

*Scenic Terrace South
Community Development District*

Meeting Agenda

October 22, 2026

AGENDA

Scenic Terrace South Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 15, 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, October 22, 2026 at 10:00 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 September 24, 2026 Board of Supervisors Meeting
4. Consideration of Agreement with PayGov.US for Electronic Payment Processing
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Fiscal Year 2026 Goals & Objectives Report
 - C. Field Manager's Report
 - i. Discussion Regarding Holiday Lighting Services Renewal
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

MINUTES

**MINUTES OF MEETING
SCENIC TERRACE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Scenic Terrace South Community Development District was held on **Thursday, September 24, 2026**, at 9:30 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden
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*
Joey Duncan *by Zoom*
Joel Blanco
Freddy Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:33 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.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 23,
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 23, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the July 23, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**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)**

Ms. Burns stated there has been calls about a lot of semitrucks parked in a section of the community. This community has the no on street parking allowed that was required by Lake Hamilton. She noted they can look at a larger policy if the Board would like. It would give the CDD the ability to remove oversized vehicles that are parked overnight. This would just be the hearing. The proposed policy and map start on page 12 of the agenda package. The suggested date for the hearing was December 2, 2026.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-14 Setting a Public Hearing on the Adoption of Parking & Towing Policies for the District on December 2, 2026, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Engagement Letter for
Fiscal Year 2026 Audit Services**

Ms. Burns stated this is the renewal with a NTE \$3,800 and part of the multiyear contract that was previously awarded.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Engagement Letter for Fiscal Year 2026 Audit Services, was approved in substantial form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing specific to report but offered to take any questions from the Board.

B. Engineer

i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry

Mr. Malave presented the work order for the next fiscal year which provides the same work they are currently doing for the District. Their updated hourly rates are also included.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry, was approved.

C. Field Manager's Report

Mr. Blanco reviewed the field management report on page 35 of the agenda package.

i. Consideration of Proposal to Add Rip-Rap Stone along Detour Road

Mr. Blanco reviewed a proposal to backfill and add riprap along Detour Rd. in Phase 2 due to evidence of washout for \$7,925. This is for two miter end sections.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal to Add Riprap Stone along Detour Road, 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. Spencer, 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.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the _____ Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o _____.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than **\$[1,000,000] per occurrence and \$[2,000,000]** in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION V

SECTION B

SECTION 1



MEMORANDUM

DATE: SEPTEMBER 22, 2026

TO: SCENIC TERRACE SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: SCENIC TERRACE SOUTH CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Scenic Terrace South CDD, conducted on September 22, 2026.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned and maintained by the CDD were found to be in generally good condition, including the streets and common areas. Routine maintenance of the stormwater management system, including maintenance of stormwater structures and areas exhibiting erosion, is recommended. Landscape maintenance throughout the common areas was observed to be in good condition. Operations must continue to work with the onsite contractors to protect the stormwater curb intakes from hazardous materials and siltation during housing construction. The attached photo log provides recommendations for appropriate actions to be taken to remedy the condition of the structure or area.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION C

Scenic Terrace South CDD

Field Management Report

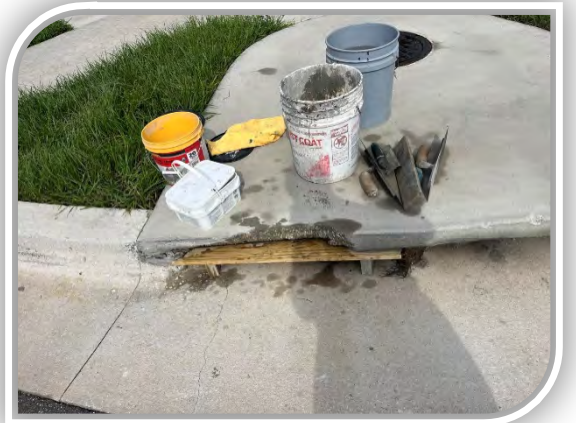
Completed Items

- Minor fence repairs have been completed due to recent storms in Phase 1.
- Previously approved washout repair with rip rap installation was completed at the dry pond of the corner of Detour Rd. in Phase 2. Pictures to be provided at the next meeting.
- Items identified in the engineer's report (repairing damaged inlet at the corner of Dahlia Dr./Germanium Ave. and removing vegetation at (3) inlets on the same street) were completed.



Contracted Services

- GMS staff performed thorough reviews of contracted services with vendors performing at satisfactory levels.
- Landscaping schedule has changed from weekly to the seasonal bi-weekly starting in October and ending in March.



