

*Scenic Terrace North
Community Development District*

Meeting Agenda

December 18, 2024

AGENDA

Scenic Terrace North

Community Development District

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

December 11, 2024

Board of Supervisors Meeting **Scenic Terrace North Community Development District**

Dear Board Members:

A Board of Supervisors Meeting of the **Scenic Terrace North Community Development District** will be held on **Wednesday, December 18, 2024 at 1:15 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/87154642901>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 871 5464 2901

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation of Supervisor Daniel Arnette
 - B. Consideration of Appointment to Board Seat #2
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-03 Appointing an Assistant Secretary
4. Approval of Minutes of the November 20, 2024 Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Landscape Services from Prince and Sons, Inc.
 - 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

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

From: Daniel Arnette
Subject: Scenic Terrace North
Date: November 20, 2024
To: Jillian Burns

Jill - I am resigning from the CDD board at Scenic Terrace North.

Thanks,

Daniel Arnette
Cassidy Land Development, LLC
(813)970-4860

SECTION D

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. _____ is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of December 2024.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Scenic Terrace North Community Development District was held Wednesday, **November 20, 2024**, at 1:18 p.m. at Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Pat Hudson	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time and none joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Chuck Cavaretta

Ms. Burns stated there was a resignation letter from Chuck Cavaretta. She asked for a motion to accept.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Resignation of Chuck Cavaretta, was approved.

B. Consideration of Appointment to Board Seat #5

Ms. Burns stated that the Board had a vacancy and asked for a nomination. Ms. Bobbie Henley was nominated.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Appointment of Bobbie Henley to Board Seat #5, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Ms. Henley.

D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary

Ms. Burns stated that Ms. Bobbie Henley had been appointed assistant secretary.

On a motion by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2025-01, Appointing an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 17, 2024, Board of Supervisors Meeting

Ms. Burns presented the minutes from the July 17, 2024, Board of Supervisors meeting and asked for any corrections, comments, or questions. There were no changes from the Board.

On MOTION by Ms. Hudson, seconded by Ms. Schwenk, with all in favor, the Minutes of the July 17, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated they were utilizing the newspaper as required in Florida statute for most of their legal notice. She noted there had been a change in the law that said if a county had a website, utilizing to post their public notices, they could piggyback off that website and use the county website to publish meeting notices. Ms. Burns added some assessment notices or budget

notices would have to go to the newspaper, which would direct the public to the new Polk County website, and they can utilize that.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, Resolution 2025-02 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Uniform Collection Agreement with Polk County Tax Collector

Ms. Burns noted that this was their annual renewal to collect assessments on the tax bill. She added that it had already been signed.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated she had nothing to report unless there were questions.

B. Engineer

i. Ratification of Work Authorization 2025-1 for District Engineering Services from Dewberry

Mr. Malave stated that he had nothing to report other than the ratification of their work authorization for the new fiscal year, which had already been signed.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, Work Authorization 2025-1 for District Engineering Services from Dewberry, was ratified.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register included in the agenda package to the Board for review. She asked if there were any questions, and there were none.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review, so no action was necessary from the Board. She added she was happy to answer questions.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns stated that the 4 hours of ethics training must be completed by the end of the year. She said all should have links to the videos. She noted that this was self-reporting. There won't be a certificate; just to report next July.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C



Scenic Terrace - North CDD Field Management Report



December 18th, 2024


Joel Blanco


Field Manager


GMS


Site Review

Perimeter Review

 Field Staff review the perimeter areas surrounding the district on Hughes Rd. – Main Entrance and Floyd Rd.

 All cement, perimeter wall has been installed throughout the district and recently painted light beige with white trimming.

 Columns have been installed on Floyd Rd. with hanging signs pending installation.

 Irrigation is currently being flagged and installed in entrance on Floyd Rd.



