

*Scenic Terrace South  
Community Development District*

*Meeting Agenda*

*March 26, 2026*

# AGENDA

# *Scenic Terrace South*

## *Community Development District*

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

March 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, March 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 February 26, 2026 Board of Supervisors Meeting
4. Consideration of Proposals from Current Demands
  - A. Proposal to Replace/Install New Remote Monitoring System at Amenity
  - B. Proposal for Monthly Costs for Remote Monitoring Services
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap  
*(to be provided under separate cover)*
  - 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 **Thursday, February 26, 2026**, 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
Megan Birnholz-Couture <i>by Zoom</i>	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 9:34 a.m. and called the roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated for the record that there were no members of the public present for comment and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the December 17,  
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 17, 2025 Board of Supervisors meeting and 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 the December 17, 2025 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of 2026 Contract Agreement with Polk County Property Appraiser**

Ms. Burns presented the annual renewal for the agreement with the Polk County Property Appraiser. There were no Board questions and there was a motion of approval.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock had nothing to report to the Board and offered to answer any questions.

**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 that was provided in the agenda package and summarized its contents for the Board.

**i. Consideration of Proposal for Purchase and Installation of New Pool Motor (from December 17, 2025 Board Meeting)**

Mr. Blanco noted that the pool motor is still not completely dead but is on its way to that and he is recommending replacement before high season of pool use. The total cost is \$4,500 which is the same amount from the last time he proposed replacement.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal for Purchase and Installation of New Pool Motor, was approved.

**ii. Consideration of Proposal for “No Parking on Street” Signs**

Mr. Blanco presented the proposal for “No Parking” signs on the streets with a mockup of the signs and proposed locations. Lake Hamilton cannot enforce parking rules if signs are not present. The total cost for ten signs is \$2,725.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal for “No Parking on Street” Signs, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register and offered to answer any questions. There being no questions, she asked for a motion of approval.

On MOTION by Ms. Roden, seconded by Ms. Spencer, 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.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

# SECTION A

**Current Demands Electrical & Security Services, In**

2315 Commerce Point Dr Ste 100  
Lakeland, FL 33801-6863  
+18635834443  
service@currentdemands.com



**Estimate**

ADDRESS  
GMS - SCENIC TERRACE  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822

SHIP TO  
GMS - SCENIC TERRACE  
5355 BELLFLOWER DRIVE  
HAINES CITY, FL 33844

ESTIMATE GMS232480  
DATE 03/11/2026  
EXPIRATION 04/11/2026  
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE,INSTALL AND PROGRAM 1) NEW 8 CHANNEL BRIDGE TO TAKE OVER VIDEO ALARM VERIFICATION SERVICES	1	0.00	0.00T
CKB308 8CH BRIDGE	CHeKT Visual Security Bridge	1	448.50	448.50T
TPE TG82G GIGABIT POE	TRENDNET 8 PORT GIGABIT POE + SWITCH	1	169.99	169.99T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	50.00	50.00T
CAMERA LABOR	CAMERA LABOR	1	500.00	500.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL	1,168.49
TAX	0.00
<b>TOTAL</b>	<b>\$1,168.49</b>

Accepted By

Accepted Date

# SECTION B

**Current Demands Electrical & Security Services, In**

2315 Commerce Point Dr Ste 100  
Lakeland, FL 33801-6863  
+18635834443  
service@currentdemands.com



**Estimate**

ADDRESS  
GMS - SCENIC TERRACE  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822

SHIP TO  
GMS - SCENIC TERRACE  
5355 BELLFLOWER DRIVE  
HAINES CITY, FL 33844

ESTIMATE GMS232481  
DATE 03/11/2026  
EXPIRATION 04/11/2026  
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERIOR SECURE SETUP MONITORING PER CAMERA	3	20.00	60.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL	100.00
TAX	0.00
<b>TOTAL</b>	<b>\$100.00</b>

Accepted By

Accepted Date

# 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>
Replace Pool Motor	Resort Pools	Pending	\$ 4,500.00		Approved at last month's meeting. Motor has been purchased and pending the installation date.
"No Parking on Streets" Sign Installation	GMS	Completed	\$ 2,725.14	Mar. 2026	All "No Parking on Streets" signs have been installed at each entrance of the district.
Additional Monument Lighting	GMS	Completed		Mar. 2026	(2) additional solar powered light fixtures have been installed on the main monument.
Fence Repairs	GMS	Completed		Mar. 2026	(10) sections of PVC vinyl fencing were repaired due to high winds.
Plant Replacement for Plants Affected by Cold Snap	Prince & Sons	Discussion	Pending		Proposal to replace plantings affected by the early year cold snap. Proposal is divided between monument/amenity plantings and perimeter plantings.

