

*Scenic Terrace South
Community Development District*

Meeting Agenda

February 19, 2025

AGENDA

Scenic Terrace South

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 12, 2025

Board of Supervisors Meeting Scenic Terrace South Community Development District

Dear Board Members:

A Board of Supervisors meeting of the **Scenic Terrace South Community Development District** will be held on **Wednesday, February 19, 2025 at 1:30 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/83326084124>

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

Meeting ID: 833 2608 4124

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes per person)
3. Approval of Minutes of the November 20, 2024 Board of Supervisors Meeting
4. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
5. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
6. Presentation of Arbitrage Rebate Report for Series 2023 Project Bonds from AMTEC
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Aquatic Maintenance Services from Aquatic Weed Management
 - ii. Consideration of Landscape Maintenance Services Proposals
 - a) Proposal to Add Plantings to Main Entrance Monument Area
 - b) Proposal to Replace Declining Landscaping Along Hughes Road
 - c) Proposal to Replace Declining Trees Along Highway 17 Easement
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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, **November 20, 2024**, at 1:32 p.m. at Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Patricia Hudson	Assistant Secretary
Bobbie Henley	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco <i>by Zoom joined late</i>	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:32 p.m. and called the roll. Three Supervisors were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Chuck Cavaretta

Ms. Burns stated there was a letter of resignation from Mr. Chuck Cavaretta. She asked for a motion to accept the resignation.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, the Resignation of Supervisor Chuck Cavaretta was approved.

B. Consideration of Appointment to Board Seat #4

Ms. Burns asked for nominations for Board Seat #4. Ms. Bobbie Henley was nominated.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, Appointing Bobbie Henley to Board Seat #4 was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Ms. Henley.

D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary

Ms. Burns stated that Ms. Henley had been appointed as Assistant Secretary.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, Resolution 2025-01 Appointing an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 17, 2024, Board of Supervisors Meeting

Ms. Burns presented the minutes from the July 17, 2024, Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Hudson, seconded by Mr. Heath, with all in favor, the Minutes of the July 17, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated they were utilizing the newspaper as required in Florida stature for most of their legal notice. She noted there had been a change in the law that said if a county had a website, utilizing to post their public notices, they could piggyback off that website and use the county website to publish meeting notices. Ms. Burns added some assessment notices or budget

notices would have to go to the newspaper, which would direct the public to the new Polk County website, and they can utilize that.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Resolution 2025-02 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Amendment to Landscape & Irrigation Maintenance Services Agreement with Prince & Sons

Ms. Burns noted this ratification was executed outside before the meeting.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Amendment to Landscape & Irrigation Maintenance Services Agreement with Prince & Sons, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that there was nothing to report. She could answer any questions.

B. Engineer

i. Ratification of Work Authorization 2025-1 for District Engineering Services from Dewberry

Mr. Malave stated that there was nothing to report. He noted that he had ratified their work authorization for the new fiscal year and could answer any questions.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Work Authorization 2025-1 for District Engineering Services from Dewberry, was ratified.

C. Field Manager's Report

Ms. Burns stated that Mr. Blanco was not present and that he was at the grand opening of Lake Deer Amenity. She added they like a field manager there in case of any issues. Ms. Burns noted that she would go over Mr. Blanco's report. She stated in the report that the staff was on site before the hurricane. They said they would secure all the furniture and prepare everything for the

storm. The furniture was stacked in the restroom building. She added that the report revealed significant fencing and structural damage. There will be an insurance claim for lost or damaged items.

**Mr. Blanco joined the meeting via Zoom at this time.*

Mr. Blanco stated they did conduct pre- and post-hurricane reviews of the site. He noted reports of significant fence damage throughout the District on Scenic Highway, which is Phase One and Phase Two, Hughes Road. Phase One, White Clay Pit Rd. On Phase for Detour Road on Phase One and along Hughes Rd. There are some minor sections on Phase One on Starlight's home side. They collected and organized a lot of that material. He added that they were collecting an estimate to repair the significant damage along those roads and coordinated with their maintenance staff to restore minor damage in that phase. In the Phase Two section, the shade structure was completely damaged. Mr. Blanco stated they should be receiving estimates. They are collecting pricing on the cable replacements.

Mr. Blanco noted they conducted an overall review of the District, landscaping, and pawn review. The landscaping and the dry ponds remain in satisfactory condition. He said a proposal is to add the front fence track on Phase One and Phase Three along Scenic Highway to the existing agreement with Prince & Sons. Mr. Blanco wanted to know if the Board would like to review it before proceeding with the Field Managers' Report. He then said they would finish the report and present a proposal.

Mr. Blanco added several trees were damaged or leaning. He said the landscaping vendor had been there to stake the trees. He added that the amenity had successfully opened. The pool had been free and clear of any debris. The janitorial staff had cleaned, which included the dog park waste bins. Two of the bins were found damaged but were replaced. Mr. Blanco noted that it could be weeks or months. The storm deductible is a minimum of \$10,000.00 per named storm. He added that their crew working on getting everything replaced gets billed at an hourly rate. Man hours are a part of the repair cost that would be submitted. Mr. Blanco mentioned the shade structures, the fencing, and the playground. He spoke typically, and the crews could easily do playground shade structures.

i. Consideration of Proposal to Add Front Fence Landscaping for Phase 1 & Phase 3 to Current Landscaping Contract

Mr. Blanco presented the proposal to add the front fence line in Phase One and Phase Three to the agenda. He stated that the trees had been planted and the mulch along the fencing had been installed. Mr. Blanco noted he'd be happy to answer any questions.

