

*Scenic Terrace North
Community Development District*

Meeting Agenda

August 20, 2025

AGENDA

Scenic Terrace North

Community Development District

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

August 13, 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, August 20, 2025 at 1:15 PM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/88246825957>

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

Meeting ID: 882 4682 5957

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 May 21, 2025 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration of Resolution 2025-09 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Suggested Date: Wednesday, November 19, 2025—Regular Meeting Date) (Seat #1, Seat #3 & Seat #5)
7. Consideration of Resolution 2025-10 Spending Authorization Resolution
8. Consideration of Resolution 2025-11 Adopting Amended Amenity Rules
9. Ratification and Acceptance of Drainage Easement
10. Presentation of Fiscal Year 2024 Audit Report
11. Consideration of Audit Services Engagement Letter for Fiscal Year 2025 Audit
12. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
13. Staff Reports
 - A. Attorney

- B. Engineer
- C. Field Manager's Report
 - i. Consideration of Proposal to Add Perimeter Frontage to Landscaping Contract
 - ii. Consideration of Proposal for Pond Discing
- D. District Manager's Report
 - i. Approval of Amenity Policy Clarification Regarding Access Card Issuance
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
- 14. Other Business
- 15. Supervisors Requests and Audience Comments
- 16. 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, May 21, 2025**, at 1:19 p.m. at Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lindsey Roden	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chase Arrington <i>by Zoom</i>	District Engineer, Dewberry
Clayton Smith <i>by Zoom</i>	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 1:19 p.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 19,
2025, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 19, 2025, Board of Supervisors meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Minutes of the February 19, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting the Public Hearing on Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (Suggested Date: August 20, 2025)

Ms. Burns stated the public hearing will be August 20, 2025. There is an increase for notice purposes since most of the lots are owned by builders right now. She noted anticipating to back that down as there is a large contingency listed that would account for a reserve down the line or other items that may need to be added. They believe they can back this down closer to what the assessment were for the current year. It was allocated this year for notice purposes. There are 330 platted lots and the 27 unplatted that have an admin only rate. The direct bill on the unplatted is \$9,988. Because they share the amenity, the amenity costs are in Scenic Terrace North. Mr. Heath stated they are in the process of adding 23 or 24 more lots. Ms. Burns noted that area is included as well. She may need clarification on the lot count.

On MOTION by Ms. Roden, seconded by Mr. Heath, with all in favor, Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting the Public Hearing on Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (Suggested Date: August 20, 2025), was approved.

FIFTH ORDER OF BUSINESS

Ratification of Conveyance Document

Ms. Hammock asked for a motion to ratify the conveyance that has already been signed.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Conveyance Document, was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Authorizing the Opening of an Interest
Earning Bank Account**

Ms. Burns stated this authorizes the District to open a second account from the general fund that earns more interest than what the general fund does for excess expenses and then transfer to the regular operating account.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-05 Authorizing the Opening of an Interest Earning Bank Account, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board of the ethics training due by December 31, 2025. Form 1 needs to be filed by July 1st.

B. Engineer

Mr. Malave had nothing to report. He offered to answer any questions.

C. Field Manager's Report

Mr. Smith reviewed the Field Managers Report on page 37 of the agenda package.

D. District Manager's Report

i. Approval of Check Register

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

On MOTION by Mr. Heath, 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.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated there were no registered voters in the District by April 18, 2025.

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. Roden, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Scenic Terrace North Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Scenic Terrace North Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2023)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Scenic Terrace North
Community Development District

Proposed Budget
FY 2026



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Scenic Terrace North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 313,500	\$ 322,153	\$ -	\$ 322,153	\$ 415,251
Assessments - Direct	\$ 43,491	\$ 43,491	\$ -	\$ 43,491	\$ 9,383
Interest	\$ -	\$ 612	\$ 204	\$ 816	\$ -
Total Revenues	\$ 356,991	\$ 366,256	\$ 204	\$ 366,460	\$ 424,634

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,200	\$ 4,200	\$ 12,000
FICA Expense	\$ -	\$ 107	\$ 92	\$ 199	\$ 918
Engineering	\$ 12,500	\$ 2,619	\$ 2,000	\$ 4,619	\$ 10,000
Attorney	\$ 25,000	\$ 7,684	\$ 6,250	\$ 13,934	\$ 20,000
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	\$ 6,188	\$ 1,313	\$ 7,500	\$ 5,408
Trustee Fees	\$ 4,041	\$ 4,208	\$ -	\$ 4,208	\$ 4,628
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 720	\$ 250	\$ 970	\$ 500
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	\$ 649	\$ 300	\$ 949	\$ 2,500
Office Supplies	\$ -	\$ 11	\$ 11	\$ 23	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 126,166	\$ 73,936	\$ 24,703	\$ 98,639	\$ 124,064

