



In Progress

Amenity Review

- ✚ GMS staff have reviewed amenity area.
- ✚ Construction has begun on both the amenity center and community pool.
- ✚ Landscaping around this tract is pending.
- ✚ Staff will continue to monitor amenity progress.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco

SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

November 1, 2023 to February 29, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	11/3/23	193-195	\$ 504,705.32
	11/10/23	196-200	\$ 1,796.32
	11/17/23	201-203	\$ 5,207.96
	12/15/23	204	\$ 4,046.51
	12/27/23	205	\$ 763.27
	1/8/24	206-209	\$ 800.00
	1/16/24	210-212	\$ 4,412.61
	1/19/24	213	\$ 2,235.00
	1/26/24	214	\$ 473.86
	2/2/24	215-216	\$ 81,013.52
	2/16/24	217-220	\$ 14,376.78
	2/23/24	221	\$ 172.50
			\$ 620,003.65
Construction Fund			
	11/8/23	14-16	\$ 60,069.13
	11/16/23	17-20	\$ 93,691.78
	12/22/23	21-23	\$ 143,885.41
	1/8/24	24	\$ 123.05
	1/22/24	25	\$ 75.00
	2/9/24	26-29	\$ 54,872.46
	2/27/24	30-31	\$ 18,157.20
			\$ 370,874.03
			\$ 990,877.68

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/03/23	00020	8/31/23 021791	202310 300-20700-10200		*	2,686.18	
		SER22 FR#25					
		8/31/23 021792	202310 300-20700-10200		*	6,146.46	
		SER22 FR#25					
				ABSOLUTE ENGINEERING, INC.			8,832.64 000193
11/03/23	00018	8/15/23 129233	202310 300-20700-10200		*	494,656.68	
		SER22 FR#25					
				JR. DAVIS CONSTRUCTION CO. INC.			494,656.68 000194
11/03/23	00002	9/07/23 7472	202310 300-20700-10200		*	1,216.00	
		SER22 FR#25					
				KILINSKI VAN WYK, PLLC			1,216.00 000195
11/10/23	00033	10/18/23 CC101820	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/18/23					
				CHUCK CAVARETTA			200.00 000196
11/10/23	00014	10/18/23 DA101820	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/18/23					
				DANIEL ARNETTE			200.00 000197
11/10/23	00037	10/31/23 00059859	202310 310-51300-48000		*	996.32	
		NOT OF LANDOWNERS MTG					
				GANNETT MEDIA CORP DBA GANNETT			996.32 000198
11/10/23	00005	10/18/23 LS101820	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/18/23					
				LAUREN OAKLEY SCHWENK			200.00 000199
11/10/23	00009	10/18/23 PH101820	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/18/23					
				PATRICIA J HUDSON			200.00 000200
11/17/23	00013	11/09/23 2368886-	202310 310-51300-31100		*	57.50	
		GENERAL ENGINEERING OCT23					
				DEWBERRY ENGINEERS INC.			57.50 000201
11/17/23	00003	11/01/23 35	202311 310-51300-34000		*	3,246.25	
		MANAGEMENT FEES NOV23					
		11/01/23 35	202311 310-51300-35200		*	100.00	
		WEBSITE ADMIN NOV23					
		11/01/23 35	202311 310-51300-35100		*	150.00	
		INFORMATION TECH NOV23					
		11/01/23 35	202311 310-51300-31300		*	416.67	
		DISSEMINATION SVCS NOV23					

