

*Scenic Terrace South
Community Development District*

Meeting Agenda

February 26, 2026

AGENDA

Scenic Terrace South

Community Development District

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

February 19, 2026

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 **Thursday, February 26, 2026 at 9:30 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81548181462>

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

Meeting ID: 815 4818 1462

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 each)
3. Approval of Minutes of the December 17, 2025 Board of Supervisors Meeting
4. Consideration of 2026 Contract Agreement with Polk County Property Appraiser
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Purchase and Installation of New Pool Motor
(from December 17, 2025 Board Meeting)
 - ii. Consideration of Proposal for "No Parking on Streets" Signs
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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 on **Wednesday, December 17, 2025**, at 9:30 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden	Vice Chairperson
Bobbie Shockley	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:35 a.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Resident questioned the proposal to install mulch.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members – Jessica Spencer (Seat #2), Lauren Schwenk (Seat #3) & Bobbie Shockley (Seat #4)(Landowners' Election held on November 19, 2025)

Ms. Burns administered the oath of office to Jessica Spencer and Bobbie Shockley. Lauren Schwenk is not present and will be sworn in at a later time.

B. Consideration of Resolution 2026-05 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns presented the results of the November 19, 2025 Landowners' election with three Supervisors elected. She offered to take questions otherwise she asked for a motion to approve the resolution.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-05 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2026-06 Electing Officers

Ms. Burns stated previously Rennie Heath was Chair, Lauren Schwenk was Vice Chair, and Lindsey Roden, Pat Hudson (replaced with Jessica Spencer at Landowners Election), and Bobbie Shockley, were Assistant Secretaries. After Board discussion, their consensus was for Lauren Schwenk to serve as Chair, Lindsey Roden as Vice Chair and the other Supervisors will serve as Assistant Secretaries along with George Flint, and Jill Burns as Secretary.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-06 Electing Officers as slated above, was approved.

E. Consideration of Resolution 2026-07 Extending Board Seat Terms to Coincide with Election Years

Ms. Burns stated right now the general election process has not been reached. The general election process starts when the District has been established for at least six years and there are at least 250 registered voters within the District. At that time, two seats turn over to residents who reside within the community. That process is handled by the Supervisor of Elections. Residents will get entered on the ballot when they go to vote. That has to line up with even years because it goes on the Supervisor of Election schedules. This resolution extends the terms to the even years. They are currently 2027 and 2029 and will move to the even years 2028 and 2030.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-07 Extending Borad Seat Terms to Coincide with Election Years, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 15, 2025 Board of Supervisors Meeting & the November 19, 2025 Landowners' Meeting

Ms. Burns presented the minutes from the October 15, 2025, Board of Supervisors meeting and the November 19, 2025 Landowners' meeting. She asked for any comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of October 15, 2025 Board of Supervisors Meeting and November 19, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns stated this public hearing has been advertised in the paper as required by Florida statute. She asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-08 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns explained this is amending the District's existing Rules of Procedure that governs the District. It is being updated for recent Florida statute changes and minor corrections. These are the same that the Board saw at the previous meeting that have been posted. Ms. Burns asked for any public comments on the amended and restated Rules of Procedure. There being no questions, Ms. Burns asked for a motion to approve the resolution.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-09 Adopting an Amended Meeting Date for Remaining Fiscal Year 2026 Board Meetings

Ms. Burns stated meetings are scheduled monthly, currently the third Wednesday of the month at 9:30 a.m. The Board had some conflict with the Wednesday date so it has been moved to the fourth Thursday. She noted that the location and time are the same. The website will be updated with the new dates and those dates will be readvertised.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting an Amended Meeting Date for Remaining Fiscal Year 2026 Board Meetings, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report from AMTEC for Series 2023 Project Bonds

Ms. Burns stated this report is required under the Trust Indenture for the bonds. The District has to demonstrate under internal revenue code that they do not earn more interest than they pay on the bonds. Page 4 shows a negative arbitrage amount.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Accepting the Arbitrage Rebate Report from AMTEC for Series 2023 Project Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is the annual renewal of the existing agreement that they require the District to enter into every year. It is primarily administrative. There are certain procedures that have to be followed, for example certain police, judges, their information may be exempt from public record. This is required in order to collect assessments on the tax bill.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board of ethics training due by the end of the calendar year. Form1 will be submitted next year.

B. Engineer

Mr. Arrington had nothing to report but offered to take questions.