Ms. Burns noted that this contract would be \$24,432.00. She stated that Prince & Sons had been on this job for at least a year and that they don't get many landscaping complaints from residents. She added that they have done a good job across Polk County. A Board member asked if this contract amount was within the budget, and Mr. Blanco indicated it was.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Proposal to Add Front Fence Landscaping for Phase 1 & Phase 3 to Current Landscaping Contract, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register in the agenda package for the Board to review.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that financial packets are included in the agenda package for review. The Board does not need to take any action.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Scenic Terrace South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Scenic Terrace South Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VI

REBATE REPORT

\$2,195,000

**Scenic Terrace South Community Development District
(Town of Lake Hamilton, Florida)**

**Special Assessment Bonds, Series 2023
(Series 2023 Project)**

**Dated: October 20, 2023
Delivered: October 20, 2023**

**Rebate Report to the Computation Date
October 20, 2026
Reflecting Activity To
December 31, 2024**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

February 14, 2025

Scenic Terrace South Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$2,195,000 Scenic Terrace South Community Development District (Town of Lake Hamilton, Florida), Special Assessment Bonds, Series 2023 (Series 2023 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Scenic Terrace South Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of October 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 20, 2026 Computation Date
Reflecting Activity from October 20, 2023 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.960036%	19,162.93	(7,767.10)
Debt Service Reserve Fund	4.892138%	7,384.07	(3,069.86)
Totals	4.941185%	\$26,547.00	\$(10,836.96)
Bond Yield	6.656750%		
Rebate Computation Credit			(2,359.66)
Net Rebatable Arbitrage			\$(13,196.62)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebateable Arbitrage, investment activity is reflected from October 20, 2023, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 20, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 20, 2023 and December 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is October 20, 2026.

DEFINITIONS

7. Computation Date

October 20, 2026.

8. Computation Period

The period beginning on October 20, 2023, the date of the closing, and ending on December 31, 2024.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee.

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 20, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 20, 2026, is the Rebatable Arbitrage.

\$2,195,000
Scenic Terrace South Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2023
(Series 2023 Project)
Delivered: October 20, 2023

Sources of Funds	
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Par Amount	\$2,195,000.00
Net Original Issue Discount	<u>-4,261.05</u>
Total	\$2,190,738.95

Uses of Funds	
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Acquisition & Construction Fund	\$1,799,913.95
Debt Service Reserve Fund	172,950.00
Costs of Issuance Account	173,975.00
Underwriter's Discount	<u>43,900.00</u>
Total	\$2,190,738.95

PROOF OF ARBITRAGE YIELD

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)

Date	Debt Service	Present Value to 10/20/2023 @ 6.6567500605%
05/01/2024	76,453.06	73,842.48
11/01/2024	92,050.00	86,043.01
05/01/2025	71,475.00	64,658.61
11/01/2025	101,475.00	88,840.64
05/01/2026	70,612.50	59,829.40
11/01/2026	100,612.50	82,502.17
05/01/2027	69,750.00	55,352.60
11/01/2027	99,750.00	76,610.29
05/01/2028	68,887.50	51,202.96
11/01/2028	103,887.50	74,730.57
05/01/2029	67,881.25	47,256.90
11/01/2029	102,881.25	69,315.77
05/01/2030	66,875.00	43,605.37
11/01/2030	101,875.00	64,287.16
05/01/2031	65,868.75	40,226.89
11/01/2031	105,868.75	62,572.75
05/01/2032	64,568.75	36,933.48
11/01/2032	104,568.75	57,886.88
05/01/2033	63,268.75	33,895.96
11/01/2033	108,268.75	56,136.09
05/01/2034	61,806.25	31,013.57
11/01/2034	106,806.25	51,867.64
05/01/2035	60,343.75	28,360.41
11/01/2035	110,343.75	50,188.98
05/01/2036	58,718.75	25,847.46
11/01/2036	113,718.75	48,445.51
05/01/2037	56,931.25	23,472.13
11/01/2037	111,931.25	44,661.53
05/01/2038	55,143.75	21,294.08
11/01/2038	115,143.75	43,031.19
05/01/2039	53,193.75	19,239.07
11/01/2039	118,193.75	41,371.22
05/01/2040	51,081.25	17,303.97
11/01/2040	121,081.25	39,695.52
05/01/2041	48,806.25	15,485.33
11/01/2041	123,806.25	38,016.14
05/01/2042	46,368.75	13,779.43
11/01/2042	126,368.75	36,343.43
05/01/2043	43,768.75	12,182.34
11/01/2043	128,768.75	34,686.26
05/01/2044	41,006.25	10,689.99
11/01/2044	131,006.25	33,052.16
05/01/2045	37,968.75	9,270.74
11/01/2045	132,968.75	31,420.87
05/01/2046	34,762.50	7,949.87
11/01/2046	134,762.50	29,826.24
05/01/2047	31,387.50	6,723.05
11/01/2047	141,387.50	29,309.02
05/01/2048	27,675.00	5,552.11
11/01/2048	142,675.00	27,701.22
05/01/2049	23,793.75	4,470.89
11/01/2049	148,793.75	27,058.05
05/01/2050	19,575.00	3,445.04
11/01/2050	149,575.00	25,476.02
05/01/2051	15,187.50	2,503.45
11/01/2051	155,187.50	24,756.55

PROOF OF ARBITRAGE YIELD

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)

Date	Debt Service	@ 6.6567500605%	Present Value to 10/20/2023
05/01/2052	10,462.50		1,615.29
11/01/2052	160,462.50		23,975.51
05/01/2053	5,400.00		780.85
11/01/2053	165,400.00		23,146.78
	5,128,640.56		2,190,738.95

Proceeds Summary

Delivery date	10/20/2023
Par Value	2,195,000.00
Premium (Discount)	-4,261.05
	2,190,738.95
Target for yield calculation	2,190,738.95

