

*Scenic Terrace South  
Community Development District*

*Meeting Agenda*

*April 23, 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

April 16, 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, April 23, 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 March 26, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-10 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 23, 2026)
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Pump Controller Replacement on Peony Place
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—526
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, March 26, 2026**, at 9:43 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
Rennie Heath	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	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	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:43 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 February 26, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 26, 2026 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 February 26, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals from Current Demands**

Ms. Burns discussed a proposal regarding overnight security monitoring for an amenity. Currently, Tech World LLC provides this service at \$3,000 per year but has been unresponsive and only accepts credit card payments, which complicates matters as the CDD does not have a credit card. The new proposal from Current Demands offers to replace and install a remote monitoring system at a one-time integration cost of \$1,168, with ongoing monitoring at \$1,200 per year, half the price of the current contract. The new vendor is reportedly much more responsive and easier to work with. The Board would need to terminate the existing agreement with Tech World to proceed with the new provider. Ms. Burns asked for a motion to terminate the existing agreement.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, Terminating the Existing Agreement, was approved.

**A. Proposal to Replace/Install New Remote Monitoring System at Amenity**

**B. Proposal for Monthly Costs for Remote Monitoring Services**

Ms. Burns asked for a single motion to approve both the proposal for the installation of a new remote monitoring system and the associated monthly service costs, which amount to \$100 per month or \$1,200 annually.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposals from Current Demands, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated she had nothing to report.

**B. Engineer**

Mr. Arrington stated he had nothing to report.

**C. Field Manager’s Report**

Mr. Blanco stated the installation of no parking signs throughout the District was completed in March, along with other miscellaneous tasks. The pool motor replacement project began after the previous motor was found to be failing, operating at only 70%. A proposal was brought forward to replace the motor, and although a resident requested a better system, no superior alternatives were identified. The replacement was approved, and a local motor was sourced to avoid a month-long facility closure, resulting in an additional \$1,500 cost. The motor is scheduled for installation early next week and residents have been notified by email.

**i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap  
(to be provided under separate cover)**

Mr. Blanco brought a proposal to replace plants damaged by a cold front, with options discussed to focus on high-traffic areas and potentially spread costs across fiscal years. Ms. Burns asked for a motion to approve total expenditure of \$19,800 for all plant replacements at once.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Proposal to Replace Landscaping Affected by Cold Snap NTE \$19,800, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from January 1<sup>st</sup> through January 31<sup>st</sup> and offered to answer any questions. There being no questions, she asked for a motion of approval.

On MOTION by Ms. Shockley, seconded by Mr. Heath, 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**

Ms. Burns stated they will present their preliminary budget at the April meeting.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience  
Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Terrace South Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 23, 2026
HOUR:	9:30 a.m.
LOCATION:	Offices of PRIME Community Management 375 Avenue A SE Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Town of Lake Hamilton and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF APRIL 2026.**

ATTEST:

**SCENIC TERRACE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**Exhibit A**  
Proposed Budget for Fiscal Year 2027

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

***Proposed Budget***  
***FY2027***



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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 691,023	\$ 644,718	\$ 46,305	\$ 691,023	\$ 691,023
Contribution from Scenic Terrace North	\$ 38,563	\$ -	\$ 40,508	\$ 40,508	\$ 54,384
Interest	\$ -	\$ 6,084	\$ 8,517	\$ 14,601	\$ -
<b>Total Revenues</b>	<b>\$ 729,586</b>	<b>\$ 650,802</b>	<b>\$ 95,330</b>	<b>\$ 746,132</b>	<b>\$ 745,407</b>

**Expenditures**

*General & Administrative*

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 7,000	\$ 8,200	\$ 12,000
FICA Expense	\$ 918	\$ 92	\$ 536	\$ 627	\$ 918
Engineering	\$ 15,000	\$ 1,875	\$ 7,986	\$ 9,861	\$ 15,000
Attorney	\$ 25,000	\$ 4,438	\$ 6,213	\$ 10,651	\$ 25,000
Annual Audit	\$ 3,600	\$ -	\$ 3,600	\$ 3,600	\$ 3,800
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,489	\$ 2,704	\$ 3,785	\$ 6,489	\$ 6,813
Disclosure Software	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Trustee Fees	\$ 8,869	\$ 4,256	\$ 4,613	\$ 8,869	\$ 8,869
Management Fees	\$ 43,775	\$ 18,240	\$ 25,535	\$ 43,775	\$ 45,964
Information Technology	\$ 2,003	\$ 835	\$ 1,169	\$ 2,003	\$ 2,104
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 2,700	\$ 656	\$ 918	\$ 1,574	\$ 2,700
Insurance	\$ 7,610	\$ 5,898	\$ -	\$ 5,898	\$ 6,487
Copies	\$ 1,000	\$ -	\$ 125	\$ 125	\$ 1,000
Legal Advertising	\$ 2,500	\$ 2,381	\$ 1,078	\$ 3,458	\$ 2,500
Contingencies	\$ 2,500	\$ 123	\$ 172	\$ 295	\$ 2,500
Office Supplies	\$ 250	\$ 11	\$ 125	\$ 136	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 144,994</b>	<b>\$ 52,281</b>	<b>\$ 64,062</b>	<b>\$ 116,343</b>	<b>\$ 147,021</b>