C. Field Manager’s Report

Mr. Blanco reviewed the Field Manager’s report on page 116 of the agenda package.

i. Consideration of Proposal for Purchase and Installation of New Pool Motor

Ms. Burns stated the pool motor is declining and is not under warranty. The pool vendor suggested replacing it now. She suggested that the Board delegate authority to the Chair to approve if the pool motor fails, if not Mr. Blanco will bring back additional options.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Delegating Authority to the Chair to Approve if Pool Motor Fails, if not Mr. Blanco to bring back additional options, was approved.

ii. Consideration of Landscaping Proposals

a) Proposal to Install Pine Bark Mulch Around the Amenity Center

Mr. Blanco stated this would be a refresh of the mulch around the amenity.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal to Install Pine Bark Mulch Around the Amenity Center, was approved.

b) Proposal to Install Pine Bark Mulch Around District Perimeter & Common Areas

Mr. Blanco stated this proposal is to install pine bark mulch around the District perimeter and common areas.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal to Install Pine Bark Mulch Around District Perimeter & Common Areas, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register from September 1, 2025 through October 31, 2025 totaling \$139,847.31. She offered to take any questions.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements were included in the package for review. These are for informational purposes. No action is required. These are for October which is the first month of the fiscal year.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Resident spoke about the pool motor and getting more than one quote. Ms. Burns noted the motor comparison; it was the recommendation of the pool vendor. They will ask if there are other options.

Resident spoke about the pine mulch bringing in rodents and bugs. Sent an email about the field in Phase 1 that has no landscaping and asked what the boundaries are and if Scenic Terrace is responsible for it. Ms. Burns stated pine mulch is standard. Rock would be considerably more.

Resident stated the above lot is next to her house and she gets snakes and more bugs in her yard because the lot is not maintained. It’s an eyesore. Mr. Blanco spoke to the landscape vendor

so when they are out there, they will make sure that is mowed. Resident commented about the cheap fencing that will get blown/knocked down. Ms. Burns noted the fencing is what was installed when they had the hurricane. For insurance to cover it, it is replaced with the same fencing. If residents want to explore another type of fencing, the District would have to budget and increase assessments.

Resident (Nick Callas) stated lawn maintenance doesn't pick up trash before mowing and just mow over the trash. Mr. Blanco stated they will address this with the landscaping vendor. They should pick up trash in areas that they mow. They aren't contracted to pick up trash in areas they don't mow.

Resident (Wendy) stated the lights in the sign on Scenic Terrace are dull and asked for more lighting. She asked to put a sidewalk from the side of the pool to the mailboxes. Spoke about security at the pool, people jumping the fence and making a mess. Ms. Burns noted this was not intended to be a staffed pool but with concern from residents, there is seasonal coverage Memorial Day to Labor Day on a limited basis. Expanding security is an option but at the expense of raising assessments to residents. There is a trespass order in place with the police department if you do see someone jumping the fence. Email the amenity access team if rules are being broken at the pool when there is no staff on duty.

Resident stated when leaving the subdivision it's hard to see the traffic Northbound and asked to have the vegetation trimmed back. Mr. Blanco noted that he will look into that.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 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 2026 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, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, 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 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. 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 Tuesday, September 15, 2026**. 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 2026 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 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** 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 V

SECTION C

Scenic Terrace South CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Fence Repairs	GMS	Completed		Feb. 2026	Repaired down fences due to high winds.
Pressure Washing Playground and Amenity	GMS	Completed		Feb. 2026	Scheduling pressure washing of the playground equipment, amenity chairs and pool deck.
Amenity Maintenance	GMS	Completed		Feb. 2026	a toy" signs and repair damage wheel stop.
Dog Park Repairs	GMS	Completed		Feb. 2026	Scheduling replacement of bottom tension wire dividing the small and large dog park, clamping several bottom portions of fencing, install a new end piece and filling in holes.
Mulch Perimeter and Common Areas Throughout the District	Prince & Sons	Completed	\$ 12,900.00	Jan. 2026	Refreshing mulch beds throughout the district's perimeter and common areas.
Mulch Amenity Tract	Prince & Sons	Completed	\$ 3,600.00	Jan. 2026	Refresh mulch beds throughout the amenity tract.
Replace Pool Motor	Resort Pools	Discussion	\$ 4,500.00		Vendor reported pool motor is declining with a recommendation to replace the motor during the winter season.
"No Parking on Streets" Sign Installation	GMS	Discussion	\$ 2,725.14		Proposal to install "No Parking on Streets" signs at (10) entrances throughout the district.