STS SCENIC TERRACE AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23	35		202311 310-51300-51000						OFFICE SUPPLIES NOV23	*	2.68		
11/01/23	35		202311 310-51300-42000						POSTAGE NOV23	*	55.94		
GOVERNMENTAL MANAGEMENT SERVICES-												3,971.54	000202
11/17/23	00002	11/16/23	8047	202310 310-51300-31500					GENERAL COUNSEL OCT23	*	1,178.92		
KILINSKI VAN WYK, PLLC												1,178.92	000203
12/15/23	00003	12/01/23	38	202312 310-51300-34000					MANAGEMENT FEES DEC23	*	3,246.25		
12/01/23	38		202312 310-51300-35200						WEBSITE ADMIN DEC23	*	100.00		
12/01/23	38		202312 310-51300-35100						INFORMATION TECH DEC23	*	150.00		
12/01/23	38		202312 310-51300-31300						DISSEMINATION SVCS DEC23	*	500.00		
12/01/23	38		202312 310-51300-51000						OFFICE SUPPLIES DEC23	*	3.01		
12/01/23	38		202312 310-51300-42000						POSTAGE DEC23	*	47.25		
GOVERNMENTAL MANAGEMENT SERVICES-												4,046.51	000204
12/27/23	00002	12/16/23	8237	202311 310-51300-31500					GENERAL COUNSEL NOV23	*	763.27		
KILINSKI VAN WYK, PLLC												763.27	000205
1/08/24	00033	12/20/23	CC122020	202312 310-51300-11000					SUPERVISOR FEE 12/20/23	*	200.00		
CHUCK CAVARETTA												200.00	000206
1/08/24	00014	12/20/23	DA122020	202312 310-51300-11000					SUPERVISOR FEE 12/20/23	*	200.00		
DANIEL ARNETTE												200.00	000207
1/08/24	00005	12/20/23	LS122020	202312 310-51300-11000					SUPERVISOR FEE 12/20/23	*	200.00		
LAUREN OAKLEY SCHWENK												200.00	000208
1/08/24	00009	12/20/23	PH122020	202312 310-51300-11000					SUPERVISOR FEE 12/20/23	*	200.00		
PATRICIA J HUDSON												200.00	000209
1/16/24	00039	1/03/24	01032024	202401 310-51300-42000					MAILING 2023 TAX NOTICES	*	281.46		
JOE G TEDDER, TAX COLLECTOR												281.46	000210
STS SCENIC TERRACE AGUZMAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/24	00031	1/05/24	3	202401	310	51300	49000		DISCLOSURE SERVICES LLC	*	100.00	100.00	000211
1/16/24	00003	1/01/24	40	202401	310	51300	34000		MANAGEMENT FEES JAN24	*	3,246.25		
		1/01/24	40	202401	310	51300	35200		WEBSITE ADMIN JAN24	*	100.00		
		1/01/24	40	202401	310	51300	35100		INFORMATION TECH JAN24	*	150.00		
		1/01/24	40	202401	310	51300	31300		DISSEMINATION SVCS JAN24	*	500.00		
		1/01/24	40	202401	310	51300	42000		POSTAGE JAN24	*	34.15		
		1/01/24	40	202401	310	51300	42500		COPIES JAN24	*	.75		
									GOVERNMENTAL MANAGEMENT SERVICES-			4,031.15	000212
1/19/24	00002	1/12/24	8507	202312	310	51300	31500		GENERAL COUNSEL DEC23	*	2,235.00		
									KILINSKI VAN WYK, PLLC			2,235.00	000213
1/26/24	00040	12/19/23	11253	202312	320	53800	47300		REPLCE BROKEN SPRAY HEADS	*	213.86		
		12/27/23	11252	202312	320	53800	47300		REPLACE 11 DECODERS	*	260.00		
									PRINCE & SONS, INC.			473.86	000214
2/02/24	00041	12/04/23	4176	202401	320	53800	60000		PLAYGROUND DEPOSIT 50%	*	60,232.06		
									PRO PLAYGROUNDS DBA LEGACY			60,232.06	000215
2/02/24	00042	1/26/24	01262024	202401	300	20700	10300		TRANSFER OF TAX RCPTS	*	20,781.46		
									SCENIC TERRACE SOUTH CDD C/O US			20,781.46	000216
2/16/24	00011	2/07/24	21082	202402	320	53800	45000		GEN LIAB-PROPERTY ADDED	*	3,058.00		
									EGIS INSURANCE ADVISORS, LLC			3,058.00	000217
2/16/24	00003	2/01/24	44	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,246.25		
		2/01/24	44	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	100.00		
		2/01/24	44	202402	310	51300	35100		INFORMATION TECH FEB24	*	150.00		
									STS SCENIC TERRACE AGUZMAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	44	2/01/24	44	202402	310	51300	31300		DISSEMINATION SVCS FEB24	*	500.00		
2/01/24	44	2/01/24	44	202402	310	51300	51000		OFFICE SUPPLIES FEB24	*	.45		
2/01/24	44	2/01/24	44	202402	310	51300	42000		POSTAGE FEB24	*	93.14		
GOVERNMENTAL MANAGEMENT SERVICES-												4,089.84	000218
2/16/24	00043	2/16/24	02162024	202402	330	57200	47400		PLAYGROUND LEASE FEB24	*	3,131.60		
2/16/24		2/16/24	02162024	202402	300	15500	10000		PLAYGROUND LEASE MAR24	*	3,131.59		
HNB PROPERTY, LLC												6,263.19	000219
2/16/24	00002	2/09/24	8710	202401	310	51300	31500		GENERAL COUNSEL JAN24	*	965.75		
KILINSKI VAN WYK, PLLC												965.75	000220
2/23/24	00013	2/12/24	2397677-	202401	310	51300	31100		GENERAL ENGINEERING JAN24	*	172.50		
DEWBERRY ENGINEERS INC.												172.50	000221
TOTAL FOR BANK A											620,003.65		
TOTAL FOR REGISTER											620,003.65		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/23	00008	8/31/23	021779 SER22 FR#26	202308 600-53800-60000	ABSOLUTE ENGINEERING INC.	*	10,744.21	10,744.21	000014
11/08/23	00011	10/03/23	3356135 SER22 FR#26	202310 600-53800-60000	HUB INTERNATIONAL MIDWEST WEST	*	8,336.00	8,336.00	000015
11/08/23	00002	9/15/23	129323 SER22 FR#26	202309 600-53800-60000	JR. DAVIS CONSTRUCTION CO. INC.	*	2,049.55	40,988.92	000016
		9/25/23	129322 SER22 FR#26	202309 600-53800-60000		*	38,939.37		
11/16/23	00008	9/30/23	021821 031 FR#28	202309 600-53800-60000	ABSOLUTE ENGINEERING INC.	*	18,588.39	21,446.78	000017
		9/30/23	021831 031 FR#28	202309 600-53800-60000		*	603.28		
		9/30/23	021832 031 FR#28	202309 600-53800-60000		*	2,255.11		
11/16/23	00009	9/20/23	2334765- 031 FR#27	202308 600-53800-60000	DEWBERRY ENGINEERS INC.	*	255.00	255.00	000018
11/16/23	00012	10/08/23	FES15180 031 FR#27	202310 600-53800-60000	FAULKNER ENGINEERING SERVICES, LLC	*	69,990.00	69,990.00	000019
11/16/23	00013	8/22/23	220459 031 FR#28	202309 600-53800-60000	GREENLAND SERVICES, LLC	*	2,000.00	2,000.00	000020
12/22/23	00008	10/31/23	021870 031 FR#30	202312 600-53800-60000	ABSOLUTE ENGINEERING INC.	*	339.78	339.78	000021
12/22/23	00012	11/22/23	FES15260 031 FR#30	202312 600-53800-60000	FAULKNER ENGINEERING SERVICES, LLC	*	32,680.00	45,700.00	000022
		11/22/23	FES15261 031 FR#30	202312 600-53800-60000		*	13,020.00		
12/22/23	00002	9/30/23	129425 031 FR#29	202309 600-53800-60000	JR. DAVIS CONSTRUCTION CO. INC.	*	97,845.63	97,845.63	000023

