

*Scenic Terrace South
Community Development District*

Meeting Agenda

April 17, 2024

AGENDA

Scenic Terrace South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 10, 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, April 17, 2024 at 1:45 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/87897935635>

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

Meeting ID: 878 9793 5635

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the March 20, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 17, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2024-06 Setting a Public Hearing to Adopt Amenity Rules and Rates for the District
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Order 2024-2 for Annual Consulting Engineering Services from Dewberry
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The regular meeting of the Board of Supervisors of the Scenic Terrace South Community Development District was held Wednesday, **March 20, 2024** 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 <i>joined late</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Clayton Smith	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:46 p.m. and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present nor joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 20,
2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 20, 2023 Board of Supervisors meeting. She asked for any questions, comments, or corrections.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Minutes of the December 20, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is the annual renewal of this agreement that will need to be entered into with the property appraiser for them to provide the parcels within the District so they can collect assessments on the county tax bill.

On MOTION by Ms. Hudson, seconded by Mr. Cavaretta, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report but reminded the Board about the ethics training. A Board member asked about a workshop. Ms. Burns noted there are videos to watch and Ms. Hancock will resend the links. Watching four 50-minute videos would work. She noted to mark yes to ethics training on Form 1 done in summer of 2025.

B. Engineer

Mr. Arrington had nothing to report but could answer any questions that anyone might have.

**Daniel Arnette joined the meeting at this time.*

C. Field Manager’s Report

i. Consideration of Proposal for Landscape Maintenance Services

- a) Continuum (to be provided under separate cover)**
- b) Floralawn**
- c) Prince & Sons**

Mr. Smith presented the Field Manager’s Report including everything in Phase 1 & Phase 2 is completed, sod needs to go in tracts P-1, F-3 and P-2, one-time mows through the winter, monitoring ponds, construction started on amenity and pool and amenity progress will be monitored. Mr. Arnette noted the additional areas that are getting sodded this week and next week might need that first time mow in the next few weeks. He will get a map out to Clayton. Mr. Smith noted those areas are included in the landscape bid knowing that they would be sodded soon.

Mr. Smith noted Continuum did not meet the proposal deadline but did send the quote yesterday afternoon. Their number without any sort of mulch or annuals is \$137,490 which is almost \$60,000 more than the other bids. The other two are Prince & Sons and Floralawn. Prince & Sons is used a lot in these areas as their shops are close and they are the lower bidder so he recommended Prince & Sons at \$71,950 or full contract is \$82,950 which includes mulch and palm trimming. Ms. Hancock will draw up an agreement for this.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Proposal from Prince & Sons for Landscape Maintenance Services for \$82,950, was approved.

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 November 1st through February 29th for \$990,877.68. She noted a lot of that is transfers from O&M to debt assessments. She would be happy to answer any questions on those specific invoices.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Check Register totaling \$990,877.68, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated financial packets are included in the package for review through the month of January. There is no action necessary from the Board.

iii. Ratification of Change Order #04 (Phase 4) from Jr. Davis Construction

Ms. Burns stated this has already been approved and just needs to be ratified by the Board.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Change Order #04 (Phase 4) from Jr. Davis Construction, was ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; 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, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); 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 2024/2025 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**,” c/o Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 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 17, 2024
HOUR: 1:45 p.m.
LOCATION: 346 E. Central Ave.
Winter Haven, FL 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 17TH DAY OF APRIL 2024.

ATTEST:

**SCENIC TERRACE SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Scenic Terrace South
Community Development District

Proposed Budget
FY2025



Table of Contents

1	<u>General Fund</u>
2-6	<u>General Fund Narrative</u>
7	<u>Debt Service Fund - Series 2022</u>
8	<u>Amortization Schedule - Series 2022</u>
9	<u>Debt Service Fund - Series 202</u>
10	<u>Amortization Schedule - Series 2023</u>

Scenic Terrace South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 471,325	\$ 154,362	\$ 316,963	\$ 471,325	\$ 761,255
Assessments - Direct	\$ 15,815	\$ 7,908	\$ -	\$ 7,908	\$ -
Assessments - Lot Closing	\$ -	\$ 15,815	\$ -	\$ 15,815	\$ -
Boundary Amendment Contribution	\$ -	\$ 495	\$ -	\$ 495	\$ -
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ 56,919
Total Revenues	\$ 487,141	\$ 178,580	\$ 316,963	\$ 495,543	\$ 818,173

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 1,600	\$ 5,000	\$ 6,600	\$ 12,000
Engineering	\$ 15,000	\$ 288	\$ 7,213	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 5,433	\$ 7,607	\$ 13,040	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,350	\$ 3,350	\$ 3,400
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 500	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 5,000	\$ 2,333	\$ 3,500	\$ 5,833	\$ 6,300
Trustee Fees	\$ 4,041	\$ -	\$ 4,041	\$ 4,041	\$ 8,081
Management Fees	\$ 38,955	\$ 16,231	\$ 22,724	\$ 38,955	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 532	\$ 464	\$ 996	\$ 1,000
Insurance	\$ 6,575	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Copies	\$ 1,000	\$ 1	\$ 50	\$ 51	\$ 1,000
Legal Advertising	\$ 6,500	\$ 996	\$ 3,204	\$ 4,200	\$ 3,500
Contingencies	\$ 5,300	\$ 794	\$ 512	\$ 1,306	\$ 3,500
Office Supplies	\$ 625	\$ 7	\$ 50	\$ 57	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 134,671	\$ 40,291	\$ 59,463	\$ 99,754	\$ 136,726