Site Items

- Maintenance has been scheduled to restore chipped entrance medians in Phase 2 and paint ends with fluorescent yellow
- Continuing to monitor county construction occurring along Detour Rd. No new damages to report.



SECTION 1

AGREEMENT FOR HOLIDAY LIGHTING

THIS AGREEMENT (“Agreement”) is made and entered into this 10th day of October 2025, by and between:

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

SPARKING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW, a Florida limited liability company, with a mailing address of 6333 Southwest 46th Drive, Gainesville, Florida 32608 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure improvements within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation and maintenance of seasonal lighting and decorations (“**Lighting**”); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES; TERM.

- A.** Contractor will provide the Services, which include but are not limited to the provision of materials and labor, and installation services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- B.** Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to

the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours.
- D. This Agreement shall be effective upon execution of this Agreement and shall continue through September 30, 2026 ("**Initial Term**"). Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless, unless terminated earlier in accordance with the terms herein.

SECTION 3. COMPENSATION.

- A. The District agrees to pay Contractor **Nine Thousand Nine Hundred Twenty Dollars and Zero Cents (\$9,920.00)**, as set forth in **Exhibit A**.
- B. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.
- C. Contractor agrees that the District shall not be liable for payment for any additional services or amounts unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such additional services.
- D. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

1. Workers' Compensation Insurance, or Contractor's certificate of exemption, in accordance with the laws of the State of Florida.
 2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.
 3. Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease.
 4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds on the above listed policies, except Workers' Compensation and Employer's Liability. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature,

arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

SECTION 7. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 8. AGREEMENT CONTROLS. To the extent that any of the provisions in the attached **Exhibit A** and this Agreement conflict, the terms of this Agreement control.

SECTION 9. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of the final acceptance by the District of the Services. Contractor shall commence to repair and/or replace any lighting covered by this warranty within twenty-four (24) hours of being informed of any lighting outage and/or necessary repairs or replacement of the Lighting.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. TERMINATION. Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor, as its sole recourse for termination.

SECTION 12. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially

prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 14. NOTICES. All notices, requests, consents, and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Scenic Terrace South Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Scenic Terrace South CDD, District Counsel

B. If to Contractor: Sparking Pools and Lights, LLC d/b/a Festive Glow
6333 Southwest 36th Drive
Gainesville, Florida 32608
Attn: Jeb Bennett

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida.

SECTION 17. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records

required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 21. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 22. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 23. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 24. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

[Signature page follows]

[Signature page to Agreement by and between Scenic Terrace South Community Development District and Sparking Pools and Lights, LLC d/b/a Festive Glow for Holiday Lighting]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

**SCENIC TERRACE SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Rennie Heath

0215FA2B0FB744A

Chairperson, Board of Supervisors

**SPARKING POOLS AND LIGHTS, LLC D/B/A FESTIVE
GLOW, a Florida limited liability company**

Jeb Bennett

By: _____

Jeb Bennett

Its: _____

OWNER

EXHIBIT A: Contractor's Proposal

EXHIBIT A
Contractor's Proposal

MAIN ENTRY SIGN

THE TOP OF THE ENTRANCE SIGN WILL BE LINED WITH GARLAND THAT IS LIT WITH BATTERY POWERED WARM WHITE LED MINI LIGHTS = \$930.00

TWO BATTERY POWERED TEARDROP SPRAYS LIT WITH WARM WHITE LED MINI LIGHTS WILL BE HUNG ON EACH COLUMN ON THE MAIN ENTRY SIGN
\$400 X 2 = \$800.00



MAIN ENTRY TOTAL = \$1,730.00

AMENITY CENTER

ROOFLINE - THE ROOFLINE OF THE AMENITY CENTER WILL BE LINED WITH WARM WHITE LED C9 BULBS. TWO RED/GOLD UV RESISTANT CANVAS BOWS WILL BE HUNG UNDER THE LIGHTS ON EITHER SIDE OF THE ENTRANCE - \$2,350.00

PALM TREES - THE SIX PALM TREES LOCATED IN FRONT OF THE AMENITY CENTER (3 LEFT, 3 RIGHT) WILL BE TRUNK WRAPPED WITH WARM WHITE LED MINI LIGHTS - \$1,440.00