BOND DEBT SERVICE

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/20/2023					
05/01/2024			76,453.06	76,453.06	
11/01/2024	20,000	5.750%	72,050.00	92,050.00	168,503.06
05/01/2025			71,475.00	71,475.00	
11/01/2025	30,000	5.750%	71,475.00	101,475.00	172,950.00
05/01/2026			70,612.50	70,612.50	
11/01/2026	30,000	5.750%	70,612.50	100,612.50	171,225.00
05/01/2027			69,750.00	69,750.00	
11/01/2027	30,000	5.750%	69,750.00	99,750.00	169,500.00
05/01/2028			68,887.50	68,887.50	
11/01/2028	35,000	5.750%	68,887.50	103,887.50	172,775.00
05/01/2029			67,881.25	67,881.25	
11/01/2029	35,000	5.750%	67,881.25	102,881.25	170,762.50
05/01/2030			66,875.00	66,875.00	
11/01/2030	35,000	5.750%	66,875.00	101,875.00	168,750.00
05/01/2031			65,868.75	65,868.75	
11/01/2031	40,000	6.500%	65,868.75	105,868.75	171,737.50
05/01/2032			64,568.75	64,568.75	
11/01/2032	40,000	6.500%	64,568.75	104,568.75	169,137.50
05/01/2033			63,268.75	63,268.75	
11/01/2033	45,000	6.500%	63,268.75	108,268.75	171,537.50
05/01/2034			61,806.25	61,806.25	
11/01/2034	45,000	6.500%	61,806.25	106,806.25	168,612.50
05/01/2035			60,343.75	60,343.75	
11/01/2035	50,000	6.500%	60,343.75	110,343.75	170,687.50
05/01/2036			58,718.75	58,718.75	
11/01/2036	55,000	6.500%	58,718.75	113,718.75	172,437.50
05/01/2037			56,931.25	56,931.25	
11/01/2037	55,000	6.500%	56,931.25	111,931.25	168,862.50
05/01/2038			55,143.75	55,143.75	
11/01/2038	60,000	6.500%	55,143.75	115,143.75	170,287.50
05/01/2039			53,193.75	53,193.75	
11/01/2039	65,000	6.500%	53,193.75	118,193.75	171,387.50
05/01/2040			51,081.25	51,081.25	
11/01/2040	70,000	6.500%	51,081.25	121,081.25	172,162.50
05/01/2041			48,806.25	48,806.25	
11/01/2041	75,000	6.500%	48,806.25	123,806.25	172,612.50
05/01/2042			46,368.75	46,368.75	
11/01/2042	80,000	6.500%	46,368.75	126,368.75	172,737.50
05/01/2043			43,768.75	43,768.75	
11/01/2043	85,000	6.500%	43,768.75	128,768.75	172,537.50
05/01/2044			41,006.25	41,006.25	
11/01/2044	90,000	6.750%	41,006.25	131,006.25	172,012.50
05/01/2045			37,968.75	37,968.75	
11/01/2045	95,000	6.750%	37,968.75	132,968.75	170,937.50
05/01/2046			34,762.50	34,762.50	
11/01/2046	100,000	6.750%	34,762.50	134,762.50	169,525.00
05/01/2047			31,387.50	31,387.50	
11/01/2047	110,000	6.750%	31,387.50	141,387.50	172,775.00
05/01/2048			27,675.00	27,675.00	
11/01/2048	115,000	6.750%	27,675.00	142,675.00	170,350.00
05/01/2049			23,793.75	23,793.75	
11/01/2049	125,000	6.750%	23,793.75	148,793.75	172,587.50
05/01/2050			19,575.00	19,575.00	
11/01/2050	130,000	6.750%	19,575.00	149,575.00	169,150.00
05/01/2051			15,187.50	15,187.50	
11/01/2051	140,000	6.750%	15,187.50	155,187.50	170,375.00

BOND DEBT SERVICE

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2052			10,462.50	10,462.50	
11/01/2052	150,000	6.750%	10,462.50	160,462.50	170,925.00
05/01/2053			5,400.00	5,400.00	
11/01/2053	160,000	6.750%	5,400.00	165,400.00	170,800.00
	2,195,000		2,933,640.56	5,128,640.56	5,128,640.56

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.656750%)
10/20/23	Beg Bal	-1,799,913.95	-2,190,631.56
10/24/23		408,239.07	496,496.48
11/14/23		235.00	284.77
11/14/23		2,642.00	3,201.51
12/05/23		198,000.00	239,016.50
12/05/23		85,500.00	103,211.67
12/19/23		3,112.00	3,747.11
12/19/23		1,919.79	2,311.59
12/21/23		100,961.48	121,521.87
12/21/23		-100,961.48	-121,521.87
12/22/23		100,961.48	121,499.77
01/09/24		525.00	629.85
01/18/24		679.50	813.87
01/18/24		15,238.87	18,252.34
01/30/24		426.00	509.13
01/30/24		135,984.00	162,519.56
02/01/24		187.50	224.05
02/01/24		182,924.70	218,580.38
02/01/24		63,776.00	76,207.22
02/14/24		38,772.50	46,220.61
02/14/24		42,750.00	50,962.18
02/14/24		255,546.99	304,636.98
03/05/24		734.36	872.09
03/05/24		42,750.00	50,767.88
03/05/24		18,804.08	22,330.84
03/08/24		175,678.32	208,513.45
03/12/24		42,750.00	50,703.28
03/12/24		501.00	594.21
05/14/24		-86,475.00	-101,412.76
06/25/24		86,913.72	101,169.94

10/20/26	TOTALS:	19,162.93	-7,767.10

ISSUE DATE: 10/20/23 REBATABLE ARBITRAGE: -7,767.10
 COMP DATE: 10/20/26 NET INCOME: 19,162.93
 BOND YIELD: 6.656750% TAX INV YIELD: 4.960036%

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.656750%)
10/20/23	Beg Bal	-172,950.00	-210,493.25
11/02/23		282.21	342.72
12/04/23		705.90	852.29
12/22/23		0.17	0.20
01/03/24		729.20	875.78
02/02/24		725.69	866.98
03/04/24		676.04	802.98
04/02/24		721.15	852.21
05/02/24		696.38	818.46
05/14/24		0.01	0.01
05/14/24		86,475.00	101,412.76
06/04/24		510.76	596.81
07/02/24		348.27	404.88
08/02/24		359.36	415.50
09/04/24		357.89	411.40
10/02/24		334.62	382.69
11/04/24		326.43	371.16
12/03/24		304.81	344.76
12/31/24	Bal	86,475.00	97,328.30
12/31/24	Acc	305.18	343.48

10/20/26	TOTALS:	7,384.07	-3,069.86

ISSUE DATE:	10/20/23	REBATABLE ARBITRAGE:	-3,069.86
COMP DATE:	10/20/26	NET INCOME:	7,384.07
BOND YIELD:	6.656750%	TAX INV YIELD:	4.892138%