*Operations & Maintenance*

**Field Services**

Property Insurance - Field	\$ 5,207	\$ 5,207	\$ 771	\$ 5,978	\$ 4,832
Field Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Landscape Maintenance	\$ 144,253	\$ 50,488	\$ 70,683	\$ 121,170	\$ 144,253
Landscape Replacement	\$ 17,500	\$ 16,500	\$ -	\$ 16,500	\$ 35,000
Streetlights	\$ 49,500	\$ 14,148	\$ 19,807	\$ 33,956	\$ 40,000
Electric	\$ 17,696	\$ 743	\$ 5,267	\$ 6,010	\$ 10,000
Water & Sewer	\$ 46,904	\$ 2,314	\$ 3,239	\$ 5,553	\$ 30,000
Irrigation Repairs	\$ 10,000	\$ 2,548	\$ 1,925	\$ 4,473	\$ 25,000
General Repairs & Maintenance	\$ 12,500	\$ 2,145	\$ 3,003	\$ 5,148	\$ 12,500
Holiday Lighting	\$ 10,000	\$ 9,920	\$ -	\$ 9,920	\$ 9,920
Contingency	\$ 12,500	\$ 5,680	\$ 7,952	\$ 13,633	\$ 12,500
<b>Subtotal Field Expenses</b>	<b>\$ 341,510</b>	<b>\$ 116,130</b>	<b>\$ 121,660</b>	<b>\$ 237,790</b>	<b>\$ 340,228</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2026	
<b>Amenity Expenses</b>						
Amenity - Insurance	\$ 5,630	\$ 6,540	\$ -	\$ 6,540	\$ 6,328	
Amenity - Electric	\$ 18,203	\$ 7,864	\$ 11,010	\$ 18,875	\$ 19,650	
Amenity - Water	\$ 14,607	\$ 4,971	\$ 6,960	\$ 11,931	\$ 13,124	
Playground Lease	\$ 37,584	\$ 15,658	\$ 21,921	\$ 37,579	\$ 37,584	
Internet	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,000	
Pest Control	\$ 1,300	\$ 500	\$ 700	\$ 1,200	\$ 1,300	
Janitorial Service	\$ 11,400	\$ 4,580	\$ 6,412	\$ 10,992	\$ 11,400	
Security Services	\$ 15,000	\$ 599	\$ 13,250	\$ 13,849	\$ 33,000	
Pool Maintenance	\$ 30,900	\$ 12,500	\$ 17,500	\$ 30,000	\$ 30,900	
Amenity Repairs & Maintenance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500	
Amenity Management	\$ 12,875	\$ 5,365	\$ 7,510	\$ 12,875	\$ 13,519	
Contingency	\$ 7,500	\$ 708	\$ 991	\$ 1,700	\$ 7,500	
<b>Subtotal Amenity Expenses</b>	<b>\$ 163,999</b>	<b>\$ 59,285</b>	<b>\$ 90,755</b>	<b>\$ 150,040</b>	<b>\$ 182,805</b>	
<b>Total Operations &amp; Maintenance</b>	<b>\$ 505,508</b>	<b>\$ 175,415</b>	<b>\$ 212,415</b>	<b>\$ 387,830</b>	<b>\$ 523,032</b>	
<b>Other Financing Sources/(Uses):</b>						
Capital Reserves	\$ 79,083	\$ -	\$ 79,083	\$ 79,083	\$ 75,355	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 79,083</b>	<b>\$ -</b>	<b>\$ 79,083</b>	<b>\$ 79,083</b>	<b>\$ 75,355</b>	
<b>Total Expenditures</b>	<b>\$ 729,586</b>	<b>\$ 227,696</b>	<b>\$ 355,560</b>	<b>\$ 583,256</b>	<b>\$ 745,407</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 423,105</b>	<b>\$ (260,229)</b>	<b>\$ 162,876</b>	<b>\$ -</b>	
<b>Product</b>						
Platted Lots	843	1.00	843.00	\$691,022.94	\$819.72	\$881.42
<b>Total ERU's</b>	<b>843</b>		<b>843.00</b>	<b>\$691,022.94</b>		

# Scenic Terrace South Community Development District General Fund Budget

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

### Contribution from Scenic Terrace North

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

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

# Scenic Terrace South Community Development District General Fund Budget

## Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon Series 2022 and Series 2023 bond issuance.

## Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

## Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

## Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

## Insurance

The District's general liability and public official's liability insurance coverages.

## Copies

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

## Legal Advertising

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

## Contingencies

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

# Scenic Terrace South Community Development District General Fund Budget

## Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operations & Maintenance:**

### **Field Services**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Replacement

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

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents electric charges of common areas throughout the District.

#### Water & Sewer

Represents costs for water and refuse services provided for common areas throughout the District.

#### Irrigation Repairs

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

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

# Scenic Terrace South Community Development District General Fund Budget

## Holiday Lighting

Represents costs for holiday lights of the District.

## Contingency

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

## **Amenity Expenses**

### Amenity - Electric

Represents electric charges for the District's amenity facilities.

### Amenity - Water

Represents water charges for the District's amenity facilities.

### Playground Lease

Represents the cost of the District leasing playground equipment for the fiscal year.

### Internet

Internet service will be added for use at the Amenity Center.

### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

### Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

### Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

### Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

### Amenity Management

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

## Contingency

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

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

**Other Financing Sources/(Uses)**

*Capital Reserve*

Represents projected transfer out to the Capital Projects fund.