Scenic Terrace South - CDD

Field Management Report – Photo Supplement

Review of Landscaping After Cold Snap



Photo Description:

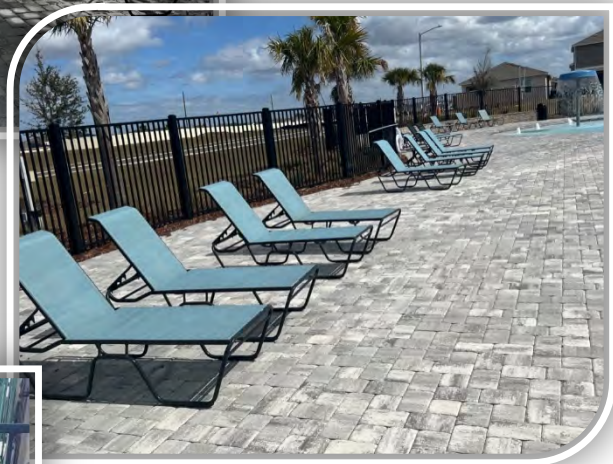
- Current conditions of landscaping and backflow affected by the winter cold snap.



Completed Maintenance Items

Photo Description:

- Staff completed amenity and playground pressure washing, additional playground sign installation, dog park repairs, and playground border fencing.



Completed Maintenance Items Cont'd



Mulch Refresh for Common Areas, Perimeter and Amenity

Photo Description:

- ✚ Mulching for all common areas and amenity landscaping beds were completed.



Proposal for “No Parking on Streets” signs



Photo Description:

- 📍 Mock of sign installation and locations.



Proposal for “No Parking on Streets” Signs Cont’d



SECTION 1

Resort Pool Services DBA
14525 Johns Lake Rd
Clermont, FL 34711 US
+1 3216896210
resortinvoice@gmail.com



Estimate 1278

ADDRESS Scenic Terrace South CDD	DATE 10/29/2025	TOTAL \$4,500.00	
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ACTIVITY	QTY	RATE	AMOUNT
Repairs provide and install a new motor	1	4,500.00	4,500.00

TOTAL	\$4,500.00
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THANK YOU.

Accepted By

Accepted Date

SECTION 2

SECTION D

SECTION 1

Scenic Terrace South Community Development District

Summary of Checks

November 1, 2025 to December 31, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	11/10/25		\$ 23,079.03
	11/21/25		\$ 16,545.82
	12/4/25		\$ 3,131.59
	12/8/25		\$ 16,557.07
	12/11/25		\$ 3,225.07
	12/23/25		\$ 173,690.61
		Total	\$ 236,229.19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/10/25	00049	10/31/25 1606	202510 310-51300-31302	DTS MUNI CDA SAAS 1YR SUB	*	3,000.00	
DISCLOSURE TECHNOLOGY SERVICES, LLC							3,000.00 000447
11/10/25	99999	11/10/25 VOID	202511 000-00000-00000	VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****							.00 000448
11/10/25	00003	7/31/25 118	202507 330-57200-49000	RPR FALLEN POST	*	454.86	
		9/30/25 134	202509 320-53800-49000	REMOVE OLD SIGNS	*	770.00	
		9/30/25 135	202509 320-53800-48000	RPR/REINSTALL COLUMN	*	375.00	
		9/30/25 136	202509 320-53800-48000	GEN MAINT & REPAIRS	*	210.00	
		9/30/25 137	202509 330-57200-48000	RPR FENCES DOG PARK	*	761.94	
		9/30/25 138	202509 330-57200-49000	INSTALL PANIC BAR	*	228.07	
		9/30/25 139	202509 320-53800-49000	RPR/REINFORCE FENCE	*	1,447.85	
		9/30/25 140	202509 330-57200-48000	REINSTALL POOL SIGN	*	385.00	
		9/30/25 141	202509 330-57200-49000	ORGAINIZE STORAGE CLOSET	*	313.38	
		9/30/25 142	202509 330-57200-48000	RPLCD HANDLE WOMEN BATHRM	*	165.00	
		9/30/25 143	202509 330-57200-49000	RPR SIDEWALK	*	4,064.38	
		9/30/25 144	202509 320-53800-48000	REMOVE SEDIMENT 3 PONDS	*	440.00	
		9/30/25 145	202509 330-57200-48000	FILL HOLES IN DOG PARK	*	330.00	
		10/01/25 132	202510 310-51300-34000	MANAGMENT FEES-OCT25	*	3,647.92	
		10/01/25 132	202510 310-51300-35200	WEBSITE MANAGEMENT-OCT25	*	108.17	
		10/01/25 132	202510 310-51300-35100	INFORMATION TECH-OCT25	*	166.92	
		10/01/25 132	202510 310-51300-31300	DISSEMINATION OCT25	*	540.75	
		10/01/25 132	202510 330-57200-48300	AMENITY ACCESS MGMT-OCT25	*	1,072.92	
		10/01/25 132	202510 310-51300-51000	OFFICE SUPPLIES	*	.45	