Scenic Terrace North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Field Services

Property Insurance	\$ 4,500	\$ 1,602	\$ -	\$ 1,602	\$ 10,000
Field Management	\$ 15,000	\$ 7,500	\$ 3,750	\$ 11,250	\$ 15,450
Landscape Maintenance	\$ 55,000	\$ 5,700	\$ 4,275	\$ 9,975	\$ 68,000
Landscape Replacement	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Streetlights	\$ 20,000	\$ 10,951	\$ 9,322	\$ 20,272	\$ 37,287
Electric	\$ 5,000	\$ 479	\$ 1,250	\$ 1,729	\$ 5,000
Water & Sewer	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 40,000
Irrigation Repairs	\$ 3,500	\$ -	\$ 875	\$ 875	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 7,500

Subtotal Field Expenses	\$ 136,000	\$ 26,231	\$ 29,972	\$ 56,203	\$ 224,237
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Amenity Expenses

Playground Lease	\$ 36,500	\$ -	\$ 7,304	\$ 7,304	\$ 29,218
Interlocal Amenity Agreement	\$ 58,325	\$ 58,325	\$ -	\$ 58,325	\$ 47,115

Subtotal Amenity Expenses	\$ 94,825	\$ 58,325	\$ 7,304	\$ 65,630	\$ 76,333
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Total Operations & Maintenance:	\$ 230,825	\$ 84,557	\$ 37,276	\$ 121,833	\$ 300,570
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Total Expenditures	\$ 356,991	\$ 158,493	\$ 61,979	\$ 220,472	\$ 424,634
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Excess Revenues/(Expenditures)	\$ -	\$ 207,764	\$ (61,775)	\$ 145,988	\$ -
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Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted Lots	330	\$415,250.88	\$1,258.34	\$1,353.05
Unplatted	27	\$9,383.01	\$347.52	\$373.68
Total	357	\$424,633.88		

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 939,749	\$ 965,684	\$ -	\$ 965,684	\$ 656,536
Assessments - Prepayments	\$ -	\$ 2,291,704	\$ -	\$ 2,291,704	\$ -
Assessments - Lot Closing	\$ -	\$ 1,291,687	\$ -	\$ 1,291,687	\$ -
Interest Income	\$ 33,764	\$ 74,344	\$ 24,781	\$ 99,125	\$ 49,563
Carry Forward Surplus	\$ 458,495	\$ 734,395	\$ -	\$ 734,395	\$ 636,439
Total Revenues	\$ 1,432,008	\$ 5,357,814	\$ 24,781	\$ 5,382,595	\$ 1,342,538
Expenses					
Interest- 11/1	\$ 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 - 5/1	\$ 170,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 386,956	\$ 271,444	\$ -	\$ 271,444	\$ 267,488
Total Expenditures	\$ 943,913	\$ 4,746,156	\$ -	\$ 4,746,156	\$ 659,975
Excess Revenues/(Expenditures)	\$ 488,096	\$ 611,658	\$ 24,781	\$ 636,439	\$ 682,563

*Carry forward less amount in Reserve funds.

Series 2023
Interest - 11/1/26 \$ **264,284.38**

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 B

SECTION 1

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Scenic Terrace North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Scenic Terrace North
Community Development District

Proposed Budget
FY 2026



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3-6	<u>General Fund Narrative</u>
7	<u>Debt Service Fund - Series 2023</u>
8	<u>Amortization Schedule - Series 2023</u>

Scenic Terrace North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 313,500	\$ 322,153	\$ -	\$ 322,153	\$ 415,251
Assessments - Direct	\$ 43,491	\$ 43,491	\$ -	\$ 43,491	\$ 9,383
Interest	\$ -	\$ 612	\$ 204	\$ 816	\$ -
Total Revenues	\$ 356,991	\$ 366,256	\$ 204	\$ 366,460	\$ 424,634

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,200	\$ 4,200	\$ 12,000
FICA Expense	\$ -	\$ 107	\$ 92	\$ 199	\$ 918
Engineering	\$ 12,500	\$ 2,619	\$ 2,000	\$ 4,619	\$ 10,000
Attorney	\$ 25,000	\$ 7,684	\$ 6,250	\$ 13,934	\$ 20,000
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	\$ 6,188	\$ 1,313	\$ 7,500	\$ 5,408
Trustee Fees	\$ 4,041	\$ 4,208	\$ -	\$ 4,208	\$ 4,628
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 720	\$ 250	\$ 970	\$ 500
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	\$ 649	\$ 300	\$ 949	\$ 2,500
Office Supplies	\$ -	\$ 11	\$ 11	\$ 23	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 126,166	\$ 73,936	\$ 24,703	\$ 98,639	\$ 124,064