\$2,195,000
 Scenic Terrace South Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2023
 (Series 2023 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.656750%)
10/20/24		-2,070.00	-2,359.66

10/20/26	TOTALS:	-2,070.00	-2,359.66

ISSUE DATE: 10/20/23 REBATABL ARBITRAGE: -2,359.66
 COMP DATE: 10/20/26
 BOND YIELD: 6.656750%

SECTION VII

SECTION C

Scenic Terrace - South CDD Field Management Report



February 19th, 2025

Joel Blanco

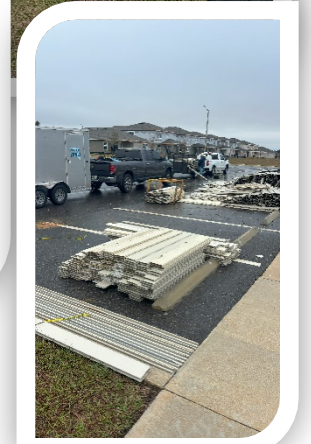
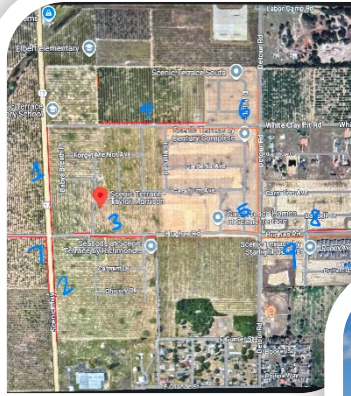
Field Manager

GMS

In Progress

Fence Repairs Throughout District

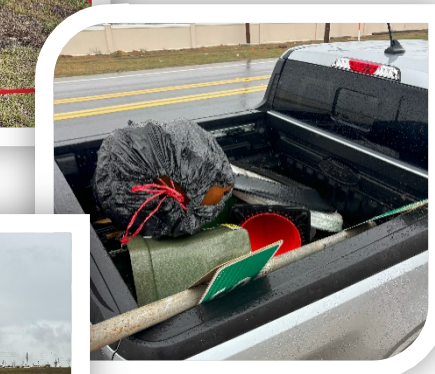
- ✚ Fence Repairs started in Jan. with (9) sections throughout the district identified and organized for repairs to gauge progress.
- ✚ Repair map has (9) sections overall, (A#1: West of Highway 17, A#2: East of Highway 17, A#3: Along Hughes Rd., A#4: White Clay Pit Rd. (Phase 4), A#5: Detour Rd., A#6: Detour Rd./White Clay Pit Rd., A#7: Highway 17 (Phase 3), A#8: Hughes Rd. (Phase 2 – North), and A#9: Hughes Rd. (Phase 2 – South.)
- ✚ Fence Repair has been completed A#1 and halfway completed for A#2.
- ✚ Prior to the start of fence repairs, further fencing throughout the community was reorganized with hanging material disassembled and added to the organized pile.
- ✚ Material being held in the amenity parking lot, was sorted with unusable material discarded. Salvageable materials were reorganized and sectioned until the completion of repairs.
- ✚ Amenity parking lot was cleaned after the completion of material sorting.
- ✚ Loose builder signs, post-Milton, were gathered and being held behind the main entrance sign on Hughes Rd. Maintenance staff has been scheduled for removal of post-Milton posts along Highway 17.



Site Review

Landscaping Review

- ✚ GMS staff has continued to review the entire district—landscaping and pond reviews.
- ✚ Several trees and plants in the landscaping beds on both the perimeter easement bordering Highway 17 and landscaping beds along Hughes Rd. (Phase 1) were found declining and in need of replacement. Attached are (2) proposals to replace declining plants in each area.
- ✚ Vendor was notified to detail landscaping beds along repaired areas bordering Highway 17.
- ✚ Main entrance sign currently has a bare space for a detailed landscaping bed. Attached is a proposal to add a landscaping bed consisting of red dwarf ixora, variegated arboricola, oyster plants, and an ornamental tree along with adjusting the irrigation.
- ✚ Further landscaping throughout the district remain in satisfactory conditions—neat and tidy.
- ✚ Maintenance staff was used to remove loose trash throughout the district.



Site Review

Pond Review

- ✚ GMS staff conducted pond reviews throughout the district.
- ✚ Field Staff noted a few sections in need of sod—mostly on miter end section and areas around the dry pond outlets.
- ✚ It was also noted that vegetation inside the dry ponds is starting to appear. Attached is a proposal for aquatics treatment throughout the district.
- ✚ Maintenance staff removed loose trash and construction debris at several ponds throughout the district.
- ✚ Several outlets with sediment and minor vegetation were noted and scheduled for removal.



Site Review

Conveyance Review

- Field Staff performed a conveyance for Phase 4.
- It should be noted that sod is needed on south border of the dry pond next to the resident home.
- There is also missing sidewalk towards the end of the phase.



Amenity Review

- Field Staff conducted an amenity review of the entire district.
- Pool remains maintained up to satisfactory standards –consistently clean.
- Pool shade structures, that were damaged during Milton have scheduled for repairs.
- Playground area has had a cement walkway created from the playground entrance to the main road on Hughes. It should be noted, that the sides of the walkway are uneven and present a potential tripping hazard.
- Playground shade fabric was ordered with arrival date for mid-March with installation to follow.



Conclusion

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

Respectfully,

Joel Blanco



SECTION 1

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to

Scenic Terrace South
219 E Livingston St
Orlando, FL 32801

Estimate details

Estimate no.: 1506
Estimate date: 10/03/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond maintenance on 8 dry ponds, totaling approximately 25 acres, controlling all vegetation to the mow line. Priced as \$/treatment.	12	\$1,650.00	\$19,800.00

Total **\$19,800.00**

Note to customer

Thank you for your business!

