

*Scenic Terrace North
Community Development District*

Meeting Agenda

May 21, 2025

AGENDA

Scenic Terrace North

Community Development District

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

May 14, 2025

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, May 21, 2025 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/86572077123>

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

Meeting ID: 865 7207 7123

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 February 19, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (Suggested Date: August 20, 2025)
5. Ratification of Conveyance Documents
6. Consideration of Resolution 2025-05 Authorizing the Opening of an Interest Earning Bank Account
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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, February 19, 2025**, at 1:15 p.m. at Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*
Lindsey Roden
Bobbie Henley
Patricia Hudson

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock
Clayton Smith

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 1:18 p.m. Three Supervisors were present constituting a quorum. Ms. Schwenk joined by Zoom.

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

**Approval of Minutes of the December 18,
2024, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 18, 2024, Board of Supervisors meeting and asked for any corrections, comments, or questions.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the December 18, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Proposal from
ProPlaygrounds for Playground and Dog
Park Equipment**

Ms. Burns presented the quote from ProPlaygrounds for playground and dog park equipment.

FIFTH ORDER OF BUSINESS

**Consideration of Equipment
Lease/Purchase Agreement for
Playground and Dog Park Equipment**

Ms. Burns presented the equipment lease/purchase agreement for the playground and dog park equipment. She noted that it would be financed over five years with THM Leasing, LLC. The payments are within the budget amount for this year.

On MOTION by Ms. Roden, seconded by Ms. Hudson, with all in favor, the Proposal from ProPlaygrounds for Playground and Dog Park Equipment & Equipment Lease/Purchase Agreement for Playground and Dog Park Equipment, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of 2025 Data Sharing and
Usage Agreement with Polk County
Property Appraiser**

Ms. Burns noted this agreement is administrative and states that staff will not turn over certain exempt partials that are disclosed to certain professions such as police or judges who are exempt from having their information listed in the public record. That information is relayed to staff so assessments can be collected on the tax bill but they don't disclose those if there is a request.

On MOTION by Ms. Hudson, seconded by Ms. Roden, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of 2025 Contract
Agreement with Polk County Property
Appraiser**

Ms. Burns stated this is the annual renewal of the contract agreement with the Polk County Property Appraiser.

On MOTION by Ms. Roden, seconded by Ms. Hudson, with all in favor, the 2025 Contract Agreement with the Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Audit Services Engagement Letter with Grau & Associates

Ms. Burns stated this has already been signed so just looking for a motion to ratify.

On MOTION by Ms. Hudson, seconded by Ms. Roden, with all in favor, the Fiscal Year 2024 Audit Services Engagement Letter with Grau & Associates, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report other than the ethics training reminder.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Smith presented the Field Managers Report on page 60 of the agenda package.

i. Consideration of Proposal for Aquatic Maintenance Services from Aquatic Weed Management

Mr. Smith reviewed a proposal from Aquatic Weed Management for monthly aquatic maintenance services on three ponds for \$5,400.

On MOTION by Ms. Henley, seconded by Ms. Hudson, with all in favor, the Proposal for Aquatic Maintenance Services from Aquatic Weed Management, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register included in the agenda package for Board review. She offered to take any questions.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements were included in the agenda package for review. There is no action necessary from the Board.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Terrace North Community Development District (“**District**”) prior to June 15, 2025, a proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 20, 2025
HOUR: 1:15 PM
LOCATION: Prime HOA Offices
375 Avenue A S.E.
Winter Haven, Florida 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County, at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2025.

ATTEST: **SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT**

Secretary By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Scenic Terrace North
Community Development District

Proposed Budget
FY 2026



Table of Contents

1	<u>General Fund</u>
2-5	<u>General Fund Narrative</u>
6	<u>Debt Service Fund - Series 2023</u>
7	<u>Amortization Schedule - Series 2023</u>

