

*Scenic Terrace South  
Community Development District*

*Meeting Agenda*

*June 25, 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

June 18, 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, June 25, 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 April 23, 2026 Board of Supervisors Meeting
4. Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds
5. Ratification of Amended Pool Maintenance Services Agreement
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal to Replace Community Signs
    - ii. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, April 23, 2026**, at 9:31 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
Roy Van Wyk <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:31 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 March 26,  
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 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. Roden, with all in favor, the Minutes of the March 26, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**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)**

Ms. Burns reviewed Resolution 2026-10 which approves the proposed Fiscal Year 2027 budget and sets a public hearing for budget adoption on July 23, 2026. The budget starts the annual budget process and reflects adjustments based on actual expenses and tracking data. Changes included increased funding for landscape replacement and security, while streetlight and electric costs were reduced based on actuals. Assessments are proposed to remain unchanged. The Board was invited to ask questions before moving toward approval.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, 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 on July 23, 2026, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk wanted to remind the Board about the required ethics training and financial disclosures.

**B. Engineer**

Nothing to report.

**C. Field Manager’s Report**

Mr. Blanco reported several maintenance updates for the District. The pool motor was replaced before Easter Sunday, miscellaneous maintenance was completed throughout the community, and plant replacement work will be completed within the approved \$19,000 amount after the vendor agreed to include the additional requested items. Two storm inlets were also

repaired. The Board discussed the hanging column signs, noting that the foam signs are easily damaged when they fall, while the hard plastic signs are more durable. He plans to bring a proposal to the next meeting to replace all foam signs with hard plastic versions and add metal bottom brackets to help stabilize them during high winds and storms, especially during hurricane season.

**i. Consideration of Proposal for Pump Controller Replacement on Peony Place**

Mr. Blanco presented a proposal to replace a phase two pump controller for \$5,195, including labor. The Board confirmed that the expense would fall within the irrigation repairs budget and noted that the item is no longer under warranty. There was \$10,000 in the budget and \$2,500 was spent.

Mr. Blanco noted that the perimeter fence was fully back in place as of the prior week. He explained that he regularly conducts full perimeter inspections and sends staff to make repairs whenever any section is knocked down or damaged, ensuring the fence is promptly maintained.

The Board discussed whether the repeatedly damaged perimeter fence should eventually be replaced with a more durable option, though members noted they were unsure whether the current type was required by the city for privacy or barrier purposes. In the meantime, the Board suggested a more practical short-term solution of replacing weak fence posts with commercial-grade posts in sections to improve stability. The discussion then shifted to a city letter regarding builder signs blocking line of sight in the right-of-way. They explained that the CDD does not control the builders' compliance, but has already contacted them, removed some signs, and plans to relocate or return remaining signs as needed, especially before storm season to prevent debris hazards.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal for Pump Controller Replacement on Peony Place, was approved.
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**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register for the month of February totaling \$20,580.66 and offered to answer any questions. There being no questions, she asked for a motion of approval.

On MOTION by Ms. Shockley, 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.

**iii. Presentation of Number of Registered Voters – 526**

Ms. Burns stated that Scenic Terrace South currently has 526 registered voters, which means it has exceeded the 250-voter threshold. However, the community has not yet reached the six-year requirement, so the next related threshold has not yet been met.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# **REBATE REPORT**

**\$22,350,000**

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

**Special Assessment Bonds, Series 2022  
(Series 2022 Project)**

**Dated: April 6, 2022  
Delivered: April 6, 2022**

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**Rebate Report to the Computation Date  
April 6, 2030  
Reflecting Activity To  
March 31, 2026**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001  
(T) 860-321-7521  
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[www.amteccorp.com](http://www.amteccorp.com)

April 30, 2026

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

Re: \$22,350,000 Scenic Terrace South Community Development District (Town of Lake Hamilton, Florida) Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of March 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the April 6, 2030 Computation Date  
Reflecting Activity from April 6, 2022 through March 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.363492%	119,105.18	(389,883.45)
Escrow Subaccount	1.973999%	21,126.59	(38,447.38)
Debt Service Reserve Fund	3.774224%	145,857.84	(39,781.93)
Capitalized Interest Fund	2.061876%	17,749.63	(29,823.44)
Costs of Issuance Account	1.205155%	19.69	(76.64)
<b>Totals</b>	<b>2.079210%</b>	<b>\$303,858.93</b>	<b>\$(498,012.84)</b>
<b>Bond Yield</b>	<b>4.554540%</b>		
Rebate Computation Credits			(10,652.25)
<b>Net Rebatable Arbitrage</b>			<b>\$(508,665.09)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebateable Arbitrage, investment activity is reflected from April 6, 2022, the date of the closing, to March 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 6, 2030.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 6, 2022 and March 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is March 31, 2026.

## **DEFINITIONS**

### **7. Computation Date**

April 6, 2030.

## 8. Computation Period

The period beginning on April 6, 2022, the date of the closing, and ending on March 31, 2026.

## 9. Bond Year

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

## 10. Bond Yield

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

## 11. Taxable Investment Yield

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

## 12. Issue Price

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

## 13. Rebateable Arbitrage

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

## 14. Funds and Accounts

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

<b>Funds / Accounts</b>	<b>Account Number</b>
Revenue Account	230173000
Interest Fund	230173001
Sinking Fund Account	230173002
Debt Service Reserve Fund	230173003
Prepayment Account	230173004
Acquisition & Construction Fund	230173005
Escrow Subaccount	230173006
Costs of Issuance Account	230173007

## **METHODOLOGY**

### **Bond Yield**

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

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of March 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 6, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 6, 2030, is the Rebateable Arbitrage.

**\$22,350,000**  
**Scenic Terrace South Community Development District**  
**(Town of Lake Hamilton, Florida)**  
**Special Assessment Bonds, Series 2022**  
**(Series 2022 Project)**  
**Delivered: April 6, 2022**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$22,350,000.00</b>
<b>Total</b>	<b>\$22,350,000.00</b>

<b>Uses of Funds</b>	
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<b>Acquisition &amp; Construction Fund</b>	<b>\$17,920,128.03</b>
<b>Escrow Subaccount</b>	<b>1,320,000.00</b>
<b>Debt Service Reserve Fund</b>	<b>1,368,496.88</b>
<b>Capitalized Interest Fund</b>	<b>1,069,050.09</b>
<b>Costs of Issuance Account</b>	<b>225,325.00</b>
<b>Underwriter's Discount</b>	<b>447,000.00</b>
<b>Total</b>	<b>\$22,350,000.00</b>

PROOF OF ARBITRAGE YIELD  
 \$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)

Date	Debt Service	Present Value to 04/06/2022 @ 4.5454000786%
11/01/2022	569,234.46	554,850.45
05/01/2023	499,815.63	476,359.55
11/01/2023	499,815.63	465,773.90
05/01/2024	874,815.63	797,117.11
11/01/2024	492,784.38	439,038.70
05/01/2025	882,784.38	769,025.59
11/01/2025	485,471.88	413,514.28
05/01/2026	890,471.88	741,629.37
11/01/2026	477,878.13	389,156.37
05/01/2027	897,878.13	714,931.87
11/01/2027	470,003.13	365,921.81
05/01/2028	905,003.13	688,934.45
11/01/2028	461,031.25	343,161.43
05/01/2029	916,031.25	666,681.91
11/01/2029	451,646.88	321,401.33
05/01/2030	926,646.88	644,767.60
11/01/2030	441,850.00	300,610.45
05/01/2031	936,850.00	623,217.38
11/01/2031	431,640.63	280,757.97
05/01/2032	946,640.63	602,053.65
11/01/2032	421,018.75	261,813.34
05/01/2033	956,018.75	581,295.57
11/01/2033	408,981.25	243,150.01
05/01/2034	968,981.25	563,282.86
11/01/2034	396,381.25	225,301.74
05/01/2035	981,381.25	545,418.01
11/01/2035	383,218.75	208,247.00
05/01/2036	998,218.75	530,393.26
11/01/2036	369,381.25	191,905.49
05/01/2037	1,009,381.25	512,752.83
11/01/2037	354,981.25	176,318.76
05/01/2038	1,024,981.25	497,793.60
11/01/2038	339,906.25	161,410.89
05/01/2039	1,039,906.25	482,845.44
11/01/2039	324,156.25	147,166.39
05/01/2040	1,059,156.25	470,169.59
11/01/2040	307,618.75	133,520.39
05/01/2041	1,077,618.75	457,341.07
11/01/2041	290,293.75	120,462.82
05/01/2042	1,095,293.75	444,412.46
11/01/2042	272,181.25	107,982.68
05/01/2043	1,112,181.25	431,431.39
11/01/2043	252,756.25	95,869.03
05/01/2044	1,132,756.25	420,100.50
11/01/2044	232,406.25	84,276.17
05/01/2045	1,152,406.25	408,604.26
11/01/2045	211,131.25	73,196.46
05/01/2046	1,176,131.25	398,688.43
11/01/2046	188,815.63	62,582.95
05/01/2047	1,198,815.63	388,517.69
11/01/2047	165,459.38	52,431.23
05/01/2048	1,225,459.38	379,697.62
11/01/2048	140,946.88	42,700.67
05/01/2049	1,250,946.88	370,559.87
11/01/2049	115,278.13	33,389.25
05/01/2050	1,275,278.13	361,164.44
11/01/2050	88,453.13	24,493.65
05/01/2051	1,303,453.13	352,919.82