AMENITY CENTER TOTAL = \$3,790.00

COLUMN MONUMENTS

- HUGHES ROAD & SUNFLOWER DRIVE (1 MONUMENT)
 - DOUBLE SIDED - 48" BATTERY POWERED SPRAY X 2 (ONE PER SIDE) = \$400 X 2 = \$800.00
- HUGHES ROAD & DUSTY MILLER PLACE (1 MONUMENT)
 - SINGLE SIDED - 48" BATTERY POWERED SPRAY = \$400.00
- HUGHES ROAD & PEONY PLACE (2 MONUMENTS)
 - DOUBLE SIDED - 48" BATTERY POWERED SPRAY X 4 (ONE PER SIDE) = \$400 X 4 = \$1,600.00
- HUGHES ROAD & CLOVER STREET (1 MONUMENT)
 - DOUBLE SIDED - 48" BATTERY POWERED SPRAY X 2 (ONE PER SIDE) = \$400 X 2 = \$800.00
- DETOUR ROAD & WHITE CLAY PIT ROAD (1 MONUMENT)
 - DOUBLE SIDED - 48" BATTERY POWERED SPRAY X 2 (ONE PER SIDE) = \$400 X 2 = \$800.00



COLUMNS TOTAL = \$4,400.00

SCENIC TERRACE SOUTH PROPOSAL TOTAL

\$9,920.00

***ALL BATTERY POWERED MATERIALS WILL HAVE A 6 HOUR TIMER WITH TIMES SET FOR 6 PM UNTIL MIDNIGHT (UNLESS OTHERWISE STATED)**

Festive Glow

Deposit Invoice – Invoice # 4182

Checks payable to: Festive Glow

6333 SW 46th Drive Gainesville, FL. 32608

Phone: (561) 329-3356

Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Scenic Terrace South CDD – Attn: Joel Blanco Date: 10 / 10 / 2025
Address: 219 E Livingston Street City: Orlando Zip: 32801
Phone W: (407) 841-5524 E-mail: jblanco@gmscfl.com

Scenic Terrace South CDD – Holiday Lighting- 50% Deposit Invoice – Invoice #4182

Main Entry Sign - \$1,730.00

- The top of the entrance sign will be lined with garland that is lit with battery powered warm white led mini lights = \$930.00
- Two battery powered teardrop sprays lit with warm white led mini lights will be hung on each column on the main entry sign \$400 x 2 = \$800.00

Column Monuments - \$4,400.00

- Hughes road & Sunflower Drive (1 monument)
 - Double sided - 48" Battery powered spray x 2 (one per side) = \$400 x 2 = \$800.00
- Hughes Road & Dusty Miller Place (1 monument)
 - single sided - 48" battery powered spray = \$400.00
- Hughes Road & Peony Place (2 monuments)
 - double sided - 48" battery powered spray x 4 (one per side) = \$400 x 4 = \$1,600.00
- Hughes Road & Clover Street (1 monument)
 - Double sided - 48" Battery powered spray x 2 (one per side) = \$400 x 2 = \$800.00
- Detour Road & White Clay Pit Road (1 monument)
 - Double sided - 48" Battery powered spray x 2 (one per side) = \$400 x 2 = \$800.00

Amenity Center – \$3,790.00

- The roofline of the amenity center will be lined with warm white LED C9 bulbs. Two red/gold UV resistant canvas bows will be hung under the lights on either side of the entrance - \$2,350.00
- The six palm trees located in front of the amenity center (3 left, 3 right) will be trunk wrapped with warm white led mini lights - \$1,440.00

2025 Accepted Contract Total - \$9,920.00

50% Deposit - \$4,960.00 Due Immediately

Remaining Balance of \$4,960.00 due at completion of installation



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be **endorsed**. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A **statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s)**.

PRODUCER Verify Insurance Services, LLC DBA Thimble Insurance Services 174 West 4th Street, Suite 204 New York, NY 10014 https://support.thimble.com/	CONTACT NAME: THIMBLE https://support.thimble.com/ PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: support@thimble.com
INSURED Sparkling Pools and Lights LLC DBA Festive Glow 6333 SW 46th Dr, Gainesville, FL, 32608 Festiveglow@outlook.com	INSURER(S) AFFORDING COVERAGE INSURER A: National Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: https://www.thimble.com/check-policy-status/
	NAIC # 22608

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	IBL-F3XDHHRTJC	09/18/2025 12:00 AM EDT	01/17/2026 11:59 PM EST* See note on expiration date below.	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
							\$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

WARNING: THE GL POLICY IS NOT A COMPLETION BOND. IT PROVIDES COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE, AND PERSONAL AND ADVERTISING INJURY. IT DOES NOT GUARANTEE THE COMPLETION OF WORK BY A CONTRACTOR.