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/25		10/01/25	132	202510	310-51300-42000		POSTAGE	*	177.33		
10/01/25		10/01/25	133	202510	320-53800-34000		FIELD MANAGEMENT-OCT25	*	1,287.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF										16,947.44	000449
11/10/25	00043	11/10/25	11102025	202511	300-15500-10000		PLAYGROUND LEASE DEC2025	*	3,131.59		
HEIDI BONNETT DBA HNB PROPERTY LLC										3,131.59	000450
11/21/25	00046	10/21/25	16306	202510	330-57200-48200		MNTHLY CLEANING-OCT25	*	550.00		
		10/21/25	16306	202510	330-57200-48200		MNTHLY TRASH SERVICE-OCT	*	360.00		
CSS CLEAN STAR SERVICES OF										910.00	000451
11/21/25	00050	9/03/25	113888	202508	330-57200-34500		INSTALL SURGE PROTECTION	*	240.27		
CURRENT DEMANDS ELECTRICAL &										240.27	000452
11/21/25	00013	11/19/25	22469730	202510	310-51300-31100		ENGINEER SERVICES-OCT25	*	425.00		
		11/19/25	22469731	202510	310-51300-31100		ENGINEER SERVICES-OCT25	*	300.00		
DEWBERRY ENGINEERS INC.										725.00	000453
11/21/25	00003	11/01/25	146	202511	320-53800-34000		FIELD MANAGEMENT-NOV25	*	1,287.50		
		11/01/25	147	202511	310-51300-34000		MANAGEMENT FEES-NOV25	*	3,647.92		
		11/01/25	147	202511	310-51300-35200		WEBSITE MANAGEMENT-NOV2	*	108.17		
		11/01/25	147	202511	310-51300-35100		INFORMATION TECH-NOV25	*	166.92		
		11/01/25	147	202511	310-51300-31300		DISSEMINATION SVCS-NOV25	*	540.75		
		11/01/25	147	202511	330-57200-48300		AMENITY ACCESS MGMT-NOV25	*	1,072.92		
		11/01/25	147	202511	310-51300-51000		OFFICE SUPPLIES	*	3.13		
		11/01/25	147	202511	310-51300-42000		POSTAGE	*	47.86		
GOVERNMENTAL MANAGEMENT SERVICES-CF										6,875.17	000454
11/21/25	00002	11/14/25	13606	202510	310-51300-31500		ATTORNEY SVCS-OCT25	*	1,281.98		
KILINSKI VAN WYK PLLC										1,281.98	000455

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/21/25	00048	10/07/25 67514901	202510 330-57200-48100	PEST CONTROL-OCT25 MASSEY SERVICES INC.	*	100.00	100.00 000456
11/21/25	00056	11/03/25 99529	202510 330-57200-34500	SECURITY SER-10/31/25 NATION SECURITY SERVICES LLC	*	223.60	223.60 000457
11/21/25	00045	11/01/25 CM-26758	202511 330-57200-48500	POOL MAINTENANCE-NOV25 MCDONNELL CORPORATION DBA	*	2,500.00	2,500.00 000458
11/21/25	00038	11/17/25 11172025	202511 300-20700-10300	TRANSFER OF TAX RCPT S22 SCENIC TERRACE SOUTH CDD	*	2,921.44	2,921.44 000459
11/21/25	00042	11/17/25 11172025	202511 300-20700-10300	TRANSFER OF TAX RCPT S23 SCENIC TERRACE SOUTH CDD	*	468.36	468.36 000460
12/04/25	00043	12/01/25 12012025	202512 300-15500-10000	PLAYGROUND LEASE JAN26 HEIDI BONNETT DBA HNB PROPERTY LLC	*	3,131.59	3,131.59 000461
12/08/25	00035	12/03/25 7692-12-	202512 310-51300-31200	SPECIAL ASSESS BOND S2023 AMTEC	*	450.00	450.00 000462
12/08/25	00046	11/30/25 16549	202511 330-57200-48200	MNTHLY CLEANING-NOV25	*	550.00	
		11/30/25 16549	202511 330-57200-48200	MNTHLY TRASH SERVICE-NOV	*	380.00	
				CSS CLEAN STAR SERVICES OF			930.00 000463
12/08/25	00037	11/30/25 00074557	202511 310-51300-48000	NOT OF LANDOWNER MTG	*	1,001.18	
		11/30/25 00074557	202511 310-51300-48000	NOT OF RULE DEVELOPMENT	*	387.99	
		11/30/25 00074557	202511 310-51300-48000	NOT OF RULE MAKING MTG	*	641.86	
				GANNETT MEDIA CORP DBA GANNETT			2,031.03 000464
12/08/25	00048	11/04/25 68086895	202511 330-57200-48100	PEST CONTROL-NOV25 MASSEY SERVICES INC.	*	100.00	100.00 000465

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/08/25	00040	11/05/25	20933	202511	320	53800	47300		RPLCD SPRAYS/BUBBLER LINE	*	448.54		
		12/01/25	21281	202512	320	53800	46200		LANDSCAPE MAINT-DEC25	*	6,912.50		
		12/01/25	21281	202512	320	53800	46200		AMENITY LANDSCAPE-DEC25	*	3,185.00		
PRINCE & SONS, INC.												10,546.04	000466
12/08/25	00045	12/01/25	29916	202512	330	57200	48500		POOL MAINTENANCE-DEC25	*	2,500.00		
MCDONNELL CORPORATION DBA												2,500.00	000467
12/11/25	00003	10/31/25	149	202510	320	53800	48000		REINSTALL SIGNS	*	165.00		
		10/31/25	150	202510	320	53800	49000		REMOVE LOOSE PIPE BY PLGR	*	220.00		
		10/31/25	151	202510	320	53800	49000		TRASH PICKUP ON PHASE 3	*	165.00		
		10/31/25	152	202510	320	53800	49000		INSTALL SOLAR LIGHTS	*	2,475.07		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,025.07	000468
12/11/25	00040	11/20/25	21116	202511	320	53800	47300		WELL SERVICE	*	500.00		
PRINCE & SONS, INC.												500.00	000469
12/23/25	00003	12/01/25	153	202512	320	53800	34000		FIELD MANAGEMENT-DEC25	*	1,287.50		
		12/01/25	154	202512	310	51300	34000		MANAGMENT FEES-DEC25	*	3,647.92		
		12/01/25	154	202512	310	51300	35200		WEBSITE MANAGEMENT-DEC25	*	108.17		
		12/01/25	154	202512	310	51300	35100		INFORMATION TECH-DEC25	*	166.92		
		12/01/25	154	202512	310	51300	31300		DISSEMINATION SVCS-DEC25	*	540.75		
		12/01/25	154	202512	330	57200	48300		AMENITY ACCESS MGMT-DEC25	*	1,072.92		
		12/01/25	154	202512	310	51300	51000		OFFICE SUPPLIES	*	3.37		
		12/01/25	154	202512	310	51300	42000		POSTAGE	*	30.37		
GOVERNMENTAL MANAGEMENT SERVICES-CF												6,857.92	000470
12/23/25	00002	12/17/25	13836	202511	310	51300	31500		ATTORNEY SVCS-NOV25	*	628.00		
KILINSKI VAN WYK PLLC												628.00	000471

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/23/25	00040	11/01/25 20752	202511 320-53800-46200	LANDSCAPE MAINT-NOV25	*	6,912.50	
		11/01/25 20752	202511 320-53800-46200	AMENITY LANDSCAPE-NOV25	*	3,185.00	
							10,097.50 000472

12/23/25	00038	12/23/25 12232025	202512 300-20700-10300	TXFER TAX RECEIPTS-S2022	*	130,870.04	
							130,870.04 000473

12/23/25	00042	12/23/25 12232025	202512 300-20700-10300	TXFER TAX RECEIPTS-S2023	*	20,981.02	
							20,981.02 000474

12/23/25	00027	11/25/25 7978817	202511 310-51300-32300	FY26 TRUST FEE SER 2023	*	4,256.13	
							4,256.13 000475

						TOTAL FOR BANK A	236,229.19
						TOTAL FOR REGISTER	236,229.19

STS SCENIC TERRACE IARAUJO

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Scenic Terrace South
Community Development District
Combined Balance Sheet
December 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 1,751,991	\$ 151,958	\$ -	\$ -	\$ 1,903,949
State Board of Administration	\$ 298,205	\$ -	\$ -	\$ -	\$ 298,205
Due from General Fund	\$ -	\$ -	\$ 997,621	\$ -	\$ 997,621
Investments:					
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 538,214	\$ -	\$ 538,214
Revenue	\$ -	\$ -	\$ 489,819	\$ -	\$ 489,819
Prepayment	\$ -	\$ -	\$ 656	\$ -	\$ 656
Construction	\$ -	\$ -	\$ -	\$ 9,653	\$ 9,653
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 86,475	\$ -	\$ 86,475
Revenue	\$ -	\$ -	\$ 46,013	\$ -	\$ 46,013
Total Assets	\$ 2,050,196	\$ 151,958	\$ 2,158,798	\$ 9,654	\$ 4,370,605
Liabilities:					
Accounts Payable	\$ 14,718	\$ -	\$ -	\$ -	\$ 14,718
Due to Debt Service	\$ 997,621	\$ -	\$ -	\$ -	\$ 997,621
Deferred Revenue	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
Total Liabilities	\$ 1,012,339	\$ -	\$ 72,500	\$ -	\$ 1,084,839
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,086,298	\$ -	\$ 2,086,298
Capital Projects	\$ -	\$ -	\$ -	\$ 9,654	\$ 9,654
Assigned for:					
Capital Reserves	\$ -	\$ 151,958	\$ -	\$ -	\$ 151,958
Unassigned	\$ 1,037,857	\$ -	\$ -	\$ -	\$ 1,037,857
Total Fund Balances	\$ 1,037,857	\$ 151,958	\$ 2,086,298	\$ 9,654	\$ 3,285,766
Total Liabilities & Fund Balance	\$ 2,050,196	\$ 151,958	\$ 2,158,798	\$ 9,654	\$ 4,370,605

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 691,023	\$ 634,561	\$ 634,561	\$ -
Contribution from Scenic Terrace North	\$ 38,563	\$ -	\$ -	\$ -
Total Revenues	\$ 729,586	\$ 634,561	\$ 636,589	\$ 2,028
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,200	\$ 1,800
FICA Expense	\$ 918	\$ 230	\$ 92	\$ 138
Engineering	\$ 15,000	\$ 3,750	\$ 1,415	\$ 2,335
Attorney	\$ 25,000	\$ 6,250	\$ 3,127	\$ 3,123
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,489	\$ 1,622	\$ 1,622	\$ -
Disclosure Software	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,869	\$ 4,256	\$ 4,256	\$ -
Management Fees	\$ 43,775	\$ 10,944	\$ 10,944	\$ (0)
Information Technology	\$ 2,003	\$ 501	\$ 501	\$ 0
Website Maintenance	\$ 1,298	\$ 324	\$ 325	\$ (0)
Postage & Delivery	\$ 2,700	\$ 2,700	\$ 256	\$ 2,444
Insurance	\$ 7,610	\$ 7,610	\$ 5,898	\$ 1,712
Copies	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 2,500	\$ 625	\$ 2,031	\$ (1,406)
Contingency	\$ 2,500	\$ 625	\$ -	\$ 625
Office Supplies	\$ 250	\$ 63	\$ 7	\$ 56
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 144,994	\$ 51,782	\$ 40,705	\$ 11,077

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 10,837	\$ 10,837	\$ 11,747	\$ (910)
Field Management	\$ 15,450	\$ 3,863	\$ 3,863	\$ -
Landscape Maintenance	\$ 144,253	\$ 36,063	\$ 30,293	\$ 5,771
Landscape Replacement	\$ 17,500	\$ 4,375	\$ -	\$ 4,375
Streetlights	\$ 49,500	\$ 12,375	\$ 8,528	\$ 3,847
Electric	\$ 17,696	\$ 4,424	\$ 417	\$ 4,007
Water & Sewer	\$ 46,904	\$ 11,726	\$ 1,015	\$ 10,711
Irrigation Repairs	\$ 10,000	\$ 2,500	\$ 2,548	\$ (48)
General Repairs & Maintenance	\$ 12,500	\$ 3,125	\$ 770	\$ 2,355
Holiday Lighting	\$ 10,000	\$ 2,500	\$ 4,960	\$ (2,460)
Contingency	\$ 12,500	\$ 3,125	\$ 5,680	\$ (2,555)
Subtotal Field Expenditures	\$ 347,140	\$ 94,913	\$ 69,820	\$ 25,093
Amenity Expenditures				
Amenity - Electric	\$ 18,203	\$ 4,551	\$ 4,805	\$ (254)
Amenity - Water	\$ 14,607	\$ 3,652	\$ 1,969	\$ 1,682
Playground Lease	\$ 37,584	\$ 9,396	\$ 9,395	\$ 1
Internet	\$ 1,500	\$ 375	\$ -	\$ 375
Pest Control	\$ 1,300	\$ 325	\$ 300	\$ 25
Janitorial Service	\$ 11,400	\$ 2,850	\$ 2,750	\$ 100
Security Services	\$ 15,000	\$ 3,750	\$ 224	\$ 3,526
Pool Maintenance	\$ 30,900	\$ 7,725	\$ 7,500	\$ 225
Amenity Repairs & Maintenance	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Amenity Access Management	\$ 12,875	\$ 3,219	\$ 3,219	\$ (0)
Contingency	\$ 7,500	\$ 1,875	\$ 708	\$ 1,167
Subtotal Amenity Expenditures	\$ 158,369	\$ 39,592	\$ 30,870	\$ 8,722
Total Operations & Maintenance	\$ 505,508	\$ 134,505	\$ 100,689	\$ 33,816
Total Expenditures	\$ 650,503	\$ 186,287	\$ 141,395	\$ 44,893
Excess (Deficiency) of Revenues over Expenditures	\$ 79,083		\$ 495,194	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserves	\$ 79,083	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 79,083	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 495,194	
Fund Balance - Beginning	\$ -		\$ 542,663	
Fund Balance - Ending	\$ -		\$ 1,037,857	