**Scenic Terrace South**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2026
<b>Revenues</b>					
Interest	\$ -	\$ 2,092	\$ 2,929	\$ 5,021	\$ -
Carry Forward Surplus	\$ 150,000	\$ 150,665	\$ -	\$ 150,665	\$ 234,769
<b>Total Revenues</b>	<b>\$ 150,000</b>	<b>\$ 152,757</b>	<b>\$ 2,929</b>	<b>\$ 155,686</b>	<b>\$ 234,769</b>
<b>Expenditures</b>					
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,500</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ 79,083	\$ -	\$ 79,083	\$ 79,083	\$ 75,355
<b>Total Other Sources/(Uses)</b>	<b>\$ 79,083</b>	<b>\$ -</b>	<b>\$ 79,083</b>	<b>\$ 79,083</b>	<b>\$ 75,355</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 228,083</b>	<b>\$ 152,757</b>	<b>\$ 82,012</b>	<b>\$ 234,769</b>	<b>\$ 302,624</b>

# Scenic Terrace South

## Community Development District

### Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 1,078,703	\$ 1,006,509	\$ 72,195	\$ 1,078,703	\$ 1,078,703
Interest Income	\$ 20,000	\$ 15,338	\$ 7,669	\$ 23,007	\$ 20,000
Carry Forward Surplus *	\$ 656,455	\$ 658,484	\$ -	\$ 658,484	\$ 682,463
<b>Total Revenues</b>	<b>\$ 1,755,159</b>	<b>\$ 1,680,330</b>	<b>\$ 79,864</b>	<b>\$ 1,760,194</b>	<b>\$ 1,781,166</b>
<b>Expenditures</b>					
Interest- 11/01	\$ 381,366	\$ 381,366	\$ -	\$ 381,366	\$ 375,459
Principal - 05/01	\$ 315,000	\$ -	\$ 315,000	\$ 315,000	\$ 330,000
Interest - 05/01	\$ 381,366	\$ -	\$ 381,366	\$ 381,366	\$ 375,459
<b>Total Expenditures</b>	<b>\$ 1,077,731</b>	<b>\$ 381,366</b>	<b>\$ 696,366</b>	<b>\$ 1,077,731</b>	<b>\$ 1,080,919</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 677,427</b>	<b>\$ 1,298,965</b>	<b>\$ (616,502)</b>	<b>\$ 682,463</b>	<b>\$ 700,247</b>

\*Carry forward less amount in Reserve funds.

**Series 2022**  
**Interest - 11/01**      **\$369,272**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	744	\$1,078,703	\$1,449.87	\$1,559.00
<b>Total ERU's</b>	<b>744</b>	<b>\$1,078,703</b>		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 18,300,000.00	\$ -	\$ 381,365.63	\$ 1,073,450.01
05/01/26	\$ 19,590,000.00	\$ 315,000.00	\$ 381,365.63	\$ -
11/01/26	\$ 19,590,000.00	\$ -	\$ 375,459.38	\$ 1,071,825.01
05/01/27	\$ 19,590,000.00	\$ 330,000.00	\$ 375,459.38	\$ -
11/01/27	\$ 19,590,000.00	\$ -	\$ 369,271.88	\$ 1,074,731.26
05/01/28	\$ 19,590,000.00	\$ 345,000.00	\$ 369,271.88	\$ -
11/01/28	\$ 19,180,000.00	\$ -	\$ 362,156.25	\$ 1,076,428.13
05/01/29	\$ 19,180,000.00	\$ 355,000.00	\$ 362,156.25	\$ -
11/01/29	\$ 18,755,000.00	\$ -	\$ 354,834.38	\$ 1,071,990.63
05/01/30	\$ 18,755,000.00	\$ 370,000.00	\$ 354,834.38	\$ -
11/01/30	\$ 17,360,000.00	\$ -	\$ 347,203.13	\$ 1,072,037.51
05/01/31	\$ 17,360,000.00	\$ 385,000.00	\$ 347,203.13	\$ -
11/01/31	\$ 17,360,000.00	\$ -	\$ 339,262.50	\$ 1,071,465.63
05/01/32	\$ 17,360,000.00	\$ 405,000.00	\$ 339,262.50	\$ -
11/01/32	\$ 17,360,000.00	\$ -	\$ 330,909.38	\$ 1,075,171.88
05/01/33	\$ 17,360,000.00	\$ 420,000.00	\$ 330,909.38	\$ -
11/01/33	\$ 16,855,000.00	\$ -	\$ 321,459.38	\$ 1,072,368.76
05/01/34	\$ 16,855,000.00	\$ 440,000.00	\$ 321,459.38	\$ -
11/01/34	\$ 16,325,000.00	\$ -	\$ 311,559.38	\$ 1,073,018.76
05/01/35	\$ 16,325,000.00	\$ 460,000.00	\$ 311,559.38	\$ -
11/01/35	\$ 15,770,000.00	\$ -	\$ 301,209.38	\$ 1,072,768.76
05/01/36	\$ 15,770,000.00	\$ 480,000.00	\$ 301,209.38	\$ -
11/01/36	\$ 15,190,000.00	\$ -	\$ 290,409.38	\$ 1,071,618.76
05/01/37	\$ 15,190,000.00	\$ 505,000.00	\$ 290,409.38	\$ -
11/01/37	\$ 14,585,000.00	\$ -	\$ 279,046.88	\$ 1,074,456.26
05/01/38	\$ 14,585,000.00	\$ 530,000.00	\$ 279,046.88	\$ -
11/01/38	\$ 13,950,000.00	\$ -	\$ 267,121.88	\$ 1,076,168.76
05/01/39	\$ 13,950,000.00	\$ 550,000.00	\$ 267,121.88	\$ -
11/01/39	\$ 13,290,000.00	\$ -	\$ 254,746.88	\$ 1,071,868.76
05/01/40	\$ 13,290,000.00	\$ 575,000.00	\$ 254,746.88	\$ -
11/01/40	\$ 11,115,000.00	\$ -	\$ 241,809.38	\$ 1,071,556.26
05/01/41	\$ 11,115,000.00	\$ 605,000.00	\$ 241,809.38	\$ -
11/01/41	\$ 11,115,000.00	\$ -	\$ 228,196.88	\$ 1,075,006.26
05/01/42	\$ 11,115,000.00	\$ 630,000.00	\$ 228,196.88	\$ -
11/01/42	\$ 11,115,000.00	\$ -	\$ 214,021.88	\$ 1,072,218.76
05/01/43	\$ 11,115,000.00	\$ 660,000.00	\$ 214,021.88	\$ -
11/01/43	\$ 10,320,000.00	\$ -	\$ 198,759.38	\$ 1,072,781.26
05/01/44	\$ 10,320,000.00	\$ 690,000.00	\$ 198,759.38	\$ -
11/01/44	\$ 9,490,000.00	\$ -	\$ 182,803.13	\$ 1,071,562.51
05/01/45	\$ 9,490,000.00	\$ 725,000.00	\$ 182,803.13	\$ -
11/01/45	\$ 8,620,000.00	\$ -	\$ 166,037.50	\$ 1,073,840.63
05/01/46	\$ 8,620,000.00	\$ 760,000.00	\$ 166,037.50	\$ -
11/01/46	\$ 7,710,000.00	\$ -	\$ 148,462.50	\$ 1,074,500.00
05/01/47	\$ 7,710,000.00	\$ 795,000.00	\$ 148,462.50	\$ -
11/01/47	\$ 6,755,000.00	\$ -	\$ 130,078.13	\$ 1,073,540.63
05/01/48	\$ 6,755,000.00	\$ 835,000.00	\$ 130,078.13	\$ -
11/01/48	\$ 5,755,000.00	\$ -	\$ 110,768.75	\$ 1,075,846.88
05/01/49	\$ 5,755,000.00	\$ 870,000.00	\$ 110,768.75	\$ -
11/01/49	\$ 4,710,000.00	\$ -	\$ 90,650.00	\$ 1,071,418.75
05/01/50	\$ 4,710,000.00	\$ 915,000.00	\$ 90,650.00	\$ -
11/01/50	\$ 3,615,000.00	\$ -	\$ 69,490.63	\$ 1,075,140.63
05/01/51	\$ 3,615,000.00	\$ 955,000.00	\$ 69,490.63	\$ -
11/01/51	\$ 2,465,000.00	\$ -	\$ 47,406.25	\$ 1,071,896.88
05/01/52	\$ 2,465,000.00	\$ 1,000,000.00	\$ 47,406.25	\$ -
11/01/52	\$ 1,260,000.00	\$ -	\$ 24,281.25	\$ 1,071,687.50
05/01/53	\$ 1,260,000.00	\$ 1,050,000.00	\$ 24,281.25	\$ 1,074,281.25
		<b>\$ 16,955,000.00</b>	<b>\$ 13,477,562.70</b>	<b>\$ 31,124,647.08</b>