STS SCENIC TERRACE AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/24	00008	10/31/23	021869 031 FR#31	202401		600-53800	60000		ABSOLUTE ENGINEERING INC.	*	123.05	123.05	000024
1/22/24	00008	11/30/23	021912 031 FR#32	202311		600-53800	60000		ABSOLUTE ENGINEERING INC.	*	75.00	75.00	000025
2/09/24	00009	12/10/23	2374006- 031 FR#33	202311		600-53800	60000		DEWBERRY ENGINEERS INC.	*	915.00	915.00	000026
2/09/24	00002	11/15/23	129501 031 FR#33	202311		600-53800	60000		JR. DAVIS CONSTRUCTION CO. INC.	*	44,456.64	46,796.46	000027
		11/15/23	129502 031 FR#33	202311		600-53800	60000			*	2,339.82		
2/09/24	00001	12/16/23	8239 031 FR#33	202311		600-53800	60000		KILINSKI VAN WYK PLLC	*	718.50	1,161.00	000028
		1/08/24	8446 031 FR#33	202312		600-53800	60000			*	442.50		
2/09/24	00014	12/01/23	1-489050 031 FR#33	202311		600-53800	60000		RAYSOR TRANSPORTATION CONSULTING	*	6,000.00	6,000.00	000029
2/27/24	00008	1/31/24	022000 031 FR#34	202402		600-53800	60000		ABSOLUTE ENGINEERING INC.	*	37.50	17,547.20	000030
		1/31/24	022001 031 FR#34	202402		600-53800	60000			*	17,509.70		
2/27/24	00009	1/17/24	2386012- 031 FR#34	202402		600-53800	60000		DEWBERRY ENGINEERS INC.	*	610.00	610.00	000031
TOTAL FOR BANK A											370,874.03		
TOTAL FOR REGISTER											370,874.03		

STS SCENIC TERRACE AGUZMAN

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
January 31, 2024



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Scenic Terrace South
Community Development District
Combined Balance Sheet
January 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 903,826	\$ -	\$ 614	\$ 904,440
Due from Developer	\$ -	\$ -	\$ 54,872	\$ 54,872
Due from Other	\$ 50	\$ -	\$ -	\$ 50
Due from General Fund	\$ -	\$ 336,294	\$ -	\$ 336,294
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 1,121,163	\$ -	\$ 1,121,163
Revenue	\$ -	\$ 308,482	\$ -	\$ 308,482
Prepayment	\$ -	\$ 21,667	\$ -	\$ 21,667
Construction	\$ -	\$ -	\$ 36	\$ 36
<u>Series 2023</u>				
Reserve	\$ -	\$ 172,950	\$ -	\$ 172,950
Revenue	\$ -	\$ 1,722	\$ -	\$ 1,722
Construction	\$ -	\$ -	\$ 859,315	\$ 859,315
Cost of Issuance	\$ -	\$ -	\$ 121	\$ 121
Total Assets	\$ 903,876	\$ 1,962,278	\$ 914,959	\$ 3,781,113
Liabilities:				
Accounts Payable	\$ 82,152	\$ -	\$ 338,812	\$ 420,963
Due to Debt Service	\$ 336,294	\$ -	\$ -	\$ 336,294
Retainage Payable	\$ -	\$ -	\$ 158,747	\$ 158,747
Due to other	\$ -	\$ -	\$ 50	\$ 50
Total Liabilities	\$ 418,445	\$ -	\$ 497,609	\$ 916,054
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,962,278	\$ -	\$ 1,962,278
Capital Projects	\$ -	\$ -	\$ 417,351	\$ 417,351
Unassigned	\$ 485,431	\$ -	\$ -	\$ 485,431
Total Fund Balances	\$ 485,431	\$ 1,962,278	\$ 417,351	\$ 2,865,059
Total Liabilities & Fund Balance	\$ 903,876	\$ 1,962,278	\$ 914,959	\$ 3,781,113