*Please note that the insured has purchased a monthly policy that will automatically extend upon

(con't on form Acord 101)

CERTIFICATE HOLDER

CANCELLATION

Scenic Terrace South CDD 5355 Bellflower Drive Haines City, FL 33844	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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**ADDITIONAL REMARKS SCHEDULE**

Page 1 of 1

AGENCY Verify Insurance Services, LLC DBA Thimble Insurance Services		NAMED INSURED Sparkling Pools and Lights LLC DBA Festive Glow 6333 SW 46th Dr, Gainesville, FL, 32608 Festiveglow@outlook.com
POLICY NUMBER IBL-F3XDHHRTJC		
CARRIER National Specialty Insurance Company	NAIC CODE 22608	EFFECTIVE DATE: 09/18/2025 12:00 AM EDT

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: Acord 25 **FORM TITLE:** Certificate of Liability Insurance

Description of Operations (con't)
expiration of the policy if the insured pays the appropriate premium. At that time, you will receive a new Certificate of Liability Insurance, evidencing such extension.

Episodic Coverage (THSN CG 02 03 02 21) for policy number IBL-F3XDHHRTJC until 01/17/2027 11:59 PM EST

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

PROFESSIONAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Designated Person or Organization (including its departments and attached agencies, its directors, officers, officials, employees, representatives and agents):

Any person(s) or organization(s) for whom you have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy.

E-Mail Address:

A. SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the **SCHEDULE** above, but only with respect to liability for "bodily injury", "property damage", "personal and advertising injury" or "wrongful acts" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to LIMITS OF INSURANCE section of the coverage form

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance shown in the Declarations;

whichever is less.

C. If this policy is cancelled or nonrenewed for any reason, we will deliver notice of the cancellation or non-renewal to any Designated Person or Organization shown in the SCHEDULE above at the e-mail address shown above.

D. This endorsement shall not increase the applicable limits of insurance shown in the Declaration

All other terms and conditions remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Any person(s) or organization(s) for whom you have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions**:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

PROFESSIONAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Designated Person or Organization (including its departments and attached agencies, its directors, officers, officials, employees, representatives and agents):

Scenic Terrace South CDD

E-Mail Address:

jblanco@gmscfl.com

A. SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the **SCHEDULE** above, but only with respect to liability for "bodily injury", "property damage", "personal and advertising injury" or "wrongful acts" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- B.** With respect to the insurance afforded to these additional insureds, the following is added to **LIMITS OF INSURANCE** section of the coverage form
- If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:
1. Required by the contract or agreement; or
 2. Available under the applicable limits of insurance shown in the Declarations;
- whichever is less.
- C.** If this policy is cancelled or nonrenewed for any reason, we will deliver notice of the cancellation or non-renewal to any Designated Person or Organization shown in the **SCHEDULE** above at the e-mail address shown above.
- D.** This endorsement shall not increase the applicable limits of insurance shown in the Declaration

All other terms and conditions remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):

Scenic Terrace South CDD
jblanco@gmscfl.com

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**The following is added to Paragraph 8. Transfer Of
Rights Of Recovery Against Others To Us of
Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

SECTION D

SECTION 1

Scenic Terrace South

Community Development District

Summary of Checks

August 01, 2026 to August 31, 2026

Bank	Date	Check No.'s	Amount
General Fund	8/7/26	582-588	\$ 9,209.79
	8/14/26	589-594	\$ 39,169.17
	8/21/26	595-597	\$ 2,965.20
	8/28/26	598-601	\$ 1,250.70
Total			\$ 52,594.86

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/07/26	00046	7/29/26 18579	202607 330-57200-48200		*	550.00	
		MNTHLY CLEANING-JUL26					
		7/29/26 18579	202607 330-57200-48200		*	480.00	
		MNTHLY TRASH SERVICE-JUL					
				CSS CLEAN STAR SERVICES OF			1,030.00 000582
8/07/26	00003	6/30/26 196	202606 320-53800-48000		*	330.00	
		FENCE REPAIRS					
		6/30/26 197	202606 330-57200-48000		*	220.00	
		AMENITY REPAIRS					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			550.00 000583
8/07/26	00043	8/07/26 08072026	202608 300-15500-10000		*	3,131.59	
		PLAYGROUND LEASE-SEP26					
				HEIDI BONNETT DBA HNB PROPERTY LLC			3,131.59 000584
8/07/26	00056	7/20/26 103138	202607 330-57200-34500		*	463.20	
		SECURITY SER-7/13-07/19					
		8/03/26 103375	202607 330-57200-34500		*	463.20	
		SECURITY SER-7/27-08/02					
				NATION SECURITY SERVICES LLC			926.40 000585
8/07/26	00040	6/30/26 24929	202606 320-53800-47300		*	363.00	
		REPLACE FACEPLATE					
				PRINCE & SONS, INC.			363.00 000586
8/07/26	00045	8/01/26 AV33036	202608 330-57200-48500		*	2,500.00	
		POOL MAINTENANCE-AUG26					
				MCDONNELL CORPORATION DBA			2,500.00 000587
8/07/26	00062	7/31/26 00078216	202607 310-51300-48000		*	708.80	
		NOT OF MTG FY27 7/2 & 7/9					
				USA TODAY MEDIA CORP			708.80 000588
8/14/26	00040	6/01/26 24494	202606 320-53800-46200		*	302.93	
		MONTHLY MAINT FUEL CHARGE					
		7/31/26 25443	202607 320-53800-47300		*	244.44	
		REPLACE SPRAYS/NOZZLES					
		8/01/26 25521	202608 320-53800-46200		*	6,912.50	
		LANDSCAPE MAINT-AUG26					
		8/01/26 25521	202608 320-53800-46200		*	3,185.00	
		AMENITY LANDSCAPE-AUG26					
		8/01/26 25652	202608 320-53800-46200		*	302.93	
		MONTHLY MAINT FUEL CHARGE					
				PRINCE & SONS, INC.			10,947.80 000589