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PROOF OF ARBITRAGE YIELD

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)

Date	Debt Service	Present Value to 04/06/2022 @ 4.5454000786%
11/01/2051	60,356.25	15,978.76
05/01/2052	1,335,356.25	345,667.32
11/01/2052	30,871.88	7,813.84
05/01/2053	1,365,871.88	338,027.24
	42,552,481.47	22,350,000.00

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Proceeds Summary

Delivery date	04/06/2022
Par Value	22,350,000.00
Target for yield calculation	22,350,000.00

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## BOND DEBT SERVICE

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/06/2022					
11/01/2022			569,234.46	569,234.46	
05/01/2023			499,815.63	499,815.63	1,069,050.09
11/01/2023			499,815.63	499,815.63	
05/01/2024	375,000	3.750%	499,815.63	874,815.63	1,374,631.26
11/01/2024			492,784.38	492,784.38	
05/01/2025	390,000	3.750%	492,784.38	882,784.38	1,375,568.76
11/01/2025			485,471.88	485,471.88	
05/01/2026	405,000	3.750%	485,471.88	890,471.88	1,375,943.76
11/01/2026			477,878.13	477,878.13	
05/01/2027	420,000	3.750%	477,878.13	897,878.13	1,375,756.26
11/01/2027			470,003.13	470,003.13	
05/01/2028	435,000	4.125%	470,003.13	905,003.13	1,375,006.26
11/01/2028			461,031.25	461,031.25	
05/01/2029	455,000	4.125%	461,031.25	916,031.25	1,377,062.50
11/01/2029			451,646.88	451,646.88	
05/01/2030	475,000	4.125%	451,646.88	926,646.88	1,378,293.76
11/01/2030			441,850.00	441,850.00	
05/01/2031	495,000	4.125%	441,850.00	936,850.00	1,378,700.00
11/01/2031			431,640.63	431,640.63	
05/01/2032	515,000	4.125%	431,640.63	946,640.63	1,378,281.26
11/01/2032			421,018.75	421,018.75	
05/01/2033	535,000	4.500%	421,018.75	956,018.75	1,377,037.50
11/01/2033			408,981.25	408,981.25	
05/01/2034	560,000	4.500%	408,981.25	968,981.25	1,377,962.50
11/01/2034			396,381.25	396,381.25	
05/01/2035	585,000	4.500%	396,381.25	981,381.25	1,377,762.50
11/01/2035			383,218.75	383,218.75	
05/01/2036	615,000	4.500%	383,218.75	998,218.75	1,381,437.50
11/01/2036			369,381.25	369,381.25	
05/01/2037	640,000	4.500%	369,381.25	1,009,381.25	1,378,762.50
11/01/2037			354,981.25	354,981.25	
05/01/2038	670,000	4.500%	354,981.25	1,024,981.25	1,379,962.50
11/01/2038			339,906.25	339,906.25	
05/01/2039	700,000	4.500%	339,906.25	1,039,906.25	1,379,812.50
11/01/2039			324,156.25	324,156.25	
05/01/2040	735,000	4.500%	324,156.25	1,059,156.25	1,383,312.50
11/01/2040			307,618.75	307,618.75	
05/01/2041	770,000	4.500%	307,618.75	1,077,618.75	1,385,237.50
11/01/2041			290,293.75	290,293.75	
05/01/2042	805,000	4.500%	290,293.75	1,095,293.75	1,385,587.50
11/01/2042			272,181.25	272,181.25	
05/01/2043	840,000	4.625%	272,181.25	1,112,181.25	1,384,362.50
11/01/2043			252,756.25	252,756.25	
05/01/2044	880,000	4.625%	252,756.25	1,132,756.25	1,385,512.50
11/01/2044			232,406.25	232,406.25	
05/01/2045	920,000	4.625%	232,406.25	1,152,406.25	1,384,812.50
11/01/2045			211,131.25	211,131.25	
05/01/2046	965,000	4.625%	211,131.25	1,176,131.25	1,387,262.50
11/01/2046			188,815.63	188,815.63	
05/01/2047	1,010,000	4.625%	188,815.63	1,198,815.63	1,387,631.26
11/01/2047			165,459.38	165,459.38	
05/01/2048	1,060,000	4.625%	165,459.38	1,225,459.38	1,390,918.76
11/01/2048			140,946.88	140,946.88	
05/01/2049	1,110,000	4.625%	140,946.88	1,250,946.88	1,391,893.76
11/01/2049			115,278.13	115,278.13	
05/01/2050	1,160,000	4.625%	115,278.13	1,275,278.13	1,390,556.26
11/01/2050			88,453.13	88,453.13	
05/01/2051	1,215,000	4.625%	88,453.13	1,303,453.13	1,391,906.26

## BOND DEBT SERVICE

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			60,356.25	60,356.25	
05/01/2052	1,275,000	4.625%	60,356.25	1,335,356.25	1,395,712.50
11/01/2052			30,871.88	30,871.88	
05/01/2053	1,335,000	4.625%	30,871.88	1,365,871.88	1,396,743.76
	22,350,000		20,202,481.47	42,552,481.47	42,552,481.47

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
04/06/22	Beg Bal	-17,920,128.03	-25,692,546.11
04/14/22		42,549.67	60,943.53
04/14/22		14,394.28	20,616.80
04/14/22		7,500.00	10,742.19
04/14/22		829,479.66	1,188,056.65
04/14/22		3,750.00	5,371.09
04/14/22		1,115.00	1,597.01
04/14/22		2,550.73	3,653.39
04/29/22		18,552.74	26,523.12
04/29/22		3,750.00	5,361.02
04/29/22		24,500.00	35,025.36
05/09/22		1,975.16	2,820.17
05/09/22		4,996.76	7,134.47
05/17/22		37,342.73	53,265.33
05/17/22		3,750.00	5,348.97
05/17/22		2,645.00	3,772.80
05/17/22		750.00	1,069.79
05/17/22		603,446.94	860,751.24
06/01/22		300,850.43	428,379.43
06/03/22		3,750.00	5,338.27
06/03/22		312,343.64	444,633.29
06/07/22		1,237.50	1,760.75
06/23/22		57,971.42	82,318.35
06/23/22		3,750.00	5,324.93
06/23/22		5,349.00	7,595.48
06/28/22		8,322.50	11,810.41
06/28/22		145.00	205.77
06/28/22		561,584.00	796,940.37
07/06/22		-19,919.54	-28,239.42
07/12/22		3,750.00	5,312.29
07/12/22		935,370.12	1,325,055.27
07/13/22		184,044.49	260,686.77
07/13/22		276,259.87	391,303.72
07/13/22		81,395.00	115,290.60
07/28/22		3,750.00	5,301.67
07/28/22		347,593.19	491,419.64
07/28/22		55,102.37	77,902.52
08/09/22		25,758.16	36,366.25
08/09/22		3,750.00	5,294.38
08/09/22		117,118.39	165,351.72
08/09/22		82,166.80	116,005.88
08/09/22		53,520.00	75,561.36
08/09/22		69.88	98.66
08/09/22		87,566.00	123,628.66
08/09/22		9,672.72	13,656.27
08/09/22		289.60	408.87
08/10/22		115,043.89	162,402.56

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
08/10/22		336,606.74	475,173.39
08/11/22		3,750.00	5,293.05
08/11/22		3,850.00	5,434.20
08/19/22		27,356.98	38,575.23
08/19/22		8.60	12.13
08/30/22		26,663.33	37,545.43
08/30/22		213,791.42	301,046.10
09/02/22		3,750.00	5,279.17
09/02/22		280,148.70	394,387.09
09/02/22		7,885.00	11,100.33
09/02/22		178,571.15	251,388.48
09/02/22		72,424.00	101,956.89
09/02/22		26,378.24	37,134.70
09/02/22		681,289.36	959,103.96
09/27/22		59,264.76	83,171.09
09/27/22		3,750.00	5,262.68
09/27/22		274,287.23	384,929.73
09/27/22		166,923.00	234,256.71
09/27/22		185,281.00	260,020.00
09/27/22		3,750.00	5,262.68
09/29/22		25,121.00	35,245.54
10/06/22		533,947.21	748,488.67
10/06/22		127,286.00	178,429.87
10/11/22		470,321.66	658,885.95
10/19/22		63,205.96	88,458.32
10/24/22		3,750.00	5,244.94
10/26/22		9,386.45	13,125.07
11/04/22		1,440.00	2,011.54
11/04/22		157,477.10	219,979.96
11/04/22		275,153.69	384,362.54
11/04/22		1,776,083.43	2,481,013.20
11/04/22		146,642.00	204,844.40
11/04/22		23,700.00	33,106.56
11/04/22		35,000.00	48,891.54
11/04/22		276,225.84	385,860.23
11/14/22		72,014.00	100,470.68
11/14/22		55,150.00	76,942.79
11/14/22		101,266.35	141,282.24
11/14/22		120,267.60	167,791.93
11/14/22		35,798.80	49,944.87
11/21/22		59,224.66	82,555.25
11/21/22		5,000.85	6,970.85
11/21/22		3,750.00	5,227.25
11/21/22		73.00	101.76
11/21/22		70,436.30	98,183.53
11/21/22		272,468.16	379,802.56
12/05/22		2,926.80	4,072.63