Scenic Terrace South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,293	\$ 1,293
Total Revenues	\$ -	\$ -	\$ 1,293	\$ 1,293
Expenditures:				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 1,293	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 79,083	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 79,083	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 78,083		\$ 1,293	
Fund Balance - Beginning	\$ 150,000		\$ 150,665	
Fund Balance - Ending	\$ 228,083		\$ 151,958	

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, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,078,703	\$ 990,651	\$ 990,651	\$ -
Interest	\$ 20,000	\$ 5,000	\$ 9,987	\$ 4,987
Total Revenues	\$ 1,098,703	\$ 995,651	\$ 1,000,638	\$ 4,987
Expenditures:				
Series 2022				
Interest - 11/1	\$ 381,366	\$ 381,366	\$ 381,366	\$ -
Principal - 5/1	\$ 315,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 381,366	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,077,731	\$ 381,366	\$ 381,366	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,972		\$ 619,273	
Fund Balance - Beginning	\$ 656,455		\$ 1,196,698	
Fund Balance - Ending	\$ 677,427		\$ 1,815,970	

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, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 172,953	\$ 158,821	\$ 158,821	\$ -
Interest	\$ 2,000	\$ 500	\$ 1,670	\$ 1,170
Total Revenues	\$ 174,953	\$ 159,321	\$ 160,491	\$ 1,170
Expenditures:				
Series 2023				
Interest - 11/1	\$ 71,475	\$ 71,475	\$ 71,475	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 70,613	\$ -	\$ -	\$ -
Total Expenditures	\$ 172,088	\$ 101,475	\$ 101,475	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,865		\$ 59,016	
Fund Balance - Beginning	\$ 124,236		\$ 211,312	
Fund Balance - Ending	\$ 127,101		\$ 270,328	

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, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 459,630	\$ 459,630
Interest	\$ -	\$ -	\$ 23	\$ 23
Total Revenues	\$ -	\$ -	\$ 459,653	\$ 459,653
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 461,253	\$ (461,253)
Total Expenditures	\$ -	\$ -	\$ 461,253	\$ (461,253)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,600)	
Fund Balance - Beginning	\$ -		\$ 11,253	
Fund Balance - Ending	\$ -		\$ 9,653	

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, 2025

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 12/31/25		Thru 12/31/25		
Revenues							
Developer Contributions	\$	-	\$	-	\$	-	\$
Total Revenues	\$	-	\$	-	\$	0	\$
Expenditures:							
Capital Outlay - Construction	\$	-	\$	-	\$	-	\$
Total Expenditures	\$	-	\$	-	\$	-	\$
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	0	
Fund Balance - Beginning	\$	-			\$	0	
Fund Balance - Ending	\$	-			\$	0	

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	\$ -	\$ 18,978	\$ 615,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634,561
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 19,991	\$ 616,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636,589
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineer Fees	\$ 725	\$ -	\$ 690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,415
Attorney Fees	\$ 1,282	\$ 628	\$ 1,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,127
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,622
Disclosure Software	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,944
Information Technology	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Postage & Delivery	\$ 177	\$ 48	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,775	\$ 11,430	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,705

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	\$ 11,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,747
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,863
Landscape Maintenance	\$ 10,098	\$ 10,098	\$ 10,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,293
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,840	\$ 2,840	\$ 2,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,528
Electric	\$ 184	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Water & Sewer	\$ 371	\$ -	\$ 644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,548
General Repairs & Maintenance	\$ 165	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770
Holiday Décor	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,960
Contingency	\$ 2,860	\$ 1,125	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,680
Subtotal Field Expenditures	\$ 34,511	\$ 18,620	\$ 16,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,820
Amenity Expenditures													
Amenity - Electric	\$ 1,630	\$ 1,626	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,805
Amenity - Water	\$ 1,081	\$ -	\$ 888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,969
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,395
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Janitorial Service	\$ 910	\$ 940	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Security Services	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 1,073	\$ 1,073	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,219
Contingency	\$ 280	\$ 368	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708
Subtotal Amenity Expenditures	\$ 10,930	\$ 9,738	\$ 10,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,870
Total Operations & Maintenance	\$ 45,441	\$ 28,358	\$ 26,891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,689
Total Expenditures	\$ 67,216	\$ 39,788	\$ 34,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,395
Excess (Deficiency) of Revenues over Expenditures	\$ (67,216)	\$ (19,796)	\$ 582,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,194
Other Financing Sources/Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (67,216)	\$ (19,796)	\$ 582,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,194