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 471,325	\$ 149,940	\$ 149,940	\$ -
Assessments - Direct	\$ 15,815	\$ 7,908	\$ 7,908	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 15,815	\$ 15,815
Boundary Amendment Contributions	\$ -	\$ -	\$ 495	\$ 495
Lease Proceeds	\$ -	\$ -	\$ 134,586	\$ 134,586
Total Revenues	\$ 487,141	\$ 157,848	\$ 308,745	\$ 150,897
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
Engineering	\$ 15,000	\$ 5,000	\$ 230	\$ 4,770
Attorney	\$ 25,000	\$ 8,333	\$ 5,143	\$ 3,190
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 500	\$ 500	\$ 450	\$ 50
Dissemination	\$ 5,000	\$ 1,667	\$ 1,833	\$ (167)
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -
Management Fees	\$ 38,955	\$ 12,985	\$ 12,985	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 439	\$ (106)
Insurance	\$ 6,575	\$ 6,575	\$ 5,200	\$ 1,375
Copies	\$ 1,000	\$ 333	\$ 1	\$ 333
Legal Advertising	\$ 6,500	\$ 2,167	\$ 996	\$ 1,170
Contingency	\$ 5,300	\$ 1,767	\$ 754	\$ 1,013
Office Supplies	\$ 625	\$ 208	\$ 6	\$ 202
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,671	\$ 50,043	\$ 35,812	\$ 14,231

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 7,500	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 75,000	\$ -	\$ -	\$ -
Landscape Replacement	\$ 12,500	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,000	\$ -	\$ -	\$ -
Streetlights	\$ 30,000	\$ -	\$ -	\$ -
Electric	\$ 5,000	\$ 1,667	\$ 2,346	\$ (679)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 474	\$ 2,859
General Repairs & Maintenance	\$ 15,000	\$ -	\$ -	\$ -
Contingency	\$ 15,000	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 202,500	\$ 5,000	\$ 2,819	\$ 2,181
Amenity Expenditures				
Amenity - Electric	\$ 15,000	\$ -	\$ -	\$ -
Amenity - Water	\$ 7,500	\$ -	\$ -	\$ -
Playground Lease	\$ 50,000	\$ 50,000	\$ 60,232	\$ (10,232)
Internet	\$ 3,000	\$ -	\$ -	\$ -
Pest Control	\$ 720	\$ -	\$ -	\$ -
Janitorial Service	\$ 6,550	\$ -	\$ -	\$ -
Security Services	\$ 30,000	\$ -	\$ -	\$ -
Pool Maintenance	\$ 16,200	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -
Amenity Access Management	\$ 6,000	\$ -	\$ -	\$ -
Contingency	\$ 5,000	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 149,970	\$ 50,000	\$ 60,232	\$ (10,232)
Total Operations & Maintenance	\$ 352,470	\$ 55,000	\$ 63,051	\$ (8,051)
Total Expenditures	\$ 487,141	\$ 105,043	\$ 98,864	\$ 6,180
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 209,881	
Fund Balance - Beginning	\$ -		\$ 275,549	
Fund Balance - Ending	\$ -		\$ 485,431	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,122,869	\$ 357,075	\$ 357,075	\$ -
Assessments - Direct	\$ 168,503	\$ 75,242	\$ 75,242	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 172,950	\$ 172,950
Interest	\$ -	\$ -	\$ 47,891	\$ 47,891
Total Revenues	\$ 1,291,372	\$ 432,317	\$ 653,158	\$ 220,841
Expenditures:				
Series 2022				
Interest - 11/1	\$ 471,572	\$ 471,572	\$ 471,572	\$ -
Principal - 5/1	\$ 355,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 471,572	\$ -	\$ -	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 2,785,000	\$ (2,785,000)
Total Expenditures	\$ 1,298,144	\$ 471,572	\$ 3,256,572	\$ (2,785,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (6,772)		\$ (2,603,414)	
Fund Balance - Beginning	\$ 506,706		\$ 4,391,019	
Fund Balance - Ending	\$ 499,934		\$ 1,787,605	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 01/31/24	Thru 01/31/24	Variance	
Revenues:					
Interest	\$ -	\$ -	\$ 1,722	\$ 1,722	
Total Revenues	\$ -	\$ -	\$ 1,722	\$ 1,722	
Expenditures:					
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,722		
Other Financing Sources/(Uses):					
Bond Proceeds	\$ -	\$ -	\$ 172,950	\$ 172,950	
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 172,950	\$ 172,950	
Net Change in Fund Balance	\$ -		\$ 174,672		
Fund Balance - Beginning	\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ 174,672		