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
12/05/22		642,504.60	894,041.69
12/05/22		17,802.00	24,771.39
12/05/22		380,738.24	529,795.21
12/05/22		1,434,690.27	1,996,363.78
12/06/22		29,450.33	40,974.85
12/06/22		2,000.00	2,782.64
12/06/22		74,361.50	103,460.68
12/06/22		40,578.20	56,457.28
12/09/22		7,500.00	10,430.99
12/09/22		95,147.52	132,331.03
12/14/22		82,057.46	114,054.03
12/14/22		979,915.17	1,362,012.37
12/22/22		3,750.00	5,207.02
12/23/22		3,750.00	5,206.37
01/18/23		3,750.00	5,190.11
01/18/23		33,137.60	45,863.42
01/18/23		580,761.62	803,791.32
01/18/23		397,026.72	549,496.76
01/18/23		161,381.27	223,356.47
01/25/23		985.00	1,362.08
01/25/23		3,750.00	5,185.57
01/25/23		2,170.00	3,000.72
01/25/23		14,000.00	19,359.46
01/25/23		509,243.58	704,191.32
01/25/23		27,735.00	38,352.46
01/27/23		-1,341,126.59	-1,854,070.40
01/31/23		9,893.50	13,672.36
01/31/23		25,030.00	34,590.30
01/31/23		201,148.14	277,977.40
01/31/23		57,418.80	79,350.12
02/14/23		-35,000.00	-48,283.74
02/16/23		3,750.00	5,171.96
02/16/23		85.00	117.23
02/16/23		19,202.00	26,483.21
02/17/23		172,400.00	237,742.67
02/17/23		76,308.00	105,230.09
02/17/23		15,000.00	20,685.27
02/23/23		53,565.95	73,812.98
02/23/23		955.00	1,315.97
02/23/23		6,444.00	8,879.72
03/02/23		3,750.00	5,161.62
03/02/23		765.00	1,052.97
03/02/23		47,954.99	66,006.81
03/02/23		36,168.99	49,784.18
03/02/23		60,546.98	83,338.84
03/02/23		415.00	571.22
03/02/23		4,997.00	6,878.03

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
03/06/23		10,477.76	14,414.72
03/10/23		45,855.80	63,054.28
03/10/23		443,274.57	609,527.27
03/16/23		3,312.52	4,551.48
03/16/23		3,750.00	5,152.59
03/22/23		19,991.00	27,447.51
03/22/23		114.00	156.52
04/03/23		16,774.00	22,998.92
04/03/23		4,673.00	6,407.17
04/03/23		304.00	416.82
04/03/23		138.60	190.04
04/11/23		3,750.00	5,136.50
04/11/23		2,370.00	3,246.27
04/24/23		3,750.00	5,128.15
05/02/23		18,956.38	25,897.07
05/02/23		510.00	696.73
05/02/23		3,500.00	4,781.49
05/02/23		4,500.00	6,147.63
05/05/23		1,753.50	2,394.63
05/05/23		2,500.00	3,414.07
06/21/23		1,530.00	2,077.42
07/17/23		23.75	32.14
08/24/23		31.20	42.03
09/30/23	de minimis	35.82	48.04
-----			
04/06/30	TOTALS:	119,105.18	-389,883.45
-----			

ISSUE DATE: 04/06/22 REBATABLE ARBITRAGE: -389,883.45  
 COMP DATE: 04/06/30 NET INCOME: 119,105.18  
 BOND YIELD: 4.554540% TAX INV YIELD: 1.363492%

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Escrow Subaccount

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
04/06/22	Beg Bal	-1,320,000.00	-1,892,517.78
01/27/23		1,341,126.59	1,854,070.40
-----			
04/06/30	TOTALS:	21,126.59	-38,447.38
-----			

ISSUE DATE:	04/06/22	REBATABLE ARBITRAGE:	-38,447.38
COMP DATE:	04/06/30	NET INCOME:	21,126.59
BOND YIELD:	4.554540%	TAX INV YIELD:	1.973999%

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
04/06/22	Beg Bal	-1,368,496.88	-1,962,048.99
05/03/22		5.61	8.02
06/02/22		344.97	491.14
07/05/22		787.76	1,116.93
08/02/22		1,375.33	1,943.44
09/02/22		2,071.77	2,916.59
10/04/22		2,366.68	3,318.45
11/02/22		3,099.82	4,331.23
12/02/22		3,777.67	5,258.58
01/04/23		4,267.94	5,917.31
02/02/23		4,544.30	6,278.44
03/02/23		4,355.66	5,995.27
04/04/23		4,923.60	6,749.93
05/02/23		4,971.95	6,792.38
06/02/23		5,408.93	7,361.68
07/05/23		5,294.14	7,175.76
08/01/23		77,009.37	104,040.77
08/02/23		5,531.38	7,472.04
09/05/23		5,420.04	7,291.47
10/03/23		5,248.64	7,036.20
11/01/23		170,325.01	227,535.34
11/02/23		5,434.25	7,258.65
12/04/23		4,576.06	6,087.93
12/22/23		1.11	1.47
01/03/24		4,727.11	6,266.11
02/01/24		959.41	1,267.32
02/02/24		4,704.36	6,213.37
02/04/24		1,830.34	2,416.85
03/04/24		4,378.75	5,760.21
04/02/24		4,670.94	6,123.10
05/02/24		4,510.47	5,890.59
06/04/24		4,663.06	6,065.54
07/02/24		4,511.31	5,847.63
08/01/24		43,543.75	56,237.70
08/02/24		538,329.69	695,177.58
08/02/24		4,655.17	6,011.50
09/04/24		2,300.32	2,958.67
10/02/24		2,083.10	2,669.92
11/04/24		2,032.11	2,594.16
12/03/24		1,897.51	2,413.56
01/03/25		1,899.84	2,407.47
02/05/25		115.62	145.93
03/04/25		1,644.23	2,067.72
04/02/25		1,804.80	2,261.71
05/02/25		1,742.04	2,174.89
06/03/25		1,791.67	2,228.19
07/02/25		1,729.05	2,142.53

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
08/04/25		1,786.84	2,205.29
09/03/25		1,782.11	2,191.49
10/02/25		1,683.60	2,062.85
11/04/25		1,692.02	2,064.89
12/02/25		1,583.77	1,926.02
01/05/26		1,559.98	1,889.28
02/03/26		1,515.85	1,829.41
03/03/26		1,361.96	1,637.53
03/31/26	Bal	538,214.07	644,932.16
03/31/26	Acc	1,507.88	1,806.87
-----			
04/06/30	TOTALS:	145,857.84	-39,781.93
-----			

ISSUE DATE:	04/06/22	REBATABLE ARBITRAGE:	-39,781.93
COMP DATE:	04/06/30	NET INCOME:	145,857.84
BOND YIELD:	4.554540%	TAX INV YIELD:	3.774224%

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
04/06/22	Beg Bal	-1,069,050.09	-1,532,724.47
05/03/22		4.38	6.26
06/02/22		269.49	383.68
07/05/22		615.38	872.52
08/02/22		1,074.39	1,518.19
09/02/22		1,618.43	2,278.39
10/04/22		1,848.82	2,592.33
10/24/22		-2,926.31	-4,092.88
11/01/22		569,234.47	795,462.82
11/02/22		-4.87	-6.80
11/02/22		2,423.29	3,385.94
12/02/22		1,387.81	1,931.86
01/04/23		1,567.92	2,173.85
02/02/23		1,669.45	2,306.53
03/02/23		1,600.15	2,202.50
04/04/23		1,808.79	2,479.73
05/01/23		499,815.63	682,903.60
05/02/23		1,826.55	2,495.32
06/02/23		11.59	15.77
07/05/23		11.34	15.37
08/01/23		-11,190.71	-15,118.81
08/01/23		14,121.88	19,078.86
08/02/23		11.85	16.01
-----			
04/06/30	TOTALS:	17,749.63	-29,823.44
-----			

ISSUE DATE: 04/06/22 REBATABL ARBITRAGE: -29,823.44  
 COMP DATE: 04/06/30 NET INCOME: 17,749.63  
 BOND YIELD: 4.554540% TAX INV YIELD: 2.061876%

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
04/06/22	Beg Bal	-225,325.00	-323,054.22
04/06/22		30,000.00	43,011.77
04/06/22		50,000.00	71,686.28
04/06/22		1,500.00	2,150.59
04/06/22		61,188.51	87,727.53
04/06/22		68,000.00	97,493.34
04/06/22		6,000.00	8,602.35
04/08/22		5,725.00	8,206.03
10/24/22		2,926.31	4,092.88
11/01/22		4.87	6.81
-----			
04/06/30	TOTALS:	19.69	-76.64
-----			

ISSUE DATE:	04/06/22	REBATABLE ARBITRAGE:	-76.64
COMP DATE:	04/06/30	NET INCOME:	19.69
BOND YIELD:	4.554540%	TAX INV YIELD:	1.205155%

\$22,350,000  
 Scenic Terrace South Community Development District  
 (Town of Lake Hamilton, Florida)  
 Special Assessment Bonds, Series 2022  
 (Series 2022 Project)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.554540%)
04/06/23		-1,960.00	-2,686.36
04/06/24		-2,070.00	-2,712.19
04/06/25		-2,120.00	-2,655.38
04/06/26		-2,170.00	-2,598.32
-----			
04/06/30	TOTALS:	-8,320.00	-10,652.25
-----			

ISSUE DATE: 04/06/22      REBATABLE ARBITRAGE: -10,652.25  
 COMP DATE: 04/06/30  
 BOND YIELD: 4.554540%

# SECTION V

## ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT

### (Temporary Fuel Surcharge)

**THIS ADDENDUM** (“Addendum”) is made effective this 1<sup>st</sup> day of June 2026 (“Effective Date”), by and between:

**SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

**ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES**, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor” and, with the District, “Parties”).