Operations & Maintenance

Field Services

Property Insurance - Field	\$ 7,500	\$ 3,058	\$ -	\$ 3,058	\$ 5,302
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 75,000	\$ 2,250	\$ 35,250	\$ 37,500	\$ 125,000
Landscape Replacement	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 17,500
Lake Maintenance	\$ 15,000	\$ -	\$ 15,750	\$ 15,750	\$ -
Streetlights	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 45,000
Electric	\$ 5,000	\$ 3,635	\$ 5,089	\$ 8,724	\$ 15,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 474	\$ 2,500	\$ 2,974	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 12,500
Contingency	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 10,000
Subtotal Field Expenses	\$ 202,500	\$ 9,417	\$ 103,589	\$ 113,006	\$ 255,302

Scenic Terrace South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025	
Amenity Expenses						
Property Insurance - Amenity	\$ -	\$ 3,058	\$ -	\$ 3,058	\$ 10,000	
Amenity - Electric	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000	
Amenity - Water	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500	
Playground Lease	\$ 50,000	\$ 3,132	\$ 21,921	\$ 25,053	\$ 72,600	
Internet	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000	
Pest Control	\$ 720	\$ -	\$ 360	\$ 360	\$ 720	
Janitorial Service	\$ 6,550	\$ -	\$ 3,275	\$ 3,275	\$ 15,000	
Security Services	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 33,000	
Pool Maintenance	\$ 16,200	\$ -	\$ 8,100	\$ 8,100	\$ 18,000	
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	
Amenity Management	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 12,500	
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000	
Capital Outlay	\$ -	\$ 63,057	\$ -	\$ 63,057	\$ -	
Subtotal Amenity Expenses	\$ 149,970	\$ 69,246	\$ 71,906	\$ 141,153	\$ 202,320	
Total Operations & Maintenance	\$ 352,470	\$ 78,663	\$ 175,495	\$ 254,158	\$ 457,622	
<i>Other Financing Sources/(Uses):</i>						
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 223,825	
Lease Proceeds	\$ -	\$ 134,586	\$ -	\$ 134,586	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ 134,586	\$ -	\$ 134,586	\$ 223,825	
Total Expenditures	\$ 487,141	\$ (15,633)	\$ 234,958	\$ 219,325	\$ 818,173	
Excess Revenues/(Expenditures)	\$ -	\$ 194,213	\$ 82,005	\$ 276,218	\$ -	
Product						
Assessable	ERU/Unit	Total ERU's	Net Assessment	Net Per Unit (7%)	Gross Per Unit	
Platted Lots	843	1.00	843.00	\$761,254.59	\$903.03	\$971.00
Total ERU's	843	843.00	\$761,254.59			

Davenport Road 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.

Contribution from Highland Meadow West

The District has an interlocal agreement with Highland Meadows West for shared amenity facilities with certain costs being allocated based upon the proportionate number of platted units in each District.

EXPENDITURES:

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. Amount is based on 5 Supervisors attending 12 meetings during the fiscal year.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Fees

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 the Series 2018 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Trustee Fees

The District will pay annual trustee fees for its Series 2018 bonds.

Davenport Road 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

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. Governmental Management Services – Central Florida, LLC provides these services.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Telephone

Telephone and fax machine.

Printing & Binding

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

Insurance

The District's general liability, public officials liability and property insurance coverages.

Legal Advertising

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

Contingency

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

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.

Davenport Road South Community Development District General Fund Budget

Operation and Maintenance

Field Expenditures:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

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

Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Landscape Maintenance

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

Landscape Contingency

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

Irrigation Repairs

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

General Field Repairs & Maintenance

The estimated costs that the District will incur for repairs and maintenance.

Contingency

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

Amenity Expenditures

Property Insurance

The District's property insurance coverages.

Security

Represents security services provided throughout the fiscal year.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the Amenity of the District.

Davenport Road South Community Development District General Fund Budget

Landscape Contingency

Represents the estimated cost of replacing landscaping within the Amenity of the District.

Pest Control

Represents pest control for monthly treatment at the Amenity Center.

Pool Maintenance

Represents the cost to provide pool chemicals and pool maintenance services.

Hydro Lift

Represents the cost to provide chair lift maintenance.

Janitorial Services

This line item represents janitorial services provided for the Amenity Center.

Electric - Amenity

This represents the estimated cost for electric utility of the Amenity Center.

Water - Amenity

Represents current and estimated costs for water and refuse services provided.

Cable/Internet

Represents internet services at the Amenity Center.

Parking Lot Resurfacing

Estimated amount to reseal and resurface parking lot.

Amenity Repairs & Maintenance

Represents estimated general cost for repairs and maintenance of the amenity center.

Amenity Access Management

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

Amenity Contingency

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

Other Financing Sources/(Uses)

Capital Reserve

Represents projected transfer out to the Capital Projects fund.

Scenic Terrace South

Community Development District

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 1,291,372	\$ 367,605	\$ 923,767	\$ 1,291,372	\$ 1,291,372
Assessments - Lot Closings	\$ -	\$ 248,192	\$ -	\$ 248,192	\$ -
Interest Income	\$ -	\$ 53,892	\$ 75,449	\$ 129,341	\$ 25,000
Carry Forward Surplus *	\$ 506,706	\$ 3,270,816	\$ -	\$ 3,270,816	\$ 836,358
Total Revenues	\$ 1,798,077	\$ 3,940,505	\$ 999,215	\$ 4,939,720	\$ 2,152,729
Expenses					
Interest- 11/01	\$ 471,572	\$ 471,572	\$ -	\$ 471,572	\$ 464,916
Interest - 02/01	\$ -	\$ 219	\$ -	\$ 219	\$ -
Principal - 05/01	\$ 355,000	\$ -	\$ 355,000	\$ 355,000	\$ 365,000
Interest - 05/01	\$ 471,572	\$ -	\$ 471,572	\$ 471,572	\$ 464,916
Special Call - 11/01	\$ -	\$ 2,785,000	\$ -	\$ 2,785,000	\$ -
Special Call - 02/01	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Total Expenditures	\$ 1,298,144	\$ 3,276,791	\$ 826,572	\$ 4,103,363	\$ 1,294,831
Excess Revenues/(Expenditures)	\$ 499,934	\$ 663,714	\$ 172,643	\$ 836,358	\$ 857,898