Scenic Terrace South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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			Total
								General Fund	Service	2023 Debt Service	
11/10/25	10/20-10/21/25	\$213.49	(\$12.81)	(\$4.01)	\$0.00	\$0.00	\$196.67	\$69.95	\$109.21	\$17.51	\$196.67
11/10/25	10/20-10/21/25	\$377.65	(\$22.66)	(\$7.10)	\$0.00	\$0.00	\$347.89	\$123.74	\$193.18	\$30.97	\$347.89
11/14/25	10/01-10/31/25	\$10,577.04	(\$423.12)	(\$203.08)	\$0.00	\$0.00	\$9,950.84	\$3,539.40	\$5,525.58	\$885.86	\$9,950.84
11/14/25	10/01-10/31/25	\$18,709.68	(\$748.36)	(\$359.23)	\$0.00	\$0.00	\$17,602.09	\$6,260.87	\$9,774.22	\$1,567.00	\$17,602.09
11/21/25	11/01-11/07/25	\$4,407.10	(\$176.30)	(\$84.62)	\$0.00	\$0.00	\$4,146.18	\$1,474.75	\$2,302.32	\$369.11	\$4,146.18
11/21/25	11/01-11/07/25	\$7,795.70	(\$311.82)	(\$149.68)	\$0.00	\$0.00	\$7,334.20	\$2,608.69	\$4,072.59	\$652.92	\$7,334.20
11/26/25	11/08-11/15/25	\$5,288.52	(\$211.56)	(\$101.54)	\$0.00	\$0.00	\$4,975.42	\$1,769.70	\$2,762.79	\$442.93	\$4,975.42
11/26/25	11/08-11/15/25	\$9,354.84	(\$374.17)	(\$179.61)	\$0.00	\$0.00	\$8,801.06	\$3,130.44	\$4,887.12	\$783.50	\$8,801.06
12/01/25	Inv#4652329	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,459.71)	(\$13,459.71)	(\$4,787.47)	(\$7,474.01)	(\$1,198.23)	(\$13,459.71)
12/01/25	Inv#4652330	\$0.00	\$0.00	\$0.00	\$0.00	(\$7,430.37)	(\$7,430.37)	(\$2,642.90)	(\$4,125.99)	(\$661.48)	(\$7,430.37)
12/08/25	11/16/25-11/25/25	\$70,513.60	(\$2,820.80)	(\$1,353.86)	\$0.00	\$0.00	\$66,338.94	\$23,596.03	\$36,837.19	\$5,905.72	\$66,338.94
12/08/25	11/16/25-11/25/25	\$145,488.95	(\$5,819.03)	(\$2,793.40)	\$0.00	\$0.00	\$136,876.52	\$48,685.47	\$76,005.84	\$12,185.21	\$136,876.52
12/19/25	11/26/25-11/30/25	\$457,456.98	(\$18,299.98)	(\$8,783.14)	\$0.00	\$0.00	\$430,373.86	\$153,079.25	\$238,981.28	\$38,313.33	\$430,373.86
12/19/25	11/26/25-11/30/25	\$818,774.16	(\$32,749.20)	(\$15,720.50)	\$0.00	\$0.00	\$770,304.46	\$273,988.82	\$427,740.54	\$68,575.10	\$770,304.46
12/31/25	12/01/25-12/15/25	\$133,378.40	(\$5,288.98)	(\$2,561.79)	\$0.00	\$0.00	\$125,527.63	\$44,648.80	\$69,703.94	\$11,174.89	\$125,527.63
12/31/25	12/01/25-12/15/25	\$236,035.35	(\$9,354.45)	(\$4,533.62)	\$0.00	\$0.00	\$222,147.28	\$79,015.34	\$123,355.64	\$19,776.30	\$222,147.28
TOTAL		\$ 1,918,371.46	\$ (76,613.24)	\$ (36,835.18)	-	\$ (20,890.08)	\$ 1,784,032.96	\$ 634,560.88	\$ 990,651.44	\$ 158,820.64	\$ 1,784,032.96

92% Net Percent Collected
\$ 158,744.23 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	\$538,214
Reserve Fund Balance	\$538,214
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 - 2/1/24	(\$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)
Less: Principal Payment - 05/01/25	(\$305,000)

Current Bonds Outstanding **\$16,955,000**

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)
Less: Principal Payment - 11/01/25	(\$30,000)

Current Bonds Outstanding **\$2,145,000**