STS SCENIC TERRACE IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/14/26	00045	8/07/26 33194	202608 330-57200-48500 5X SUNDAY SERVICES	MCDONNELL CORPORATION DBA	*	875.00	875.00 000590
8/14/26	00050	8/05/26 29381	202608 330-57200-49000 REPLACE CONTROLLER	CURRENT DEMANDS ELECTRICAL &	*	1,445.74	1,445.74 000591
8/14/26	00003	8/01/26 198	202608 320-53800-34000 FIELD MANAGEMENT-AUG26		*	1,287.50	
		8/01/26 199	202608 310-51300-34000 MANAGMENT FEES-AUG26		*	3,647.92	
		8/01/26 199	202608 310-51300-35200 WEBSITE MANAGEMENT-AUG26		*	108.17	
		8/01/26 199	202608 310-51300-35100 INFORMATION TECH-AUG26		*	166.92	
		8/01/26 199	202608 310-51300-31300 DISSEMINATION SVCS-AUG26		*	540.75	
		8/01/26 199	202608 330-57200-48300 AMENITY ACCESS MGMT-AUG26		*	1,072.92	
		8/01/26 199	202608 330-57200-48000 2 LOCKBOX AMENITY FOBS		*	115.54	
		8/01/26 199	202608 310-51300-51000 OFFICE SUPPLIES		*	3.67	
		8/01/26 199	202608 310-51300-42000 POSTAGE		*	126.14	
		8/01/26 199	202608 310-51300-42500 COPIES		*	42.90	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,112.43 000592
8/14/26	00056	8/10/26 103483	202608 330-57200-34500 SECURITY SER-8/03-08/09	NATION SECURITY SERVICES LLC	*	463.20	463.20 000593
8/14/26	00040	8/07/26 25762	202608 320-53800-46201 RIP-RAP STONE/BAHIA SOD	PRINCE & SONS, INC.	*	18,325.00	18,325.00 000594
8/21/26	00063	8/12/26 45560	202608 320-53800-48000 BACKFLOW REPAIRS	AARON'S BACKFLOW SERVICES, INC	*	760.00	760.00 000595
8/21/26	00002	8/14/26 15745	202607 310-51300-31500 ATTORNEY SVCS-JUL26	KILINSKI VAN WYK PLLC	*	1,742.00	1,742.00 000596
				STS SCENIC TERRACE IARAUJO			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/21/26	00056	8/17/26 103593	202608 330-57200-34500	SECURITY SER-8/10-08/16	*	463.20	
				NATION SECURITY SERVICES LLC			463.20 000597
8/28/26	00050	8/14/26 1200	202608 330-57200-34500	VIDEO VERIFICATION-AUG26	*	100.00	
				CURRENT DEMANDS ELECTRICAL &			100.00 000598
8/28/26	00013	8/20/26 22500614	202607 310-51300-31100	ENGINEER SERVICES-JUL26	*	587.50	
				DEWBERRY ENGINEERS INC.			587.50 000599
8/28/26	00048	8/03/26 71977893	202608 330-57200-48100	PEST CONTROL-AUG26	*	100.00	
				MASSEY SERVICES INC.			100.00 000600
8/28/26	00056	8/24/26 103708	202608 330-57200-34500	SECURITY SER-8/17-08/23	*	463.20	
				NATION SECURITY SERVICES LLC			463.20 000601
TOTAL FOR BANK A						52,594.86	
TOTAL FOR REGISTER						52,594.86	

STS SCENIC TERRACE IARAUJO

SECTION 2

Scenic Terrace South
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Scenic Terrace South