*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01 \$458,072

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	546	\$1,004,297	\$1,839.37	\$1,977.82
Single Family - 50'	198	\$287,074	\$1,449.87	\$1,559.00
Total ERU's	744	\$1,291,372		

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

For Fiscal Year 2023 the actual annual debt assessments will be 6 months of interest only.

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 20,730,000.00	\$ -	\$ 464,915.63	\$ 1,291,487.50
05/01/25	\$ 20,730,000.00	\$ 365,000.00	\$ 464,915.63	\$ -
11/01/25	#VALUE!	\$ -	\$ 458,071.88	\$ 1,287,987.50
05/01/26	\$ 19,590,000.00	\$ 380,000.00	\$ 458,071.88	\$ -
11/01/26	\$ 19,590,000.00	\$ -	\$ 450,946.88	\$ 1,289,018.75
05/01/27	\$ 19,590,000.00	\$ 395,000.00	\$ 450,946.88	\$ -
11/01/27	\$ 19,590,000.00	\$ 1,290,000.00	\$ 443,540.63	\$ 2,579,487.50
05/01/28	\$ 19,590,000.00	\$ 410,000.00	\$ 443,540.63	\$ -
11/01/28	\$ 19,180,000.00	\$ -	\$ 435,084.38	\$ 1,288,625.00
05/01/29	\$ 19,180,000.00	\$ 425,000.00	\$ 435,084.38	\$ -
11/01/29	\$ 18,755,000.00	\$ -	\$ 426,318.75	\$ 1,286,403.13
05/01/30	\$ 18,755,000.00	\$ 445,000.00	\$ 426,318.75	\$ -
11/01/30	\$ 17,360,000.00	\$ -	\$ 417,140.63	\$ 1,288,459.38
05/01/31	\$ 17,360,000.00	\$ 465,000.00	\$ 417,140.63	\$ -
11/01/31	\$ 17,360,000.00	\$ -	\$ 407,550.00	\$ 1,289,690.63
05/01/32	\$ 17,360,000.00	\$ 485,000.00	\$ 407,550.00	\$ -
11/01/32	\$ 17,360,000.00	\$ -	\$ 397,546.88	\$ 1,290,096.88
05/01/33	\$ 17,360,000.00	\$ 505,000.00	\$ 397,546.88	\$ -
11/01/33	\$ 16,855,000.00	\$ -	\$ 386,184.38	\$ 1,288,731.25
05/01/34	\$ 16,855,000.00	\$ 530,000.00	\$ 386,184.38	\$ -
11/01/34	\$ 16,325,000.00	\$ -	\$ 374,259.38	\$ 1,290,443.75
05/01/35	\$ 16,325,000.00	\$ 555,000.00	\$ 374,259.38	\$ -
11/01/35	\$ 15,770,000.00	\$ -	\$ 361,771.88	\$ 1,291,031.25
05/01/36	\$ 15,770,000.00	\$ 580,000.00	\$ 361,771.88	\$ -
11/01/36	\$ 15,190,000.00	\$ -	\$ 348,721.88	\$ 1,290,493.75
05/01/37	\$ 15,190,000.00	\$ 605,000.00	\$ 348,721.88	\$ -
11/01/37	\$ 14,585,000.00	\$ -	\$ 335,109.38	\$ 1,288,831.25
05/01/38	\$ 14,585,000.00	\$ 635,000.00	\$ 335,109.38	\$ -
11/01/38	\$ 13,950,000.00	\$ -	\$ 320,821.88	\$ 1,290,931.25
05/01/39	\$ 13,950,000.00	\$ 660,000.00	\$ 320,821.88	\$ -
11/01/39	\$ 13,290,000.00	\$ -	\$ 305,971.88	\$ 1,286,793.75
05/01/40	\$ 13,290,000.00	\$ 690,000.00	\$ 305,971.88	\$ -
11/01/40	\$ 11,115,000.00	\$ -	\$ 290,446.88	\$ 1,286,418.75
05/01/41	\$ 11,115,000.00	\$ 725,000.00	\$ 290,446.88	\$ -
11/01/41	\$ 11,115,000.00	\$ -	\$ 274,134.38	\$ 1,289,581.25
05/01/42	\$ 11,115,000.00	\$ 760,000.00	\$ 274,134.38	\$ -
11/01/42	\$ 11,115,000.00	\$ -	\$ 257,034.38	\$ 1,291,168.75
05/01/43	\$ 11,115,000.00	\$ 795,000.00	\$ 3,757,921.88	\$ -
11/01/43	\$ 10,320,000.00	\$ -	\$ 238,650.00	\$ 4,791,571.88
05/01/44	\$ 10,320,000.00	\$ 830,000.00	\$ 238,650.00	\$ -
11/01/44	\$ 9,490,000.00	\$ -	\$ 219,456.25	\$ 1,288,106.25
05/01/45	\$ 9,490,000.00	\$ 870,000.00	\$ 219,456.25	\$ -
11/01/45	\$ 8,620,000.00	\$ -	\$ 199,337.50	\$ 1,288,793.75
05/01/46	\$ 8,620,000.00	\$ 910,000.00	\$ 199,337.50	\$ -
11/01/46	\$ 7,710,000.00	\$ -	\$ 178,293.75	\$ 1,287,631.25
05/01/47	\$ 7,710,000.00	\$ 955,000.00	\$ 178,293.75	\$ -
11/01/47	\$ 6,755,000.00	\$ -	\$ 156,209.38	\$ 1,289,503.13
05/01/48	\$ 6,755,000.00	\$ 1,000,000.00	\$ 156,209.38	\$ -
11/01/48	\$ 5,755,000.00	\$ -	\$ 133,084.38	\$ 1,289,293.75
05/01/49	\$ 5,755,000.00	\$ 1,045,000.00	\$ 133,084.38	\$ -
11/01/49	\$ 4,710,000.00	\$ -	\$ 108,918.75	\$ 1,287,003.13
05/01/50	\$ 4,710,000.00	\$ 1,095,000.00	\$ 108,918.75	\$ -
11/01/50	\$ 3,615,000.00	\$ -	\$ 83,596.88	\$ 1,287,515.63
05/01/51	\$ 3,615,000.00	\$ 1,150,000.00	\$ 83,596.88	\$ -
11/01/51	\$ 2,465,000.00	\$ -	\$ 57,003.13	\$ 1,290,600.00
05/01/52	\$ 2,465,000.00	\$ 1,205,000.00	\$ 57,003.13	\$ -
11/01/52	\$ 1,260,000.00	\$ -	\$ 29,137.50	\$ 1,291,140.63
05/01/53	\$ 1,260,000.00	\$ 1,260,000.00	\$ 29,137.50	\$ 1,289,137.50
		\$ 22,375,000.00	\$ 21,562,550.00	\$ 43,937,550.00