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 01/31/24		Thru 01/31/24	Variance
Revenues						
Developer Contributions	\$	-	\$	-	\$ 277,282	\$ 277,282
Interest	\$	-	\$	-	\$ 1	\$ 1
Total Revenues	\$	-	\$	-	\$ 277,283	\$ 277,283
Expenditures:						
Capital Outlay - Construction	\$	-	\$	-	\$ (31,281)	\$ 31,281
Contingency	\$	-	\$	-	\$ 401	\$ (401)
Total Expenditures	\$	-	\$	-	\$ (30,881)	\$ 30,881
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ 308,163	
Fund Balance - Beginning	\$	-			\$ (750,249)	
Fund Balance - Ending	\$	-			\$ (442,085)	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 12,885	\$ 12,885
Total Revenues	\$ -	\$ -	\$ 12,885	\$ 12,885
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 953,463	\$ (953,463)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 222,036	\$ (222,036)
Total Expenditures	\$ -	\$ -	\$ 1,175,499	\$ (1,175,499)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,162,614)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 2,022,050	\$ 2,022,050
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,022,050	\$ 2,022,050
Net Change in Fund Balance	\$ -	\$ -	\$ 859,436	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 859,436	

Scenic Terrace South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 623	\$ 148,280	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,940
Assessments - Direct	\$ 7,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,908
Assessments - Lot Closings	\$ 15,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,815
Boundary Amendment Contributions	\$ 495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495
Lease Proceeds	\$ 134,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,586
Total Revenues	\$ 158,805	\$ 623	\$ 148,280	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,745
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineer Fees	\$ 58	\$ -	\$ -	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Attorney Fees	\$ 1,179	\$ 763	\$ 2,235	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,143
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,985
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Postage & Delivery	\$ 20	\$ 56	\$ 47	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 538	\$ 38	\$ 39	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 754
Office Supplies	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,330	\$ 4,773	\$ 7,120	\$ 5,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,812

Scenic Terrace South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 542	\$ 171	\$ 412	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,346
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 542	\$ 171	\$ 886	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,819
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ 60,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,232
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ 60,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,232
Total Operations & Maintenance	\$ 542	\$ 171	\$ 886	\$ 61,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,051
Total Expenditures	\$ 18,872	\$ 4,944	\$ 8,006	\$ 67,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,864
Excess (Deficiency) of Revenues over Expenditures	\$ 139,932	\$ (4,321)	\$ 140,274	\$ (66,005)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,881

Scenic Terrace South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments \$ 506,797.92 \$ 1,206,912.48 \$ 1,713,710.40
 Net Assessments \$ 471,322.07 \$ 1,122,428.61 \$ 1,593,750.67

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	%		
								30%	70%	100%
								General Fund	2022 Debt Service	Total
11/24/23	11/06/23-11/12/23	\$ 2,240.32	\$ (89.60)	\$ (43.01)	\$ -	\$ -	\$ 2,107.71	\$ 623.32	\$ 1,484.39	\$ 2,107.71
12/8/23	11/13/23-11/22/23	\$ 29,124.16	\$ (1,164.82)	\$ (559.19)	\$ -	\$ -	\$ 27,400.15	\$ 8,103.08	\$ 19,297.07	\$ 27,400.15
12/31/23	Invoice# 4652079	\$ -	\$ -	\$ -	\$ -	\$ (17,137.10)	\$ (17,137.10)	\$ (5,067.98)	\$ (12,069.12)	\$ (17,137.10)
12/21/23	11/23/23-11/30/23	\$ 17,922.56	\$ (716.82)	\$ (344.11)	\$ -	\$ -	\$ 16,861.63	\$ 4,986.51	\$ 11,875.12	\$ 16,861.63
12/29/23	12/01/23-12/15/23	\$ 504,072.00	\$ (20,115.96)	\$ (9,679.12)	\$ -	\$ -	\$ 474,276.92	\$ 140,258.56	\$ 334,018.36	\$ 474,276.92
1/10/24	12/16/23-12/31/23	\$ 2,240.32	\$ (67.22)	\$ (43.46)	\$ -	\$ -	\$ 2,129.64	\$ 629.80	\$ 1,499.84	\$ 2,129.64
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 1,376.48	\$ -	\$ 1,376.48	\$ 407.07	\$ 969.41	\$ 1,376.48
Total		\$ 555,599.36	\$ (22,154.42)	\$ (10,668.89)	\$ 1,376.48	\$ (17,137.10)	\$ 507,015.43	\$ 149,940.36	\$ 357,075.07	\$ 507,015.43

32%	Net Percent Collected
\$ 1,086,735.24	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

ST DEV PARTNERS, LLC			
2024-01			
Date Received	Due Date	Check Number	Net Assessed
			Net Assessments \$ 15,815.41 \$ 15,815.41
10/12/24	10/1/23	\$ 1,028.00	\$ 7,907.71
	2/1/24		\$ 3,953.85
	5/1/24		\$ 3,953.85
			\$ 15,815.41 \$ 7,907.71 \$ 7,907.71