Scenic Terrace North

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 313,500	\$ 248,678	\$ 64,822	\$ 313,500	\$ 467,598
Assessments - Direct	\$ 43,491	\$ -	\$ 43,491	\$ 43,491	\$ 9,988
Total Revenues	\$ 356,991	\$ 248,678	\$ 108,313	\$ 356,991	\$ 477,586
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 2,400	\$ 4,800	\$ 12,000
FICA Expense	\$ -	\$ 61	\$ 61	\$ 122	\$ 918
Engineering	\$ 12,500	\$ 1,849	\$ 2,000	\$ 3,849	\$ 12,500
Attorney	\$ 25,000	\$ 5,198	\$ 5,198	\$ 10,396	\$ 25,000
Annual Audit	\$ 5,300	\$ -	\$ 5,400	\$ 5,400	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Dissemination	\$ 5,250	\$ 4,625	\$ 2,625	\$ 7,250	\$ 5,408
Trustee Fees	\$ 4,041	\$ 4,208	\$ -	\$ 4,208	\$ 4,628
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 605	\$ 605	\$ 1,209	\$ 1,000
Insurance	\$ 6,800	\$ 5,814	\$ -	\$ 5,814	\$ 7,891
Printing & Binding	\$ 500	\$ -	\$ -	\$ -	\$ 500
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 2,500	\$ 444	\$ 444	\$ 888	\$ 2,500
Office Supplies	\$ -	\$ 8	\$ 8	\$ 16	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 126,166	\$ 51,961	\$ 42,816	\$ 94,777	\$ 132,064
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 4,500	\$ 1,602	\$ -	\$ 1,602	\$ 10,000
Field Management	\$ 15,000	\$ 3,750	\$ 7,500	\$ 11,250	\$ 15,450
Landscape Maintenance	\$ 55,000	\$ 1,425	\$ 8,550	\$ 9,975	\$ 65,000
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 20,000	\$ 1,629	\$ 18,644	\$ 20,272	\$ 30,000
Electric	\$ 5,000	\$ 479	\$ 2,500	\$ 2,979	\$ 5,000
Water & Sewer	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 40,000
Irrigation Repairs	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 8,000
General Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 60,000
Subtotal Field Expenses	\$ 136,000	\$ 8,884	\$ 55,444	\$ 64,328	\$ 268,850
Amenity Expenses					
Playground Lease	\$ 36,500	\$ -	\$ 4,870	\$ 4,870	\$ 29,218
Interlocal Amenity Agreement	\$ 58,325	\$ -	\$ 58,325	\$ 58,325	\$ 47,454
Subtotal Amenity Expenses	\$ 94,825	\$ -	\$ 63,195	\$ 63,195	\$ 76,672
Total Operations & Maintenance:	\$ 230,825	\$ 8,884	\$ 118,638	\$ 127,523	\$ 345,522
Total Expenditures	\$ 356,991	\$ 60,845	\$ 161,454	\$ 222,300	\$ 477,586
Excess Revenues/(Expenditures)	\$ -	\$ 187,833	\$ (53,142)	\$ 134,692	\$ -

Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted Lots	330	\$467,598.12	\$1,416.96	\$1,523.62
Unplatted	27	\$9,988.05	\$369.93	\$397.77
Total	357	\$477,586.17		

Scenic Terrace North

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Disclosure Software

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

Dissemination

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

Scenic Terrace North

Community Development District

General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Contingencies

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Scenic Terrace North

Community Development District

General Fund Budget

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Pond Maintenance

Represents the estimated cost of maintaining ponds in the District.

Holiday Lighting

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

Scenic Terrace North
Community Development District
General Fund Budget

Contingency

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

Amenity Expenses

Playground Lease

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

Interlocal Amenity Agreement – Scenic Terrace South CDD

The District entered into an Interlocal Agreement with Scenic Terrace South Community Development District (CDD) for the use of their amenity facilities. This cost is based on the overall amenity budget of Scenic Terrace South CDD.

Scenic Terrace North

Community Development District

Proposed Budget Debt Service Fund Series 2023

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 939,749	\$ 745,436	\$ 194,313	\$ 939,749	\$ 656,536
Assessments - Prepayments	\$ -	\$ 2,291,704	\$ -	\$ 2,291,704	\$ -
Assessments - Lot Closing	\$ -	\$ 1,291,687	\$ -	\$ 1,291,687	\$ -
Interest Income	\$ 33,764	\$ 61,228	\$ 61,228	\$ 122,456	\$ 61,228
Carry Forward Surplus	\$ 458,495	\$ 732,036	\$ -	\$ 732,036	\$ 601,477
Total Revenues	\$ 1,432,008	\$ 5,122,092	\$ 255,541	\$ 5,377,633	\$ 1,319,241
Expenses					
Interest- 11/01	\$ 386,956	\$ 386,956	\$ -	\$ 386,956	\$ 267,488
Special Call - 2/1	\$ -	\$ 3,880,000	\$ -	\$ 3,880,000	\$ -
Interest - 2/1	\$ -	\$ 57,756	\$ -	\$ 57,756	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -
Principal - 05/01	\$ 170,000	\$ -	\$ 150,000	\$ 150,000	\$ 125,000
Interest - 05/01	\$ 386,956	\$ -	\$ 271,444	\$ 271,444	\$ 267,488
Total Expenditures	\$ 943,913	\$ 4,324,713	\$ 451,444	\$ 4,776,156	\$ 659,975
Excess Revenues/(Expenditures)	\$ 488,096	\$ 797,379	\$ (195,903)	\$ 601,477	\$ 659,266

*Carry forward less amount in Reserve funds.

Series 2023
Interest - 11/01/26 **\$264,284**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - Paid Down	258	\$451,500	\$1,750.00	\$1,881.72
Single Family	72	\$205,036	\$2,847.73	\$3,062.07
Total	330	\$656,536		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 8,970,000.00	\$ -	\$ 267,487.50	\$ 267,487.50
05/01/26	\$ 8,970,000.00	\$ 125,000.00	\$ 267,487.50	
11/01/26	\$ 8,845,000.00	\$ -	\$ 264,284.38	\$ 656,771.88
05/01/27	\$ 8,845,000.00	\$ 130,000.00	\$ 264,284.38	
11/01/27	\$ 8,715,000.00	\$ -	\$ 260,953.13	\$ 655,237.51
05/01/28	\$ 8,715,000.00	\$ 135,000.00	\$ 260,953.13	
11/01/28	\$ 8,580,000.00	\$ -	\$ 257,493.75	\$ 653,446.88
05/01/29	\$ 8,580,000.00	\$ 145,000.00	\$ 257,493.75	
11/01/29	\$ 8,435,000.00	\$ -	\$ 253,778.13	\$ 656,271.88
05/01/30	\$ 8,435,000.00	\$ 150,000.00	\$ 253,778.13	
11/01/30	\$ 8,285,000.00	\$ -	\$ 249,934.38	\$ 653,712.51
05/01/31	\$ 8,285,000.00	\$ 160,000.00	\$ 249,934.38	
11/01/31	\$ 8,125,000.00	\$ -	\$ 245,234.38	\$ 655,168.76
05/01/32	\$ 8,125,000.00	\$ 170,000.00	\$ 245,234.38	
11/01/32	\$ 7,955,000.00	\$ -	\$ 240,240.63	\$ 655,475.01
05/01/33	\$ 7,955,000.00	\$ 180,000.00	\$ 240,240.63	
11/01/33	\$ 7,775,000.00	\$ -	\$ 234,953.13	\$ 655,193.76
05/01/34	\$ 7,775,000.00	\$ 190,000.00	\$ 234,953.13	
11/01/34	\$ 7,585,000.00	\$ -	\$ 229,371.88	\$ 654,325.01
05/01/35	\$ 7,585,000.00	\$ 205,000.00	\$ 229,371.88	
11/01/35	\$ 7,380,000.00	\$ -	\$ 223,350.00	\$ 657,721.88
05/01/36	\$ 7,380,000.00	\$ 215,000.00	\$ 223,350.00	
11/01/36	\$ 7,165,000.00	\$ -	\$ 217,034.38	\$ 655,384.38
05/01/37	\$ 7,165,000.00	\$ 230,000.00	\$ 217,034.38	
11/01/37	\$ 6,935,000.00	\$ -	\$ 210,278.13	\$ 657,312.51
05/01/38	\$ 6,935,000.00	\$ 240,000.00	\$ 210,278.13	
11/01/38	\$ 6,695,000.00	\$ -	\$ 203,228.13	\$ 653,506.26
05/01/39	\$ 6,695,000.00	\$ 255,000.00	\$ 203,228.13	
11/01/39	\$ 6,440,000.00	\$ -	\$ 195,737.50	\$ 653,965.63
05/01/40	\$ 6,440,000.00	\$ 270,000.00	\$ 195,737.50	
11/01/40	\$ 6,170,000.00	\$ -	\$ 187,806.25	\$ 653,543.75
05/01/41	\$ 6,170,000.00	\$ 290,000.00	\$ 187,806.25	
11/01/41	\$ 5,880,000.00	\$ -	\$ 179,287.50	\$ 657,093.75
05/01/42	\$ 5,880,000.00	\$ 305,000.00	\$ 179,287.50	
11/01/42	\$ 5,575,000.00	\$ -	\$ 170,328.13	\$ 654,615.63
05/01/43	\$ 5,575,000.00	\$ 325,000.00	\$ 170,328.13	
11/01/43	\$ 5,250,000.00	\$ -	\$ 160,781.25	\$ 656,109.38
05/01/44	\$ 5,250,000.00	\$ 345,000.00	\$ 160,781.25	
11/01/44	\$ 4,905,000.00	\$ -	\$ 150,215.63	\$ 655,996.88
05/01/45	\$ 4,905,000.00	\$ 365,000.00	\$ 150,215.63	
11/01/45	\$ 4,540,000.00	\$ -	\$ 139,037.50	\$ 654,253.13
05/01/46	\$ 4,540,000.00	\$ 390,000.00	\$ 139,037.50	
11/01/46	\$ 4,150,000.00	\$ -	\$ 127,093.75	\$ 656,131.25
05/01/47	\$ 4,150,000.00	\$ 415,000.00	\$ 127,093.75	
11/01/47	\$ 3,735,000.00	\$ -	\$ 114,384.38	\$ 656,478.13
05/01/48	\$ 3,735,000.00	\$ 440,000.00	\$ 114,384.38	
11/01/48	\$ 3,295,000.00	\$ -	\$ 100,909.38	\$ 655,293.76
05/01/49	\$ 3,295,000.00	\$ 470,000.00	\$ 100,909.38	
11/01/49	\$ 2,825,000.00	\$ -	\$ 86,515.63	\$ 657,425.01
05/01/50	\$ 2,825,000.00	\$ 500,000.00	\$ 86,515.63	
11/01/50	\$ 2,325,000.00	\$ -	\$ 71,203.13	\$ 657,718.76
05/01/51	\$ 2,325,000.00	\$ 530,000.00	\$ 71,203.13	
11/01/51	\$ 1,795,000.00	\$ -	\$ 54,971.88	\$ 656,175.01
05/01/52	\$ 1,795,000.00	\$ 560,000.00	\$ 54,971.88	
11/01/52	\$ 1,235,000.00	\$ -	\$ 37,821.88	\$ 652,793.76
05/01/53	\$ 1,235,000.00	\$ 600,000.00	\$ 37,821.88	
11/01/53	\$ 635,000.00	\$ -	\$ 19,446.88	\$ 657,268.76
05/01/54	\$ 635,000.00	\$ 635,000.00	\$ 19,446.88	\$ 654,446.88
		\$ 8,970,000.00	\$ 10,306,325.20	\$ 19,276,325.20

SECTION V

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared **Warren K. ("Rennie") Heath, II** ("Affiant") as Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 E. Central Avenue, Winter Haven, FL 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that Highland Sumner, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".
2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.
3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.
4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.
5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.
6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.
7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.
8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.



Affiant

Date: 4/4/25

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 4th day of April 2025 by Warren K. ("Rennie") Heath, II, as Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company, and who ☒ is personally known to me or ☐ produced _____ as identification.



(Official Notary Signature)

Name: Lindsey E Roden

Personally Known ☒

OR Produced Identification _____

Type of Identification _____

[notary seal]

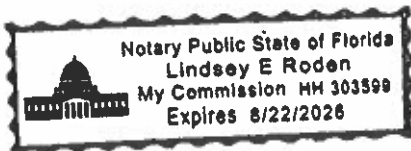


EXHIBIT A

(Legal Description)

Tracts A, B, C, D, E-1, E-2, E-3, G, H, J, K, S-1, S-2, S-3, S-4, S-5, S-6 and the road rights-of-way designated as Sage Avenue, Vanilla Street, Poppy Drive, Paprika Court, Parsley Drive, Sesame Court, Basil Lane, Cardamom Court, Ginger Lane, Marjoram Place, all as depicted on the plat of *Scenic Terrace North*, recorded at Plat Book 207, Page 31, of the Public Records of Polk County, Florida

Prepared by:

Roy Van Wyk, Esq.
KILINSKI VAN WYK, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF POLK

I, **Warren K. ("Rennie") Heath, II** ("Affiant"), on being duly sworn, state:

1. I am the Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, (the "Company").

2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

3. On behalf of the Company, Affiant is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.

4. On behalf of the Company, Affiant is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

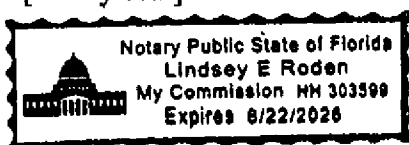
5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Scenic Terrace North Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.




Affiant

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 4th day of April 2025 by Warren K. ("Rennie") Heath, II, as Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company, and who ☒ is personally known to me or ☐ produced _____ as identification.

[notary seal]





(Official Notary Signature)

Name: Lindsey E Roden

Personally Known ☒

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

Tracts A, B, C, D, E-1, E-2, E-3, G, H, J, K, S-1, S-2, S-3, S-4, S-5, S-6 and the road rights-of-way designated as Sage Avenue, Vanilla Street, Poppy Drive, Paprika Court, Parsley Drive, Sesame Court, Basil Lane, Cardamom Court, Ginger Lane, Marjoram Place, all as depicted on the plat of *Scenic Terrace North*, recorded at Plat Book 207, Page 31, of the Public Records of Polk County, Florida

INSTR # 2025086851
BK 13508 Pgs 1700-1704 PG(s)5
04/15/2025 09:36:54 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel ID No. 27-28-09-822005-022250; 27-28-09-822005-022080; 27-28-09-822005-022090;
27-28-09-822005-022100; 27-28-09-822005-022110; 27-28-09-822005-022120;
27-28-09-822005-022130; 27-28-09-822005-022180; 27-28-09-822005-022190;
27-28-09-822005-022200; 27-28-09-822005-022210

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 4th day of April 2025, by **HIGHLAND SUMNER, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, FL 33880, (hereinafter called the “grantor”), in favor of **SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described at **Exhibit A** attached hereto.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

GRANT OF EASEMENTS

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below ("**Easements**"):

Those certain Private Drainage Access Easements as identified on the Plat of *Scenic Terrace North*, as recorded in Plat Book 207, Page 31, of the Public Records of Polk County, Florida.

And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District's capital improvement plan.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Lindsey E Roden
Print Name: Lindsey Roden
Address:
346 E. Central Avenue
Winter Haven, FL 33880

Jessica Spencer
Print Name: Jessica Spencer
Address:
346 E. Central Avenue
Winter Haven, FL 33880

HIGHLAND SUMNER, LLC
a Florida limited liability company

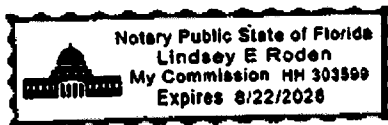
Warren K. ("Rennie") Heath, II
Warren K. ("Rennie") Heath, II, as Manager of
Heath Construction and Management, LLC,
Manager of Highland Sumner, LLC

Address:
346 E. Central Avenue
Winter Haven, FL 33880

STATE OF FLORIDA
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization this 4th day of April 2025 by Warren K. ("Rennie") Heath, II, as Manager of Heath
Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability
company, on behalf of company.

[notary seal]



Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known ☒
OR Produced Identification _____
Type of Identification _____

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 4th day of April 2025.

Signed, sealed and delivered
in the presence of:

Witnesses:

Lindsey Roden
Name: Lindsey Roden
Address:
346 E. Central Avenue
Winter Haven, Florida 33880

Jessica Spencer
Name: Jessica Spencer
Address:
346 E. Central Avenue
Winter Haven, Florida 33880

**SCENIC TERRACE NORTH COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

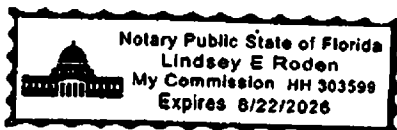
[Signature]
Vice Chairman, Board of Supervisors

Address:
219 E. Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April 2025, by Lauren O. Schwenk, as Vice Chairman of the Board of Supervisors of the Scenic Terrace North Community Development District.

[notary seal]



Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known ☒
OR Produced Identification ☐
Type of Identification _____

EXHIBIT A

Tracts A, B, C, D, E-1, E-2, E-3, G, H, J, K, S-1, S-2, S-3, S-4, S-5, S-6 and the road rights-of-way designated as Sage Avenue, Vanilla Street, Poppy Drive, Paprika Court, Parsley Drive, Sesame Court, Basil Lane, Cardamom Court, Ginger Lane, Marjoram Place, all as depicted on the plat of *Scenic Terrace North*, recorded at Plat Book 207, Page 31, of the Public Records of Polk County, Florida

SECTION VI

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION; AND REPEALING RESOLUTION 2021-16.

WHEREAS, the Scenic Terrace North Community Development District (“**District**”) is a local unit of special purpose government created and existing under Chapter 190, Florida Statutes, and situated within the City of Haines City, Florida; and

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c. and d. shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 2. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to

act as the administrator(s) for the invested funds, including funds held at the State Board of Administration.

SECTION 3. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District, withdraw funds from or transmit funds to said account(s), establish funds transfer instructions, name designee(s), and initiate changes to this information, as required and approved by the Board or Chairperson of the Board, as applicable.

SECTION 4. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

SECTION 5. Resolution 2021-16, which was previously adopted by the District Board of Supervisors on September 2, 2021, is hereby repealed.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of May 2025.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION C



Scenic Terrace - North CDD

Field Management Report



May 21st, 2025

Joel Blanco

Field Manager

GMS

Site Review

Perimeter Review

- Field Staff have continued to review the perimeter areas surrounding the district on Hughes Rd. – Main Entrance and Floyd Rd.
- During review, it was discovered that (2) panels and (1) column was missing bordering Highway 27.
- Irrigation remains visible on the perimeter of the district with landscaping pending installation.
- Main entrance landscaping remains bare as well.



Site Review

Pond & Landscaping Review

- Field Staff has reviewed the ponds throughout the district.
- Dry ponds throughout the district appear treated with low, treated vegetation.
- Wet ponds were found free of algae with surrounding pond tracts mowed and presentable.
- Wet pond on Palmeroy Rd. has a cracked stormwater flume and outlet that is in need of being backfilled.
- Vegetation surrounding the pond edges of the Palmeroy Rd. wet pond is scheduled for treatment.



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 D

SECTION 1

Scenic Terrace North Community Development District

Summary of Check Register

February 6, 2025 through May 7, 2025

Fund	Date	Check No.'s	Amount
General Fund	2/6/25	224-225	\$ 127,616.16
	2/7/25	226	\$ 60.00
	2/13/25	227-229	\$ 1,664.02
	2/26/25	230	\$ 157,804.70
	3/10/25	231	\$ 1,679.78
	3/13/25	232-235	\$ 494,514.86
	3/25/25	236	\$ 2,198.78
	4/3/25	237-238	\$ 4,884.70
	4/18/25	239-245	\$ 943,844.57
Total Amount			\$ 1,734,267.57

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/25	00026	1/15/25 65	202501 310-51300-42000		V	197.83-	
		POSTAGE		POLK COUNTY PROPERTY APPRAISER			197.83-000221
2/06/25	00019	10/31/24 022326	202501 300-20700-10200		*	390.00	
		031 FR#25					
		11/30/24 022353	202501 300-20700-10200		*	1,791.61	
		031 FR#24					
		12/31/24 022380	202501 300-20700-10200		*	3,127.28	
		031 FR#26		ABSOLUTE ENGINEERING, INC.			5,308.89 000224
2/06/25	00018	12/25/24 PAYAPP#1	202501 300-20700-10200		*	122,307.27	
		031 FR#24		TUCKER PAVING, INC.			122,307.27 000225
2/07/25	00019	10/31/24 022326	202502 300-20700-10200		*	60.00	
		031 FR#25		ABSOLUTE ENGINEERING, INC.			60.00 000226
2/13/25	00001	2/01/25 51	202502 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT FEB 25		GOVERNMENTAL MANAGEMENT SERVICES-CF			1,250.00 000227
2/13/25	00034	1/15/25 65	202501 310-51300-42000		*	197.83	
		POSTAGE		POLK COUNTY TAX COLLECTOR			197.83 000228
2/13/25	00032	2/07/25 02072025	202502 300-20700-10000		*	414.02	
		TSFR OF TAX RCPT S23		SCENIC TERRACE NORTH CDD/ US BANK			414.02 000229
2/26/25	00018	1/25/25 PAYAPP#1	202502 300-20700-10200		*	157,804.70	
		031 FR#27		TUCKER PAVING, INC.			157,804.70 000230
3/10/25	00019	1/31/25 022404	202503 300-20700-10200		*	1,679.78	
		031 FR#28		ABSOLUTE ENGINEERING, INC.			1,679.78 000231
3/13/25	00001	3/01/25 52	202503 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES MAR 25					
		3/01/25 52	202503 310-51300-35200		*	105.00	
		WEBSITE ADMIN MAR 25					
		3/01/25 52	202503 310-51300-35100		*	157.50	
		INFORMATION TECH MAR 25					

STNO SCENIC TERRACE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/18/25	00018	2/25/25	PAYAPP#1 202504 300-20700-10200 031 FR#29	TUCKER PAVING, INC.	*	716,127.06	716,127.06 000240
4/18/25	00036	1/22/25 1	202501 310-51300-31300 AMORT SCHED 2/1/25		*	500.00	
		4/15/25 2	202504 310-51300-31300 AMORT SCHED 5/1/25		*	250.00	
			DISCLOSURE SERVICES LLC				750.00 000241
4/18/25	00001	4/01/25 54	202504 310-51300-34000 MANAGEMENT FEES APR 25		*	3,333.33	
		4/01/25 54	202504 310-51300-35200 WEBSITE ADMIN APR 25		*	105.00	
		4/01/25 54	202504 310-51300-35100 INFORMATION TECH APR 25		*	157.50	
		4/01/25 54	202504 310-51300-31300 DISSEMINATION SVC APR 25		*	437.50	
		4/01/25 54	202504 310-51300-51000 OFFICE SUPPLIES		*	.03	
		4/01/25 54	202504 310-51300-42000 POSTAGE		*	24.27	
		4/01/25 55	202504 320-53800-12000 FIELD MANAGEMENT APR 25		*	1,250.00	
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,307.63 000242
4/18/25	00004	4/12/25 11980	202503 310-51300-31500 GENERAL COUNSEL MAR 25		*	296.00	
			KILINSKI VAN WYK PLLC				296.00 000243
4/18/25	00035	4/01/25 17117	202504 320-53800-46200 LANDSCAPE MAINT APR 25		*	1,425.00	
			PRINCE & SONS INC				1,425.00 000244
4/18/25	00032	4/16/25 04162025	202504 300-20700-10000 TSFR TAX RCPT S23		*	219,060.49	
			SCENIC TERRACE NORTH CDD/ US BANK				219,060.49 000245
TOTAL FOR BANK A						1,734,267.57	
TOTAL FOR REGISTER						1,734,267.57	

STNO SCENIC TERRACE ZYAN

SECTION 2

Scenic Terrace North
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1	<hr/> Balance Sheet
2-3	<hr/> General Fund
4	<hr/> Debt Service Fund Series 2023
5	<hr/> Capital Projects Fund Series 2023
6	<hr/> Month to Month
7	<hr/> Long Term Debt Schedule
8	<hr/> Assessment Receipt Schedule

Scenic Terrace North
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 207,324	\$ -	\$ -	\$ 207,324
Due From Developer	\$ -	\$ -	\$ 717,065	\$ 717,065
<u>Investments:</u>				
<u>Series 2023</u>				
Reserve	\$ -	\$ 660,081	\$ -	\$ 660,081
Revenue	\$ -	\$ 771,565	\$ -	\$ 771,565
Prepayment	\$ -	\$ 25,814	\$ -	\$ 25,814
Construction	\$ -	\$ -	\$ 46	\$ 46
Total Assets	\$ 207,324	\$ 1,457,460	\$ 717,111	\$ 2,381,895
Liabilities:				
Accounts Payable	\$ 5,681	\$ -	\$ -	\$ 5,681
Contracts Payable	\$ -	\$ -	\$ 717,065	\$ 717,065
Employee FICA	\$ 122	\$ -	\$ -	\$ 122
Total Liabilities	\$ 5,803	\$ -	\$ 717,065	\$ 722,868
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,457,460	\$ -	\$ 1,457,460
Capital Projects	\$ -	\$ -	\$ 46	\$ 46
Unassigned	\$ 201,521	\$ -	\$ -	\$ 201,521
Total Fund Balances	\$ 201,521	\$ 1,457,460	\$ 46	\$ 1,659,027
Total Liabilities & Fund Balance	\$ 207,324	\$ 1,457,460	\$ 717,111	\$ 2,381,895

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 313,500	\$ 248,678	\$ 248,678	\$ -
Assessments - Direct	\$ 43,491	\$ -	\$ -	\$ -
Total Revenues	\$ 356,991	\$ 248,678	\$ 248,678	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,400	\$ 3,600
FICA Expense	\$ -	\$ -	\$ 61	
Engineering	\$ 12,500	\$ 6,250	\$ 1,849	\$ 4,402
Attorney	\$ 25,000	\$ 12,500	\$ 5,198	\$ 7,302
Annual Audit	\$ 5,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 2,625	\$ 4,625	\$ (2,000)
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,208	\$ (167)
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 0
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 605	\$ (105)
Insurance	\$ 6,800	\$ 6,800	\$ 5,814	\$ 986
Printing & Binding	\$ 500	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 2,500	\$ 1,250	\$ 444	\$ 806
Office Supplies	\$ -	\$ -	\$ 8	\$ (8)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,166	\$ 68,216	\$ 51,961	\$ 16,316

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Operations & Maintenance</u>				
<u>Field Services</u>				
Property Insurance	\$ 4,500	\$ 2,250	\$ 1,602	\$ 648
Field Management	\$ 15,000	\$ 7,500	\$ 3,750	\$ 3,750
Landscape Maintenance	\$ 55,000	\$ 27,500	\$ 1,425	\$ 26,075
Landscape Replacement	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Streetlights	\$ 20,000	\$ 10,000	\$ 1,629	\$ 8,371
Electric	\$ 5,000	\$ 2,500	\$ 479	\$ 2,021
Water & Sewer	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Irrigation Repairs	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Subtotal Field Expenses	\$ 136,000	\$ 68,000	\$ 8,884	\$ 59,116
<u>Amenity Expenses</u>				
Playground Lease	\$ 36,500	\$ 18,250	\$ -	\$ 18,250
Interlocal Amenity Agreement	\$ 58,325	\$ 29,163	\$ -	\$ 29,163
Subtotal Amenity Expenses	\$ 94,825	\$ 47,413	\$ -	\$ 47,413
Total Operations & Maintenance:	\$ 230,825	\$ 115,413	\$ 8,884	\$ 106,528
Total Expenditures	\$ 356,991	\$ 183,629	\$ 60,845	\$ 122,845
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 187,833	
Fund Balance - Beginning	\$ -		\$ 13,687	
Fund Balance - Ending	\$ -		\$ 201,521	

Scenic Terrace North

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 939,749	\$ 745,436	\$ 745,436	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 2,291,704	\$ 2,291,704
Assessments - Lot Closing	\$ -	\$ -	\$ 1,291,687	\$ 1,291,687
Interest	\$ 33,764	\$ 33,764	\$ 61,228	\$ 27,464
Total Revenues	\$ 973,514	\$ 779,201	\$ 4,390,056	\$ 3,610,855
Expenditures:				
Series 2023				
Interest - 11/1	\$ 386,956	\$ 386,956	\$ 386,956	\$ -
Special Call - 2/1	\$ -	\$ -	\$ 3,880,000	\$ (3,880,000)
Interest - 2/1	\$ -	\$ -	\$ 57,756	\$ (57,756)
Special Call - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 386,956	\$ -	\$ -	\$ -
Total Expenditures	\$ 943,913	\$ 386,956	\$ 4,324,713	\$ (3,937,756)
Net Change in Fund Balance	\$ 29,601		\$ 65,343	
Fund Balance - Beginning	\$ 458,495		\$ 1,392,117	
Fund Balance - Ending	\$ 488,096		\$ 1,457,460	

Scenic Terrace North

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,749,229	\$ 1,749,229
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1,749,230	\$ 1,749,230
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 1,749,229	\$ (1,749,229)
Total Expenditures	\$ -	\$ -	\$ 1,749,229	\$ (1,749,229)
Net Change in Fund Balance	\$ -		\$ 1	
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	\$ -	\$ 86,006	\$ -	\$ -	\$ 138	\$ 162,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,678
Total Revenues	\$ -	\$ 86,006	\$ -	\$ -	\$ 138	\$ 162,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,678
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ -	\$ 610	\$ 465	\$ -	\$ 774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,849
Attorney	\$ 235	\$ 805	\$ 1,136	\$ 528	\$ 2,199	\$ 296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,198
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,938	\$ 438	\$ 438	\$ 938	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,625
Trustee Fees	\$ 4,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,208
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 37	\$ 1	\$ 175	\$ 251	\$ 78	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 605
Insurance	\$ 5,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,814
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 55	\$ 85	\$ 40	\$ 86	\$ 98	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444
Office Supplies	\$ -	\$ 0	\$ 3	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,057	\$ 6,334	\$ 6,652	\$ 5,400	\$ 7,182	\$ 5,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,961
Operations & Maintenance:													
Field Services:													
Property Insurance	\$ -	\$ -	\$ 1,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,602
Field Management	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,629
Electric	\$ 121	\$ 93	\$ 108	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenses	\$ 121	\$ 93	\$ 1,710	\$ 1,406	\$ 1,250	\$ 4,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,884
Amenity Expenses:													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 121	\$ 93	\$ 1,710	\$ 1,406	\$ 1,250	\$ 4,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,884
Total Expenditures	\$ 21,178	\$ 6,427	\$ 8,362	\$ 6,807	\$ 8,432	\$ 9,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,845
Excess (Deficiency) of Revenues over Expenditures	\$ (21,178)	\$ 79,579	\$ (8,362)	\$ (6,807)	\$ (8,294)	\$ 152,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,833

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	\$657,722	
RESERVE FUND BALANCE	\$660,081	
BONDS OUTSTANDING - 05/01/24		\$13,000,000
LESS: SPECIAL CALL - 02/01/25		(\$3,880,000)
CURRENT BONDS OUTSTANDING		\$9,120,000

Scenic Terrace North
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 337,098.30 \$ 1,010,483.10 \$ 1,347,581.40

Net Assessments \$ 313,501.42 \$ 939,749.28 \$ 1,253,250.70

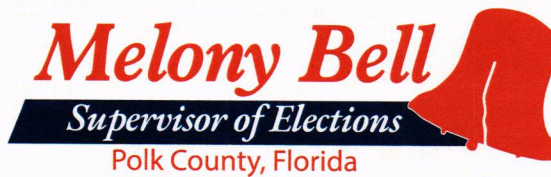
							25%	75%	100%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2023 Debt Service</i>	<i>Total</i>
11/26/24	ACH	\$ 379,772.94	\$ (15,190.28)	\$ (7,291.65)	\$ -	\$ 357,291.01	\$ 89,376.56	\$ 267,914.45	\$ 357,291.01
11/30/24	1% Fee Adj	\$ (13,475.81)	\$ -	\$ -	\$ -	\$ (13,475.81)	\$ (3,370.98)	\$ (10,104.83)	\$ (13,475.81)
2/3/25	ACH	\$ -	\$ -	\$ -	\$ 552.14	\$ 552.14	\$ 138.12	\$ 414.02	\$ 552.14
3/7/25	ACH	\$ 669,707.12	\$ (6,699.40)	\$ (13,260.15)	\$ -	\$ 649,747.57	\$ 162,534.75	\$ 487,212.82	\$ 649,747.57
Total		\$ 1,036,004.25	\$ (21,889.68)	\$ (20,551.80)	\$ 552.14	\$ 994,114.91	\$ 248,678.45	\$ 745,436.46	\$ 994,114.91

79%	Net Percent Collected
\$ 259,135.79	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

HIGHLAND SUMNER LLC						
2025-01				Net Assessments	\$ 43,491.11	\$ 43,491.11
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
Received in April	11/1/24		\$ 21,745.55			
Received in April	2/1/25		\$ 10,872.78			
	5/1/25		\$ 10,872.78			
			\$ 43,491.11	\$ -	\$ -	

SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary
Scenic Terrace North CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Scenic Terrace North Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **0** voters within the Scenic Terrace North Community Development District as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888