Accepted date

Accepted by

SECTION 2

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 22, 2025

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Joel Blanco
Phone: 786-238-9473
Email: Jblanco@gmscfl.com

Job Name / Location:

Scenic Terrace
Haines City, FL 33844

PROPOSAL TO INSTALL PLANTS AROUND ENTRANCE SIGN AND PILLAR

	Qty	Unit	Unit Cost	TOTAL
Verigated Arboricola	35	3g	\$20.00	\$ 700.00
Dwarf Ixora (Red)	35	3g	\$20.00	\$ 700.00
Oyster	75	1g	\$10.00	\$ 750.00
Elaeocarpus (Blue Berry Tree)	1	30g	\$357.50	\$ 357.50
Irrigation Adjustment	1	Ea	\$125.00	\$ 125.00
			TOTAL	\$2,507.50

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf
Date Submitted: January 22, 2025

Accepted by: _____
Date Accepted: _____

SECTION (b)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 23, 2025

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Joel Blanco
Phone: 786-238-9473
Email: Jblanco@gmscf.com

Job Name / Location:

Scenic Terrace
Haines City, FL 33844

Main and Side Boulevard

PROPOSAL TO REMOVE AND REPLACE DEAD OR MISSING PLANTS

	Qty	Unit	Unit Cost	TOTAL
Walters Vibernum	75	3g	\$20.00	\$ 1,500.00
Dwarf Fire Bush	65	3g	\$20.00	\$ 1,300.00
Irrigation Adjustment	1	Ea	\$125.00	\$ 125.00
			TOTAL	\$2,925.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf
Date Submitted: January 23, 2025

Accepted by: _____
Date Accepted: _____

SECTION (c)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 22, 2025

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Joel Blanco
Phone: 786-238-9473
Email: Jblanco@gmscf.com

Job Name / Location:

Scenic Terrace
Haines City, FL 33844

PROPOSAL TO REMOVE AND REPLACE DEAD TREES

	Qty	Unit	Unit Cost	TOTAL
Live Oak	10	15g	\$178.50	\$ 1,785.00
Crepe Myrtle	8	15g	\$178.50	\$ 1,428.00
Cypress Tree	6	15g	\$178.50	\$ 1,071.00
Walters Vibernum	40	3g	\$20.00	\$ 800.00
Irrigation Adjustment	1	Ea	\$125.00	\$ 125.00
			TOTAL	\$5,409.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf
Date Submitted: January 22, 2025

Accepted by: _____
Date Accepted: _____

SECTION D

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

June 1, 2024 to November 12, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	10/14/24	294-296	\$ 3,730.42
	10/23/24	297-304	\$ 24,018.47
	11/22/24	305-310	\$ 10,966.81
			\$ 38,715.70
Construction Fund			
	10/3/24	87	\$ 771.00
	10/31/24	88	\$ 25,311.23
	11/7/24	91-92	\$ 3,027.50
	11/18/24	93-94	\$ 1,640.49
	12/6/24	96-97	\$ 19,685.00
			\$ 50,435.22
			\$ 89,150.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/24	00037	9/30/24	00067016	202409	310	51300	48000		NOT OF BOS MTG-9/25/24	*	368.83		
									GANNETT MEDIA CORP DBA GANNETT			368.83	000294
10/14/24	00043	10/02/24	10022024	202410	300	15500	10000		PLAYGROUND LEASE-NOV	*	3,131.59		
									HEIDI BONNETT DBA			3,131.59	000295
10/14/24	00015	9/30/24	5355 BEL	202409	320	53800	43300		DEPOSIT FEE	*	200.00		
		9/30/24	5355 BEL	202409	320	53800	43300		ADMIN FEE	*	30.00		
									TOWN OF LAKE HAMILTON			230.00	000296
10/23/24	00046	9/26/24	13284	202409	330	57200	48200		MNTHLY CLEANING-SEP24	*	550.00		
		9/26/24	13284	202409	330	57200	48200		MNTHLY TRASH SERVICE-SEP	*	250.00		
									CSS CLEAN STAR SERVICES OF			800.00	000297
10/23/24	00004	10/01/24	91485	202410	310	51300	54000		SPECIAL DISTRICT FEE FY25	*	175.00		
									DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000298
10/23/24	00049	10/09/24	1282	202410	310	51300	31300		LICENSE FEE FOR FY24/25	*	3,000.00		
									DISCLOSURE TECHNOLOGY SERVICES, LLC			3,000.00	000299
10/23/24	00003	8/31/24	67	202408	320	53800	49000		GEN MAINT-RPR SIGNS	*	1,156.32		
		8/31/24	68	202408	320	53800	48000		GEN MAINTENANCE & REPAIR	*	1,152.82		
		10/01/24	70	202410	310	51300	34000		MANAGMENT FEES-OCT24	*	3,541.67		
		10/01/24	70	202410	310	51300	35200		WEBSITE MANAGEMENT-OCT24	*	105.00		
		10/01/24	70	202410	310	51300	35100		INFORMATION TECH-OCT24	*	157.50		
		10/01/24	70	202410	310	51300	31300		DISSEMINATION SVCS-OCT24	*	525.00		
		10/01/24	70	202410	330	57200	48300		AMENITY ACCESS MGMT-OCT24	*	1,041.67		
		10/01/24	70	202410	310	51300	51000		OFFICE SUPPLIES	*	1.71		
		10/01/24	70	202410	310	51300	42000		POSTAGE	*	523.14		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/24	71	202410 320-53800-34000	202410 320-53800-34000	FIELD MANAGEMENT-OCT24	*	1,250.00	
							9,454.83 000300
GOVERNMENTAL MANAGEMENT SERVICES-CF							
10/23/24	00002	10/17/24 10629	202409 310-51300-31500	ATTORNEY SVCS-SEP24	*	813.50	
KILINSKI VAN WYK PLLC							813.50 000301
10/23/24	00048	9/20/24 63145850	202409 330-57200-48100	PEST CONTROL-SEP24	*	100.00	
		10/15/24 63145851	202410 330-57200-48100	PEST CONTROL-OCT24	*	100.00	
MASSEY SERVICES INC.							200.00 000302
10/23/24	00040	9/23/24 14732	202409 320-53800-47300	RPR SPRAYS/NOZZLES	*	162.64	
		10/01/24 14678	202410 320-53800-46200	LANDSCAPE MAINT-OCT24	*	6,912.50	
PRINCE & SONS, INC.							7,075.14 000303
10/23/24	00045	10/01/24 24609	202410 330-57200-48500	POOL MAINTENANCE-OCT24	*	2,500.00	
MCDONNELL CORPORATION DBA							2,500.00 000304
11/22/24	00013	11/20/24 22428239	202410 310-51300-31100	ENGINEER SERVICES-OCT24	*	640.00	
DEWBERRY ENGINEERS INC.							640.00 000305
11/22/24	00031	10/17/24 5	202410 310-51300-49000	AMORT SERIES 2022 11-1-24	*	100.00	
DISCLOSURE SERVICES LLC							100.00 000306
11/22/24	00003	11/01/24 74	202411 310-51300-34000	MANAGEMENT FEES-NOV24	*	3,541.67	
		11/01/24 74	202411 310-51300-35200	WEBSITE MANAGEMENT-NOV24	*	105.00	
		11/01/24 74	202411 310-51300-35100	INFORMATION TECH-NOV24	*	157.50	
		11/01/24 74	202411 310-51300-31300	DISSEMINATION SVCS-NOV24	*	525.00	
		11/01/24 74	202411 330-57200-48300	AMENITY ACCESS MGMT-NOV24	*	1,041.67	
		11/01/24 74	202411 310-51300-51000	OFFICE SUPPLIES	*	.63	
		11/01/24 74	202411 310-51300-42000	POSTAGE	*	39.75	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/24	75	202411	320-53800-34000	FIELD MANAGEMENT-NOV24	*	1,250.00	
							6,661.22 000307
11/22/24	00043	11/05/24 11052024	202411 300-15500-10000	PLAYGROUND LEASE-DEC	*	3,131.59	
							3,131.59 000308
11/22/24	00002	11/17/24 10697	202410 310-51300-31500	ATTORNEY SVCS-OCT24	*	234.00	
							234.00 000309
11/22/24	00045	10/03/24 24806	202410 330-57200-48500	HURRICANE HELENE CLEAN UP	*	200.00	
							200.00 000310
						TOTAL FOR BANK A	38,715.70
						TOTAL FOR REGISTER	38,715.70