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 407,810	\$ 234,625	\$ -	\$ -	\$ 642,435
State Board of Administration	\$ 307,234	\$ -	\$ -	\$ -	\$ 307,234
Investments:					
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 538,214	\$ -	\$ 538,214
Revenue	\$ -	\$ -	\$ 778,902	\$ -	\$ 778,902
Prepayment	\$ -	\$ -	\$ 670	\$ -	\$ 670
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 86,475	\$ -	\$ 86,475
Revenue	\$ -	\$ -	\$ 133,040	\$ -	\$ 133,040
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
Total Assets	\$ 715,044	\$ 234,625	\$ 1,537,301	\$ 335	\$ 2,487,305
Liabilities:					
Accounts Payable	\$ 11,165	\$ -	\$ -	\$ -	\$ 11,165
Deferred Revenue	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
Total Liabilities	\$ 11,165	\$ -	\$ 72,500	\$ -	\$ 83,665
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,464,801	\$ -	\$ 1,464,801
Capital Projects	\$ -	\$ -	\$ -	\$ 335	\$ 335
Assigned for:					
Capital Reserves	\$ -	\$ 234,625	\$ -	\$ -	\$ 234,625
Unassigned	\$ 703,879	\$ -	\$ -	\$ -	\$ 703,879
Total Fund Balances	\$ 703,879	\$ 234,625	\$ 1,464,801	\$ 335	\$ 2,403,641
Total Liabilities & Fund Balance	\$ 715,044	\$ 234,625	\$ 1,537,301	\$ 335	\$ 2,487,305

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	\$ -	\$ -	\$ 20,620	\$ 20,620
Miscellaneous Income	\$ -	\$ -	\$ 180	\$ 180
Total Revenues	\$ 729,586	\$ 729,586	\$ 756,551	\$ 26,965
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,400	\$ 6,600
FICA Expense	\$ 918	\$ 842	\$ 337	\$ 505
Engineering	\$ 15,000	\$ 13,750	\$ 3,900	\$ 9,850
Attorney	\$ 25,000	\$ 22,917	\$ 12,242	\$ 10,675
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 6,489	\$ 5,948	\$ 5,948	\$ -
Disclosure Software	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,869	\$ 8,869	\$ 8,701	\$ 168
Management Fees	\$ 43,775	\$ 40,127	\$ 40,127	\$ (0)
Information Technology	\$ 2,003	\$ 1,836	\$ 1,836	\$ 0
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 2,700	\$ 2,475	\$ 1,043	\$ 1,432
Insurance	\$ 7,610	\$ 7,610	\$ 5,898	\$ 1,712
Copies	\$ 1,000	\$ 917	\$ 49	\$ 868
Legal Advertising	\$ 2,500	\$ 2,500	\$ 3,090	\$ (590)
Contingency	\$ 2,500	\$ 2,292	\$ 456	\$ 1,836
Office Supplies	\$ 250	\$ 229	\$ 30	\$ 199
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 144,994	\$ 135,584	\$ 102,329	\$ 33,255

Scenic Terrace South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,207	\$ 5,207	\$ 5,978	\$ (771)
Field Management	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Landscape Maintenance	\$ 144,253	\$ 132,232	\$ 112,182	\$ 20,050
Landscape Replacement	\$ 17,500	\$ 17,500	\$ 54,625	\$ (37,125)
Streetlights	\$ 49,500	\$ 45,375	\$ 30,937	\$ 14,438
Electric	\$ 17,696	\$ 16,221	\$ 1,681	\$ 14,540
Water & Sewer	\$ 46,904	\$ 42,995	\$ 3,198	\$ 39,797
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 12,991	\$ (2,991)
General Repairs & Maintenance	\$ 12,500	\$ 11,458	\$ 9,038	\$ 2,420
Holiday Lighting	\$ 10,000	\$ 10,000	\$ 9,920	\$ 80
Contingency	\$ 12,500	\$ 11,458	\$ 9,577	\$ 1,882
Subtotal Field Expenditures	\$ 341,510	\$ 316,609	\$ 264,289	\$ 52,320
Amenity Expenditures				
Amenity Insurance	\$ 5,630	\$ 5,630	\$ 6,540	\$ (910)
Amenity - Electric	\$ 18,203	\$ 16,686	\$ 15,460	\$ 1,226
Amenity - Water	\$ 14,607	\$ 13,390	\$ 11,046	\$ 2,344
Playground Lease	\$ 37,584	\$ 34,452	\$ 34,447	\$ 5
Internet	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Pest Control	\$ 1,300	\$ 1,192	\$ 1,100	\$ 92
Janitorial Service	\$ 11,400	\$ 10,450	\$ 10,500	\$ (50)
Security Services	\$ 15,000	\$ 15,000	\$ 15,115	\$ (115)
Pool Maintenance	\$ 30,900	\$ 28,325	\$ 28,600	\$ (275)
Amenity Repairs & Maintenance	\$ 7,500	\$ 6,875	\$ 1,913	\$ 4,962
Amenity Management	\$ 12,875	\$ 11,802	\$ 11,816	\$ (13)
Contingency	\$ 7,500	\$ 7,500	\$ 13,096	\$ (5,596)
Subtotal Amenity Expenditures	\$ 163,999	\$ 152,676	\$ 149,634	\$ 3,043
Total Operations & Maintenance	\$ 505,508	\$ 469,286	\$ 413,923	\$ 55,363
Total Expenditures	\$ 650,503	\$ 604,870	\$ 516,252	\$ 88,618
Excess (Deficiency) of Revenues over Expenditures	\$ 79,083		\$ 240,299	
<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	\$ -		\$ 161,216	
Fund Balance - Beginning	\$ -		\$ 542,663	
Fund Balance - Ending	\$ -		\$ 703,879	