SCENIC TERRACE SOUTH

Community Development District

Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATE:	3.750%, 4.125%, 4.500%, 4.625z%
MATURITY DATE:	5/1/2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$1,121,163
RESERVE FUND BALANCE	\$1,121,163
BONDS OUTSTANDING - 04/06/22	\$22,350,000
LESS: SPECIAL CALL - 08/1/23	(\$1,265,000)
LESS: SPECIAL CALL - 11/1/23	(\$2,785,000.00)

CURRENT BONDS OUTSTANDING **\$18,300,000**

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATE:	5.750%, 6.550%, 6.750%
MATURITY DATE:	11/1/2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$172,950
RESERVE FUND BALANCE	\$172,950
BONDS OUTSTANDING - 10/20/23	\$2,195,000

CURRENT BONDS OUTSTANDING **\$2,195,000**

SECTION 3

Change Order #04

SCENIC TERRACE SOUTH CDD
 GOVERNMENTAL MANAGEMENT SERVICES - CFL, LLC
 219 E. LIVINGSTON ST.
 ORLANDO, FL 32801

Distribution SCENIC TERRACE SOUTH PH.4

 Office Field
 Other

Job: SCENIC TERRACE SOUTH PH.4
 2188-

Contract Number: 2188- SCENIC TERRACE SOUTH PH.4

Change Order #: CO4: RETAINING WALL EXTENSION

To (Contractor): Jr. Davis Construction Co., Inc.
 210 Hangar Road
 Kissimmee, FL 34741

Change Order Date: 03/06/24

Change Order Page: 1

You are directed to make the following changes in this Contract: Install 50 LF of retaining wall extension per JDC RFCO-04 attached as backup.

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
1	6010	1.000	.LS	CO4: RETAINING WALL EXTENSION	9,349.26000	9,349.26
Total for Change Order						9,349.26

Not valid until signed by both the Owner and Contractor. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	2,498,060.31
The net change by previously authorized Change Orders was	221,815.17
The Contract Sum prior to this Change Order was	2,719,875.48
The Contract Sum will be increased by this Change Order	9,349.26
The new Contract Sum will be	2,729,224.74

Contracts Days Changed By 0 Days

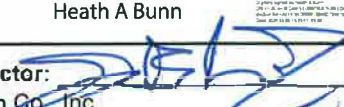
The Contract Time will be unchanged

Heath A Bunn

Signature of Contractor

Authorized By Owner: see attached RFCO-04 signed by owner
 SCENIC TERRACE SOUTH CDD
 GOVERNMENTAL MANAGEMENT SERVICES - LLC
 ORLANDO, FL 32801

Accepted By Contractor:
 Jr. Davis Construction Co., Inc.
 210 Hangar Road
 Kissimmee, FL 34741


 3/12/24



D.A. 202100

Jr. Davis Construction Company
210 S. Hangar Road
Kissimmee, FL 34741
Phone: (407) 870-0066

February 13, 2024.

Letter: 04

Daniel Arnette

Cassidy Land Development, LLC
346 East Central Avenue,
Winter Haven, FL 33880

Scenic Terrace South Phase 4
JDC Project #: 2188
RE: RFCO04 Retaining Wall Extension

Dear Mr. Arnette,

As requested by ST DEV Partners, please see attached requests for change order for all work associated with retaining wall extension.

If you have any questions, or require any additional information, please do not hesitate to give me a call at 407-460-8404

Respectfully,

Gustavo Menezes – Assistant Project Manager
Jr. Davis Construction, Inc



REQUEST FOR INFORMATION

Jr Davis Construction Company, Inc
2188 – Scenic Terrace Phase 4

DATE: 02/08/24
RFI#: 07

TO: Heather Wertz, PE
Absolute Engineering, Inc

EMAIL: heatherw@absoluteng.com

FROM: Gustavo Menezes
Jr Davis Construction Company, Inc.

EMAIL: gustavo.menezes@jr-davis.com

SUBJECT:
Gap Between Retaining Walls

DRAWING #:
Attached

DATE DUE:

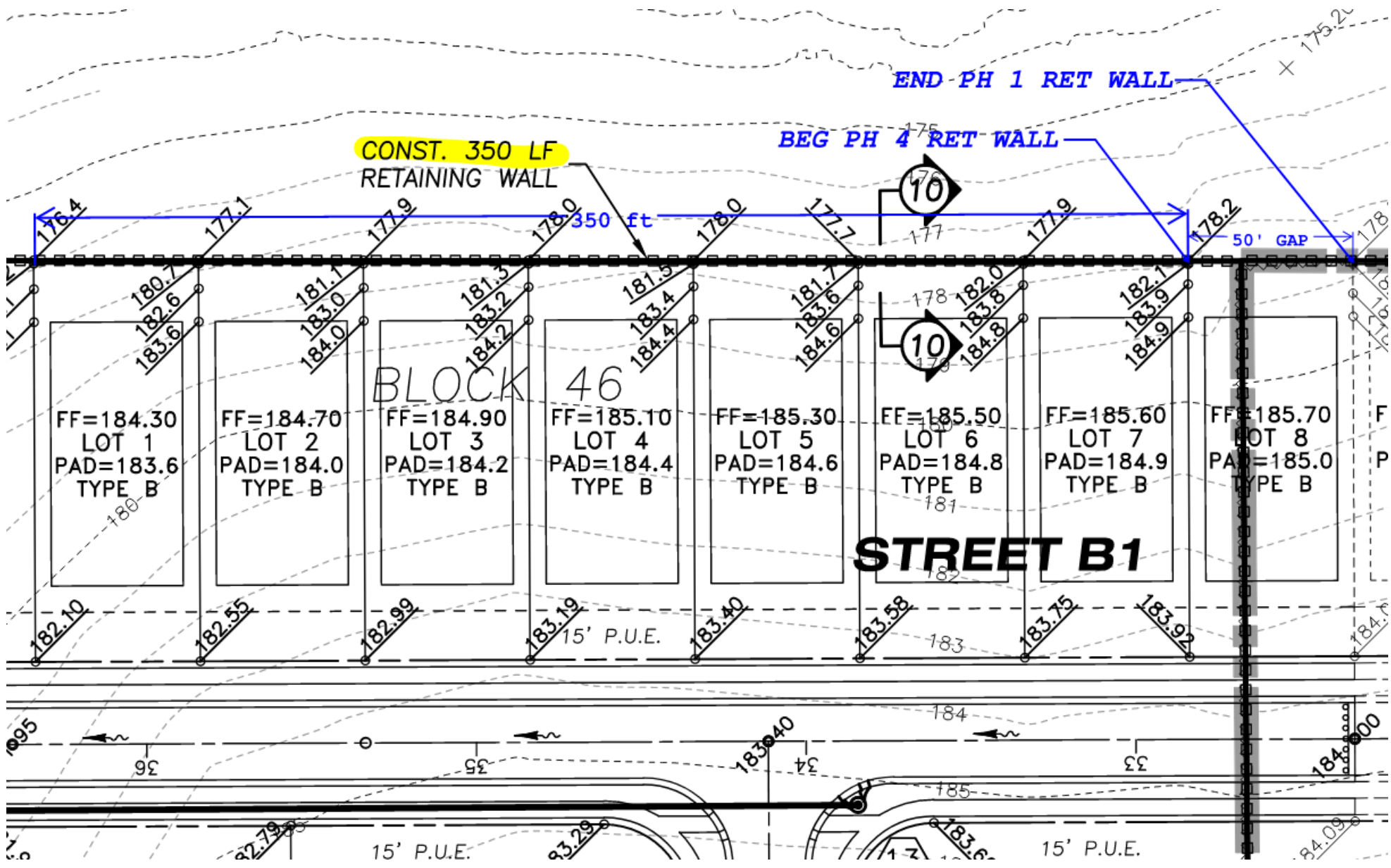
SPEC SECTION:

QUESTION

During retaining wall operation JDC noticed that per plan there will be one lot (#8) without retaining wall in between wall from phase 4 and wall from phase 1 per attached drawing. Please advise if intent is to proceed per plan or these walls should be connected.

RESPONSES

The intent is to make the wall continuous (through Lot 8) and to connect with the Phase 1 wall.





Date: 2/8/2024

Change Order #: 4

Contract Change Order Request

Project Name: Scenic Terrace Phase 4

Contractor: JR Davis

We hereby propose making the below-described change for the amount indicated upon your acceptance of this Change Order Request.

Scope of work:	
Adding 50 LF/ 210 SF of segmental wall to connect a bult wall to the new walls at \$20.92 (Contract price)	
Total Cost (This Change Order Only) = \$4,393	

Sincerely,
Associated Construction Products, Inc.

Accepted by: Chuck Cavaretta
Name

2024-02-26
Date



Associated Construction Products, Inc. (ACP, Inc.) | CBC 1250373

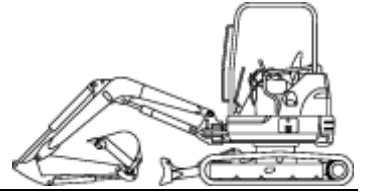
WWW.ACPFL.COM | Main: (813) 973-4425 | Fax: (813) 973-0485 | 25352 Wesley Chapel Blvd., Lutz, FL 33559

Adjustments for EXCAVATOR, CAT, 305 in 2023 JDC

January 3, 2023

Caterpillar 305 CR (disc. 2006)

Crawler Mounted Compact Excavators

 Size Class:
4.1 - 5.0 MTons
 Weight:
10890 lbs


Configuration for 305 CR (disc. 2006)

 Operating Weight
 Power Mode

4.94 mt
Diesel

Operator Protection

FOPS/TOPS

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$6,690.00	USD \$1,875.00	USD \$470.00	USD \$71.00	USD \$31.40	USD \$69.41
Adjustments						
Region (Orlando, Florida: 97.3%)	(USD \$180.63)	(USD \$50.63)	(USD \$12.69)	(USD \$1.92)		
Model Year (2006: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$6,509.37	USD \$1,824.38	USD \$457.31	USD \$69.08	USD \$31.40	USD \$68.39