# Scenic Terrace South CDD

## Field Management Report

### Completed Items

- Maintenance staff installed (10) “No Parking on Streets” signs at each entrance of the district.
- Maintenance staff reinstalled (10) panels of fallen PVC fence due to high winds.
- Maintenance staff installed additional solar power light fixtures to the main monument.



### Contracted Services

- GMS staff performed thorough reviews of contracted services (landscaping, janitorial, pest, and pool maintenance.)
- Overall, the district is receiving satisfactory performance from contracted vendors.



### Site Items

- Laminated, amenity signage refresh is underway in preparation for spring/summer amenity usage.
- Proposal for plant replacement due to recent cold snap in main monument, amenity, and common areas has been provided.

### In Progress

- Pool motor has been purchased and scheduled for installation.



# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Scenic Terrace South Community Development District

## Summary of Checks

January 01, 2026 to January 31, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	1/9/26	476-480	\$	16,739.09
	1/16/26	481-485	\$	17,613.11
	1/23/26	486-492	\$	1,021,488.21
<b>Total</b>			<b>\$</b>	<b>1,055,840.41</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/26	00046	12/19/25	16796-A	202512	330-57200-48200		MNTHLY CLEANING-DEC25	*	550.00		
		12/19/25	16796-A	202512	330-57200-48200		MNTHLY TRASH SERVICE	*	350.00		
		12/19/25	16796-B	202511	330-57200-48200		EXTRA DOG BAGS 11/18/25	*	10.00		
CSS CLEAN STAR SERVICES OF										910.00	000476
1/09/26	00043	1/09/26	01092026	202601	300-15500-10000		PLAYGROUND LEASE-FEB26	*	3,131.59		
HEIDI BONNETT DBA HNB PROPERTY LLC										3,131.59	000477
1/09/26	00048	12/03/25	68566712	202512	330-57200-48100		PEST CONTROL-DEC25	*	100.00		
MASSEY SERVICES INC.										100.00	000478
1/09/26	00040	1/01/26	21773	202601	320-53800-46200		LANDSCAPE MAINT-JAN26	*	6,912.50		
		1/01/26	21773	202601	320-53800-46200		AMENITY LANDSCAPE-JAN26	*	3,185.00		
PRINCE & SONS, INC.										10,097.50	000479
1/09/26	00045	1/01/26	30246	202601	330-57200-48500		POOL MAINTENANCE-JAN26	*	2,500.00		
MCDONNELL CORPORATION DBA										2,500.00	000480
1/16/26	00059	1/05/26	9386	202601	320-53800-48100		REMOVE LIGHTS REMAIN BAL	*	4,960.00		
SPARKLING POOLS AND LIGHTS,LLC DBA										4,960.00	000481
1/16/26	00003	11/30/25	157	202511	320-53800-48000		FENCE REPAIRS	*	385.00		
		11/30/25	158	202511	320-53800-48000		REPAIR STREET SIGNS	*	220.00		
		11/30/25	159	202511	320-53800-49000		SIDEWALK REPAIR	*	1,125.25		
		11/30/25	160	202511	330-57200-49000		AMENITY BATHROOM/GATE-RPR	*	367.85		
		1/01/26	161	202601	320-53800-34000		FIELD MANAGEMENT-JAN26	*	1,287.50		
		1/01/26	162	202601	310-51300-34000		MANAGMENT FEES-JAN26	*	3,647.92		
		1/01/26	162	202601	310-51300-35200		WEBSITE MANAGEMENT-JAN26	*	108.17		
		1/01/26	162	202601	310-51300-35100		INFORMATION TECH-JAN26	*	166.92		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26		162		202601	310	51300	31300		DISSEMINATION SVCS-JAN26	*	540.75		
1/01/26		162		202601	330	57200	48300		AMENITY ACCESS MGMT-JAN26	*	1,072.92		
1/01/26		162		202601	310	51300	51000		OFFICE SUPPLIES	*	3.13		
1/01/26		162		202601	310	51300	42000		POSTAGE	*	53.12		
GOVERNMENTAL MANAGEMENT SERVICES-CF												8,978.53	000482
1/16/26	00052	1/13/26	223	202601	310	51300	42000		REIMBURSEMENT POSTAGE	*	320.50		
POLK COUNTY TAX COLLECTOR												320.50	000483
1/16/26	00040	11/20/25	21101	202511	320	53800	47300		RPLCD DECODERS/SOLENOIDS	*	1,599.08		
		12/16/25	21525	202512	320	53800	49000		BAHIA SOD INSTALL/REPAIR	*	1,695.00		
PRINCE & SONS, INC.												3,294.08	000484
1/16/26	00045	12/29/25	30045	202512	330	57200	49000		LIFE ROPE	*	60.00		
MCDONNELL CORPORATION DBA												60.00	000485
1/23/26	00002	1/13/26	14050	202512	310	51300	31500		ATTORNEY SVCS-DEC25	*	1,216.72		
KILINSKI VAN WYK PLLC												1,216.72	000486
1/23/26	00038	1/21/26	01212026	202601	300	20700	10300		TXFER TAX RECEIPTS-S2022	*	863,354.10		
SCENIC TERRACE SOUTH CDD												863,354.10	000487
1/23/26	00042	1/21/26	01212026	202601	300	20700	10300		TXFER TAX RECEIPTS-S2023	*	138,412.39		
SCENIC TERRACE SOUTH CDD												138,412.39	000488
1/23/26	00046	1/27/26	17043	202601	330	57200	48200		MNTHLY CLEANING-JAN26	*	550.00		
		1/27/26	17043	202601	330	57200	48200		MNTHLY TRASH SERVICE	*	330.00		
CSS CLEAN STAR SERVICES OF												880.00	000489
1/23/26	00013	7/21/25	22455980	202506	310	51300	31100		ENGINEER SERVICES-JUN25	*	335.00		
		1/14/26	22476073	202512	310	51300	31100		ENGINEER SERVICES-DEC25	*	522.50		