Scenic Terrace South

Community Development District

Proposed Budget Debt Service Fund Series 2023

Description	Proposed Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 172,953
Assessments - Direct	\$ -	\$ -	\$ 168,503	\$ 168,503	\$ -
Interest Income	\$ -	\$ 2,455	\$ 1,228	\$ 3,683	\$ -
Carry Forward Surplus *	\$ -	\$ -	\$ -	\$ -	\$ 172,186
Total Revenues	\$ -	\$ 2,455	\$ 169,731	\$ 172,186	\$ 345,138
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 72,050
Principal - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 71,475
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 163,525
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 172,950	\$ -	\$ 172,950	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 172,950	\$ -	\$ 172,950	\$ -
Excess Revenues/(Expenditures)	\$ 499,934	\$ 175,405	\$ 169,731	\$ 345,136	\$ 181,613

*Carry forward less amount in Reserve funds.

Series 2023	
Principal - 11/01	\$30,000
Interest - 11/01	\$71,475

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	99	\$172,953	\$1,747.00	\$1,878.49
Total	99	\$ 172,953		

Scenic Terrace South
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/24	\$ 2,195,000.00	\$ 20,000.00	\$ 72,050.00	\$ 168,503.06
05/01/25	\$ 2,175,000.00	\$ -	\$ 71,475.00	
11/01/25	\$ 2,175,000.00	\$ 30,000.00	\$ 71,475.00	\$ 172,950.00
05/01/26	\$ 2,145,000.00	\$ -	\$ 70,612.50	
11/01/26	\$ 2,145,000.00	\$ 30,000.00	\$ 70,612.50	\$ 171,225.00
05/01/27	\$ 2,115,000.00	\$ -	\$ 69,750.00	
11/01/27	\$ 2,115,000.00	\$ 30,000.00	\$ 69,750.00	\$ 169,500.00
05/01/28	\$ 2,085,000.00	\$ -	\$ 68,887.50	
11/01/28	\$ 2,085,000.00	\$ 35,000.00	\$ 68,887.50	\$ 172,775.00
05/01/29	\$ 2,050,000.00	\$ -	\$ 67,881.25	
11/01/29	\$ 2,050,000.00	\$ 35,000.00	\$ 67,881.25	\$ 170,762.50
05/01/30	\$ 2,015,000.00	\$ -	\$ 66,875.00	
11/01/30	\$ 2,015,000.00	\$ 35,000.00	\$ 66,875.00	\$ 168,750.00
05/01/31	\$ 1,980,000.00	\$ -	\$ 65,868.75	
11/01/31	\$ 1,980,000.00	\$ 40,000.00	\$ 65,868.75	\$ 171,737.50
05/01/32	\$ 1,940,000.00	\$ -	\$ 64,568.75	
11/01/32	\$ 1,940,000.00	\$ 40,000.00	\$ 64,568.75	\$ 169,137.50
05/01/33	\$ 1,900,000.00	\$ -	\$ 63,268.75	
11/01/33	\$ 1,900,000.00	\$ 45,000.00	\$ 63,268.75	\$ 171,537.50
05/01/34	\$ 1,855,000.00	\$ -	\$ 61,806.25	
11/01/34	\$ 1,855,000.00	\$ 45,000.00	\$ 61,806.25	\$ 168,612.50
05/01/35	\$ 1,810,000.00	\$ -	\$ 60,343.75	
11/01/35	\$ 1,810,000.00	\$ 50,000.00	\$ 60,343.75	\$ 170,687.50
05/01/36	\$ 1,760,000.00	\$ -	\$ 58,718.75	
11/01/36	\$ 1,760,000.00	\$ 55,000.00	\$ 58,718.75	\$ 172,437.50
05/01/37	\$ 1,705,000.00	\$ -	\$ 56,931.25	
11/01/37	\$ 1,705,000.00	\$ 55,000.00	\$ 56,931.25	\$ 168,862.50
05/01/38	\$ 1,650,000.00	\$ -	\$ 55,143.75	
11/01/38	\$ 1,650,000.00	\$ 60,000.00	\$ 55,143.75	\$ 170,287.50
05/01/39	\$ 1,590,000.00	\$ -	\$ 53,193.75	
11/01/39	\$ 1,590,000.00	\$ 65,000.00	\$ 53,193.75	\$ 171,387.50
05/01/40	\$ 1,525,000.00	\$ -	\$ 51,081.25	
11/01/40	\$ 1,525,000.00	\$ 70,000.00	\$ 51,081.25	\$ 172,162.50
05/01/41	\$ 1,455,000.00	\$ -	\$ 48,806.25	
11/01/41	\$ 1,300,000.00	\$ 75,000.00	\$ 48,806.25	\$ 172,612.50
05/01/42	\$ 1,215,000.00	\$ -	\$ 46,368.75	
11/01/42	\$ 1,215,000.00	\$ 80,000.00	\$ 46,368.75	\$ 172,737.50
05/01/43	\$ 1,215,000.00	\$ -	\$ 43,768.75	
11/01/43	\$ 1,215,000.00	\$ 85,000.00	\$ 43,768.75	\$ 172,537.50
05/01/44	\$ 1,215,000.00	\$ -	\$ 41,006.25	
11/01/44	\$ 1,215,000.00	\$ 90,000.00	\$ 41,006.25	\$ 172,012.50
05/01/45	\$ 1,125,000.00	\$ -	\$ 37,968.75	
11/01/45	\$ 1,125,000.00	\$ 95,000.00	\$ 37,968.75	\$ 170,937.50
05/01/46	\$ 1,030,000.00	\$ -	\$ 34,762.50	
11/01/46	\$ 1,030,000.00	\$ 100,000.00	\$ 34,762.50	\$ 169,525.00
05/01/47	\$ 930,000.00	\$ -	\$ 31,387.50	
11/01/47	\$ 930,000.00	\$ 110,000.00	\$ 31,387.50	\$ 172,775.00
05/01/48	\$ 820,000.00	\$ -	\$ 27,675.00	
11/01/48	\$ 820,000.00	\$ 115,000.00	\$ 27,675.00	\$ 170,350.00
05/01/49	\$ 705,000.00	\$ -	\$ 23,793.75	
11/01/49	\$ 705,000.00	\$ 125,000.00	\$ 23,793.75	\$ 172,587.50
05/01/50	\$ 580,000.00	\$ -	\$ 19,575.00	
11/01/50	\$ 580,000.00	\$ 130,000.00	\$ 19,575.00	\$ 169,150.00
05/01/51	\$ 450,000.00	\$ -	\$ 15,187.50	
11/01/51	\$ 450,000.00	\$ 140,000.00	\$ 15,187.50	\$ 170,375.00
05/01/52	\$ 310,000.00	\$ -	\$ 10,462.50	
11/01/52	\$ 310,000.00	\$ 150,000.00	\$ 10,462.50	\$ 170,925.00
05/01/53	\$ 160,000.00	\$ -	\$ 5,400.00	
11/01/53	\$ 160,000.00	\$ 160,000.00	\$ 5,400.00	\$ 170,800.00
		\$ 2,195,000.00	\$ 2,933,640.56	\$ 5,128,640.56

SECTION V

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT 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, Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities.

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

SECTION 1. A Public Hearing will be held to adopt rates, fees and charges of the District on _____, _____, 2024, at 1:45 p.m., at 346 E. Central Ave., Winter Haven, Florida 33880.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of April 2024.

ATTEST:

**SCENIC TERRACE SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

EXHIBIT A

**SCENIC TERRACE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

AMENITY POLICIES AND RATES

ADOPTED – _____, 2024¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2023); In accordance with Chapter 190 of the Florida Statutes, and on _____, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Scenic Terrace South Community Development District adopted the following rules, policies and rates governing the operation of the District’s facilities and services.

Table of Contents

DEFINITIONS	1
AMENITIES ACCESS AND USAGE	3
GENERAL AMENITY POLICIES	5
SMOKING, DRUGS AND ALCOHOL	7
SERVICE ANIMAL POLICY	7
SWIMMING POOL POLICIES	8
DOG PARK POLICIES	10
PLAYGROUND POLICIES	11
LAKES AND PONDS POLICIES.....	12
SUSPENSION AND TERMINATION OF PRIVILEGES	13
USE AT OWN RISK; INDEMNIFICATION	15
SOVEREIGN IMMUNITY	15
SEVERABILITY	15
AMENDMENTS AND WAIVERS.....	16

DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, dog park, walking trails, parks, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Scenic Terrace South Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Scenic Terrace South Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” or “Card” – shall mean an electronic Access Card issued by the District Manager to each Patron Household (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Scenic Terrace South Community Development District.

“District” – shall mean the Scenic Terrace South Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, dog park, trails, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

(c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

(d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on _____, 2024, by the Board of Supervisors for the Scenic Terrace South Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

**EXHIBIT A
AMENITY RATES**

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Additional/Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card (s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Scenic Terrace South Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card (s). It is understood that Access Card s are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Scenic Terrace South Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron
State of Florida
County of _____

The foregoing was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)
Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Scenic Terrace South Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Scenic Terrace South Community Development District
Attn: Amenity Access Team
219 East Livingston Street
Orlando, Florida 32801
Answering Service: (689) 500-4540
Email: amenityaccess@gmscfl.com

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ___ - ___ Phase ___ - ___ Phase ___ - ___

New Construction: _____ Re-Sale: _____ Prior Owner: _____

Rental: _____ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

SECTION VI

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

April 2, 2024

Ms. Jillian Burns
 District Manager
 Scenic Terrace South Community Development District
 c/o Governmental Management Services
 219 East Livingston Street
 Orlando, Florida 32801

**Subject: Work Authorization Number 2024-2
 Scenic Terrace South Community Development District
 Annual Engineer’s Report 2024**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Scenic Terrace South Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,500, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,



Rey Malavé, P.E.
 Dewberry Engineers Inc.
 Associate Vice President

APPROVED AND ACCEPTED

By: _____
 Authorized Representative of
 Scenic Terrace
 Community Development District

 April 2, 2024
 Date

 Date

STANDARD HOURLY BILLING RATE SCHEDULE
Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C



Scenic Terrace - South CDD Field Management Report



April 17th, 2024

Joel Blanco

Field Manager

GMS

Landscaping Review

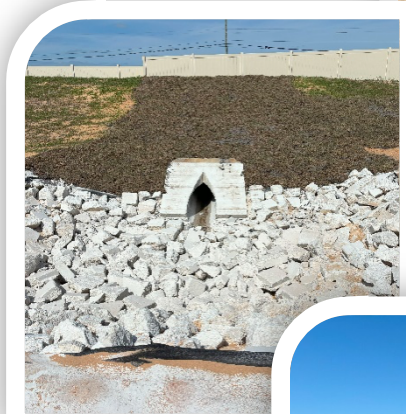
- ✚ GMS staff has reviewed all landscaping areas including areas surrounding the pond since vendor started on April 1st.
- ✚ Remaining areas in need of sod since the last field manager's report have been completed (portion of Tract P-2 except surrounding area of the amenity clubhouse), Tract C-4, P-1, and Frontage of Phase 1 – South portion.
- ✚ Initial irrigation wet check was scheduled and completed yesterday to start watering schedule for the newly sodded areas.
- ✚ Previously sodded areas have taken root nicely with vendor starting reoccurring services.
- ✚ Phase 3 is pending sod installation at dry pond and smaller tracts.



In Progress

Pond Reviews

- ✚ GMS staff have continued to review all dry ponds throughout the community.
- ✚ Certain sections where visible tractor tracks were present were flattened with sod installation on Tract D-3 was completed.
- ✚ New outlet on the east of D-3 towards Detour Rd. was reviewed.
- ✚ Landscaping surrounding the dry ponds appear neatly trimmed.
- ✚ Staff will continue to review to review as we transition to the rainy season.



In Progress

Amenity Review

- ✚ GMS staff have reviewed amenity area.
- ✚ Amenity clubhouse appears built with shingle installation occurring during the time of review.
- ✚ Pool deck was being built out at the time of review with much of the pool structure built.
- ✚ 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 D

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

March 1, 2024 to March 31, 2024

Bank	Date	Check No.'s		Amount
General Fund				
	3/1/24	222	\$	3,131.59
	3/8/24	223	\$	2,824.72
	3/15/24	224-226	\$	6,538.76
	3/22/24	227-231	\$	454,715.04
			\$	<u>467,210.11</u>
Construction Fund				
	3/7/24	32	\$	283,939.05
			\$	751,149.16

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00043	3/01/24	03012024	202403	300	15500	10000		PLAYGROUND LEASE APR24	*	3,131.59		
									HNB PROPERTY, LLC			3,131.59	000222
3/08/24	00044	12/08/23	44274	202403	330	57200	60000		POOL FURNITURE DEPOSIT	*	2,824.72		
									PATIO 2000 INC DBA PATIO SHOWCASE			2,824.72	000223
3/15/24	00003	3/01/24	46	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	3,246.25		
		3/01/24	46	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	46	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00		
		3/01/24	46	202403	310	51300	31300		DISSEMINATION SVCS MAR24	*	500.00		
		3/01/24	46	202403	310	51300	51000		OFFICE SUPPLIES MAR24	*	.09		
		3/01/24	46	202403	310	51300	42000		POSTAGE MAR24	*	1.92		
									GOVERNMENTAL MANAGEMENT SERVICES-			3,998.26	000224
3/15/24	00002	3/08/24	8959	202402	310	51300	31500		GENERAL COUNSEL FEB24	*	290.50		
									KILINSKI | VAN WYK, PLLC			290.50	000225
3/15/24	00040	2/26/24	11861	202402	320	53800	46200		ONE TIME MOWING/COM AREAS	*	2,250.00		
									PRINCE & SONS, INC.			2,250.00	000226
3/22/24	00033	3/20/24	CC032020	202403	310	51300	11000		SUPERVISOR FEE 03/20/24	*	200.00		
									CHUCK CAVARETTA			200.00	000227
3/22/24	00014	3/20/24	DA032020	202403	310	51300	11000		SUPERVISOR FEE 03/20/24	*	200.00		
									DANIEL ARNETTE			200.00	000228
3/22/24	00005	3/20/24	LS032020	202403	310	51300	11000		SUPERVISOR FEE 03/20/24	*	200.00		
									LAUREN OAKLEY SCHWENK			200.00	000229
3/22/24	00009	3/20/24	PH032020	202403	310	51300	11000		SUPERVISOR FEE 03/20/24	*	200.00		
									PATRICIA J HUDSON			200.00	000230

STS SCENIC TERRACE AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/22/24	00038	3/22/24 03222024	202403 300-20700-10300	TRANSFER OF TAX RECEIPTS	*	453,915.04	

SCENIC TERRACE SOUTH CDD							453,915.04 000231

TOTAL FOR BANK A						467,210.11	
TOTAL FOR REGISTER						467,210.11	

STS SCENIC TERRACE AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/24	00015	1/25/24 87289 031 FR#35	202401 600-53800-60000	TUCKER PAVING, INC.	*	283,939.05	283,939.05 000032
TOTAL FOR BANK A						283,939.05	
TOTAL FOR REGISTER						283,939.05	