# Scenic Terrace South

## Community Development District

### Proposed Budget Debt Service Fund Series 2023

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 172,953	\$ 161,363	\$ 11,590	\$ 172,953	\$ 172,953
Interest Income	\$ 2,000	\$ 2,373	\$ 3,322	\$ 5,696	\$ 2,000
Carry Forward Surplus *	\$ 124,236	\$ 124,837	\$ -	\$ 124,837	\$ 131,397
<b>Total Revenues</b>	<b>\$ 299,189</b>	<b>\$ 288,573</b>	<b>\$ 14,912</b>	<b>\$ 303,485</b>	<b>\$ 306,350</b>
<b>Expenses</b>					
Interest- 11/01	\$ 71,475	\$ 71,475	\$ -	\$ 71,475	\$ 70,613
Principal - 11/01	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Interest - 05/01	\$ 70,613	\$ -	\$ 70,613	\$ 70,613	\$ 69,750
<b>Total Expenditures</b>	<b>\$ 172,088</b>	<b>\$ 101,475</b>	<b>\$ 70,613</b>	<b>\$ 172,088</b>	<b>\$ 170,363</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 127,101</b>	<b>\$ 187,098</b>	<b>\$ (55,700)</b>	<b>\$ 131,397</b>	<b>\$ 135,987</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2023</b>	
Principal - 11/01	\$30,000
Interest - 11/01	\$69,750
	\$99,750