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/03/24	00008	7/31/24 022259 032 FR#11	202410 600-20700-10100	ABSOLUTE ENGINEERING INC.	*	771.00	771.00 000087
10/31/24	00019	9/30/24 2400B-19 031 FR#57	202409 600-53800-60000	HENKELMAN CONSTRUCTION, INC.	*	28.31	28.31 000088
12/03/24	00019	9/30/24 2400B-19 031 FR#57	202409 600-53800-60000	HENKELMAN CONSTRUCTION, INC.	V	28.31-	28.31-000088
10/31/24	00014	10/01/24 3-489050 031 FR#57	202409 600-53800-60000	RAYSOR TRANSPORTATION CONSULTING	*	20,000.00	20,000.00 000089
10/31/24	00006	9/17/24 11404 031 FR#56	202409 600-53800-60000	STEWART & ASSOCIATES PROPERTY SVCS	*	5,282.92	5,282.92 000090
11/07/24	00009	9/27/24 22422421 031 FR#58	202408 600-53800-60000	DEWBERRY ENGINEERS INC.	*	287.50	287.50 000091
11/07/24	00006	9/17/24 11403 032 FR#12	202410 600-20700-10100	STEWART & ASSOCIATES PROPERTY SVCS	*	2,740.00	2,740.00 000092
11/18/24	00009	10/28/24 22425908 031 FR#60	202409 600-53800-60000	DEWBERRY ENGINEERS INC.	*	1,177.50	1,177.50 000093
11/18/24	00001	10/17/24 10630 031 FR#59	202409 600-53800-60000	KILINSKI VAN WYK PLLC	*	160.83	462.99 000094
		10/17/24 10631 031 FR#59	202409 600-53800-60000		*	141.33	
		10/17/24 10632 031 FR#59	202409 600-53800-60000		*	160.83	
12/03/24	00019	9/30/24 2400B-19 031 FR#57	202409 600-53800-60000	HENKELMAN CONSTRUCTION, INC.	*	28.31	28.31 000095
12/03/24	00005	11/08/24 11082024 RETURN OF FR#48	202411 600-20700-10100	ATLANTIC TNG LLC	*	19,685.00	19,685.00 000096

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/24	00005	11/08/24 11082024	202411 600-20700-10100 RETURN OF FR#48	ATLANTIC TNG LLC	V	19,685.00-	19,685.00-000096
12/06/24	00024	11/08/24 11082024	202411 600-20700-10100 RETURN OF FR#48	ATLANTIC BLUE COMM II	*	19,685.00	19,685.00 000097
TOTAL FOR BANK A						50,435.22	
TOTAL FOR REGISTER						50,435.22	

STS SCENIC TERRACE IARAUJO

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
December 31, 2024



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10	<hr/>	Assessment Receipt Schedule
11	<hr/>	Long Term Debt Schedule

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 1,996,139	\$ -	\$ 664	\$ 1,996,803
Due from Other	\$ 50	\$ -	\$ -	\$ 50
Due from General Fund	\$ -	\$ 961,036	\$ -	\$ 961,036
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 538,330	\$ -	\$ 538,330
Revenue	\$ -	\$ 217,065	\$ -	\$ 217,065
Prepayment	\$ -	\$ 516	\$ -	\$ 516
Construction	\$ -	\$ -	\$ 28,411	\$ 28,411
<u>Series 2023</u>				
Reserve	\$ -	\$ 86,475	\$ -	\$ 86,475
Revenue	\$ -	\$ 15,529	\$ -	\$ 15,529
Total Assets	\$ 1,996,189	\$ 1,818,951	\$ 29,075	\$ 3,844,216
Liabilities:				
Accounts Payable	\$ 87,820	\$ -	\$ -	\$ 87,820
Due to Debt Service	\$ 961,036	\$ -	\$ -	\$ 961,036
Retainage Payable	\$ -	\$ -	\$ 158,747	\$ 158,747
Due to Other	\$ -	\$ -	\$ 50	\$ 50
Total Liabilities	\$ 1,048,856	\$ -	\$ 158,797	\$ 1,207,653
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,818,951	\$ -	\$ 1,818,951
Capital Projects	\$ -	\$ -	\$ (129,722)	\$ (129,722)
Unassigned	\$ 947,333	\$ -	\$ -	\$ 947,333
Total Fund Balances	\$ 947,333	\$ 1,818,951	\$ (129,722)	\$ 2,636,563
Total Liabilities & Fund Balance	\$ 1,996,189	\$ 1,818,951	\$ 29,075	\$ 3,844,216