STS SCENIC TERRACE AGUZMAN

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2022
5	<hr/>	Debt Service Fund Series 2023
6	<hr/>	Capital Projects Fund Series 2022
7	<hr/>	Capital Projects Fund Series 2023
8-9	<hr/>	Month to Month
10	<hr/>	Assessment Receipt Schedule
11	<hr/>	Long Term Debt Schedule

Scenic Terrace South
Community Development District
Combined Balance Sheet
February 29, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 821,885	\$ -	\$ 509	\$ 822,394
Due from Developer	\$ -	\$ -	\$ 283,939	\$ 283,939
Due from Other	\$ 50	\$ -	\$ -	\$ 50
Due from General Fund	\$ -	\$ 346,823	\$ -	\$ 346,823
Prepaid Expenses	\$ 3,132	\$ -	\$ -	\$ 3,132
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 1,120,203	\$ -	\$ 1,120,203
Revenue	\$ -	\$ 141,223	\$ -	\$ 141,223
Prepayment	\$ -	\$ 2,717	\$ -	\$ 2,717
Construction	\$ -	\$ -	\$ 37	\$ 37
<u>Series 2023</u>				
Reserve	\$ -	\$ 172,950	\$ -	\$ 172,950
Revenue	\$ -	\$ 175,405	\$ -	\$ 175,405
Construction	\$ -	\$ -	\$ 279,534	\$ 279,534
Cost of Issuance	\$ -	\$ -	\$ 122	\$ 122
Total Assets	\$ 825,066	\$ 1,959,322	\$ 564,141	\$ 3,348,529
Liabilities:				
Accounts Payable	\$ 2,598	\$ -	\$ 1,175,829	\$ 1,178,427
Due to Debt Service	\$ 346,823	\$ -	\$ -	\$ 346,823
Retainage Payable	\$ -	\$ -	\$ 158,747	\$ 158,747
Due to Other	\$ -	\$ -	\$ 50	\$ 50
Total Liabilities	\$ 349,421	\$ -	\$ 1,334,626	\$ 1,684,047
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,959,322	\$ -	\$ 1,959,322
Capital Projects	\$ -	\$ -	\$ (770,485)	\$ (770,485)
Unassigned	\$ 472,513	\$ -	\$ -	\$ 472,513
Total Fund Balances	\$ 472,513	\$ 1,959,322	\$ (770,485)	\$ 1,661,350
Total Liabilities & Fund Balance	\$ 825,066	\$ 1,959,322	\$ 564,141	\$ 3,348,529

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 471,325	\$ 154,362	\$ 154,362	\$ -
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	\$ 162,270	\$ 313,167	\$ 150,897
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,600	\$ 3,400
Engineering	\$ 15,000	\$ 6,250	\$ 288	\$ 5,963
Attorney	\$ 25,000	\$ 10,417	\$ 5,433	\$ 4,983
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 500	\$ 500	\$ 450	\$ 50
Dissemination	\$ 5,000	\$ 2,083	\$ 2,333	\$ (250)
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -
Management Fees	\$ 38,955	\$ 16,231	\$ 16,231	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 532	\$ (116)
Insurance	\$ 6,575	\$ 6,575	\$ 5,200	\$ 1,375
Copies	\$ 1,000	\$ 417	\$ 1	\$ 416
Legal Advertising	\$ 6,500	\$ 2,708	\$ 996	\$ 1,712
Contingency	\$ 5,300	\$ 2,208	\$ 794	\$ 1,414
Office Supplies	\$ 625	\$ 260	\$ 7	\$ 254
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,671	\$ 59,492	\$ 40,291	\$ 19,201

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 7,500	\$ 7,500	\$ 3,058	\$ 4,442
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 75,000	\$ 31,250	\$ 2,250	\$ 29,000
Landscape Replacement	\$ 12,500	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,000	\$ -	\$ -	\$ -
Streetlights	\$ 30,000	\$ -	\$ -	\$ -
Electric	\$ 5,000	\$ 2,083	\$ 3,635	\$ (1,552)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 474	\$ 3,693
General Repairs & Maintenance	\$ 15,000	\$ -	\$ -	\$ -
Contingency	\$ 15,000	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 202,500	\$ 45,000	\$ 9,417	\$ 35,583
Amenity Expenditures				
Amenity - Electric	\$ 15,000	\$ -	\$ -	\$ -
Amenity - Water	\$ 7,500	\$ -	\$ -	\$ -
Playground Lease	\$ 50,000	\$ 50,000	\$ 63,364	\$ (13,364)
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	\$ 63,364	\$ (13,364)
Total Operations & Maintenance	\$ 352,470	\$ 95,000	\$ 72,780	\$ 22,220
Total Expenditures	\$ 487,141	\$ 154,492	\$ 113,071	\$ 41,421
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 200,096	
Fund Balance - Beginning	\$ -		\$ 275,549	
Fund Balance - Ending	\$ -		\$ 475,645	