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/14/26 22476074	202512 310-51300-31100	ENGINEER SERVICES-DEC25	*	167.50	
				DEWBERRY ENGINEERS INC.			1,025.00 000490
1/23/26 00048		1/07/26 68996359	202601 330-57200-48100	PEST CONTROL-JAN26	*	100.00	
				MASSEY SERVICES INC.			100.00 000491
1/23/26 00040		1/19/26 21904	202601 320-53800-46201	MULCH AROUND AMENITY CENT	*	3,600.00	
		1/19/26 21926	202601 320-53800-46201	PINE BARK MULCH	*	12,900.00	
				PRINCE & SONS, INC.			16,500.00 000492
				TOTAL FOR BANK A		1,055,840.41	
				TOTAL FOR REGISTER		1,055,840.41	

STS SCENIC TERRACE IARAUJO

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Scenic Terrace South**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 698,795	\$ 152,377	\$ -	\$ -	\$ 851,172
State Board of Administration	\$ 300,180	\$ -	\$ -	\$ -	\$ 300,180
Due from General Fund	\$ -	\$ -	\$ 2,121	\$ -	\$ 2,121
<b>Investments:</b>					
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 538,214	\$ -	\$ 538,214
Revenue	\$ -	\$ -	\$ 1,355,619	\$ -	\$ 1,355,619
Prepayment	\$ -	\$ -	\$ 658	\$ -	\$ 658
Construction	\$ -	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 86,475	\$ -	\$ 86,475
Revenue	\$ -	\$ -	\$ 184,754	\$ -	\$ 184,754
<b>Total Assets</b>	<b>\$ 998,975</b>	<b>\$ 152,377</b>	<b>\$ 2,167,842</b>	<b>\$ 1</b>	<b>\$ 3,319,196</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 4,454	\$ -	\$ -	\$ -	\$ 4,454
Due to Debt Service	\$ 2,121	\$ -	\$ -	\$ -	\$ 2,121
Deferred Revenue	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
<b>Total Liabilities</b>	<b>\$ 6,575</b>	<b>\$ -</b>	<b>\$ 72,500</b>	<b>\$ -</b>	<b>\$ 79,075</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,095,342	\$ -	\$ 2,095,342
Capital Projects	\$ -	\$ -	\$ -	\$ 1	\$ 1
Assigned for:					
Capital Reserves	\$ -	\$ 152,377	\$ -	\$ -	\$ 152,377
Unassigned	\$ 992,400	\$ -	\$ -	\$ -	\$ 992,400
<b>Total Fund Balances</b>	<b>\$ 992,400</b>	<b>\$ 152,377</b>	<b>\$ 2,095,342</b>	<b>\$ 1</b>	<b>\$ 3,240,121</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 998,975</b>	<b>\$ 152,377</b>	<b>\$ 2,167,842</b>	<b>\$ 1</b>	<b>\$ 3,319,196</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 691,023	\$ 638,021	\$ 638,021	\$ -
Contribution from Scenic Terrace North	\$ 38,563	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 5,927	\$ 5,927
<b>Total Revenues</b>	<b>\$ 729,586</b>	<b>\$ 638,021</b>	<b>\$ 643,948</b>	<b>\$ 5,927</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,200	\$ 2,800
FICA Expense	\$ 918	\$ 306	\$ 92	\$ 214
Engineering	\$ 15,000	\$ 5,000	\$ 1,415	\$ 3,585
Attorney	\$ 25,000	\$ 8,333	\$ 3,274	\$ 5,060
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,489	\$ 2,163	\$ 2,163	\$ -