Site Review

Pond & Landscaping Review

- Field Staff has reviewed the ponds throughout the district.
- Both wet ponds were found without any algae.
- Both dry ponds were found without any thick vegetation in the middle.
- Landscaping surrounding the ponds are established—except dry pond by main entrance.
- Landscaping vendor has been communicated to schedule one time mow service and provide proposal for regular maintenance on pond landscaping.
- Attached is a proposal for re-occurring services for landscaping surrounding all 4 ponds



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco

SECTION 1

Scenic Terrace North CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.	Property: Scenic Terrace North CDD
Address: 200 south F St. Haines City, FL 33844	Address: 219 E. Livingston St. Orlando, Florida, 32801
Phone: 863-422-5207	Phone: 786-238-9473
Fax:	
Contact: Lucas Martin	Contact: Joel Blanco
Email: lmartin@princeandsonsinc.com	Email: jblanco@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D													
(Component A) - Mowing/Detailing	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	\$17,100
TURF CARE													
(Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE													
(Component C) Tree/Shrub Fert													\$0
IRRIGATION MAINT.													
(Component D)													\$0
ANNUAL CHANGES - None at this time													
(Component E.1)													\$0
<i>Per Annual Pricing: \$2.25</i>	<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			
BED DRESSING - Estimate mulch yds													
(Component E.2)													\$0
<i>Per Yard Pricing: \$60</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		
POND BOTTOM DISCING													
(Component E.3) <i>Per Palm Price: \$45</i>													\$0
<i>Palm counts:</i>													
TOTAL FEE PER MONTH:	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$17,100

Flat Fee Schedule	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$17,100
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$17,100
Extra Services Annual Changes, Palm Pruning, Mulch	\$0
TOTAL	\$17,100.00

SECTION D

SECTION 1

Scenic Terrace North Community Development District

Summary of Check Register

November 7, 2024 through December 4, 2024

Fund	Date	Check No.'s	Amount
General Fund	11/11/24	196	\$ 57.50
Total Amount			\$ 57.50

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/11/24	00015	10/28/24 22425907	202411 300-20700-10200 031 FR#20	DEWBERRY ENGINEERS INC	*	57.50	57.50 000196
-----						TOTAL FOR BANK A	57.50
						TOTAL FOR REGISTER	57.50

STNO SCENIC TERRACE ZYAN

SECTION 2

Scenic Terrace North
Community Development District

Unaudited Financial Reporting
October 31, 2024



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8	<hr/>	Assessment Receipt Schedule

Scenic Terrace North
Community Development District
Combined Balance Sheet
October 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 496,772	\$ -	\$ -	\$ 496,772
Due From Developer	\$ -	\$ -	\$ 58	\$ 58
Due From General Fund	\$ -	\$ 267,914	\$ -	\$ 267,914
Investments:				
Series 2023				
Reserve	\$ -	\$ 939,750	\$ -	\$ 939,750
Revenue	\$ -	\$ 452,246	\$ -	\$ 452,246
Interest	\$ -	\$ 4,010	\$ -	\$ 4,010
Prepayment	\$ -	\$ 2,291,704	\$ -	\$ 2,291,704
Construction	\$ -	\$ -	\$ 46	\$ 46
Total Assets	\$ 496,772	\$ 3,955,623	\$ 103	\$ 4,452,498
Liabilities:				
Accounts Payable	\$ 145,472	\$ -	\$ -	\$ 145,472
Contracts Payable	\$ -	\$ -	\$ 58	\$ 58
Due To Debt Service	\$ 267,914	\$ -	\$ -	\$ 267,914
Total Liabilities	\$ 413,386	\$ -	\$ 58	\$ 413,444
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 3,955,623	\$ -	\$ 3,955,623
Capital Projects	\$ -	\$ -	\$ 46	\$ 46
Unassigned	\$ 83,386	\$ -	\$ -	\$ 83,386
Total Fund Balances	\$ 83,386	\$ 3,955,623	\$ 46	\$ 4,039,054
Total Liabilities & Fund Balance	\$ 496,772	\$ 3,955,623	\$ 103	\$ 4,452,498

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 313,500	\$ 89,377	\$ 89,377	\$ -
Assessments - Direct	\$ 43,491	\$ -	\$ -	\$ -
Total Revenues	\$ 356,991	\$ 89,377	\$ 89,377	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Engineering	\$ 12,500	\$ 1,042	\$ -	\$ 1,042
Attorney	\$ 25,000	\$ 2,083	\$ 235	\$ 1,848
Annual Audit	\$ 5,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 438	\$ 438	\$ -
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,208	\$ (167)
Management Fees	\$ 40,000	\$ 3,333	\$ 3,333	\$ 0
Information Technology	\$ 1,890	\$ 158	\$ 158	\$ -
Website Maintenance	\$ 1,260	\$ 105	\$ 105	\$ -
Postage & Delivery	\$ 1,000	\$ 83	\$ 37	\$ 46
Insurance	\$ 6,800	\$ 6,800	\$ 5,814	\$ 986
Printing & Binding	\$ 500	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208
Other Current Charges	\$ 2,500	\$ 208	\$ 55	\$ 153
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,166	\$ 24,716	\$ 19,557	\$ 5,159

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<i>Operations & Maintenance</i>				
<i>Field Services</i>				
Property Insurance	\$ 4,500	\$ 375	\$ -	\$ 375
Field Management	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Landscape Maintenance	\$ 55,000	\$ 4,583	\$ -	\$ 4,583
Landscape Replacement	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Streetlights	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Electric	\$ 5,000	\$ 417	\$ 121	\$ 295
Water & Sewer	\$ 3,000	\$ 250	\$ -	\$ 250
Irrigation Repairs	\$ 3,500	\$ 292	\$ -	\$ 292
General Repairs & Maintenance	\$ 10,000	\$ 833	\$ -	\$ 833
Contingency	\$ 5,000	\$ 417	\$ -	\$ 417
Subtotal Field Expenses	\$ 136,000	\$ 11,333	\$ 121	\$ 11,212
<i>Amenity Expenses</i>				
Playground Lease	\$ 36,500	\$ 3,042	\$ -	\$ 3,042
Interlocal Amenity Agreement	\$ 58,325	\$ 4,860	\$ -	\$ 4,860
Subtotal Amenity Expenses	\$ 94,825	\$ 7,902	\$ -	\$ 7,902
Total Operations & Maintenance:	\$ 230,825	\$ 19,235	\$ 121	\$ 19,114
Total Expenditures	\$ 356,991	\$ 43,951	\$ 19,678	\$ 24,273
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 69,698	
Fund Balance - Beginning	\$ -		\$ 13,687	
Fund Balance - Ending	\$ -		\$ 83,386	

Scenic Terrace North
Community Development District
Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 939,749	\$ 267,914	\$ 267,914	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 2,291,704	\$ 2,291,704
Interest	\$ 33,764	\$ 3,888	\$ 3,888	\$ -
Total Revenues	\$ 973,514	\$ 271,802	\$ 2,563,506	\$ 2,291,704
Expenditures:				
Series 2023				
Interest - 11/1	\$ 386,956	\$ -	\$ -	\$ -
Special Call - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 386,956	\$ -	\$ -	\$ -
Total Expenditures	\$ 943,913	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,601		\$ 2,563,506	
Fund Balance - Beginning	\$ 458,495		\$ 1,392,117	
Fund Balance - Ending	\$ 488,096		\$ 3,955,623	

Scenic Terrace North

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 10/31/24	Thru 10/31/24		Variance
Revenues:					
Developer Contributions	\$ -	\$ -	\$ 60,736	\$	60,736
Interest	\$ -	\$ -	\$ 0	\$	0
Total Revenues	\$ -	\$ -	\$ 60,736	\$	60,736
Expenditures:					
Capital Outlay - Construction	\$ -	\$ -	\$ 60,736	\$	(60,736)
Total Expenditures	\$ -	\$ -	\$ 60,736	\$	(60,736)
Net Change in Fund Balance	\$ -		\$ 0		
Fund Balance - Beginning	\$ -		\$ 46		
Fund Balance - Ending	\$ -		\$ 46		

Scenic Terrace North
Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
O&M Assessments	\$ 89,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,377
Total Revenues	\$ 89,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,377
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438
Trustee Fees	\$ 4,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,208
Management Fees	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Information Technology	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Website Maintenance	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Postage & Delivery	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37
Insurance	\$ 5,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,814
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 19,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,557
Operations & Maintenance													
Field Services													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenses	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Amenity Expenses													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Total Expenditures	\$ 19,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,678
Excess (Deficiency) of Revenues over Expenditures	\$ 69,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,698

SCENIC TERRACE NORTH

Community Development District

Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.125%, 5.875%, 6.125%	
MATURITY DATE:	5/1/2054	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$939,750	
RESERVE FUND BALANCE	\$939,750	
BONDS OUTSTANDING - 05/01/24		\$13,000,000
CURRENT BONDS OUTSTANDING		\$13,000,000