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

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,175,000.00	\$ 30,000.00	\$ 71,475.00	\$ 172,950.00
05/01/26	\$ 2,145,000.00	\$ -	\$ 70,612.50	
11/01/26	\$ 2,145,000.00	\$ 30,000.00	\$ 70,612.50	\$ 171,225.00
05/01/27	\$ 2,115,000.00	\$ -	\$ 69,750.00	
11/01/27	\$ 2,115,000.00	\$ 30,000.00	\$ 69,750.00	\$ 169,500.00
05/01/28	\$ 2,085,000.00	\$ -	\$ 68,887.50	
11/01/28	\$ 2,085,000.00	\$ 35,000.00	\$ 68,887.50	\$ 172,775.00
05/01/29	\$ 2,050,000.00	\$ -	\$ 67,881.25	
11/01/29	\$ 2,050,000.00	\$ 35,000.00	\$ 67,881.25	\$ 170,762.50
05/01/30	\$ 2,015,000.00	\$ -	\$ 66,875.00	
11/01/30	\$ 2,015,000.00	\$ 35,000.00	\$ 66,875.00	\$ 168,750.00
05/01/31	\$ 1,980,000.00	\$ -	\$ 65,868.75	
11/01/31	\$ 1,980,000.00	\$ 40,000.00	\$ 65,868.75	\$ 171,737.50
05/01/32	\$ 1,940,000.00	\$ -	\$ 64,568.75	
11/01/32	\$ 1,940,000.00	\$ 40,000.00	\$ 64,568.75	\$ 169,137.50
05/01/33	\$ 1,900,000.00	\$ -	\$ 63,268.75	
11/01/33	\$ 1,900,000.00	\$ 45,000.00	\$ 63,268.75	\$ 171,537.50
05/01/34	\$ 1,855,000.00	\$ -	\$ 61,806.25	
11/01/34	\$ 1,855,000.00	\$ 45,000.00	\$ 61,806.25	\$ 168,612.50
05/01/35	\$ 1,810,000.00	\$ -	\$ 60,343.75	
11/01/35	\$ 1,810,000.00	\$ 50,000.00	\$ 60,343.75	\$ 170,687.50
05/01/36	\$ 1,760,000.00	\$ -	\$ 58,718.75	
11/01/36	\$ 1,760,000.00	\$ 55,000.00	\$ 58,718.75	\$ 172,437.50
05/01/37	\$ 1,705,000.00	\$ -	\$ 56,931.25	
11/01/37	\$ 1,705,000.00	\$ 55,000.00	\$ 56,931.25	\$ 168,862.50
05/01/38	\$ 1,650,000.00	\$ -	\$ 55,143.75	
11/01/38	\$ 1,650,000.00	\$ 60,000.00	\$ 55,143.75	\$ 170,287.50
05/01/39	\$ 1,590,000.00	\$ -	\$ 53,193.75	
11/01/39	\$ 1,590,000.00	\$ 65,000.00	\$ 53,193.75	\$ 171,387.50
05/01/40	\$ 1,525,000.00	\$ -	\$ 51,081.25	
11/01/40	\$ 1,525,000.00	\$ 70,000.00	\$ 51,081.25	\$ 172,162.50
05/01/41	\$ 1,455,000.00	\$ -	\$ 48,806.25	
11/01/41	\$ 1,300,000.00	\$ 75,000.00	\$ 48,806.25	\$ 172,612.50
05/01/42	\$ 1,215,000.00	\$ -	\$ 46,368.75	
11/01/42	\$ 1,215,000.00	\$ 80,000.00	\$ 46,368.75	\$ 172,737.50
05/01/43	\$ 1,215,000.00	\$ -	\$ 43,768.75	
11/01/43	\$ 1,215,000.00	\$ 85,000.00	\$ 43,768.75	\$ 172,537.50
05/01/44	\$ 1,215,000.00	\$ -	\$ 41,006.25	
11/01/44	\$ 1,215,000.00	\$ 90,000.00	\$ 41,006.25	\$ 172,012.50
05/01/45	\$ 1,125,000.00	\$ -	\$ 37,968.75	
11/01/45	\$ 1,125,000.00	\$ 95,000.00	\$ 37,968.75	\$ 170,937.50
05/01/46	\$ 1,030,000.00	\$ -	\$ 34,762.50	
11/01/46	\$ 1,030,000.00	\$ 100,000.00	\$ 34,762.50	\$ 169,525.00
05/01/47	\$ 930,000.00	\$ -	\$ 31,387.50	
11/01/47	\$ 930,000.00	\$ 110,000.00	\$ 31,387.50	\$ 172,775.00
05/01/48	\$ 820,000.00	\$ -	\$ 27,675.00	
11/01/48	\$ 820,000.00	\$ 115,000.00	\$ 27,675.00	\$ 170,350.00
05/01/49	\$ 705,000.00	\$ -	\$ 23,793.75	
11/01/49	\$ 705,000.00	\$ 125,000.00	\$ 23,793.75	\$ 172,587.50
05/01/50	\$ 580,000.00	\$ -	\$ 19,575.00	
11/01/50	\$ 580,000.00	\$ 130,000.00	\$ 19,575.00	\$ 169,150.00
05/01/51	\$ 450,000.00	\$ -	\$ 15,187.50	
11/01/51	\$ 450,000.00	\$ 140,000.00	\$ 15,187.50	\$ 170,375.00
05/01/52	\$ 310,000.00	\$ -	\$ 10,462.50	
11/01/52	\$ 310,000.00	\$ 150,000.00	\$ 10,462.50	\$ 170,925.00
05/01/53	\$ 160,000.00	\$ -	\$ 5,400.00	
11/01/53	\$ 160,000.00	\$ 160,000.00	\$ 5,400.00	\$ 170,800.00
		<b>\$ 2,175,000.00</b>	<b>\$ 2,785,137.50</b>	<b>\$ 4,960,137.50</b>

# SECTION V

# SECTION C

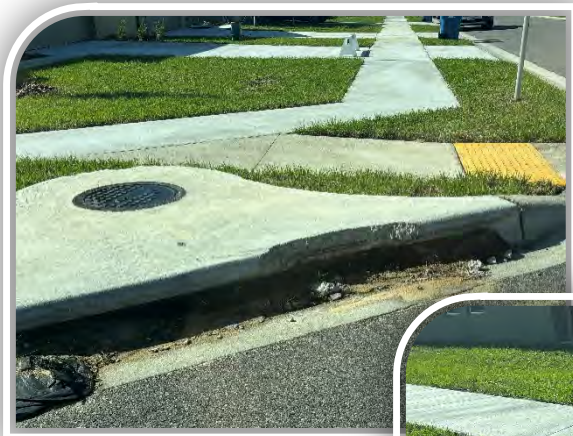
### Scenic Terrace South CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Replace Pool Motor	Resort Pools	Completed	\$ 4,500.00	April 2026	Motor was installed with pool opening prior to Easter Sunday.
Plant Replacement for Plants Affected by Cold Snap	Prince & Sons	Pending	\$ 19,800.00		Vendor agreed to absorb \$540 entrance amount into the approved \$19,800 amount for the common areas. Scheduling of the installation is pending.
Pump Controller Replacement at Peony Pl.	Prince & Sons	Discussion	\$ 5,195.00		Pump controller was found defective during an irrigation wet check. Proposal is to replace the controller.
Stormwater Inlet Repair	GMS	Pending			(2) Stormwater inlets were found with damages on Daffodil Dr. (Phase 2) and pending repairs.
Misc. Maintenance	GMS	Completed		April 2026	Several street signs were straighten and reinforced including EOR signs at the end of Catmint Dr. and wiring was added along the front portion of the playground fence to contain rubber mulch from spreading throughout the parking lot.
Column Monument Sign Repair	Signature	Ongoing			(5) out of (6) column signs have had extensive damages due to high winds and foam material. Looking for pricing to change signs to a more durable matter such as the one sign in Phase 3 and adding a bottom brace to stabilize the signs.