### RECITALS

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated as of June 19, 2024 (“Agreement”), incorporated herein by this reference; and

**WHEREAS**, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

**WHEREAS**, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement as described herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

**2. TEMPORARY FUEL SURCHARGE.**

**A.** Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

**B.** The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge,

and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

**3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

**4. AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

**5. EXECUTION IN COUNTERPARTS.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

**6. EFFECTIVE DATE.** This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**SCENIC TERRACE SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
*Lavan O. Schenk*  
D2332DE9DE5A400...  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**ROGER JAMES MCDONNELL D/B/A RESORT  
POOL SERVICES**

DocuSigned by:  
*Simon McDonnell*  
C233DB72FD304B8...  
\_\_\_\_\_  
By: Simon McDonnell  
Its: Manager

**Exhibit A: Fuel Surcharge Proposal**

**Exhibit A**  
**Fuel Charge**



**Monthly Fuel Surcharge Request**

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1<sup>st</sup> 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

# SECTION VI

# SECTION C

# Scenic Terrace South CDD

## Field Management Report

### Completed Items

- Landscaping vendor completed the approved, plant replacement at the main entrance, boulevards, and perimeter.
- Maintenance staff repaired a stormwater inlet and patched a stormwater curb in Phase 2.
- Minor fence repairs have been completed due to high winds in Phase 1.
- Previously approved, well repair on Peony Pl. has been completed.



### Contracted Services

- GMS staff performed thorough reviews of contracted services with vendors performing at satisfactory levels.

### Site Items

- Attached is a proposal to replace current foam, column signs to a sturdier plastic sign along with a bottom bracket that keeps the sign in place at all (6) column locations.
- Monitoring amenity chairs during the summer season as some chairs are looking worn but not torn.
- Monitoring playground parking lot. Last couple of reviews, lot is always full with no one at the playground.



# Scenic Terrace South - CDD

## Field Management Report – Photo Supplement

### Plant Replacement Due to Freeze

#### Photo Description:

- 📍 Plant replacement completed at main entrance monument, boulevards, and perimeter.



## Amenity Chairs

### Photo Description:

- ✚ Amenity chairs are starting to look worn but not torn.



## Playground Parking Lot

### Photo Description:

- ✚ Playground parking is always full with playground empty.



# SECTION 1



PROPOSAL # 4H144LLK

5217 Macoso Court  
New Port Richey, Florida 34655  
Ph (727)271-4946  
Fax (727)264-8736  
signatureprivacywalls@gmail.com

DATE: 05/07/2026  
BID EXPIRES 30 DAYS FROM ABOVE DATE

**SOLD TO** Scenic Terrace South CDD  
Scenic Terrace South  
CDD - Hanging Signs  
on Columns

**ATTN:** Joel Blanco  
**EMAIL:**

**Scope of Work:**

1 to replace top beam, hanging sign and add support bracket (using aluminum and plastic material)

Qty	UM	Price	Amount
5	EA	\$ 3,900.00	\$ 19,500.00



**TOTAL** **\$ 19,500.00**

**TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK** Note: This proposal is based on estimated quantity (LF). Actual LF Installed will be billed. Signature Privacy walls of FL, Inc. will not be responsible if any damage occurs to the sidewalk, landscaping, sod, etc during installation process. Signature Privacy Walls will not replace any sod or landscaping after project is completed. Buyer agrees that bug holes up to 0.5", minor imperfecitons, joint mark and normal concrete variations will be considered normal. Customer needs to provide enough working area to be able to install the wall with the standard equipment. Signature Privacy Walls is not responsible for any grading before or after wall installation

**Seller: Signature Privacy Walls of FL, Inc.**

**Buyer: Scenic Terrace South CDD**

\_\_\_\_\_

\_\_\_\_\_

Signature & Title

**Date Accepted:**

\_\_\_\_\_

 Hughes Rd

 Peony Pl

SCENIC  
TERRACE



# SECTION 2



Headquarters  
200 South F Street  
Haines City, Florida 33844  
(863) 422-5207  
www.princeandsonsinc.com

Tampa  
9513 US 92 East  
Tampa, Florida 33610

Orlando  
14645 Boggy Creek Rd  
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of  $\geq \$4$ /gallon we will have a 3% increase

Average gas price of  $\$3.50$ - $\$3.99$ /gallon we will have a 2% increase

Average gas price  $< \$3.49$ /gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin  
Vice President  
Phone: 863-422-5207 Office



# SECTION D

# SECTION 1

# Scenic Terrace South Community Development District

## Summary of Checks

March 1, 2026 to June 13, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	3/9/26	499-501	\$ 8,278.59
	3/17/26	502-505	\$ 8,645.32
	3/20/26	506-509	\$ 14,801.19
	3/27/26	510-512	\$ 2,075.23
	4/3/26	513-515	\$ 7,252.79
	4/10/26	516-519	\$ 12,859.88
	4/17/26	520-524	\$ 23,698.69
	4/24/26	525-528	\$ 16,660.70
	5/1/26	529-533	\$ 9,027.26
	5/18/26	534-539	\$ 69,453.61
	5/21/26	540-542	\$ 1,877.24
	5/29/26	543-548	\$ 46,793.25
	6/5/26	549-550	\$ 5,631.59
	6/12/26	551-555	\$ 10,829.03
		Autodrafts	\$ 18,596.06
			\$ 256,480.43
<u>Supervisor Fees - February, March, April 2026</u>			
	Lindsey E Roden	50017	\$ 184.70
	Bobbie J Shockley	50018	\$ 184.70
	Jessica M Spencer	50019	\$ 184.70
	Warren K Heath II	50020	\$ 184.70
	Bobbie J Shockley	50021	\$ 184.70
	Jessica M Spencer	50022	\$ 184.70
	Lindsey E Roden	50023	\$ 150.00
	Bobbie J Shockley	50024	\$ 150.00
	Jessica M Spencer	50025	\$ 184.70
			\$ 1,592.90
<b>Total</b>			<b>\$ 258,073.33</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
3/09/26	00043	3/09/26 03092026	202603 300-15500-10000	PLAYGROUND LEASE-APR26	*	3,131.59		
							HEIDI BONNETT DBA HNB PROPERTY LLC	3,131.59 000499
3/09/26	00002	2/19/26 14257	202601 310-51300-31500	ATTORNEY SVCS-JAN26	*	147.00		
							KILINSKI VAN WYK PLLC	147.00 000500
3/09/26	00045	2/01/26 30436	202602 330-57200-48500	POOL MAINTENANCE-FEB26	*	2,500.00		
		3/01/26 30803	202603 330-57200-48500	POOL MAINTENANCE-MAR26	*	2,500.00		
							MCDONNELL CORPORATION DBA	5,000.00 000501
3/17/26	00046	2/24/26 17291	202602 330-57200-48200	MNTHLY CLEANING-FEB26	*	550.00		
		2/24/26 17291	202602 330-57200-48200	MNTHLY TRASH SERVICE-FEB	*	350.00		
							CSS CLEAN STAR SERVICES OF	900.00 000502
3/17/26	00013	3/11/26 22481680	202602 310-51300-31100	ENGINEER SERVICES-FEB26	*	460.00		
							DEWBERRY ENGINEERS INC.	460.00 000503
3/17/26	00003	3/01/26 167	202603 320-53800-34000	FIELD MANAGEMENT-MAR26	*	1,287.50		
		3/01/26 168	202603 310-51300-34000	MANAGMENT FEES-MAR26	*	3,647.92		
		3/01/26 168	202603 310-51300-35200	WEBSITE MANAGEMENT-MAR26	*	108.17		
		3/01/26 168	202603 310-51300-35100	INFORMATION TECH-MAR26	*	166.92		
		3/01/26 168	202603 310-51300-31300	DISSEMINATION SVCS-MAR26	*	540.75		
		3/01/26 168	202603 330-57200-48300	AMENITY ACCESS MGMT-MAR26	*	1,072.92		
		3/01/26 168	202603 310-51300-51000	OFFICE SUPPLIES	*	3.04		
		3/01/26 168	202603 310-51300-42000	POSTAGE	*	83.10		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	6,910.32 000504
3/17/26	00047	2/04/26 00402	202602 330-57200-34500	RPLCD NETWORK SWITCH	*	375.00		
							LEONARDO A LEMOS DBA	375.00 000505

STS SCENIC TERRACE TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/26	00048	3/04/26 69948223	202603 330-57200-48100	PEST CONTROL-MAR26 MASSEY SERVICES INC.	*	100.00	100.00 000506
3/20/26	00056	3/16/26 101258	202603 330-57200-34500	SECURITY SER-3/14-3/15/26 NATION SECURITY SERVICES LLC	*	447.20	447.20 000507
3/20/26	00038	3/19/26 03192026	202603 300-20700-10300	TRANSFER TAX RECEIPTS-S22 SCENIC TERRACE SOUTH CDD	*	12,284.54	12,284.54 000508
3/20/26	00042	3/19/26 03192026	202603 300-20700-10300	TRANSFER TAX RECEIPTS-S23 SCENIC TERRACE SOUTH CDD	*	1,969.45	1,969.45 000509
3/27/26	00050	3/18/26 115811	202603 330-57200-34500	REMOUNT MAGLOCK CURRENT DEMANDS ELECTRICAL &	*	140.00	140.00 000510
3/27/26	00011	3/25/26 31824	202603 320-53800-45000	GEN LIAB-PROPERTY ADDED EGIS INSURANCE ADVISORS, LLC	*	771.00	771.00 000511
3/27/26	00002	3/19/26 14527	202602 310-51300-31500	ATTORNEY SVCS-FEB26 KILINSKI VAN WYK PLLC	*	1,164.23	1,164.23 000512
4/03/26	00043	4/03/26 04032026	202604 300-15500-10000	PLAYGROUND LEASE-MAY26 HEIDI BONNETT DBA HNB PROPERTY LLC	*	3,131.59	3,131.59 000513
4/03/26	00056	3/23/26 101435	202603 330-57200-34500	SECURITY SER-3/16-3/22/26 NATION SECURITY SERVICES LLC	*	1,621.20	1,621.20 000514
4/03/26	00045	4/01/26 31182	202604 330-57200-48500	POOL MAINTENANCE-APR26 MCDONNELL CORPORATION DBA	*	2,500.00	2,500.00 000515
4/10/26	00046	3/24/26 17545	202603 330-57200-48200	MNTHLY CLEANING-MAR26	*	550.00	
		3/24/26 17545	202603 330-57200-48200	MNTHLY TRASH SERVICE-MAR CSS CLEAN STAR SERVICES OF	*	360.00	910.00 000516
STS SCENIC TERRACE TPARK							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/10/26	00055	2/28/26 4	202602 320-53800-48000	FENCE REPAIRS 2/5/26	*	220.00	
							220.00 000517
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4/10/26	00003	1/31/26 166	202601 320-53800-48000	FENCE REPAIR	*	1,155.00	
							1,155.00 000518
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4/10/26	00040	3/01/26 22560	202603 320-53800-46200	LANDSCAPE MAINT-MAR26	*	6,912.50	
		3/01/26 22560	202603 320-53800-46200	AMENITY LANDSCAPE-MAR26	*	3,185.00	
		3/30/26 23030	202603 320-53800-47300	RPR MAINLINE BREAK	*	477.38	
							10,574.88 000519
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4/17/26	00013	4/10/26 22485633	202603 310-51300-31100	ENGINEER SERVICES-MAR26	*	760.00	
							760.00 000520
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4/17/26	00003	4/01/26 177	202604 320-53800-34000	FIELD MANAGEMENT-APR26	*	1,287.50	
		4/01/26 178	202604 310-51300-34000	MANAGEMENT FEES-APR26	*	3,647.92	
		4/01/26 178	202604 310-51300-35200	WEBSITE MANAGEMENT-APR26	*	108.17	
		4/01/26 178	202604 310-51300-35100	INFORMATION TECH-APR26	*	166.92	
		4/01/26 178	202604 310-51300-31300	DISSEMINATION SVCS-APR26	*	540.75	
		4/01/26 178	202604 330-57200-48300	AMENITY ACCESS-APR26	*	1,072.92	
		4/01/26 178	202604 310-51300-51000	OFFICE SUPPLIES	*	2.92	
		4/01/26 178	202604 310-51300-42000	POSTAGE	*	10.36	
		4/01/26 178	202604 310-51300-42500	COPIES	*	5.85	
							6,843.31 000521
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4/17/26	00002	4/12/26 14773	202603 310-51300-31500	ATTORNEY SVCS-MAR26	*	2,516.00	
							2,516.00 000522
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4/17/26	00038	4/17/26 04172026	202604 300-20700-10300	TRANSFER TAX RECEIPTS-S22	*	11,703.14	
							11,703.14 000523
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STS SCENIC TERRACE TPARK							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/26	00042	4/17/26	04172026	202604	300	20700	10300		TRANSFER TAX RECEIPTS-S23	*	1,876.24		
									SCENIC TERRACE SOUTH CDD			1,876.24	000524
4/24/26	00050	4/15/26	1144	202604	330	57200	34500		VIDEO VERIFICATION	*	100.00		
									CURRENT DEMANDS ELECTRICAL &			100.00	000525
4/24/26	00056	4/15/26	101647	202604	330	57200	34500		SECURITY SER-4/06-4/12/26	*	463.20		
									NATION SECURITY SERVICES LLC			463.20	000526
4/24/26	00040	4/01/26	23242	202604	320	53800	46200		LANDSCAPE MAINT-APR26	*	6,912.50		
		4/01/26	23242	202604	320	53800	46200		AMENITY LANDSCAPE-APR26	*	3,185.00		
									PRINCE & SONS, INC.			10,097.50	000527
4/24/26	00045	4/07/26	31465	202604	330	57200	49000		REPLACED SPEC PUMP	*	6,000.00		
									MCDONNELL CORPORATION DBA			6,000.00	000528
5/01/26	00035	4/30/26	7385-04-	202604	310	51300	31200		SPECIAL ASSESS BOND S2022	*	450.00		
									AMTEC			450.00	000529
5/01/26	00046	4/28/26	17810	202604	330	57200	48200		MNTHLY CLEANING-APR26	*	550.00		
		4/28/26	17810	202604	330	57200	48200		MNTHLY TRASH SERVICE-APR	*	370.00		
									CSS CLEAN STAR SERVICES OF			920.00	000530
5/01/26	00050	2/26/26	115802	202602	330	57200	34500		INSTALL CHANNEL 1-16	*	1,850.67		
									CURRENT DEMANDS ELECTRICAL &			1,850.67	000531
5/01/26	00043	5/01/26	05012026	202605	300	15500	10000		PLAYGROUND LEASE-JUN26	*	3,131.59		
									HEIDI BONNETT DBA HNB PROPERTY LLC			3,131.59	000532
5/01/26	00045	4/27/26	31543	202604	330	57200	48500		POOP CLEAN UP	*	175.00		
		5/01/26	31592	202605	330	57200	48500		POOL MAINTENANCE-MAY26	*	2,500.00		
									MCDONNELL CORPORATION DBA			2,675.00	000533

STS SCENIC TERRACE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	00013	5/15/26	22489533	202604	310	51300	31100		ENGINEER SERVICES-APR26	*	125.00		
									DEWBERRY ENGINEERS INC.			125.00	000534
5/18/26	00003	5/01/26	183	202605	320	53800	34000		FIELD MANAGEMENT-MAY26	*	1,287.50		
		5/01/26	184	202605	310	51300	34000		MANAGMENT FEES-MAY26	*	3,647.92		
		5/01/26	184	202605	310	51300	35200		WEBSITE MANAGEMENT-MAY26	*	108.17		
		5/01/26	184	202605	310	51300	35100		INFORMATION TECH-MAY26	*	166.92		
		5/01/26	184	202605	310	51300	31300		DISSEMINATION SVCS-MAY26	*	540.75		
		5/01/26	184	202605	330	57200	48300		AMENITY ACCESS MGMT-MAY26	*	1,072.92		
		5/01/26	184	202605	310	51300	51000		OFFICE SUPPLIES	*	4.39		
		5/01/26	184	202605	310	51300	42000		POSTAGE	*	55.43		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,884.00	000535
5/18/26	00048	4/03/26	70313861	202604	330	57200	48100		PEST CONTROL-APR26	*	100.00		
									MASSEY SERVICES INC.			100.00	000536
5/18/26	00056	4/06/26	101558	202604	330	57200	34500		SECURITY SER-3/30-04/05	*	463.20		
									NATION SECURITY SERVICES LLC			463.20	000537
5/18/26	00038	5/14/26	05142026	202605	300	20700	10300		TRANSFER TAX RECEIPTS-S22	*	53,331.36		
									SCENIC TERRACE SOUTH CDD			53,331.36	000538
5/18/26	00042	5/14/26	05142026	202605	300	20700	10300		TRANSFER TAX RECEIPTS-S23	*	8,550.05		
									SCENIC TERRACE SOUTH CDD			8,550.05	000539
5/21/26	00050	5/18/26	1155	202605	330	57200	34500		VIDEO VERIFICATION	*	100.00		
									CURRENT DEMANDS ELECTRICAL &			100.00	000540
5/21/26	00060	3/01/26	20210320	202602	330	57200	34500		MONTHLY MONITORING-FEB26	*	235.74		
		3/24/26	20210320	202603	330	57200	34500		MONTHLY MONITORING-MAR26	*	300.00		
									STS SCENIC TERRACE TPARK				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/01/26	20210420	202604	330-57200-34500		MONTHLY MONITORING-APR26	*	300.00		
							DEEP SENTINEL CORP			835.74	000541
5/21/26	00002	5/15/26	14982	202604	310-51300-31500		ATTORNEY SVCS-APR26	*	941.50		
							KILINSKI VAN WYK PLLC			941.50	000542
5/29/26	00046	5/27/26	18060	202605	330-57200-48200		MNTHLY CLEANING-MAY26	*	550.00		
		5/27/26	18060	202605	330-57200-48200		MNTHLY TRASH SERVICE-MAY	*	470.00		
							CSS CLEAN STAR SERVICES OF			1,020.00	000543
5/29/26	00003	2/28/26	169	202602	330-57200-48000		AMENITY PRESSURE WASH	*	690.00		
		2/28/26	170	202602	330-57200-49000		AMENITY PARKING LOT MAINT	*	385.00		
		2/28/26	171	202602	330-57200-49000		AMENITY INSTALLATIONS	*	517.38		
		2/28/26	172	202602	320-53800-48000		PLAYGROUND MAINTENANCE	*	1,194.54		
		2/28/26	173	202602	320-53800-48000		DOG PARK REPAIRS	*	619.80		
		2/28/26	174	202602	320-53800-48000		FENCE REPAIRS	*	441.20		
		2/28/26	175	202602	320-53800-48000		STRAIGHTENING SIGNS	*	220.00		
		2/28/26	176	202602	320-53800-48000		STOP SIGN STRAIGHTENING	*	165.00		
		3/31/26	179	202603	320-53800-49000		INSTALL MONUMENT LIGHTING	*	784.28		
		3/31/26	180	202603	320-53800-49000		SIGNS INSTALLATION	*	2,102.74		
		3/31/26	181	202603	320-53800-48000		FENCE REPAIRS	*	275.00		
		3/31/26	182	202603	320-53800-48000		RESET GRATE ON DRY POND	*	220.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			7,614.94	000544
5/29/26	00056	5/18/26	102146	202605	330-57200-34500		SECURITY SER-5/11-5/17/26	*	463.20		
							NATION SECURITY SERVICES LLC			463.20	000545
5/29/26	00040	4/30/26	23713	202604	320-53800-46201		REPLACE FREEZE PLANTS	*	19,800.00		

STS SCENIC TERRACE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/26	23808	202605	320	53800	46200			*	6,912.50		
			LANDSCAPE MAINT-MAY26										
		5/01/26	23808	202605	320	53800	46200			*	3,185.00		
			AMENITY LANDSCAPE-MAY26										
									PRINCE & SONS, INC.			29,897.50	000546
5/29/26	00038	5/29/26	05292026	202605	300	20700	10300			*	6,720.23		
			TRANSFER TAX RECEIPTS-S22										
									SCENIC TERRACE SOUTH CDD			6,720.23	000547
5/29/26	00042	5/29/26	05292026	202605	300	20700	10300			*	1,077.38		
			TRANSFER TAX RECEIPTS-S23										
									SCENIC TERRACE SOUTH CDD			1,077.38	000548
6/05/26	00043	6/05/26	06052026	202606	300	15500	10000			*	3,131.59		
			PLAYGROUND LEASE-JUL26										
									HEIDI BONNETT DBA HNB PROPERTY LLC			3,131.59	000549
6/05/26	00045	6/01/26	31998-A	202606	330	57200	48500			*	2,500.00		
			POOL MAINTENANCE-JUN26										
									MCDONNELL CORPORATION DBA			2,500.00	000550
6/12/26	00050	4/07/26	27592	202604	330	57200	34500			*	1,168.49		
			INSTALL 8 NEW CHANNEL										
									CURRENT DEMANDS ELECTRICAL &			1,168.49	000551
6/12/26	00003	4/30/26	185	202604	320	53800	48000			*	770.00		
			STREET SIGN MAINTENANCE										
		4/30/26	186	202604	330	57200	49000			*	804.35		
			REINSTALL RABBIT FENCE										
		4/30/26	187	202604	320	53800	49000			*	1,009.25		
			STORMWATER REPAIR										
		4/30/26	188	202604	330	57200	48000			*	447.85		
			PLAYGROUND MAINTENANCE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			3,031.45	000552
6/12/26	00048	6/01/26	70701333	202605	330	57200	48100			*	100.00		
			PEST CONTROL-MAY26										
									MASSEY SERVICES INC.			100.00	000553
6/12/26	00056	5/25/26	102339	202605	330	57200	34500			*	463.20		
			SECURITY SER-5/18-5/24/26										
		6/08/26	102475	202606	330	57200	34500			*	1,621.20		
			SECURITY SER-6/01-6/07/26										
									NATION SECURITY SERVICES LLC			2,084.40	000554

STS SCENIC TERRACE TPAK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/12/26	00027	5/22/26 8195543	202605 310-51300-32300 FY26 TRUST FEE SER 2022	US BANK	*	4,444.69	4,444.69 000555
TOTAL FOR BANK A						237,884.37	

STS SCENIC TERRACE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
3/06/26	00015	2/20/26	705-1-02	202602 330-57200-43200		5335 BELLFLOWER DR-FEB.26	*	463.40			
		2/20/26	773-1-02	202602 320-53800-43200		6302 CLOVER ST-FEB.26	*	32.43			
									TOWN OF LAKE HAMILTON	495.83	080043
3/09/26	00023	3/04/26	9115-02.	202602 320-53800-43100		00 HUGHES RD-FEB.26	*	1,577.07			
									DUKE ENERGY	1,577.07	080044
3/09/26	00023	3/09/26	0316-02.	202602 320-53800-43100		000 FDC GROVE RD-FEB.26	*	243.51			
									DUKE ENERGY	243.51	080045
3/19/26	00023	3/12/26	4155-03.	202603 320-53800-43100		0000 STATE RD 17S-MAR.26	*	983.27			
									DUKE ENERGY	983.27	080046
3/19/26	00023	3/13/26	0061-03.	202603 320-53800-43000		5439 CATMINT DR-MAR.26	*	20.10			
									DUKE ENERGY	20.10	080047
3/19/26	00023	3/13/26	2558-03.	202603 320-53800-43000		2549 PEONY PLACE-MAR.26	*	32.64			
									DUKE ENERGY	32.64	080048
3/19/26	00023	3/13/26	8638-03.	202603 320-53800-43000		4564 RANUNCULUS ST-MAR.26	*	108.36			
									DUKE ENERGY	108.36	080049
3/19/26	00023	3/13/26	9314-03.	202603 330-57200-43000		5355 BELLFLOWER DR-MAR.26	*	1,435.09			
									DUKE ENERGY	1,435.09	080050
4/06/26	00023	4/06/26	9115-03.	202603 320-53800-43100		00 HUGHES RD-MAR.26	*	1,577.07			
									DUKE ENERGY	1,577.07	080051
4/13/26	00023	4/09/26	0316-03.	202603 320-53800-43100		000 FDC GROVE RD-MAR.26	*	243.51			
									DUKE ENERGY	243.51	080052
4/13/26	00015	3/20/26	3705-03.	202603 330-57200-43200		5335 BELLFLOWER DR-MAR.26	*	1,177.59			
									TOWN OF LAKE HAMILTON	1,177.59	080053

STS SCENIC TERRACE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00015	3/20/26	3773-03.	202603	320	53800	43200		TOWN OF LAKE HAMILTON	*	27.94	27.94	080054
4/23/26	00023	4/14/26	4155-04.	202604	320	53800	43100		DUKE ENERGY	*	983.27	983.27	080057
4/23/26	00023	4/15/26	0061-04.	202604	320	53800	43000		DUKE ENERGY	*	20.10	20.10	080058
4/23/26	00023	4/15/26	2558-04.	202604	320	53800	43000		DUKE ENERGY	*	32.66	32.66	080059
4/23/26	00023	4/15/26	8638-04.	202604	320	53800	43000		DUKE ENERGY	*	105.75	105.75	080060
4/23/26	00023	4/15/26	9314-04.	202604	330	57200	43000		DUKE ENERGY	*	1,227.37	1,227.37	080061
5/04/26	00015	4/20/26	3705-04.	202604	330	57200	43200		TOWN OF LAKE HAMILTON	*	694.41	722.35	080062
5/13/26	00023	5/05/26	9115-04.	202604	320	53800	43100		DUKE ENERGY	*	1,577.07	1,577.07	080063
5/13/26	00023	5/08/26	0316-04.	202604	320	53800	43100		DUKE ENERGY	*	243.51	243.51	080064
5/19/26	00023	5/13/26	4155-05.	202605	320	53800	43100		DUKE ENERGY	*	983.27	983.27	080065
5/19/26	00023	5/14/26	2558-05.	202605	320	53800	43000		DUKE ENERGY	*	32.65	32.65	080066

STS SCENIC TERRACE TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/26	00023	5/14/26 8638-05.	202605 320-53800-43000 4564 RANUNCULUS ST-MAY.26	DUKE ENERGY	*	96.35	96.35 080067
5/19/26	00023	5/14/26 9314-05.	202605 330-57200-43000 5355 BELLFLOWER DR-MAY.26	DUKE ENERGY	*	1,281.64	1,281.64 080068
5/19/26	00023	5/15/26 0061-05.	202605 320-53800-43000 5439 CATMINT DR-MAY.26	DUKE ENERGY	*	20.10	20.10 080069
6/02/26	00061	6/02/26 3491-06.	202606 330-57200-54000 POOL PERMIT FY26	FLORIDA DEPARTMENT OF HEALTH	*	280.35	280.35 080070
6/02/26	00015	5/20/26 3705-05.	202605 330-57200-43200 5335 BELLFLOWER DR-MAY.26	TOWN OF LAKE HAMILTON	*	1,225.91	1,253.85 080071
		5/20/26 3773-05.	202605 320-53800-43200 6302 CLOVER STREET-MAY.26		*	27.94	
6/08/26	00023	6/04/26 9115-05.	202605 320-53800-43100 00 HUGHES RD-MAY.26	DUKE ENERGY	*	1,571.75	1,571.75 080072
6/08/26	00023	6/08/26 0316-05.	202605 320-53800-43100 000 FDC GROVE RD-MAY.26	DUKE ENERGY	*	242.04	242.04 080073
TOTAL FOR BANK Z						18,596.06	
TOTAL FOR REGISTER						256,480.43	

STS SCENIC TERRACE TPARK

# SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2026***



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**Scenic Terrace South**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 743,507	\$ 153,588	\$ -	\$ -	\$ 897,095
State Board of Administration	\$ 303,299	\$ -	\$ -	\$ -	\$ 303,299
Due from General Fund	\$ -	\$ -	\$ 61,881	\$ -	\$ 61,881
Prepaid Expenses	\$ 3,132	\$ -	\$ -	\$ -	\$ 3,132
<b>Investments:</b>					
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 538,214	\$ -	\$ 538,214
Revenue	\$ -	\$ -	\$ 1,392,462	\$ -	\$ 1,392,462
Prepayment	\$ -	\$ -	\$ 663	\$ -	\$ 663
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 86,475	\$ -	\$ 86,475
Revenue	\$ -	\$ -	\$ 190,397	\$ -	\$ 190,397
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
<b>Total Assets</b>	<b>\$ 1,049,938</b>	<b>\$ 153,588</b>	<b>\$ 2,270,092</b>	<b>\$ 0</b>	<b>\$ 3,473,618</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 40,019	\$ -	\$ -	\$ -	\$ 40,019
Due to Debt Service	\$ 61,881	\$ -	\$ -	\$ -	\$ 61,881
Deferred Revenue	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
<b>Total Liabilities</b>	<b>\$ 101,900</b>	<b>\$ -</b>	<b>\$ 72,500</b>	<b>\$ -</b>	<b>\$ 174,400</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 3,132	\$ -	\$ -	\$ -	\$ 3,132
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,197,592	\$ -	\$ 2,197,592
Capital Projects	\$ -	\$ -	\$ -	\$ 0	\$ 0
Assigned for:					
Capital Reserves	\$ -	\$ 153,588	\$ -	\$ -	\$ 153,588
Unassigned	\$ 944,906	\$ -	\$ -	\$ -	\$ 944,906
<b>Total Fund Balances</b>	<b>\$ 948,038</b>	<b>\$ 153,588</b>	<b>\$ 2,197,592</b>	<b>\$ 0</b>	<b>\$ 3,299,218</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,049,938</b>	<b>\$ 153,588</b>	<b>\$ 2,270,092</b>	<b>\$ 0</b>	<b>\$ 3,473,618</b>

# Scenic Terrace South

## Community Development District

### General Fund

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

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 691,023	\$ 691,023	\$ 686,376	\$ (4,647)
Contribution from Scenic Terrace North	\$ 38,563	\$ 38,563	\$ 40,508	\$ 1,945
Interest	\$ -	\$ -	\$ 12,609	\$ 12,609
<b>Total Revenues</b>	<b>\$ 729,586</b>	<b>\$ 729,586</b>	<b>\$ 739,493</b>	<b>\$ 9,907</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 4,000
FICA Expense	\$ 918	\$ 536	\$ 230	\$ 306
Engineering	\$ 15,000	\$ 8,750	\$ 2,760	\$ 5,990
Attorney	\$ 25,000	\$ 14,583	\$ 7,895	\$ 6,688
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 6,489	\$ 3,785	\$ 3,785	\$ -
Disclosure Software	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,869	\$ 4,256	\$ 4,256	\$ -
Management Fees	\$ 43,775	\$ 25,535	\$ 25,535	\$ (0)
Information Technology	\$ 2,003	\$ 1,169	\$ 1,168	\$ 0
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Postage & Delivery	\$ 2,700	\$ 1,575	\$ 749	\$ 826
Insurance	\$ 7,610	\$ 7,610	\$ 5,898	\$ 1,712
Copies	\$ 1,000	\$ 583	\$ 6	\$ 577
Legal Advertising	\$ 2,500	\$ 1,458	\$ 2,381	\$ (922)
Contingency	\$ 2,500	\$ 1,458	\$ 228	\$ 1,231
Office Supplies	\$ 250	\$ 146	\$ 17	\$ 129
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 144,994</b>	<b>\$ 88,685</b>	<b>\$ 68,149</b>	<b>\$ 20,536</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,207	\$ 5,207	\$ 5,978	\$ (771)
Field Management	\$ 15,450	\$ 9,013	\$ 9,013	\$ -
Landscape Maintenance	\$ 144,253	\$ 84,148	\$ 70,683	\$ 13,465
Landscape Replacement	\$ 17,500	\$ 17,500	\$ 36,300	\$ (18,800)
Streetlights	\$ 49,500	\$ 28,875	\$ 19,756	\$ 9,119
Electric	\$ 17,696	\$ 10,323	\$ 1,063	\$ 9,260
Water & Sewer	\$ 46,904	\$ 27,360	\$ 2,370	\$ 24,991
Irrigation Repairs	\$ 10,000	\$ 5,833	\$ 3,025	\$ 2,808
General Repairs & Maintenance	\$ 12,500	\$ 7,292	\$ 6,051	\$ 1,241
Holiday Lighting	\$ 10,000	\$ 10,000	\$ 9,920	\$ 80
Contingency	\$ 12,500	\$ 7,292	\$ 9,577	\$ (2,285)
<b>Subtotal Field Expenditures</b>	<b>\$ 341,510</b>	<b>\$ 212,842</b>	<b>\$ 173,733</b>	<b>\$ 39,109</b>
<b>Amenity Expenditures</b>				
Amenity Insurance	\$ 5,630	\$ 5,630	\$ 6,540	\$ (910)
Amenity - Electric	\$ 18,203	\$ 10,618	\$ 10,527	\$ 91
Amenity - Water	\$ 14,607	\$ 8,521	\$ 6,843	\$ 1,678
Playground Lease	\$ 37,584	\$ 21,924	\$ 18,790	\$ 3,134
Internet	\$ 1,500	\$ 875	\$ -	\$ 875
Pest Control	\$ 1,300	\$ 758	\$ 700	\$ 58
Janitorial Service	\$ 11,400	\$ 6,650	\$ 6,410	\$ 240
Security Services	\$ 15,000	\$ 8,750	\$ 7,688	\$ 1,062
Pool Maintenance	\$ 30,900	\$ 18,025	\$ 17,675	\$ 350
Amenity Repairs & Maintenance	\$ 7,500	\$ 4,375	\$ 1,138	\$ 3,237
Amenity Management	\$ 12,875	\$ 7,510	\$ 7,510	\$ (0)
Contingency	\$ 7,500	\$ 7,500	\$ 8,415	\$ (915)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 163,999</b>	<b>\$ 101,137</b>	<b>\$ 92,236</b>	<b>\$ 8,901</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 505,508</b>	<b>\$ 313,979</b>	<b>\$ 265,969</b>	<b>\$ 48,009</b>
<b>Total Expenditures</b>	<b>\$ 650,503</b>	<b>\$ 402,664</b>	<b>\$ 334,118</b>	<b>\$ 68,545</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 79,083</b>		<b>\$ 405,375</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>\$ 405,375</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 542,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 948,038</b>	

# Scenic Terrace South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 2,923	\$ 2,923
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,923</b>	<b>\$ 2,923</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>\$ 2,923</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>\$ 2,923</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,000</b>		<b>\$ 150,665</b>	
<b>Fund Balance - Ending</b>	<b>\$ 228,083</b>		<b>\$ 153,588</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 April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,078,703	\$ 1,078,703	\$ 1,071,543	\$ (7,160)
Interest	\$ 20,000	\$ 20,000	\$ 25,295	\$ 5,295
<b>Total Revenues</b>	<b>\$ 1,098,703</b>	<b>\$ 1,098,703</b>	<b>\$ 1,096,838</b>	<b>\$ (1,865)</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>\$ 715,472</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>\$ 1,912,170</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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 172,953	\$ 172,953	\$ 171,789	\$ (1,163)
Interest	\$ 2,000	\$ 2,000	\$ 3,796	\$ 1,796
<b>Total Revenues</b>	<b>\$ 174,953</b>	<b>\$ 174,953</b>	<b>\$ 175,585</b>	<b>\$ 632</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>\$ 74,110</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,236</b>		<b>\$ 211,312</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,101</b>		<b>\$ 285,422</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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 459,726	\$ 459,726
Interest	\$ -	\$ -	\$ 25	\$ 25
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 459,751</b>	<b>\$ 459,751</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 471,004	\$ (471,004)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 471,004</b>	<b>\$ (471,004)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,253)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 11,253</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 0</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 April 30, 2026

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 04/30/26		Thru 04/30/26		
<b>Revenues</b>							
Interest	\$	-	\$	-	\$	0	\$ 0
<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	\$ 7,496	\$ 34,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 686,376
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,508
Interest	\$ 1,290	\$ 1,014	\$ 1,014	\$ 2,911	\$ 2,028	\$ 2,172	\$ 2,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,609
<b>Total Revenues</b>	<b>\$ 1,290</b>	<b>\$ 19,991</b>	<b>\$ 616,597</b>	<b>\$ 6,371</b>	<b>\$ 8,726</b>	<b>\$ 50,177</b>	<b>\$ 36,341</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 739,493</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 1,200	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ 92	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineer Fees	\$ 725	\$ -	\$ 690	\$ -	\$ 460	\$ 760	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,760
Attorney Fees	\$ 1,282	\$ 628	\$ 1,217	\$ 147	\$ 1,164	\$ 2,516	\$ 942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,895
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,785
Disclosure Software	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,535
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,168
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Postage & Delivery	\$ 177	\$ 48	\$ 30	\$ 374	\$ 27	\$ 83	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 749
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ -	\$ 2,031	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,381
Contingency	\$ -	\$ -	\$ -	\$ 70	\$ 53	\$ 52	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 1	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
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>\$ 9,169</b>	<b>\$ 6,698</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,149</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	\$ -	\$ -	\$ -	\$ -	\$ 771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,978
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,013
Landscape Maintenance	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,683
Landscape Replacement	\$ -	\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ 19,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,300
Streetlights	\$ 2,840	\$ 2,840	\$ 2,848	\$ 2,817	\$ 2,804	\$ 2,804	\$ 2,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,756
Electric	\$ 184	\$ 117	\$ 117	\$ 183	\$ 143	\$ 161	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,063
Water & Sewer	\$ 371	\$ 596	\$ 644	\$ 670	\$ 32	\$ 28	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370
Irrigation Repairs	\$ -	\$ 2,548	\$ -	\$ -	\$ -	\$ 477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,025
General Repairs & Maintenance	\$ 165	\$ 605	\$ -	\$ 1,155	\$ 2,861	\$ 495	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,051
Holiday Décor	\$ 4,960	\$ -	\$ -	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,920
Contingency	\$ 2,860	\$ 1,125	\$ 1,695	\$ -	\$ -	\$ 2,887	\$ 1,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,577
<b>Subtotal Field Expenditures</b>	<b>\$ 27,971</b>	<b>\$ 19,216</b>	<b>\$ 16,689</b>	<b>\$ 37,670</b>	<b>\$ 17,224</b>	<b>\$ 19,008</b>	<b>\$ 35,955</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 173,733</b>
<b>Amenity Expenditures</b>													
Amenity Insurance	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,540
Amenity - Electric	\$ 1,630	\$ 1,626	\$ 1,549	\$ 1,742	\$ 1,317	\$ 1,435	\$ 1,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,527
Amenity - Water	\$ 1,081	\$ 1,122	\$ 888	\$ 1,416	\$ 463	\$ 1,178	\$ 694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,843
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,790
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Janitorial Service	\$ 910	\$ 940	\$ 900	\$ 930	\$ 900	\$ 910	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,410
Security Services	\$ 224	\$ -	\$ -	\$ -	\$ 2,461	\$ 2,508	\$ 2,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,688
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,675
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ 448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,138
Amenity Access Management	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,510
Contingency	\$ 280	\$ 368	\$ 60	\$ -	\$ 902	\$ -	\$ 6,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,415
<b>Subtotal Amenity Expenditures</b>	<b>\$ 17,470</b>	<b>\$ 10,860</b>	<b>\$ 10,202</b>	<b>\$ 10,893</b>	<b>\$ 13,539</b>	<b>\$ 12,836</b>	<b>\$ 16,437</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,236</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 45,441</b>	<b>\$ 30,077</b>	<b>\$ 26,891</b>	<b>\$ 48,563</b>	<b>\$ 30,763</b>	<b>\$ 31,844</b>	<b>\$ 52,391</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265,969</b>
<b>Total Expenditures</b>	<b>\$ 67,216</b>	<b>\$ 41,506</b>	<b>\$ 34,391</b>	<b>\$ 53,971</b>	<b>\$ 36,932</b>	<b>\$ 41,013</b>	<b>\$ 59,090</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 334,118</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (65,926)</b>	<b>\$ (21,515)</b>	<b>\$ 582,207</b>	<b>\$ (47,600)</b>	<b>\$ (28,205)</b>	<b>\$ 9,164</b>	<b>\$ (22,749)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 405,375</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>\$ (65,926)</b>	<b>\$ (21,515)</b>	<b>\$ 582,207</b>	<b>\$ (47,600)</b>	<b>\$ (28,205)</b>	<b>\$ 9,164</b>	<b>\$ (22,749)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 405,375</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)	\$ -	\$ -	\$ 196.67	\$ 69.95	\$ 109.21	\$ 17.51	\$ 196.67
11/10/25	10/20-10/21/25	\$ 377.65	\$ (22.66)	\$ (7.10)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 8,801.06	\$ 3,130.44	\$ 4,887.12	\$ 783.50	\$ 8,801.06
12/01/25	Inv#4652329	\$ -	\$ -	\$ -	\$ -	\$ (13,459.71)	\$ (13,459.71)	\$ (4,787.47)	\$ (7,474.01)	\$ (1,198.23)	\$ (13,459.71)
12/01/25	Inv#4652330	\$ -	\$ -	\$ -	\$ -	\$ (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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 2,323.66	\$ 826.50	\$ 1,290.30	\$ 206.86	\$ 2,323.66
01/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,170.34	\$ -	\$ 1,170.34	\$ 416.27	\$ 649.88	\$ 104.19	\$ 1,170.34
01/29/26	10/01-12/31/26	\$ -	\$ -	\$ -	\$ 2,122.28	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 12,327.73	\$ 4,384.83	\$ 6,845.44	\$ 1,097.46	\$ 12,327.73
03/13/26	02/01-02/28/26	\$ 7,767.00	\$ -	\$ (155.34)	\$ -	\$ -	\$ 7,611.66	\$ 2,707.38	\$ 4,226.66	\$ 677.62	\$ 7,611.66
03/13/26	02/01-02/28/26	\$ 13,738.94	\$ -	\$ (274.78)	\$ -	\$ -	\$ 13,464.16	\$ 4,789.06	\$ 7,476.48	\$ 1,198.62	\$ 13,464.16
04/17/26	03/01-03/31/26	\$ 62,534.14	\$ -	\$ (1,250.68)	\$ -	\$ -	\$ 61,283.46	\$ 21,797.85	\$ 34,029.95	\$ 5,455.66	\$ 61,283.46
04/17/26	03/01-03/31/26	\$ 35,352.09	\$ -	\$ (707.04)	\$ -	\$ -	\$ 34,645.05	\$ 12,322.86	\$ 19,237.97	\$ 3,084.22	\$ 34,645.05
04/30/26	01/01-01/31/26	\$ -	\$ -	\$ -	\$ 12.49	\$ -	\$ 12.49	\$ 4.44	\$ 6.94	\$ 1.11	\$ 12.49
04/30/26	01/01-01/31/26	\$ -	\$ -	\$ -	\$ 6.59	\$ -	\$ 6.59	\$ 2.34	\$ 3.66	\$ 0.59	\$ 6.59
04/30/26	02/01-03/31/26	\$ -	\$ -	\$ -	\$ 60.80	\$ -	\$ 60.80	\$ 21.63	\$ 33.76	\$ 5.41	\$ 60.80
04/30/26	02/01-03/31/26	\$ -	\$ -	\$ -	\$ 34.36	\$ -	\$ 34.36	\$ 12.22	\$ 19.08	\$ 3.06	\$ 34.36
<b>TOTAL</b>		<b>\$ 2,064,087.51</b>	<b>\$ (77,157.38)</b>	<b>\$ (39,738.61)</b>	<b>\$ 3,406.86</b>	<b>\$ (20,890.08)</b>	<b>\$ 1,929,708.30</b>	<b>\$ 686,375.97</b>	<b>\$ 1,071,543.18</b>	<b>\$ 171,789.15</b>	<b>\$ 1,929,708.30</b>

<b>99% Net Percent Collected</b>
<b>\$ 13,068.89 Balance Remaining to Collect</b>

# Scenic Terrace South

## Community Development District

### Long Term Debt Report

<b>Series 2022, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$16,955,000</b>

<b>Series 2023, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$2,145,000</b>