Disclosure Software	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,869	\$ 4,256	\$ 4,256	\$ -
Management Fees	\$ 43,775	\$ 14,592	\$ 14,592	\$ (0)
Information Technology	\$ 2,003	\$ 668	\$ 668	\$ 0
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 2,700	\$ 2,700	\$ 629	\$ 2,071
Insurance	\$ 7,610	\$ 7,610	\$ 5,898	\$ 1,712
Copies	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 2,500	\$ 833	\$ 2,381	\$ (1,547)
Contingency	\$ 2,500	\$ 833	\$ 70	\$ 763
Office Supplies	\$ 250	\$ 83	\$ 10	\$ 73
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 144,994</b>	<b>\$ 61,177</b>	<b>\$ 46,113</b>	<b>\$ 15,064</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,207	\$ 5,207	\$ 5,207	\$ -
Field Management	\$ 15,450	\$ 5,150	\$ 5,150	\$ -
Landscape Maintenance	\$ 144,253	\$ 48,084	\$ 40,390	\$ 7,694
Landscape Replacement	\$ 17,500	\$ 5,833	\$ 16,500	\$ (10,667)
Streetlights	\$ 49,500	\$ 16,500	\$ 11,344	\$ 5,156
Electric	\$ 17,696	\$ 5,899	\$ 601	\$ 5,298
Water & Sewer	\$ 46,904	\$ 15,635	\$ 1,685	\$ 13,950
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 2,548	\$ 786
General Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 770	\$ 3,397
Holiday Lighting	\$ 10,000	\$ 3,333	\$ 9,920	\$ (6,587)
Contingency	\$ 12,500	\$ 4,167	\$ 5,680	\$ (1,514)
<b>Subtotal Field Expenditures</b>	<b>\$ 341,510</b>	<b>\$ 117,308</b>	<b>\$ 99,795</b>	<b>\$ 17,513</b>
<b>Amenity Expenditures</b>				
Amenity Insurance	\$ 5,630	\$ 5,630	\$ 6,540	\$ (910)
Amenity - Electric	\$ 18,203	\$ 6,068	\$ 6,547	\$ (480)
Amenity - Water	\$ 14,607	\$ 4,869	\$ 3,385	\$ 1,484
Playground Lease	\$ 37,584	\$ 12,528	\$ 12,526	\$ 2
Internet	\$ 1,500	\$ 500	\$ -	\$ 500
Pest Control	\$ 1,300	\$ 433	\$ 400	\$ 33
Janitorial Service	\$ 11,400	\$ 3,800	\$ 3,680	\$ 120
Security Services	\$ 15,000	\$ 5,000	\$ 224	\$ 4,776
Pool Maintenance	\$ 30,900	\$ 10,300	\$ 10,000	\$ 300
Amenity Repairs & Maintenance	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Amenity Access Management	\$ 12,875	\$ 4,292	\$ 4,292	\$ (0)
Contingency	\$ 7,500	\$ 2,500	\$ 708	\$ 1,792
<b>Subtotal Amenity Expenditures</b>	<b>\$ 163,999</b>	<b>\$ 58,420</b>	<b>\$ 48,302</b>	<b>\$ 10,117</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 505,508</b>	<b>\$ 175,727</b>	<b>\$ 148,097</b>	<b>\$ 27,630</b>
<b>Total Expenditures</b>	<b>\$ 650,503</b>	<b>\$ 236,904</b>	<b>\$ 194,210</b>	<b>\$ 42,694</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 79,083</b>		<b>\$ 449,737</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserves	\$ 79,083	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 79,083</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 449,737</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 542,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 992,400</b>	