# Scenic Terrace South - CDD

## Field Management Report – Photo Supplement

### Stormwater Inlet Repair



#### Photo Description:

- 🚧 (2) Damaged stormwater inlets on Daffodil Dr.

### Column Monument Signs



## Column Monument Signs Cont'd

### Photo Description:

- Top left is a foam column sign and top right is a hard plastic sign. Picture to the right includes a proposed metal bottom brace to stabilize the signs.



## Completed Maintenance Items



### Photo Description:

- EOR signs were reinstalled and rabbit wiring added to the playground fencing.

# SECTION 1



200 S. F. Street, Haines City, FL 33844  
[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568  
Polk County License # 15453

Date: 4.8.26

**SUBMITTED TO:**

GMS - Central Florida  
219 E Livingston St.  
Orlando, FL 32801  
Atten: Joel Blanco  
Phone: 768-238-9473  
Email: [jblanco@gmscf.com](mailto:jblanco@gmscf.com)

**Job Name / Location:**

Scenic Terrace South  
Basil Ln  
Haines city Fl, 33844

We hereby submit an proposal to provide the material and labor for the scope of work:

**Have Dunham Well replace the pump controller on the pump at Peony Place.**

DESCRIPTION	Qty	Unit Cost	TOTAL
Variable speed pump controller (5HP CUE 100 Grundfos VFD Drive), Transducer, mounting post and misc. parts, 4 hours labor and sales tax.	1	\$5,195.00	\$5,195.00
<b>Total</b>			\$5,195.00

**EXCLUSIONS & SUBSTITUTIONS:**

Labor and Material Not To Exceed

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Jason Rusticus  
Account Manager

James Smith  
Irrigation Manager

Brian Huseman  
Irrigation Field  
Supervisor

Approved By:

\_\_\_\_\_

# SECTION D

# SECTION 1

# Scenic Terrace South Community Development District

## Summary of Checks

February 01, 2026 to February 28, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	2/5/26	493-495	\$	13,578.76
	2/13/26	496-497	\$	6,901.90
	2/20/26	498	\$	100.00
<b>Total</b>			<b>\$</b>	<b>20,580.66</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/05/26	00037	1/31/26 00075527	202601 310-51300-48000	NOT OF BOS MTG 01/12/26	*	349.67	
							349.67 000493
-----							
2/05/26	00043	2/05/26 02052026	202602 300-15500-10000	PLAYGROUND LEASE-MAR26	*	3,131.59	
							3,131.59 000494
-----							
2/05/26	00040	2/01/26 22170	202602 320-53800-46200	LANDSCAPE MAINT-FEB26	*	6,912.50	
		2/01/26 22170	202602 320-53800-46200	AMENITY LANDSCAPE-FEB26	*	3,185.00	
							10,097.50 000495
-----							
2/13/26	00046	1/27/26 17043-A	202601 330-57200-48200	CLEANING SHORTAGE JAN26	*	50.00	
							50.00 000496
-----							
2/13/26	00003	2/01/26 164	202602 320-53800-34000	FIELD MANAGEMENT-FEB26	*	1,287.50	
		2/01/26 165	202602 310-51300-34000	MANAGMENT FEES-FEB26	*	3,647.92	
		2/01/26 165	202602 310-51300-35200	WEBSITE MANAGEMENT-FEB26	*	108.17	
		2/01/26 165	202602 310-51300-35100	INFORMATION TECH-FEB26	*	166.92	
		2/01/26 165	202602 310-51300-31300	DISSEMINATION SVCS-FEB26	*	540.75	
		2/01/26 165	202602 330-57200-48300	AMENITY ACCESS MGMT-FEB26	*	1,072.92	
		2/01/26 165	202602 310-51300-51000	OFFICE SUPPLIES	*	1.08	
		2/01/26 165	202602 310-51300-42000	POSTAGE	*	26.64	
							6,851.90 000497
-----							
2/20/26	00048	2/03/26 69424911	202602 330-57200-48100	PEST CONTROL-FEB26	*	100.00	
							100.00 000498
-----							
						TOTAL FOR BANK A	20,580.66
						TOTAL FOR REGISTER	20,580.66