Non-Active Use Rates

 Standby Rate
 Idling Rate

Hourly

 USD \$18.49
 USD \$45.84

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	23%	USD \$1,538.70/mo
Overhaul (ownership)	42%	USD \$2,809.80/mo
CFC (ownership)	15%	USD \$1,003.50/mo
Indirect (ownership)	20%	USD \$1,338.00/mo
Fuel (operating) @ USD 5.14	28%	USD \$8.85/hr

Revised Date: 1st quarter 2023

Adjustments for LOADER, CAT, 938H in 2023 JDC

January 3, 2023

Caterpillar 938H (disc. 2012)

4-Wd Articulated Wheel Loaders

 Size Class:
175 - 199 HP
 Weight:
33190 lbs

Configuration for 938H (disc. 2012)

 Operator Protection **EROPS** Power Mode **Diesel**
Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$7,270.00	USD \$2,035.00	USD \$510.00	USD \$77.00	USD \$38.67	USD \$79.98
Adjustments						
Region (Orlando, Florida: 97.8%)	(USD \$159.94)	(USD \$44.77)	(USD \$11.22)	(USD \$1.69)		
Model Year (2012: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$7,110.06	USD \$1,990.23	USD \$498.78	USD \$75.31	USD \$38.67	USD \$79.07

Non-Active Use Rates

	Hourly
Standby Rate	USD \$20.20
Idling Rate	USD \$56.86

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	40%	USD \$2,908.00/mo
Overhaul (ownership)	34%	USD \$2,471.80/mo
CFC (ownership)	14%	USD \$1,017.80/mo
Indirect (ownership)	12%	USD \$872.40/mo
Fuel (operating) @ USD 5.14	43%	USD \$16.46/hr

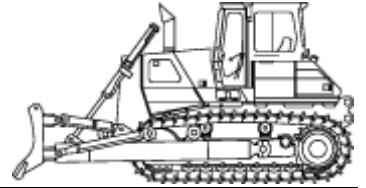
Revised Date: 1st quarter 2023

Adjustments for DOZER, CAT, D6N XL in 2023 JDC

January 3, 2023

Caterpillar D6N XL (disc. 2019)

Standard Crawler Dozers

 Size Class:
130 - 159 HP
 Weight:
35020 lbs

Configuration for D6N XL (disc. 2019)

Dozer Type	VPAT	Operator Protection	EROPS
Power Mode	Diesel		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$20,005.00	USD \$5,600.00	USD \$1,400.00	USD \$210.00	USD \$73.49	USD \$187.15
Adjustments						
Region (Orlando, Florida: 97.9%)	(USD \$420.11)	(USD \$117.60)	(USD \$29.40)	(USD \$4.41)		
Model Year (2019: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$19,584.89	USD \$5,482.40	USD \$1,370.60	USD \$205.59	USD \$73.49	USD \$184.77

Non-Active Use Rates

	Hourly
Standby Rate	USD \$55.64
Idling Rate	USD \$129.67

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	26%	USD \$5,201.30/mo
Overhaul (ownership)	53%	USD \$10,602.65/mo
CFC (ownership)	11%	USD \$2,200.55/mo
Indirect (ownership)	10%	USD \$2,000.50/mo
Fuel (operating) @ USD 5.14	25%	USD \$18.39/hr

Revised Date: 1st quarter 2023

Adjustments for TRUCK, PICKUP, 0.75 TON, 4X4, CREW CAB, GAS - MISC CREW in 2023 JDC

January 3, 2023

Miscellaneous 4X4 3/4 285 CREW GAS

On-Highway Light Duty Trucks

 Size Class:
200 - 299 HP
 Weight:
N/A

Configuration for 4X4 3/4 285 CREW GAS

Axle Configuration	4X4	Cab Type	Crew
Horsepower	285.0	Power Mode	Gasoline
Ton Rating	3/4		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$825.00	USD \$230.00	USD \$58.00	USD \$9.00	USD \$23.02	USD \$27.71
Adjustments						
Region (Orlando, Florida: 98.5%)	(USD \$12.38)	(USD \$3.45)	(USD \$0.87)	(USD \$0.14)		
Model Year (2023: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$812.63	USD \$226.55	USD \$57.13	USD \$8.86	USD \$23.02	USD \$27.64

Non-Active Use Rates

	Hourly
Standby Rate	USD \$2.31
Idling Rate	USD \$23.76

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	57%	USD \$470.25/mo
Overhaul (ownership)	23%	USD \$189.75/mo
CFC (ownership)	8%	USD \$66.00/mo
Indirect (ownership)	12%	USD \$99.00/mo
Fuel (operating) @ USD 3.53	83%	USD \$19.14/hr

Revised Date: 1st quarter 2023

Signature Certificate

Reference number: CH5UG-HXSKR-V6BYC-WABHR

Signer

Timestamp

Signature

Chuck Cavaretta

Email: chuck@cassidylanddev.com

Sent:

26 Feb 2024 16:33:01 UTC

Viewed:

26 Feb 2024 16:36:59 UTC

Signed:

26 Feb 2024 16:37:39 UTC



Recipient Verification:

✓ Email verified

26 Feb 2024 16:36:59 UTC

IP address: 47.207.74.13

Location: Winter Haven, United States

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Page 1 of 1



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