# Scenic Terrace South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 1,712	\$ 1,712
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,712</b>	<b>\$ 1,712</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,000)</b>		<b>\$ 1,712</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 79,083	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 79,083</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 78,083</b>		<b>\$ 1,712</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,000</b>		<b>\$ 150,665</b>	
<b>Fund Balance - Ending</b>	<b>\$ 228,083</b>		<b>\$ 152,377</b>	

# Scenic Terrace South

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,078,703	\$ 996,053	\$ 996,053	\$ -
Interest	\$ 20,000	\$ 6,667	\$ 12,435	\$ 5,768
<b>Total Revenues</b>	<b>\$ 1,098,703</b>	<b>\$ 1,002,719</b>	<b>\$ 1,008,488</b>	<b>\$ 5,768</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/1	\$ 381,366	\$ 381,366	\$ 381,366	\$ -
Principal - 5/1	\$ 315,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 381,366	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,077,731</b>	<b>\$ 381,366</b>	<b>\$ 381,366</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 20,972</b>		<b>\$ 627,122</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 656,455</b>		<b>\$ 1,196,698</b>	
<b>Fund Balance - Ending</b>	<b>\$ 677,427</b>		<b>\$ 1,823,820</b>	

# Scenic Terrace South

## Community Development District

### Debt Service Fund Series 2023

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

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 172,953	\$ 159,687	\$ 159,687	\$ -
Interest	\$ 2,000	\$ 667	\$ 1,999	\$ 1,333
<b>Total Revenues</b>	<b>\$ 174,953</b>	<b>\$ 160,353</b>	<b>\$ 161,686</b>	<b>\$ 1,333</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Interest - 11/1	\$ 71,475	\$ 71,475	\$ 71,475	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 70,613	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 172,088</b>	<b>\$ 101,475</b>	<b>\$ 101,475</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,865</b>		<b>\$ 60,211</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,236</b>		<b>\$ 211,312</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,101</b>		<b>\$ 271,522</b>	

# Scenic Terrace South

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending January 31, 2026

	Adopted		Prorated Budget		Actual	
	Budget		Thru 01/31/26		Thru 01/31/26	Variance
<b>Revenues</b>						
Developer Contributions	\$	-	\$	-	\$ 459,630	\$ 459,630
Interest	\$	-	\$	-	\$ 24	\$ 24
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 459,654</b>	<b>\$ 459,654</b>
<b>Expenditures:</b>						
Capital Outlay - Construction	\$	-	\$	-	\$ 470,907	\$ (470,907)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 470,907</b>	<b>\$ (470,907)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>			<b>\$ (11,252)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$ 11,253</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$ 1</b>	