STS SCENIC TERRACE IARAUJO

# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Scenic Terrace South**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 690,067	\$ 152,757	\$ -	\$ -	\$ 842,825
State Board of Administration	\$ 299,193	\$ -	\$ -	\$ -	\$ 299,193
Due from General Fund	\$ -	\$ -	\$ 14,254	\$ -	\$ 14,254
<b>Investments:</b>					
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 538,214	\$ -	\$ 538,214
Revenue	\$ -	\$ -	\$ 1,358,521	\$ -	\$ 1,358,521
Prepayment	\$ -	\$ -	\$ 659	\$ -	\$ 659
Construction	\$ -	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 86,475	\$ -	\$ 86,475
Revenue	\$ -	\$ -	\$ 185,128	\$ -	\$ 185,128
<b>Total Assets</b>	<b>\$ 989,260</b>	<b>\$ 152,757</b>	<b>\$ 2,183,251</b>	<b>\$ 2</b>	<b>\$ 3,325,271</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 9,238	\$ -	\$ -	\$ -	\$ 9,238
Due to Debt Service	\$ 14,254	\$ -	\$ -	\$ -	\$ 14,254
Deferred Revenue	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
<b>Total Liabilities</b>	<b>\$ 23,492</b>	<b>\$ -</b>	<b>\$ 72,500</b>	<b>\$ -</b>	<b>\$ 95,992</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,110,751	\$ -	\$ 2,110,751
Capital Projects	\$ -	\$ -	\$ -	\$ 2	\$ 2
Assigned for:					
Capital Reserves	\$ -	\$ 152,757	\$ -	\$ -	\$ 152,757
Unassigned	\$ 965,768	\$ -	\$ -	\$ -	\$ 965,768
<b>Total Fund Balances</b>	<b>\$ 965,768</b>	<b>\$ 152,757</b>	<b>\$ 2,110,751</b>	<b>\$ 2</b>	<b>\$ 3,229,279</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 989,260</b>	<b>\$ 152,757</b>	<b>\$ 2,183,251</b>	<b>\$ 2</b>	<b>\$ 3,325,271</b>

# Scenic Terrace South

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 691,023	\$ 644,718	\$ 644,718	\$ -
Contribution from Scenic Terrace North	\$ 38,563	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 6,084	\$ 6,084
<b>Total Revenues</b>	<b>\$ 729,586</b>	<b>\$ 644,718</b>	<b>\$ 650,802</b>	<b>\$ 6,084</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,200	\$ 3,800
FICA Expense	\$ 918	\$ 383	\$ 92	\$ 291
Engineering	\$ 15,000	\$ 6,250	\$ 1,875	\$ 4,375
Attorney	\$ 25,000	\$ 10,417	\$ 4,438	\$ 5,979
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,489	\$ 2,704	\$ 2,704	\$ -
Disclosure Software	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,869	\$ 4,256	\$ 4,256	\$ -
Management Fees	\$ 43,775	\$ 18,240	\$ 18,240	\$ (0)
Information Technology	\$ 2,003	\$ 835	\$ 835	\$ 0
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 2,700	\$ 2,700	\$ 656	\$ 2,044
Insurance	\$ 7,610	\$ 7,610	\$ 5,898	\$ 1,712
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 2,500	\$ 1,042	\$ 2,381	\$ (1,339)
Contingency	\$ 2,500	\$ 1,042	\$ 123	\$ 919
Office Supplies	\$ 250	\$ 104	\$ 11	\$ 93
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 144,994</b>	<b>\$ 70,571</b>	<b>\$ 52,281</b>	<b>\$ 18,290</b>

# Scenic Terrace South

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,207	\$ 5,207	\$ 5,207	\$ -
Field Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Landscape Maintenance	\$ 144,253	\$ 60,105	\$ 50,488	\$ 9,618
Landscape Replacement	\$ 17,500	\$ 17,500	\$ 16,500	\$ 1,000
Streetlights	\$ 49,500	\$ 20,625	\$ 14,148	\$ 6,477
Electric	\$ 17,696	\$ 7,373	\$ 743	\$ 6,630
Water & Sewer	\$ 46,904	\$ 19,543	\$ 2,314	\$ 17,230
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 2,548	\$ 1,619
General Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 2,145	\$ 3,063
Holiday Lighting	\$ 10,000	\$ 10,000	\$ 9,920	\$ 80
Contingency	\$ 12,500	\$ 5,208	\$ 5,680	\$ (472)
<b>Subtotal Field Expenditures</b>	<b>\$ 341,510</b>	<b>\$ 161,375</b>	<b>\$ 116,130</b>	<b>\$ 45,245</b>
<b>Amenity Expenditures</b>				
Amenity Insurance	\$ 5,630	\$ 5,630	\$ 6,540	\$ (910)
Amenity - Electric	\$ 18,203	\$ 7,585	\$ 7,864	\$ (280)
Amenity - Water	\$ 14,607	\$ 6,086	\$ 4,971	\$ 1,115
Playground Lease	\$ 37,584	\$ 15,660	\$ 15,658	\$ 2
Internet	\$ 1,500	\$ 625	\$ -	\$ 625
Pest Control	\$ 1,300	\$ 542	\$ 500	\$ 42
Janitorial Service	\$ 11,400	\$ 4,750	\$ 4,580	\$ 170
Security Services	\$ 15,000	\$ 6,250	\$ 599	\$ 5,651
Pool Maintenance	\$ 30,900	\$ 12,875	\$ 12,500	\$ 375
Amenity Repairs & Maintenance	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Amenity Management	\$ 12,875	\$ 5,365	\$ 5,365	\$ (0)
Contingency	\$ 7,500	\$ 3,125	\$ 708	\$ 2,417
<b>Subtotal Amenity Expenditures</b>	<b>\$ 163,999</b>	<b>\$ 71,617</b>	<b>\$ 59,285</b>	<b>\$ 12,332</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 505,508</b>	<b>\$ 232,992</b>	<b>\$ 175,415</b>	<b>\$ 57,577</b>
<b>Total Expenditures</b>	<b>\$ 650,503</b>	<b>\$ 303,563</b>	<b>\$ 227,696</b>	<b>\$ 75,867</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 79,083</b>		<b>\$ 423,105</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>\$ 423,105</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 542,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 965,768</b>	