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 691,023	\$ 527,903	\$ 527,903	\$ -
Contribution from Scenic Terrace North	\$ 58,325	\$ -	\$ -	\$ -
Total Revenues	\$ 749,348	\$ 527,903	\$527,903	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
Engineering	\$ 15,000	\$ 3,750	\$ 3,090	\$ 660
Attorney	\$ 25,000	\$ 6,250	\$ 1,495	\$ 4,755
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,300	\$ 1,575	\$ 4,575	\$ (3,000)
Trustee Fees	\$ 8,081	\$ 4,256	\$ 4,256	\$ -
Management Fees	\$ 42,500	\$ 10,625	\$ 10,625	\$ (0)
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 640	\$ (390)
Insurance	\$ 5,720	\$ 5,720	\$ 5,564	\$ 156
Copies	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 3,500	\$ 875	\$ -	\$ 875
Contingency	\$ 3,500	\$ 875	\$ 221	\$ 654
Office Supplies	\$ 250	\$ 63	\$ 5	\$ 57
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 136,726	\$ 43,701	\$ 37,485	\$ 6,216

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 15,302	\$ 15,302	\$ 10,034	\$ 5,268
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ -
Landscape Maintenance	\$ 125,000	\$ 31,250	\$ 34,063	\$ (2,813)
Landscape Replacement	\$ 17,500	\$ 4,375	\$ 3,000	\$ 1,375
Streetlights	\$ 45,000	\$ 11,250	\$ -	\$ 11,250
Electric	\$ 15,000	\$ 3,750	\$ 26,154	\$ (22,404)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 7,500	\$ 1,875	\$ 289	\$ 1,586
General Repairs & Maintenance	\$ 12,500	\$ 3,125	\$ 731	\$ 2,394
Contingency	\$ 10,000	\$ 2,500	\$ 1,680	\$ 820
Subtotal Field Expenditures	\$ 265,302	\$ 77,802	\$ 79,700	\$ (1,898)
Amenity Expenditures				
Amenity - Electric	\$ 15,000	\$ 3,750	\$ 3,995	\$ (245)
Amenity - Water	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Playground Lease	\$ 72,600	\$ 18,150	\$ 9,395	\$ 8,755
Internet	\$ 3,000	\$ 750	\$ -	\$ 750
Pest Control	\$ 720	\$ 180	\$ 300	\$ (120)
Janitorial Service	\$ 15,000	\$ 3,750	\$ 1,430	\$ 2,320
Security Services	\$ 33,000	\$ 8,250	\$ -	\$ 8,250
Pool Maintenance	\$ 18,000	\$ 4,500	\$ 5,200	\$ (700)
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Amenity Access Management	\$ 12,500	\$ 3,125	\$ 3,125	\$ (0)
Contingency	\$ 10,000	\$ 2,500	\$ 3,308	\$ (808)
Subtotal Amenity Expenditures	\$ 197,320	\$ 49,330	\$ 26,753	\$ 22,577
Total Operations & Maintenance	\$ 462,622	\$ 127,132	\$ 106,453	\$ 20,679
Total Expenditures	\$ 599,348	\$ 170,833	\$ 143,937	\$ 26,896
Excess (Deficiency) of Revenues over Expenditures	\$ 150,000		\$ 383,965	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserves	\$ 150,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 150,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 383,965	
Fund Balance - Beginning	\$ -		\$ 563,368	
Fund Balance - Ending	\$ -		\$ 947,333	

Scenic Terrace South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ -	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 150,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 150,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 149,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 149,000		\$ -	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,078,703	\$ 824,141	\$ 824,141	\$ -
Interest	\$ 20,000	\$ 5,000	\$ 11,358	\$ 6,358
Total Revenues	\$ 1,098,703	\$ 829,141	\$ 835,499	\$ 6,358
Expenditures:				
Series 2022				
Interest - 11/1	\$ 387,200	\$ 387,200	\$ 387,200	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 305,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 387,200	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,079,400	\$ 387,200	\$ 392,200	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 19,303		\$ 443,299	
Fund Balance - Beginning	\$ 706,421		\$ 1,141,523	
Fund Balance - Ending	\$ 725,724		\$ 1,584,821	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 172,953	\$ 132,126	\$ 132,126	\$ -
Interest	\$ 2,000	\$ 500	\$ 1,830	\$ 1,330
Total Revenues	\$ 174,953	\$ 132,626	\$ 133,956	\$ 1,330
Expenditures:				
Series 2023				
Interest - 11/1	\$ 72,050	\$ 72,050	\$ 72,050	\$ -
Principal - 11/1	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Interest - 5/1	\$ 71,475	\$ -	\$ -	\$ -
Total Expenditures	\$ 163,525	\$ 92,050	\$ 92,050	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,428		\$ 41,906	
Fund Balance - Beginning	\$ 182,331		\$ 192,224	
Fund Balance - Ending	\$ 193,759		\$ 234,130	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 12/31/24		Thru 12/31/24	Variance
Revenues						
Interest	\$	-	\$	-	\$ 1,217	\$ 1,217
Total Revenues	\$	-	\$	-	\$ 1,217	\$ 1,217
Expenditures:						
Capital Outlay - Construction	\$	-	\$	-	\$ 43,058	\$ (43,058)
Contingency	\$	-	\$	-	\$ 105	\$ (105)
Total Expenditures	\$	-	\$	-	\$ 43,163	\$ (43,163)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (41,946)	
Fund Balance - Beginning	\$	-			\$ (87,775)	
Fund Balance - Ending	\$	-			\$ (129,722)	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted		Prorated Budget		Actual			
	Budget		Thru 12/31/24		Thru 12/31/24		Variance	
Revenues								
Interest	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Capital Outlay - Construction	\$	-	\$	-	\$	-	\$	-
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	-		
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	-		

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	\$ -	\$ 1,852	\$ 526,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527,903
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 1,852	\$ 526,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527,903
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineer Fees	\$ 640	\$ 2,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,090
Attorney Fees	\$ 234	\$ 1,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,495
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 3,525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,575
Trustee Fees	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Postage & Delivery	\$ 523	\$ 40	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640
Insurance	\$ 5,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,564
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 140	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221
Office Supplies	\$ 2	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,858	\$ 13,178	\$ 4,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,485

Scenic Terrace South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 10,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,034
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ 20,238	\$ 6,913	\$ 6,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,063
Landscape Replacement	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 942	\$ 877	\$ 24,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,154
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 178	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289
General Repairs & Maintenance	\$ -	\$ 731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 731
Contingency	\$ 800	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680
Subtotal Field Expenditures	\$ 33,442	\$ 10,650	\$ 35,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,700
Amenity Expenditures													
Amenity - Electric	\$ 1,382	\$ 1,343	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,995
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,395
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Janitorial Service	\$ -	\$ 720	\$ 710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,430
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,700	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125
Contingency	\$ -	\$ -	\$ 3,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,308
Subtotal Amenity Expenditures	\$ 8,355	\$ 8,836	\$ 9,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,753
Total Operations & Maintenance	\$ 41,797	\$ 19,486	\$ 45,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,453
Total Expenditures	\$ 61,655	\$ 32,663	\$ 49,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,937
Excess (Deficiency) of Revenues over Expenditures	\$ (61,655)	\$ (30,812)	\$ 476,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,965
Net Change in Fund Balance	\$ (61,655)	\$ (30,812)	\$ 476,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,965

Scenic Terrace South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 743,037.06 \$ 1,160,000.16 \$ 185,970.51 \$ 2,089,007.73
Net Assessments \$ 691,024.47 \$ 1,078,800.15 \$ 172,952.57 \$ 1,942,777.19

35.57% 55.53% 8.90% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	2022 Debt			2023 Debt	
								General Fund	Service	Service	Service	Total
11/13/24	10/21/24	\$422.51	(\$22.18)	(\$8.01)	\$0.00	\$0.00	\$392.32	\$139.54	\$217.85	\$34.93		\$392.32
11/13/24	10/21/24	\$238.86	(\$12.54)	(\$4.53)	\$0.00	\$0.00	\$221.79	\$78.89	\$123.16	\$19.74		\$221.79
11/15/24	10/01/24-10/31/24	\$1,559.14	(\$62.36)	(\$29.94)	\$0.00	\$0.00	\$1,466.84	\$521.74	\$814.52	\$130.58		\$1,466.84
11/15/24	10/01/24-10/31/24	\$881.42	(\$35.26)	(\$16.92)	\$0.00	\$0.00	\$829.24	\$294.95	\$460.47	\$73.82		\$829.24
11/19/24	11/01/24-11/07/24	\$1,559.14	(\$62.36)	(\$29.94)	\$0.00	\$0.00	\$1,466.84	\$521.74	\$814.52	\$130.58		\$1,466.84
11/19/24	11/01/24-11/07/24	\$881.42	(\$35.26)	(\$16.92)	\$0.00	\$0.00	\$829.24	\$294.95	\$460.47	\$73.82		\$829.24
12/06/24	11/16/24-11/26/24	\$424,161.97	(\$16,966.58)	(\$8,143.91)	\$0.00	\$0.00	\$399,051.48	\$141,938.22	\$221,588.35	\$35,524.91		\$399,051.48
12/06/24	11/16/24-11/26/24	\$222,999.26	(\$8,920.78)	(\$4,281.57)	\$0.00	\$0.00	\$209,796.91	\$74,622.45	\$116,497.63	\$18,676.83		\$209,796.91
12/20/24	11/27/24-11/30/24	\$167,469.80	(\$6,699.40)	(\$3,215.41)	\$0.00	\$0.00	\$157,554.99	\$56,040.57	\$87,488.34	\$14,026.08		\$157,554.99
12/20/24	11/27/24-11/30/24	\$297,514.00	(\$11,900.00)	(\$5,712.28)	\$0.00	\$0.00	\$279,901.72	\$99,557.97	\$155,425.96	\$24,917.79		\$279,901.72
12/27/24	12/01/24-12/15/24	\$165,706.96	(\$6,373.10)	(\$3,186.68)	\$0.00	\$0.00	\$156,147.18	\$55,539.83	\$86,706.60	\$13,900.75		\$156,147.18
12/27/24	12/01/24-12/15/24	\$293,437.67	(\$11,284.35)	(\$5,643.07)	\$0.00	\$0.00	\$276,510.25	\$98,351.66	\$153,542.72	\$24,615.87		\$276,510.25
TOTAL		\$ 1,576,832.15	\$ (62,374.17)	\$ (30,289.18)	\$ -	\$ -	\$ 1,484,168.80	\$ 527,902.51	\$ 824,140.59	\$ 132,125.70		\$ 1,484,168.80

76% Net Percent Collected
\$ 458,608.39 Balance Remaining to Collect

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	\$538,330
RESERVE FUND BALANCE	\$538,330
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)
LESS: SPECIAL CALL - 02/1/24	(\$20,000)
LESS: Principal Payment - 05/01/24	(\$305,000)
LESS: SPECIAL CALL - 08/1/24	(\$710,000)
LESS: SPECIAL CALL - 11/1/24	(\$5,000)
CURRENT BONDS OUTSTANDING	\$17,260,000

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	\$86,475
RESERVE FUND BALANCE	\$86,475
BONDS OUTSTANDING - 10/20/23	\$2,195,000
LESS: Principal Payment - 11/01/24	(\$20,000)
CURRENT BONDS OUTSTANDING	\$2,175,000