Scenic Terrace South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 4,877	\$ 4,877
Total Revenues	\$ -	\$ -	\$ 4,877	\$ 4,877
<u>Expenditures:</u>				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 4,877	
<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		\$ 83,960	
Fund Balance - Beginning	\$ 150,000		\$ 150,665	
Fund Balance - Ending	\$ 228,083		\$ 234,625	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,078,703	\$ 1,078,703	\$ 1,085,322	\$ 6,619
Interest	\$ 20,000	\$ 20,000	\$ 40,997	\$ 20,997
Total Revenues	\$ 1,098,703	\$ 1,098,703	\$ 1,126,319	\$ 27,616
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		\$ 48,588	
Fund Balance - Beginning	\$ 656,455		\$ 1,196,698	
Fund Balance - Ending	\$ 677,427		\$ 1,245,286	

Scenic Terrace South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 172,953	\$ 172,953	\$ 173,998	\$ 1,046
Interest	\$ 2,000	\$ 2,000	\$ 6,293	\$ 4,293
Total Revenues	\$ 174,953	\$ 174,953	\$ 180,291	\$ 5,338
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		\$ 8,203	
Fund Balance - Beginning	\$ 124,236		\$ 211,312	
Fund Balance - Ending	\$ 127,101		\$ 219,515	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 568,477	\$ 568,477
Interest	\$ -	\$ -	\$ 25	\$ 25
Total Revenues	\$ -	\$ -	\$ 568,502	\$ 568,502
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 579,420	\$ (579,420)
Total Expenditures	\$ -	\$ -	\$ 579,420	\$ (579,420)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (10,918)	
Fund Balance - Beginning	\$ -		\$ 11,253	
Fund Balance - Ending	\$ -		\$ 335	

Scenic Terrace South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	\$ 1,772	\$ -	\$ 20,620
Total Revenues	\$ 1,290	\$ 19,991	\$ 616,597	\$ 6,371	\$ 8,726	\$ 50,177	\$ 36,341	\$ 6,556	\$ 6,655	\$ 2,014	\$ 1,832	\$ -	\$ 756,551
<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	\$ 128	\$ -	\$ 3,900
Attorney Fees	\$ 1,282	\$ 628	\$ 1,217	\$ 147	\$ 1,164	\$ 2,516	\$ 942	\$ 379	\$ 1,940	\$ 1,742	\$ 286	\$ -	\$ 12,242
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	\$ 541	\$ -	\$ 5,948
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	\$ 3,648	\$ -	\$ 40,127
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ 1,836
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 177	\$ 48	\$ 30	\$ 374	\$ 27	\$ 83	\$ 10	\$ 55	\$ 38	\$ 74	\$ 126	\$ -	\$ 1,043
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ 43	\$ -	\$ 49
Legal Advertising	\$ -	\$ 2,031	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709	\$ -	\$ -	\$ 3,090
Contingency	\$ -	\$ -	\$ -	\$ 70	\$ 53	\$ 52	\$ 53	\$ 61	\$ 52	\$ 54	\$ 61	\$ -	\$ 456
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 1	\$ 3	\$ 3	\$ 4	\$ 2	\$ 3	\$ 4	\$ -	\$ 30
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	\$ 5,111	\$ -	\$ 102,329

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	\$ 1,288	\$ -	14,163
Landscape Maintenance	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,098	\$ 10,400	\$ 10,400	\$ 10,299	\$ 10,400	\$ -	112,182
Landscape Replacement	\$ -	\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ 19,800	\$ -	\$ -	\$ -	\$ 18,325	\$ -	54,625
Streetlights	\$ 2,840	\$ 2,840	\$ 2,848	\$ 2,817	\$ 2,804	\$ 2,804	\$ 2,804	\$ 2,797	\$ 2,795	\$ 2,795	\$ 2,795	\$ -	30,937
Electric	\$ 184	\$ 117	\$ 117	\$ 183	\$ 143	\$ 161	\$ 159	\$ 149	\$ 149	\$ 170	\$ 150	\$ -	1,681
Water & Sewer	\$ 371	\$ 596	\$ 644	\$ 670	\$ 32	\$ 28	\$ 28	\$ 28	\$ 28	\$ 450	\$ 323	\$ -	3,198
Irrigation Repairs	\$ -	\$ 2,548	\$ -	\$ -	\$ -	\$ 477	\$ -	\$ -	\$ 9,722	\$ 244	\$ -	\$ -	12,991
General Repairs & Maintenance	\$ 165	\$ 605	\$ -	\$ 1,155	\$ 2,861	\$ 495	\$ 770	\$ 1,897	\$ 330	\$ -	\$ 760	\$ -	9,038
Holiday Décor	\$ 4,960	\$ -	\$ -	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,920
Contingency	\$ 2,860	\$ 1,125	\$ 1,695	\$ -	\$ -	\$ 2,887	\$ 1,009	\$ -	\$ -	\$ -	\$ -	\$ -	9,577
Subtotal Field Expenditures	\$ 27,971	\$ 19,216	\$ 16,689	\$ 37,670	\$ 17,224	\$ 19,008	\$ 35,955	\$ 16,559	\$ 24,711	\$ 15,245	\$ 34,041	\$ -	264,289
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	\$ 1,344	\$ 1,106	\$ -	15,460
Amenity - Water	\$ 1,081	\$ 1,122	\$ 888	\$ 1,416	\$ 463	\$ 1,178	\$ 694	\$ 1,226	\$ 815	\$ 1,129	\$ 1,033	\$ -	11,046
Playground Lease	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ 3,132	\$ -	34,447
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	1,100
Janitorial Service	\$ 910	\$ 940	\$ 900	\$ 930	\$ 900	\$ 910	\$ 920	\$ 1,020	\$ 1,000	\$ 1,030	\$ 1,040	\$ -	10,500
Security Services	\$ 224	\$ -	\$ -	\$ -	\$ 2,461	\$ 2,508	\$ 2,495	\$ 778	\$ 2,164	\$ 2,532	\$ 1,953	\$ -	15,115
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,675	\$ 2,500	\$ 2,550	\$ 2,500	\$ 3,375	\$ -	28,600
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ 448	\$ 440	\$ 220	\$ -	\$ 116	\$ -	1,913
Amenity Access Management	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,086	\$ 1,073	\$ -	11,816
Contingency	\$ 280	\$ 368	\$ 60	\$ -	\$ 902	\$ -	\$ 6,804	\$ -	\$ 2,865	\$ -	\$ 1,816	\$ -	13,096
Subtotal Amenity Expenditures	\$ 17,470	\$ 10,860	\$ 10,202	\$ 10,893	\$ 13,539	\$ 12,836	\$ 19,568	\$ 11,550	\$ 15,121	\$ 12,853	\$ 14,742	\$ -	149,634
Total Operations & Maintenance	\$ 45,441	\$ 30,077	\$ 26,891	\$ 48,563	\$ 30,763	\$ 31,844	\$ 55,523	\$ 28,110	\$ 39,832	\$ 28,097	\$ 48,783	\$ -	413,923
Total Expenditures	\$ 67,216	\$ 41,506	\$ 34,391	\$ 53,971	\$ 36,932	\$ 41,013	\$ 62,221	\$ 37,517	\$ 51,214	\$ 36,377	\$ 53,894	\$ -	516,252
Excess (Deficiency) of Revenues over Expenditures	\$ (65,926)	\$ (21,515)	\$ 582,207	\$ (47,600)	\$ (28,205)	\$ 9,164	\$ (25,881)	\$ (30,961)	\$ (44,559)	\$ (34,362)	\$ (52,061)	\$ -	240,299
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)	\$ (30,961)	\$ (44,559)	\$ 44,721	\$ (52,061)	\$ -	161,216

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	\$ -	\$ -	\$ -	\$ -	\$ 14.59	\$ 14.59	\$ 14.59	\$ -	\$ -	\$ 14.59
07/31/26	04/01-06/30/26	\$ -	\$ -	\$ -	\$ -	\$ 26.40	\$ 26.40	\$ 26.40	\$ -	\$ -	\$ 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