# Scenic Terrace South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 2,092	\$ 2,092
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,092</b>	<b>\$ 2,092</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>\$ 2,092</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>\$ 2,092</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,000</b>		<b>\$ 150,665</b>	
<b>Fund Balance - Ending</b>	<b>\$ 228,083</b>		<b>\$ 152,757</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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,078,703	\$ 1,006,509	\$ 1,006,509	\$ -
Interest	\$ 20,000	\$ 8,333	\$ 15,338	\$ 7,005
<b>Total Revenues</b>	<b>\$ 1,098,703</b>	<b>\$ 1,014,842</b>	<b>\$ 1,021,847</b>	<b>\$ 7,005</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>\$ 640,481</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>\$ 1,837,179</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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 172,953	\$ 161,363	\$ 161,363	\$ -
Interest	\$ 2,000	\$ 2,000	\$ 2,373	\$ 373
<b>Total Revenues</b>	<b>\$ 174,953</b>	<b>\$ 163,363</b>	<b>\$ 163,736</b>	<b>\$ 373</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>\$ 62,261</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,236</b>		<b>\$ 211,312</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,101</b>		<b>\$ 273,573</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 February 28, 2026

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/28/26		Thru 02/28/26	Variance
<b>Revenues</b>						
Developer Contributions	\$	-	\$	-	\$ 459,630	\$ 459,630
Interest	\$	-	\$	-	\$ 25	\$ 25
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 459,655</b>	<b>\$ 459,655</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>\$ (11,251)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$ 11,253</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$ 2</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 February 28, 2026

	Adopted		Prorated Budget		Actual		
	Budget		Thru 02/28/26		Thru 02/28/26		Variance
<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	\$ 6,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644,718
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 1,014	\$ 1,014	\$ 2,911	\$ 1,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,084
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 19,991</b>	<b>\$ 616,597</b>	<b>\$ 6,371</b>	<b>\$ 7,842</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 650,802</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineer Fees	\$ 725	\$ -	\$ 690	\$ -	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875
Attorney Fees	\$ 1,282	\$ 628	\$ 1,217	\$ 147	\$ 1,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,438
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,704
Disclosure Software	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,240
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 835
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 177	\$ 48	\$ 30	\$ 374	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,031	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,381
Contingency	\$ -	\$ -	\$ -	\$ 70	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
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>\$ 6,168</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,281</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	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Landscape Maintenance	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,488
Landscape Replacement	\$ -	\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,840	\$ 2,840	\$ 2,848	\$ 2,817	\$ 2,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,148
Electric	\$ 184	\$ 117	\$ 117	\$ 183	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743
Water & Sewer	\$ 371	\$ 596	\$ 644	\$ 670	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,314
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,548
General Repairs & Maintenance	\$ 165	\$ 605	\$ -	\$ 1,155	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,145
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>\$ 19,216</b>	<b>\$ 16,689</b>	<b>\$ 37,670</b>	<b>\$ 14,584</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,130</b>
<b>Amenity Expenditures</b>													
Amenity Insurance	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,540
Amenity - Electric	\$ 1,630	\$ 1,626	\$ 1,549	\$ 1,742	\$ 1,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,864
Amenity - Water	\$ 1,081	\$ 1,122	\$ 888	\$ 1,416	\$ 463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,971
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,658
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Janitorial Service	\$ 910	\$ 940	\$ 900	\$ 930	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,580
Security Services	\$ 224	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 599
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,365
Contingency	\$ 280	\$ 368	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708
<b>Subtotal Amenity Expenditures</b>	<b>\$ 17,470</b>	<b>\$ 10,860</b>	<b>\$ 10,202</b>	<b>\$ 10,893</b>	<b>\$ 9,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 59,285</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 45,441</b>	<b>\$ 30,077</b>	<b>\$ 26,891</b>	<b>\$ 48,563</b>	<b>\$ 24,444</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 175,415</b>
<b>Total Expenditures</b>	<b>\$ 67,216</b>	<b>\$ 41,506</b>	<b>\$ 34,391</b>	<b>\$ 53,971</b>	<b>\$ 30,612</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 227,696</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (67,216)</b>	<b>\$ (21,515)</b>	<b>\$ 582,207</b>	<b>\$ (47,600)</b>	<b>\$ (22,770)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 423,105</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>\$ (21,515)</b>	<b>\$ 582,207</b>	<b>\$ (47,600)</b>	<b>\$ (22,770)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 423,105</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			
								General Fund	Service	2023 Debt Service	Total
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
02/12/26	01/01-01/31/26	\$6,767.38	(\$132.22)	(\$132.70)	\$0.00	\$0.00	\$6,502.46	\$2,312.85	\$3,610.74	\$578.87	\$6,502.46
02/12/26	01/01-01/31/26	\$12,825.96	(\$246.64)	(\$251.59)	\$0.00	\$0.00	\$12,327.73	\$4,384.83	\$6,845.44	\$1,097.46	\$12,327.73
<b>TOTAL</b>		<b>\$ 1,944,695.34</b>	<b>\$ (77,157.38)</b>	<b>\$ (37,350.77)</b>	<b>\$ 3,292.62</b>	<b>\$ (20,890.08)</b>	<b>\$ 1,812,589.73</b>	<b>\$ 644,718.19</b>	<b>\$ 1,006,508.68</b>	<b>\$ 161,362.86</b>	<b>\$ 1,812,589.73</b>

<b>93% Net Percent Collected</b> <b>\$ 130,187.46 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**

# SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary  
Scenic Terrace South CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Scenic Terrace South Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **526** voters within the Scenic Terrace South Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida