

*Scenic Terrace South
Community Development District*

Meeting Agenda

September 24, 2026

AGENDA

Scenic Terrace South Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 17, 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, September 24, 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 July 23, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-14 Setting a Public Hearing on the Adoption of Parking & Towing Policies for the District (Suggested Hearing Date: December 2, 2026)
5. Consideration of Engagement Letter for Fiscal Year 2026 Audit Services
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Rip-Rap Stone along Detour Road
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
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, July 23, 2026**, at 9:37 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden
Bobbie Shockley
Jessica Spencer

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Joel Blanco

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:41 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 June 25,
2026Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 25, 2026Board 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 June 25, 2026Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns stated that the public hearing on the adoption of the fiscal year 2027 budget had been properly advertised.

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

i. Consideration of Resolution 2026-11 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns stated that Resolution 2026-11 would adopt the District's Fiscal Year 2027 budget and appropriate funds. No members of the public were present to provide comments. Ms. Burns stated that the proposed budget kept assessments unchanged, increased the reserve transfer from approximately \$79,000 to \$120,000, increased security funding, and reduced certain utility and meeting-related costs due to consistently lower expenses and the proposed bimonthly meeting schedule.

She noted that the capital reserve transfer included a \$25,000 allocation for long-term planning to potentially replace the existing fence wall with a concrete wall or another alternative, helping prevent it from becoming a long-term maintenance issue.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-11 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, were approved.

ii. Consideration of Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-12 would impose special assessments and certify the assessment roll for collection based on the newly approved budget and previously levied debt assessments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-13
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns stated that Resolution 2026-13 established the Fiscal Year 2027 regular meeting scheduled on the fourth Thursday on a bimonthly basis, with the December meeting rescheduled due to the holiday.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-13 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2025 Audit
Report and Letter from Auditor**

Ms. Burns stated that the Fiscal Year 2025 audit report was clean, with no findings or instances of noncompliance, and had been submitted to the state by the June 30 deadline.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Accepting the Fiscal Year 2025 Audit Report and Letter from Auditor, were approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

**B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to
Execute Final Form**

Ms. Burns stated that the Fiscal Year 2027 goals and objectives, unchanged from Fiscal Year 2026, were presented for approval. The Board was also asked to authorize the Chair to review and confirm completion of the Fiscal Year 2026 goals, sign the required form, and submit it to the state.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report to the Board.

B. Engineer

Mr. Arrington stated he had nothing to report.

C. Field Manager's Report

i. Consideration of Proposal to Address Two (2) Areas of Washout at Dry Pond (to be provided under separate cover)

Mr. Blanco reported that declining plants at the main monument were replaced under warranty. Pond inspections identified two significant washout areas near mitered end sections on Dusty Miller Road; the drains showed no sediment blockage. A proposal totaling \$18,325 was presented to backfill both areas and install fabric and riprap to slow water flow and reduce erosion. Ms. Burns suggested approving the work on a not-to-exceed basis, subject to review and confirmation by the District engineers' team.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal to Address Two (2) Areas of Washout at Dry Pond, was approved.

ii. Consideration of Proposal to Add an Additional Day of Service to Janitorial and Pool Maintenance Contracts

Mr. Blanco reported increased amenity use compared with the prior year and proposed adding a fourth weekly pool-maintenance and janitorial service day, preferably on weekends, during the peak season through Labor Day. The additional janitorial service would cost \$185 per month. Ms. Burns noted that the extra service was needed due to complaints about pool cleanliness.

Mr. Blanco stated that the additional fourth weekly pool-maintenance visit would cost \$175 per month from Memorial Day through Labor Day and would occur on a weekend, typically late Saturday or early Sunday, between the existing weekday visits. He reported that new column signs and stabilizing brackets had been ordered for all six locations, with installation scheduled for September 3. Photographs of the completed installations would be included in the September field manager's report.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal to Add an Additional Day of Service to Pool Maintenance Contract, was approved.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal to Add an Additional Day of Service to Janitorial Maintenance Contract, was approved.

D. District Manager's Report

i. Approval of Check Register

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

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements were included in the package for review. These are for informational purposes. No action is required.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being 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. Spencer, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Scenic Terrace South Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Lake Hamilton, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **Wednesday, December 2, 2026, at 10:00 AM at the offices of Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of September 2026.

ATTEST:

**SCENIC TERRACE SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Rules Relating to Overnight Parking and Parking Enforcement

Exhibit A

Proposed Amended and Restated Rules Relating to Parking Enforcement

[Begins on following page.]

SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____, 2026, at a duly noticed public meeting, the Board of Supervisors of the Scenic Terrace South Community Development District (the “District”) adopted the following rule to govern parking and parking enforcement on District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles and Abandoned/Broken-Down Vehicles Parked (hereinafter defined) on certain areas of its property cause hazards and danger to the health, safety and welfare of District residents, paid users, and the public. This Rule is intended to provide the District’s residents and paid users with a means to remove such Oversized Vehicles and Abandoned/Broken-Down Vehicles from designated Tow-Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- A.** *Designated Parking Areas.* Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings or signage.

- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
 - a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
 - i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer; or
 - v. Mobile homes or manufactured homes.

 - b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

 - c. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Park(ed)/(ing)*. A Vehicle left unattended by its owner or user.
- E. *Tow-Away Zone*. District property in which Parking Abandoned/Broken-Down Vehicles and Parking Oversized Vehicles Overnight are prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow Away Zone.**
- F. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. TOW-AWAY ZONES. Those areas within the District’s boundaries identified as amenity parking and roadways as depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Oversized Vehicles, Vessels, and Recreational Vehicles during Overnight hours. Further, Vehicles, including Oversized Vehicles, Vessels, and Recreational Vehicles, may not Park at any time on any District property that is not designated for Parking; such prohibited Parking areas include but are not limited to grassy or landscaped common areas, grassy or landscaped areas near the ponds, and grassy or landscaped areas bordering the roadways. Parking any Vehicle on District-owned grassy and/or landscaped areas is expressly prohibited at all times, unless an express exception is granted by the District in advance. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. EXCEPTIONS.

- A. OVERNIGHT ON-STREET AND OVERFLOW PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street or in overflow areas Overnight and shall be subject to towing at owner’s expense.
- B. OVERNIGHT AMENITY PARKING.** Vehicles, excluding Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles, may Park in the Designated Parking Areas of amenity facility depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities by any Vehicle.
- C. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time and are subject to towing at the Owner’s expense.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize

vendors/consultants in writing to Park company vehicles that are Oversized Vehicles Overnight in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.

- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendor Vehicles, may Park on District property Overnight, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Oversized Vehicles owned and operated by any governmental unit may also Park on District property Overnight while carrying out official duties.
- F. MANNER OF PARKING.** Vehicles may not be Parked at any time such that they block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise pose a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 5. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Oversized Vehicles and Abandoned/Broken-Down Vehicles Parked in violation of this Rule at the owner's expense. The Oversized Vehicles and Abandoned/Broken-Down Vehicles shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Oversized Vehicle or Abandoned/Broken-Down Vehicle Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

SECTION 6. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such Vehicles.

SECTION 7. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The District's Board of Supervisors, in its sole discretion, may amend this Rule from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

EXHIBIT A –*Tow-Away Zones*

Effective _____, 2026

EXHIBIT A - Tow-Away Zones

SCENIC TERRACE SOUTH PHASE I

LYING IN SECTION 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA

BOUNDARY AND KEY SHEET

(SEE DETAIL SHEETS 3 THROUGH 11 FOR MONUMENTATION AND ADDITIONAL RIGHTS-OF-WAY TRACTS)

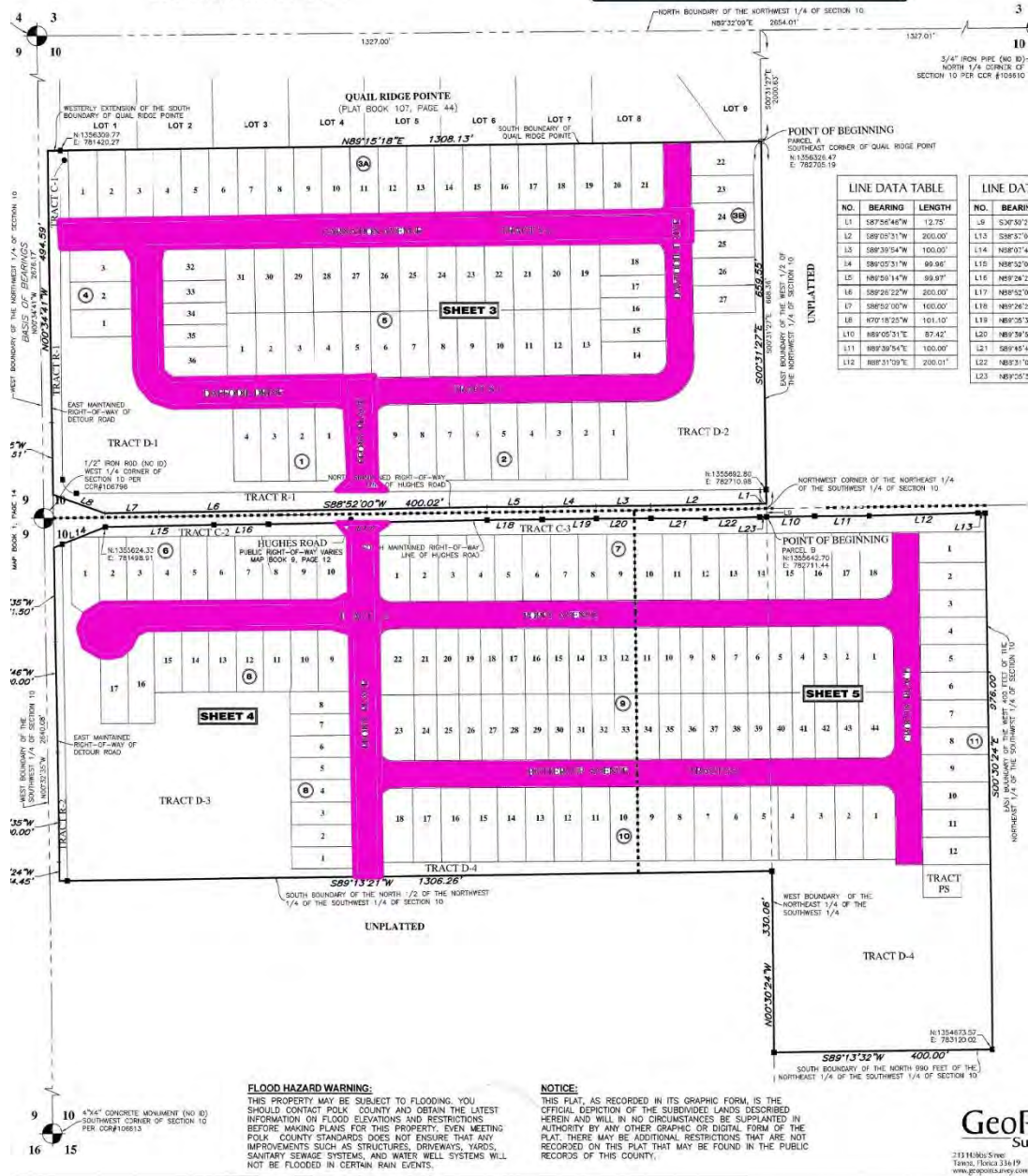


EXHIBIT A - Tow-Away Zones

SCENIC TERRACE SOUTH PHASE 2
ON 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA
BOUNDARY AND KEY SHEET

Pink are CDD Owned Roads

PLAT BOOK
197
SHEET 2 OF

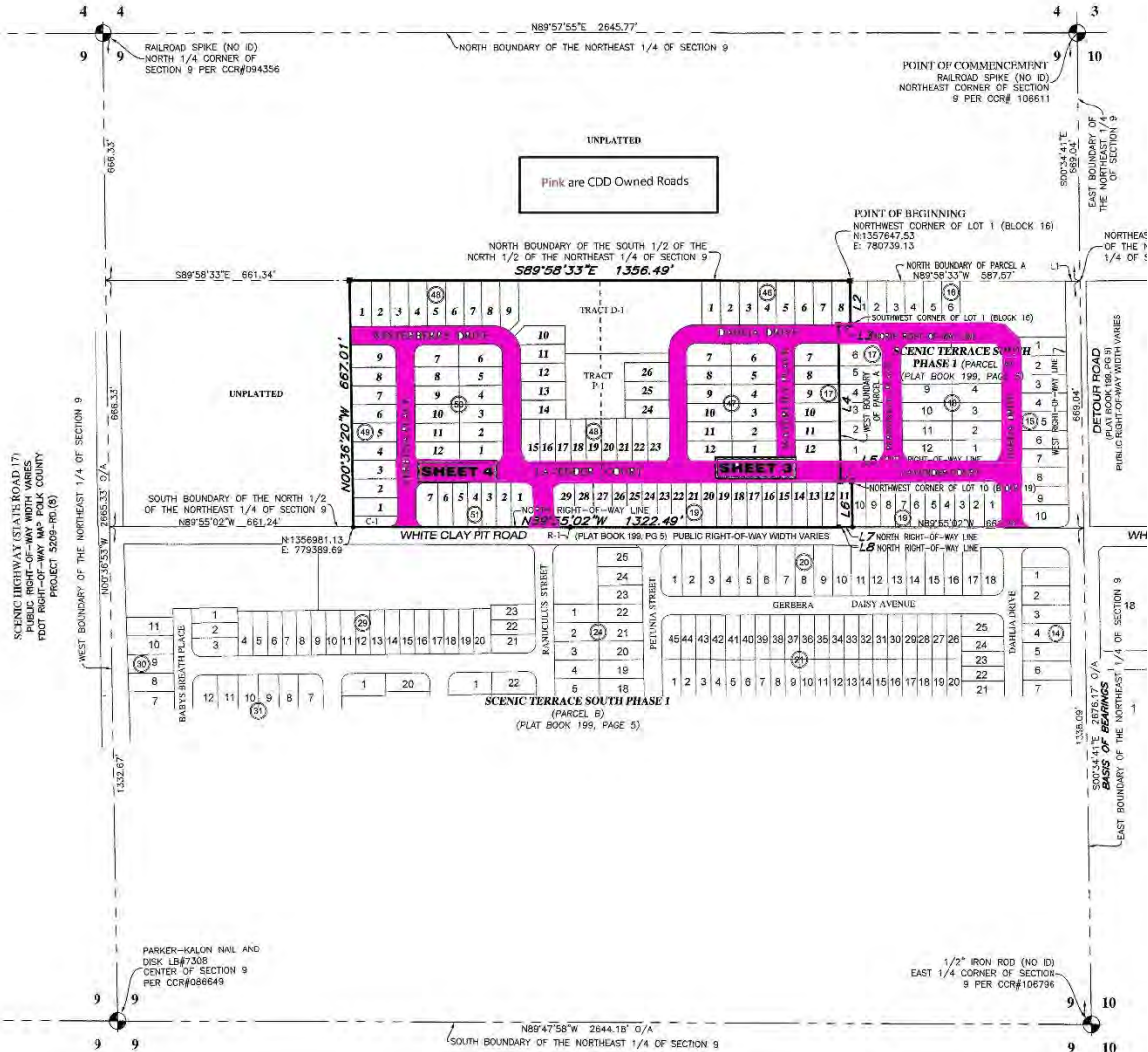


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EXHIBIT A - Tow-Away Zones

SCENIC TERRACE SOUTH PHASE 4

BEING A REPLAT OF TRACTS F-1 AND F-2 OF SCENIC TERRACE SOUTH PHASE 1 PER PLAT BOOK 199, PAGE 5, TOGETHER WITH LAND LYING IN SECTION 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA
BOUNDARY AND KEY SHEET



FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, JANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SECTION V

September 10, 2026

Scenic Terrace South Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Scenic Terrace South Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Scenic Terrace South Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,800. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Scenic Terrace South Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Scenic Terrace South Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Scenic Terrace South Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VI

SECTION B

SECTION 1



Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

August 24, 2026

Ms. Jill Burns, District Manager
Scenic Terrace South Community Development District
c/o Governmental Management Services Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

**Subject: Work Authorization Number 2027-1
Scenic Terrace South Community Development District
District Engineering Services – FY 2027
Lake Hamilton, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization provide to general engineering services for the Scenic Terrace South Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jill Burns
Scenic Terrace South Community Development District
Work Authorization 2027-1
August 24, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q: \\Scenic Terrace South CDD_50143398\\Adm\\Correspondence\\AAS\\Scenic Terrace South CDD FY2027 General Engineering_08-24-2026

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Scenic Terrace South Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

Scenic Terrace South CDD

Field Management Report

Completed Items

- Minor fence repairs have been completed due to recent storms in Phase 1 and Phase 4.
- Previously approved sign replacement with support bracket was completed.
- Previously approved wash repair with rip rap installed was completed at the large dry pond in Phase 1.
- Post summer maintenance items have been completed (parking lot pressure wash, touch up paint, battery replacement, and replacing the mesh in both restroom vents.)
- Fill in plants at the amenity were installed and sod installed by the corner of the new traffic light on Hughes Rd./Highway 27.



Contracted Services

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

Site Items

- Maintenance has been scheduled to restore chipped entrance medians in Phase 2 and paint ends with fluorescent yellow
- MES on Daffodil Dr. is showing evidence of wash out (about 2 ½ feet.) Attached is a proposal to backfill, stage geotextile fabric and install rip rap for board consideration.
- Monitoring construction occurring along Detour Rd., deep tire tracks were found on the common area by the roundabout on Poppy Ave.



Scenic Terrace South - CDD

Field Management Report – Photo Supplement

Repair of (2) Washouts on Dusty Miller Rd. Dry Pond

Photo Description:

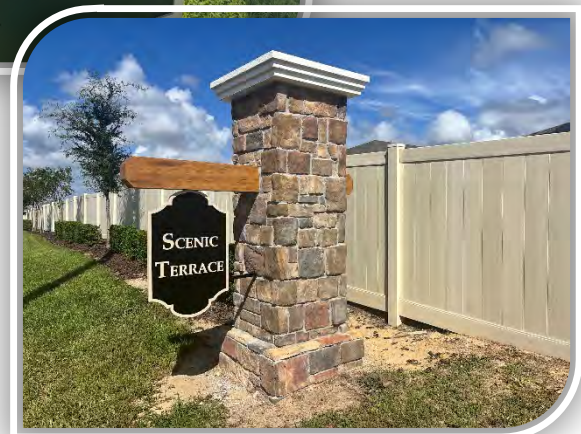
- Both areas were backfilled with geotextile fabric laid and rip rap installed.



Column Sign Replacement and Bracket Installation

Photo Description:

- 🚧 All column signs were replaced with hard plastic signs and reinforced with aluminum brackets.



Monitoring Detour Rd. Construction



Photo Description:

- ✚ Construction is occurring along Detour Rd.
- ✚ Ruts were found on CDD owned common area.

Minor Washout on MES on Daffodil Dr.



Photo Description:

- ✚ Minor washout occurring on MES on Daffodil Dr.

SECTION 1



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: September 18, 2026

SUBMITTED TO:

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

Job Name / Location:

Scenic Terrace
Haines City, FL 33844

PROPOSAL TO ADD RIP-RAP STONE AROUND 2 DRAIN CATCH BASINS ON DETOUR ROAD POND

	Qty	Unit	Unit Cost	TOTAL
Rip - Rap Stone	6	ton	\$800.00	\$4,800.00
Bahia	2	PL	\$400.00	\$800.00
Machine work	1	Ea	\$1,900.00	\$1,900.00
Soil Seperation Fabric	1	Ea	\$425.00	\$425.00
			TOTAL	\$7,925.00

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

Submitted by: Brian Bubendorf
Date Submitted: September 18, 2026

Accepted by: _____
Date Accepted: _____

SECTION D

SECTION 1

Scenic Terrace South

Community Development District

Summary of Checks

July 10, 2026 to July 31, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	7/17/26	568-573	\$ 32,485.07
	7/24/26	574-577	\$ 10,230.68
	7/31/26	578-581	\$ 3,573.20
Total			\$ 46,288.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/17/26	00046	6/30/26	18321	202606 330-57200-48200		*	550.00		
			MNTHLY CLEANING-JUN26						
		6/30/26	18321	202606 330-57200-48200		*	450.00		
			MNTHLY TRASH SERVICE-JUN						
CSS CLEAN STAR SERVICES OF								1,000.00	000568
7/17/26	00003	7/01/26	194	202607 320-53800-34000		*	1,287.50		
			FIELD MANAGEMENT-JUL26						
		7/01/26	194	202607 330-57200-48300		*	13.39		
			SIFER P FOB PRE-PROG						
		7/01/26	195	202607 310-51300-34000		*	3,647.92		
			MANAGMENT FEES-JUL26						
		7/01/26	195	202607 310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-JUL26						
		7/01/26	195	202607 310-51300-35100		*	166.92		
			INFORMATION TECH-JUL26						
		7/01/26	195	202607 310-51300-31300		*	540.75		
			DISSEMINATION SVCS-JUL26						
		7/01/26	195	202607 330-57200-48300		*	1,072.92		
			AMENITY ACCESS MGMT-JUL26						
		7/01/26	195	202607 310-51300-51000		*	3.34		
			OFFICE SUPPLIES						
		7/01/26	195	202607 310-51300-42000		*	74.41		
			POSTAGE						
GOVERNMENTAL MANAGEMENT SERVICES-CF								6,915.32	000569
7/17/26	00043	7/17/26	07172026	202607 300-15500-10000		*	3,131.59		
			PLAYGROUND LEASE-AUG26						
HEIDI BONNETT DBA HNB PROPERTY LLC								3,131.59	000570
7/17/26	00056	7/06/26	102892	202607 330-57200-34500		*	578.96		
			SECURITY SER-6/29-7/05						
		7/14/26	103000	202607 330-57200-34500		*	463.20		
			SECURITY SER-7/06-07/12						
NATION SECURITY SERVICES LLC								1,042.16	000571
7/17/26	00040	7/01/26	25071	202607 320-53800-46200		*	201.00		
			MONTHLY MAINTENANCE FUEL						
PRINCE & SONS, INC.								201.00	000572
7/17/26	00040	6/01/26	24371	202606 320-53800-46200		*	6,912.50		
			LANDSCAPE MAINT-JUN26						
		6/01/26	24371	202606 320-53800-46200		*	3,185.00		
			AMENITY LANDSCAPE-JUN26						
		7/01/26	24876	202607 320-53800-46200		*	6,912.50		
			LANDSCAPE MAINT-JUL26						

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	24876	202607 320-53800-46200		*	3,185.00		
			AMENITY LANDSCAPE-JUL26		PRINCE & SONS, INC.			20,195.00	000573
7/24/26	00002	7/16/26	15453	202606 310-51300-31500		*	1,940.44		
			ATTORNEY SVCS-JUN26		KILINSKI VAN WYK PLLC			1,940.44	000574
7/24/26	00048	7/06/26	71675467	202607 330-57200-48100		*	100.00		
			PEST CONTROL-JUL26		MASSEY SERVICES INC.			100.00	000575
7/24/26	00038	7/22/26	07222026	202607 300-20700-10000		*	7,058.61		
			TRANSFER TAX RECEIPTS-S22		SCENIC TERRACE SOUTH CDD			7,058.61	000576
7/24/26	00042	7/22/26	07222026	202607 300-20700-10000		*	1,131.63		
			TRANSFER TAX RECEIPTS-S23		SCENIC TERRACE SOUTH CDD			1,131.63	000577
7/31/26	00050	7/16/26	1185	202607 330-57200-34500		*	100.00		
			VIDEO VERIFICATION		CURRENT DEMANDS ELECTRICAL &			100.00	000578
7/31/26	00013	7/14/26	22496048	202606 310-51300-31100		*	425.00		
			ENGINEER SERVICES-JUN26		DEWBERRY ENGINEERS INC.			425.00	000579
7/31/26	00056	7/27/26	103249	202607 330-57200-34500		*	463.20		
			SECURITY SER-7/20-07/26		NATION SECURITY SERVICES LLC			463.20	000580
7/31/26	00045	6/12/26	32330	202606 330-57200-49000		*	2,585.00		
			REPLACE DE FILTERS		MCDONNELL CORPORATION DBA			2,585.00	000581
TOTAL FOR BANK A							46,288.95		
TOTAL FOR REGISTER							46,288.95		

STS SCENIC TERRACE IARAUJO

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 465,029	\$ 233,986	\$ -	\$ 699,014
State Board of Administration	\$ 306,234	\$ -	\$ -	\$ 306,234
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ -	\$ 538,214	\$ 538,214
Revenue	\$ -	\$ -	\$ 775,271	\$ 775,271
Prepayment	\$ -	\$ -	\$ 668	\$ 668
<u>Series 2023</u>				
Reserve	\$ -	\$ -	\$ 86,475	\$ 86,475
Revenue	\$ -	\$ -	\$ 132,435	\$ 132,435
Total Assets	\$ 771,262	\$ 233,986	\$ 1,533,063	\$ 2,646,728
Liabilities:				
Accounts Payable	\$ 13,675	\$ -	\$ -	\$ 13,675
Deferred Revenue	\$ -	\$ -	\$ 72,500	\$ 72,500
Total Liabilities	\$ 13,675	\$ -	\$ 72,500	\$ 86,175
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ -	\$ 1,460,563	\$ 1,460,563
Capital Projects	\$ -	\$ -	\$ -	\$ 108,417
Assigned for:				
Capital Reserves	\$ -	\$ 233,986	\$ -	\$ 233,986
Unassigned	\$ 757,587	\$ -	\$ -	\$ 757,587
Total Fund Balances	\$ 757,587	\$ 233,986	\$ 1,460,563	\$ 2,560,553
Total Liabilities & Fund Balance	\$ 771,262	\$ 233,986	\$ 1,533,063	\$ 2,646,728

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 691,023	\$ 691,023	\$ 695,243	\$ 4,220
Contribution from Scenic Terrace North	\$ 38,563	\$ 38,563	\$ 40,508	\$ 1,945
Interest	\$ -	\$ -	\$ 18,847	\$ 18,847
Total Revenues	\$ 729,586	\$ 729,586	\$ 754,719	\$ 25,133
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 4,400	\$ 5,600
FICA Expense	\$ 918	\$ 765	\$ 337	\$ 428
Engineering	\$ 15,000	\$ 12,500	\$ 3,773	\$ 8,728
Attorney	\$ 25,000	\$ 20,833	\$ 11,956	\$ 8,877
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 6,489	\$ 5,408	\$ 5,408	\$ -
Disclosure Software	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,869	\$ 8,869	\$ 8,701	\$ 168
Management Fees	\$ 43,775	\$ 36,479	\$ 36,479	\$ (0)
Information Technology	\$ 2,003	\$ 1,670	\$ 1,669	\$ 0
Website Maintenance	\$ 1,298	\$ 1,082	\$ 1,082	\$ (0)
Postage & Delivery	\$ 2,700	\$ 2,250	\$ 917	\$ 1,333
Insurance	\$ 7,610	\$ 7,610	\$ 5,898	\$ 1,712
Copies	\$ 1,000	\$ 833	\$ 6	\$ 827
Legal Advertising	\$ 2,500	\$ 2,083	\$ 3,090	\$ (1,006)
Contingency	\$ 2,500	\$ 2,083	\$ 394	\$ 1,689
Office Supplies	\$ 250	\$ 208	\$ 26	\$ 182
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 144,994	\$ 125,756	\$ 97,218	\$ 28,538

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,207	\$ 5,207	\$ 5,978	\$ (771)
Field Management	\$ 15,450	\$ 12,875	\$ 12,875	\$ -
Landscape Maintenance	\$ 144,253	\$ 120,211	\$ 101,479	\$ 18,732
Landscape Replacement	\$ 17,500	\$ 17,500	\$ 36,300	\$ (18,800)
Streetlights	\$ 49,500	\$ 41,250	\$ 28,142	\$ 13,108
Electric	\$ 17,696	\$ 14,747	\$ 1,531	\$ 13,216
Water & Sewer	\$ 46,904	\$ 39,086	\$ 2,875	\$ 36,211
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 12,991	\$ (2,991)
General Repairs & Maintenance	\$ 12,500	\$ 10,417	\$ 8,278	\$ 2,139
Holiday Lighting	\$ 10,000	\$ 10,000	\$ 9,920	\$ 80
Contingency	\$ 12,500	\$ 10,417	\$ 9,627	\$ 790
Subtotal Field Expenditures	\$ 341,510	\$ 291,709	\$ 229,996	\$ 61,713
Amenity Expenditures				
Amenity Insurance	\$ 5,630	\$ 5,630	\$ 6,540	\$ (910)
Amenity - Electric	\$ 18,203	\$ 15,169	\$ 13,010	\$ 2,159
Amenity - Water	\$ 14,607	\$ 12,172	\$ 10,014	\$ 2,159
Playground Lease	\$ 37,584	\$ 31,320	\$ 31,316	\$ 4
Internet	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Pest Control	\$ 1,300	\$ 1,083	\$ 1,000	\$ 83
Janitorial Service	\$ 11,400	\$ 9,500	\$ 9,460	\$ 40
Security Services	\$ 15,000	\$ 12,500	\$ 13,162	\$ (662)
Pool Maintenance	\$ 30,900	\$ 25,750	\$ 25,175	\$ 575
Amenity Repairs & Maintenance	\$ 7,500	\$ 6,250	\$ 1,798	\$ 4,452
Amenity Management	\$ 12,875	\$ 10,729	\$ 10,743	\$ (13)
Contingency	\$ 7,500	\$ 7,500	\$ 11,280	\$ (3,780)
Subtotal Amenity Expenditures	\$ 163,999	\$ 138,854	\$ 133,498	\$ 5,356
Total Operations & Maintenance	\$ 505,508	\$ 430,563	\$ 363,493	\$ 67,070
Total Expenditures	\$ 650,503	\$ 556,319	\$ 460,711	\$ 95,608
Excess (Deficiency) of Revenues over Expenditures	\$ 79,083		\$ 294,007	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserves	\$ 79,083	\$ 79,083	\$ 79,083	\$ -
Total Other Financing Sources/(Uses)	\$ 79,083	\$ 79,083	\$ 79,083	\$ -
Net Change in Fund Balance	\$ -		\$ 214,924	
Fund Balance - Beginning	\$ -		\$ 542,663	
Fund Balance - Ending	\$ -		\$ 757,587	

Scenic Terrace South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 4,238	\$ 4,238
Total Revenues	\$ -	\$ -	\$ 4,238	\$ 4,238
<u>Expenditures:</u>				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 4,238	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 79,083	\$ 79,083	\$ 79,083	\$ -
Total Other Financing Sources/(Uses)	\$ 79,083	\$ 79,083	\$ 79,083	\$ -
Net Change in Fund Balance	\$ 78,083		\$ 83,321	
Fund Balance - Beginning	\$ 150,000		\$ 150,665	
Fund Balance - Ending	\$ 228,083		\$ 233,986	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,078,703	\$ 1,078,703	\$ 1,085,322	\$ 6,619
Interest	\$ 20,000	\$ 20,000	\$ 37,365	\$ 17,365
Total Revenues	\$ 1,098,703	\$ 1,098,703	\$ 1,122,687	\$ 23,984
Expenditures:				
Series 2022				
Interest - 11/1	\$ 381,366	\$ 381,366	\$ 381,366	\$ -
Principal - 5/1	\$ 315,000	\$ 315,000	\$ 315,000	\$ -
Interest - 5/1	\$ 381,366	\$ 381,366	\$ 381,366	\$ -
Total Expenditures	\$ 1,077,731	\$ 1,077,731	\$ 1,077,731	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,972		\$ 44,956	
Fund Balance - Beginning	\$ 656,455		\$ 1,196,698	
Fund Balance - Ending	\$ 677,427		\$ 1,241,653	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 172,953	\$ 172,953	\$ 173,998	\$ 1,046
Interest	\$ 2,000	\$ 2,000	\$ 5,687	\$ 3,687
Total Revenues	\$ 174,953	\$ 174,953	\$ 179,685	\$ 4,733
Expenditures:				
Series 2023				
Interest - 11/1	\$ 71,475	\$ 71,475	\$ 71,475	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 70,613	\$ 70,613	\$ 70,613	\$ -
Total Expenditures	\$ 172,088	\$ 172,088	\$ 172,088	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,865		\$ 7,598	
Fund Balance - Beginning	\$ 124,236		\$ 211,312	
Fund Balance - Ending	\$ 127,101		\$ 218,910	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 568,142	\$ 568,142
Interest	\$ -	\$ -	\$ 25	\$ 25
Total Revenues	\$ -	\$ -	\$ 568,167	\$ 568,167
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 471,004	\$ (471,004)
Total Expenditures	\$ -	\$ -	\$ 471,004	\$ (471,004)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 97,163	
Fund Balance - Beginning	\$ -		\$ 11,253	
Fund Balance - Ending	\$ -		\$ 108,417	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 0	
Fund Balance - Ending	\$ -		\$ 0	

Scenic Terrace South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ 18,978	\$ 615,583	\$ 3,460	\$ 6,698	\$ 7,496	\$ 34,161	\$ 4,305	\$ 4,521	\$ 41	\$ -	\$ -	\$ 695,243
Contribution from Scenic Terrace North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,508
Interest	\$ 1,290	\$ 1,014	\$ 1,014	\$ 2,911	\$ 2,028	\$ 2,172	\$ 2,179	\$ 2,252	\$ 2,014	\$ 1,973	\$ -	\$ -	\$ 18,847
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ 120
Total Revenues	\$ 1,290	\$ 19,991	\$ 616,597	\$ 6,371	\$ 8,726	\$ 50,177	\$ 36,341	\$ 6,556	\$ 6,655	\$ 2,014	\$ -	\$ -	\$ 754,719
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 1,200	\$ 600	\$ -	\$ 800	\$ 600	\$ -	\$ -	\$ 4,400
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ 92	\$ 46	\$ -	\$ 61	\$ 46	\$ -	\$ -	\$ 337
Engineer Fees	\$ 725	\$ -	\$ 690	\$ -	\$ 460	\$ 760	\$ 125	\$ -	\$ 425	\$ 588	\$ -	\$ -	\$ 3,773
Attorney Fees	\$ 1,282	\$ 628	\$ 1,217	\$ 147	\$ 1,164	\$ 2,516	\$ 942	\$ 379	\$ 1,940	\$ 1,742	\$ -	\$ -	\$ 11,956
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ 3,600
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ 5,408
Disclosure Software	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ 8,701
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ 36,479
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ 1,669
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ 1,082
Postage & Delivery	\$ 177	\$ 48	\$ 30	\$ 374	\$ 27	\$ 83	\$ 10	\$ 55	\$ 38	\$ 74	\$ -	\$ -	\$ 917
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ -	\$ 2,031	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709	\$ -	\$ -	\$ 3,090
Contingency	\$ -	\$ -	\$ -	\$ 70	\$ 53	\$ 52	\$ 53	\$ 61	\$ 52	\$ 54	\$ -	\$ -	\$ 394
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 1	\$ 3	\$ 3	\$ 4	\$ 2	\$ 3	\$ -	\$ -	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,775	\$ 11,430	\$ 7,500	\$ 5,408	\$ 6,168	\$ 9,169	\$ 6,698	\$ 9,408	\$ 11,382	\$ 8,279	\$ -	\$ -	\$ 97,218

Scenic Terrace South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 5,207	\$ -	\$ -	\$ -	\$ -	\$ 771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,978
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	12,875
Landscape Maintenance	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,400	\$ 10,299	\$ -	\$ -	101,479
Landscape Replacement	\$ -	\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ 19,800	\$ -	\$ -	\$ -	\$ -	\$ -	36,300
Streetlights	\$ 2,840	\$ 2,840	\$ 2,848	\$ 2,817	\$ 2,804	\$ 2,804	\$ 2,804	\$ 2,797	\$ 2,795	\$ 2,795	\$ -	\$ -	28,142
Electric	\$ 184	\$ 117	\$ 117	\$ 183	\$ 143	\$ 161	\$ 159	\$ 149	\$ 149	\$ 170	\$ -	\$ -	1,531
Water & Sewer	\$ 371	\$ 596	\$ 644	\$ 670	\$ 32	\$ 28	\$ 28	\$ 28	\$ 28	\$ 450	\$ -	\$ -	2,875
Irrigation Repairs	\$ -	\$ 2,548	\$ -	\$ -	\$ -	\$ 477	\$ -	\$ -	\$ 9,722	\$ 244	\$ -	\$ -	12,991
General Repairs & Maintenance	\$ 165	\$ 605	\$ -	\$ 1,155	\$ 2,861	\$ 495	\$ 770	\$ 1,897	\$ 330	\$ -	\$ -	\$ -	8,278
Holiday Décor	\$ 4,960	\$ -	\$ -	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,920
Contingency	\$ 2,860	\$ 1,125	\$ 1,695	\$ -	\$ -	\$ 2,887	\$ 1,009	\$ -	\$ 50	\$ -	\$ -	\$ -	9,627
Subtotal Field Expenditures	\$ 27,971	\$ 19,216	\$ 16,689	\$ 37,670	\$ 17,224	\$ 19,008	\$ 35,955	\$ 16,256	\$ 24,761	\$ 15,245	\$ -	\$ -	229,996
Amenity Expenditures													
Amenity Insurance	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,540
Amenity - Electric	\$ 1,630	\$ 1,626	\$ 1,549	\$ 1,742	\$ 1,317	\$ 1,435	\$ 1,227	\$ 1,282	\$ 1,202	\$ -	\$ -	\$ -	13,010
Amenity - Water	\$ 1,081	\$ 1,122	\$ 888	\$ 1,416	\$ 463	\$ 1,178	\$ 694	\$ 1,226	\$ 815	\$ 1,129	\$ -	\$ -	10,014
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,131	\$ -	\$ -	31,316
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	1,000
Janitorial Service	\$ 910	\$ 940	\$ 900	\$ 930	\$ 900	\$ 910	\$ 920	\$ 1,020	\$ 1,000	\$ 1,030	\$ -	\$ -	9,460
Security Services	\$ 224	\$ -	\$ -	\$ -	\$ 2,461	\$ 2,508	\$ 2,495	\$ 778	\$ 2,164	\$ 2,532	\$ -	\$ -	13,162
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,675	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	25,175
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ 448	\$ 440	\$ 220	\$ -	\$ -	\$ -	1,798
Amenity Access Management	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,086	\$ -	\$ -	10,743
Contingency	\$ 280	\$ 368	\$ 60	\$ -	\$ 902	\$ -	\$ 6,804	\$ -	\$ 2,865	\$ -	\$ -	\$ -	11,280
Subtotal Amenity Expenditures	\$ 17,470	\$ 10,860	\$ 10,202	\$ 10,893	\$ 13,539	\$ 12,836	\$ 19,568	\$ 11,550	\$ 15,071	\$ 11,509	\$ -	\$ -	133,497
Total Operations & Maintenance	\$ 45,441	\$ 30,077	\$ 26,891	\$ 48,563	\$ 30,763	\$ 31,844	\$ 55,523	\$ 27,807	\$ 39,832	\$ 26,753	\$ -	\$ -	363,493
Total Expenditures	\$ 67,216	\$ 41,506	\$ 34,391	\$ 53,971	\$ 36,932	\$ 41,013	\$ 62,221	\$ 37,214	\$ 51,214	\$ 35,033	\$ -	\$ -	460,711
Excess (Deficiency) of Revenues over Expenditures	\$ (65,926)	\$ (21,515)	\$ 582,207	\$ (47,600)	\$ (28,205)	\$ 9,164	\$ (25,881)	\$ (30,658)	\$ (44,559)	\$ (33,019)	\$ -	\$ -	294,008
Other Financing Sources/Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,083	\$ -	\$ -	79,083
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,083	\$ -	\$ -	79,083
Net Change in Fund Balance	\$ (65,926)	\$ (21,515)	\$ 582,207	\$ (47,600)	\$ (28,205)	\$ 9,164	\$ (25,881)	\$ (30,658)	\$ (44,559)	\$ 46,064	\$ -	\$ -	214,925

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)	\$ -	\$ -	\$ 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
05/13/26	04/01-04/30/26	\$ 7,889.25	\$ -	\$ (157.79)	\$ -	\$ -	\$ 7,731.46	\$ 2,750.00	\$ 4,293.18	\$ 688.28	\$ 7,731.46
05/13/26	04/01-04/30/26	\$ 4,459.99	\$ -	\$ (89.20)	\$ -	\$ -	\$ 4,370.79	\$ 1,554.64	\$ 2,427.05	\$ 389.10	\$ 4,370.79
06/15/26	05/01-05/31/26	\$ 5,146.67	\$ -	\$ (102.93)	\$ -	\$ -	\$ 5,043.74	\$ 1,794.00	\$ 2,800.73	\$ 449.01	\$ 5,043.74
06/15/26	05/01-05/31/26	\$ 2,723.60	\$ -	\$ (54.47)	\$ -	\$ -	\$ 2,669.13	\$ 949.38	\$ 1,482.14	\$ 237.61	\$ 2,669.13
06/24/26	06/01-06/01/26	\$ 3,258.60	\$ -	\$ (65.17)	\$ -	\$ -	\$ 3,193.43	\$ 1,135.87	\$ 1,773.27	\$ 284.29	\$ 3,193.43
06/24/26	06/01-06/01/26	\$ 1,842.17	\$ -	\$ (36.84)	\$ -	\$ -	\$ 1,805.33	\$ 642.14	\$ 1,002.47	\$ 160.72	\$ 1,805.33
07/31/26	04/01-06/30/26	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 14.59	\$ 14.59	\$ 14.59	\$ 0.00	\$ 0.00	\$ 14.59
07/31/26	04/01-06/30/26	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 26.40	\$ 26.40	\$ 26.40	\$ 0.00	\$ 0.00	\$ 26.40
TOTAL		\$ 2,089,407.79	\$ (77,157.38)	\$ (40,245.01)	\$ 3,406.86	\$ (20,849.09)	\$ 1,954,563.17	\$ 695,242.99	\$ 1,085,322.02	\$ 173,998.16	\$ 1,954,563.17

100.61% Net Percent Collected 0 Balance Remaining to Collect

Scenic Terrace South

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Revenue Bonds

Interest Rate:	3.750%, 4.125%, 4.500%, 4.625z%
Maturity Date:	5/1/2053
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$538,214
Reserve Fund Balance	\$538,214
Bonds Outstanding - 04/06/22	\$22,350,000
Less: Special Call - 08/1/23	(\$1,265,000)
Less: Special Call - 11/1/23	(\$2,785,000)
Less: Special Call - 2/1/24	(\$20,000)
Less: Principal Payment - 05/01/24	(\$305,000)
Less: Special Call - 08/1/24	(\$710,000)
Less: Special Call - 11/1/24	(\$5,000)
Less: Principal Payment - 05/01/25	(\$305,000)
Less: Principal Payment - 05/01/26	(\$315,000)
Current Bonds Outstanding	\$16,640,000

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