# Scenic Terrace South

## Community Development District

### Capital Projects Fund Series 2023

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

For The Period Ending January 31, 2026

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 01/31/26		Thru 01/31/26		
<b>Revenues</b>							
Developer Contributions	\$	-	\$	-	\$	-	\$ -
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>0</b>	<b>\$ 0</b>
<b>Expenditures:</b>							
Capital Outlay - Construction	\$	-	\$	-	\$	-	\$ -
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>0</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>0</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>0</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 18,978	\$ 615,583	\$ 3,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638,021
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 19,991</b>	<b>\$ 616,597</b>	<b>\$ 7,359</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 643,948</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineer Fees	\$ 725	\$ -	\$ 690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,415
Attorney Fees	\$ 1,282	\$ 628	\$ 1,217	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,274
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,163
Disclosure Software	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,592
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 668
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Postage & Delivery	\$ 177	\$ 48	\$ 30	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,031	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,381
Contingency	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,775</b>	<b>\$ 11,430</b>	<b>\$ 7,500</b>	<b>\$ 5,408</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,113</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 5,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,207
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Landscape Maintenance	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,390
Landscape Replacement	\$ -	\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,840	\$ 2,840	\$ 2,848	\$ 2,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,344
Electric	\$ 184	\$ 117	\$ 117	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 601
Water & Sewer	\$ 371	\$ -	\$ 644	\$ 670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,685
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,548
General Repairs & Maintenance	\$ 165	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770
Holiday Décor	\$ 4,960	\$ -	\$ -	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,920
Contingency	\$ 2,860	\$ 1,125	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,680
<b>Subtotal Field Expenditures</b>	<b>\$ 27,971</b>	<b>\$ 18,620</b>	<b>\$ 16,689</b>	<b>\$ 36,515</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 99,795</b>
<b>Amenity Expenditures</b>													
Amenity Insurance	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,540
Amenity - Electric	\$ 1,630	\$ 1,626	\$ 1,549	\$ 1,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,547
Amenity - Water	\$ 1,081	\$ -	\$ 888	\$ 1,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,385
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,526
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Janitorial Service	\$ 910	\$ 940	\$ 900	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,680
Security Services	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,292
Contingency	\$ 280	\$ 368	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708
<b>Subtotal Amenity Expenditures</b>	<b>\$ 17,470</b>	<b>\$ 9,738</b>	<b>\$ 10,202</b>	<b>\$ 10,893</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,302</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 45,441</b>	<b>\$ 28,358</b>	<b>\$ 26,891</b>	<b>\$ 47,408</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 148,097</b>
<b>Total Expenditures</b>	<b>\$ 67,216</b>	<b>\$ 39,788</b>	<b>\$ 34,391</b>	<b>\$ 52,816</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 194,210</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (67,216)</b>	<b>\$ (19,796)</b>	<b>\$ 582,207</b>	<b>\$ (45,457)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 449,737</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (67,216)</b>	<b>\$ (19,796)</b>	<b>\$ 582,207</b>	<b>\$ (45,457)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 449,737</b>

**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
01/09/26	12/16/25-12/31/25	\$4,299.77	(\$105.59)	(\$83.88)	\$0.00	\$0.00	\$4,110.30	\$1,461.99	\$2,282.40	\$365.91	\$4,110.30
01/09/26	12/16/25-12/31/25	\$2,430.77	(\$59.69)	(\$47.42)	\$0.00	\$0.00	\$2,323.66	\$826.50	\$1,290.30	\$206.86	\$2,323.66
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$1,170.34	\$0.00	\$1,170.34	\$416.27	\$649.88	\$104.19	\$1,170.34
01/29/26	10/01-12/31/26	\$0.00	\$0.00	\$0.00	\$2,122.28	\$0.00	\$2,122.28	\$754.87	\$1,178.48	\$188.93	\$2,122.28
<b>TOTAL</b>		<b>\$ 1,925,102.00</b>	<b>\$ (76,778.52)</b>	<b>\$ (36,966.48)</b>	<b>\$ 3,292.62</b>	<b>\$ (20,890.08)</b>	<b>\$ 1,793,759.54</b>	<b>\$ 638,020.51</b>	<b>\$ 996,052.50</b>	<b>\$ 159,686.53</b>	<b>\$ 1,793,759.54</b>

<b>92% Net Percent Collected</b> <b>\$ 149,017.65 Balance Remaining to Collect</b>
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# 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**