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 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,291,372	\$ 367,605	\$ 367,605	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 75,242	\$ 75,242
Interest	\$ -	\$ -	\$ 53,892	\$ 53,892
Total Revenues	\$ 1,291,372	\$ 367,605	\$ 496,738	\$ 129,134
Expenditures:				
Series 2022				
Interest - 11/1	\$ 471,572	\$ 471,572	\$ 471,572	\$ -
Interest - 02/1	\$ -	\$ -	\$ 219	\$ (219)
Principal - 5/1	\$ 355,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 471,572	\$ -	\$ -	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 2,785,000	\$ (2,785,000)
Special Call - 02/01	\$ -	\$ -	\$ 20,000	\$ (20,000)
Total Expenditures	\$ 1,298,144	\$ 471,572	\$ 3,276,791	\$ (2,805,219)
Excess (Deficiency) of Revenues over Expenditures	\$ (6,772)		\$ (2,780,052)	
Fund Balance - Beginning	\$ 506,706		\$ 4,391,019	
Fund Balance - Ending	\$ 499,934		\$ 1,610,967	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/29/24		Thru 02/29/24	Variance
Revenues:						
Assessments - Lot Closings	\$	-	\$	-	\$ 172,950	\$ 172,950
Interest	\$	-	\$	-	\$ 2,455	\$ 2,455
Total Revenues	\$	-	\$	-	\$ 175,405	\$ 175,405
Expenditures:						
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ 175,405	
Other Financing Sources/(Uses):						
Bond Proceeds	\$	-	\$	-	\$ 172,950	\$ 172,950
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$ 172,950	\$ 172,950
Net Change in Fund Balance	\$	-			\$ 348,355	
Fund Balance - Beginning	\$	-			\$ -	
Fund Balance - Ending	\$	-			\$ 348,355	

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 29, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/29/24		Thru 02/29/24	Variance
Revenues						
Developer Contributions	\$	-	\$	-	\$ 579,378	\$ 579,378
Interest	\$	-	\$	-	\$ 1	\$ 1
Total Revenues	\$	-	\$	-	\$ 579,379	\$ 579,379
Expenditures:						
Capital Outlay - Construction	\$	-	\$	-	\$ 878,766	\$ (878,766)
Contingency	\$	-	\$	-	\$ 506	\$ (506)
Total Expenditures	\$	-	\$	-	\$ 879,272	\$ (879,272)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (299,893)	
Fund Balance - Beginning	\$	-			\$ (750,249)	
Fund Balance - Ending	\$	-			\$ (1,050,141)	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/29/24		Thru 02/29/24	Variance
Revenues						
Interest	\$	-	\$	-	\$ 17,062	\$ 17,062
Total Revenues	\$	-	\$	-	\$ 17,062	\$ 17,062
Expenditures:						
Capital Outlay - Construction	\$	-	\$	-	\$ 1,537,420	\$ (1,537,420)
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$ 222,036	\$ (222,036)
Total Expenditures	\$	-	\$	-	\$ 1,759,456	\$ (1,759,456)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (1,742,394)	
Other Financing Sources/(Uses)						
Bond Proceeds	\$	-	\$	-	\$ 2,022,050	\$ 2,022,050
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 2,022,050	\$ 2,022,050
Net Change in Fund Balance	\$	-			\$ 279,656	
Fund Balance - Beginning	\$	-			\$ -	
Fund Balance - Ending	\$	-			\$ 279,656	

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	\$ 4,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,362
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	\$ 4,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,167
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineer Fees	\$ 58	\$ -	\$ -	\$ 173	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288
Attorney Fees	\$ 1,179	\$ 763	\$ 2,235	\$ 966	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,433
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,333
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,231
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 20	\$ 56	\$ 47	\$ 316	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 532
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 538	\$ 38	\$ 39	\$ 138	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794
Office Supplies	\$ 0	\$ 3	\$ 3	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,330	\$ 4,773	\$ 7,120	\$ 5,589	\$ 4,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,291

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	\$ -	\$ -	\$ -	\$ -	\$ 3,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,058
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 542	\$ 171	\$ 412	\$ 1,221	\$ 1,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,635
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 542	\$ 171	\$ 886	\$ 1,221	\$ 6,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,417
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ 60,232	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,364
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ 60,232	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,364
Total Operations & Maintenance	\$ 542	\$ 171	\$ 886	\$ 61,453	\$ 9,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,780
Total Expenditures	\$ 18,872	\$ 4,944	\$ 8,006	\$ 67,042	\$ 14,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,071
Excess (Deficiency) of Revenues over Expenditures	\$ 139,932	\$ (4,321)	\$ 140,274	\$ (66,005)	\$ (9,786)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,096

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
2/9/24	01/01/24-01/31/24	\$ 15,682.24	\$ (425.72)	\$ (305.13)	\$ -	\$ -	\$ 14,951.39	\$ 4,421.60	\$ 10,529.79	\$ 14,951.39
Total		\$ 571,281.60	\$ (22,580.14)	\$ (10,974.02)	\$ 1,376.48	\$ (17,137.10)	\$ 521,966.82	\$ 154,361.96	\$ 367,604.86	\$ 521,966.82

33%	Net Percent Collected
\$ 1,071,783.85	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

ST DEV PARTNERS, LLC						
2024-01		Net Assessments		\$ 15,815.41	\$ 15,815.41	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
10/12/23	10/1/23	1028	\$ 7,907.71	\$ 7,907.71	\$ 7,907.71	
	2/1/24		\$ 3,953.85			
	5/1/24		\$ 3,953.85			
			\$ 15,815.41	\$ 7,907.71	\$ 7,907.71	

ST DEV PARTNERS, LLC						
2024-02		Net Assessments		\$ 15,815.41	\$ 15,815.41	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2023	
	3/15/24		\$ 76,453.06			
	9/15/24		\$ 92,050.00			
			\$ 168,503.06	\$ -	\$ -	

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	\$1,120,203
RESERVE FUND BALANCE	\$1,120,203
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)
LESS: SPECIAL CALL - 02/1/24	(\$20,000.00)

CURRENT BONDS OUTSTANDING **\$18,280,000**

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**