Scenic Terrace North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Field Services

Property Insurance	\$ 4,500	\$ 1,602	\$ -	\$ 1,602	\$ 10,000
Field Management	\$ 15,000	\$ 7,500	\$ 3,750	\$ 11,250	\$ 15,450
Landscape Maintenance	\$ 55,000	\$ 5,700	\$ 4,275	\$ 9,975	\$ 68,000
Landscape Replacement	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Streetlights	\$ 20,000	\$ 10,951	\$ 9,322	\$ 20,272	\$ 37,287
Electric	\$ 5,000	\$ 479	\$ 1,250	\$ 1,729	\$ 5,000
Water & Sewer	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 40,000
Irrigation Repairs	\$ 3,500	\$ -	\$ 875	\$ 875	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 7,500

Subtotal Field Expenses	\$ 136,000	\$ 26,231	\$ 29,972	\$ 56,203	\$ 224,237
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Amenity Expenses

Playground Lease	\$ 36,500	\$ -	\$ 7,304	\$ 7,304	\$ 29,218
Interlocal Amenity Agreement	\$ 58,325	\$ 58,325	\$ -	\$ 58,325	\$ 47,115

Subtotal Amenity Expenses	\$ 94,825	\$ 58,325	\$ 7,304	\$ 65,630	\$ 76,333
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Total Operations & Maintenance:	\$ 230,825	\$ 84,557	\$ 37,276	\$ 121,833	\$ 300,570
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Total Expenditures	\$ 356,991	\$ 158,493	\$ 61,979	\$ 220,472	\$ 424,634
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Excess Revenues/(Expenditures)	\$ -	\$ 207,764	\$ (61,775)	\$ 145,988	\$ -
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Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted Lots	330	\$415,250.88	\$1,258.34	\$1,353.05
Unplatted	27	\$9,383.01	\$347.52	\$373.68
Total	357	\$424,633.88		

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 939,749	\$ 965,684	\$ -	\$ 965,684	\$ 656,536
Assessments - Prepayments	\$ -	\$ 2,291,704	\$ -	\$ 2,291,704	\$ -
Assessments - Lot Closing	\$ -	\$ 1,291,687	\$ -	\$ 1,291,687	\$ -
Interest Income	\$ 33,764	\$ 74,344	\$ 24,781	\$ 99,125	\$ 49,563
Carry Forward Surplus	\$ 458,495	\$ 734,395	\$ -	\$ 734,395	\$ 636,439
Total Revenues	\$ 1,432,008	\$ 5,357,814	\$ 24,781	\$ 5,382,595	\$ 1,342,538
Expenses					
Interest- 11/1	\$ 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 - 5/1	\$ 170,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 386,956	\$ 271,444	\$ -	\$ 271,444	\$ 267,488
Total Expenditures	\$ 943,913	\$ 4,746,156	\$ -	\$ 4,746,156	\$ 659,975
Excess Revenues/(Expenditures)	\$ 488,096	\$ 611,658	\$ 24,781	\$ 636,439	\$ 682,563

*Carry forward less amount in Reserve funds.

Series 2023
Interest - 11/1/26 \$ **264,284.38**

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	
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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	

Scenic Terrace North CDD FY 26 Assessment Roll

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005001010	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001020	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001030	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001040	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001050	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001060	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001070	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001080	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001090	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001100	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001110	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001120	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001130	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001140	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005001150	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005002010	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005002020	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005002030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005002120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005003110	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005004010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005004100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005170	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005190	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005005200	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006170	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005006190	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005007010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007170	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007190	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007200	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007210	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005007220	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005008060	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005008070	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009010	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009020	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009030	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009040	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009050	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009060	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009070	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009080	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009090	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009100	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009110	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009120	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009130	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009140	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009150	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005009160	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005010010	1	\$1,353.05	\$3,062.07	\$4,415.12

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005010020	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005010030	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005010040	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005010050	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005010060	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011010	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011020	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011030	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011040	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011050	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011060	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011070	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011080	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011090	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011100	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005011110	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012010	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012020	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012030	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012040	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012050	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012060	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012070	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012080	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012090	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012100	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012110	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012120	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012130	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012140	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012150	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005012160	1	\$1,353.05	\$3,062.07	\$4,415.12
272809822005013010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013090	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005013100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013170	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013190	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013200	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013210	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013220	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013230	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013240	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013250	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013260	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013270	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013280	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013290	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013300	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013310	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005013320	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005014080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005015010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005015020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016080	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005016090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016170	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016190	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016200	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016210	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016220	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016230	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016240	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016250	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016260	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016270	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016280	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016290	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016300	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016310	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016320	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016330	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016340	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016350	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016360	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016370	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016380	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005016390	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017100	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005017110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005017150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005018130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005019010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005019020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005019030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005019040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005019050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005019060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005020170	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005020180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021020	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021070	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021080	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021090	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021100	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021110	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021120	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021130	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021140	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021150	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021160	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021170	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021180	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021190	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021200	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021210	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021220	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021230	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021240	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021250	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021260	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021270	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021280	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021290	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021300	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021310	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021320	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021330	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021340	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021350	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021360	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021370	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005021380	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005022010	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005022020	1	\$1,353.05	\$1,881.72	\$3,234.77

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023 DEBT	TOTAL
272809822005022030	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005022040	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005022050	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005022060	1	\$1,353.05	\$1,881.72	\$3,234.77
272809822005022070	1	\$1,353.05	\$1,881.72	\$3,234.77
Total Gross Assessments On Roll	330	\$446,506.50	\$701,231.40	\$1,147,737.90

Total Net Assessments On Roll		\$415,251.04	\$652,145.20	\$1,067,396.25
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Direct Billing

PARCEL ID	UNITS	FY 26 O&M	SERIES 2023	TOTAL
272809822005022140	6.75	\$2,522.34		\$2,522.34
272809822005022150	6.75	\$2,522.34		\$2,522.34
272809822005022160	6.75	\$2,522.34		\$2,522.34
272809822005022170	6.75	\$2,522.34		\$2,522.34
Total Gross Assessments Off Roll	27	\$10,089.36	\$0.00	\$10,089.36

Total Net Assessments Off Roll		\$9,383.10	\$0.00	\$9,383.10
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Total Gross Assessments		\$456,595.86	\$701,231.40	\$1,157,827.26
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Total Net Assessments		\$424,634.15	\$652,145.20	\$1,076,779.35
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SECTION V

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:

**SCENIC TERRACE NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Scenic Terrace North Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on the 3rd Wednesday of every month at 10:00 AM unless otherwise indicated as follows:

October 15, 2025
November 19, 2025 (Landowners' Meeting & BOS Meeting)
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Scenic Terrace North Community Development District (“**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, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, Florida Statutes],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Lauren Schwenk	11/2025
2	Lindsey Roden	11/2027
3	Patricia Hudson	11/2025
4	Rennie Heath II	11/2027
5	Bobbie Henley	11/2025

This year, Seat 1 currently held by Lauren Schwenk, Seat 3 currently held by Patricia Hudson, and Seat 5 currently held by Bobbie Henley, respectively, are subject to a landowner election by landowners in November 2025. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held

on the 19th day of November 2025, at 10:00 a.m., and located at Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **August 20, 2025**, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY / ASST. SECRETARY

CHAIRPERSON / VICE CHAIRPERSON

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Scenic Terrace North Community Development District ("**District**") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 103 acres, more or less generally located on the west side of SR 17 – Scenic Highway within the city limits of Haines City, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Wednesday, November 19, 2025
HOUR:	10:00 a.m.
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Wednesday, November 19, 2025**

TIME: **10:00 A.M.**

LOCATION: **Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida 33880**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – WEDNESDAY, NOVEMBER 19, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Scenic Terrace North Community Development District to be held at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on Wednesday, November 19, 2025, at 10:00 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – WEDNESDAY, NOVEMBER 19, 2025

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Scenic Terrace North Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VII

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize

limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY POLICIES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the policies set forth in **Exhibit A** (“Amendment”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The amended policies shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Amendment to Policies

EXHIBIT A
Amendment to Policies

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (5) Pets are not allowed in the District Lakes.
- (6) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (8) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in

stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

- (12) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SECTION IX

INSTR # 2025191145
BK 13662 Pgs 2261-2267 PG(s)7
08/15/2025 11:33:08 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 61.00

This instrument was prepared by and
upon recording should be returned to:

Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Roy Van Wyk

Parcel IDs: 272809822005022140, 272809822005009010, 272809822005009020, 272809822005009030,
272809822005009040, 272809822005009050, 272809822005009060, 272809822005009070,
272809822005009080, 272809822005009090, 272809822005009100, 272809822005009120,
2728098220050091300, 272809822005009140, 272809822005009150, 272809822005009160,
272809822005008070, 272809822005008060, 2728098220050010900, 272809822005001100,
272809822005001110, 272809822005001120, 272809822005001130, 272809822005001140,
272809822005001150.

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT (the “**Easement Agreement**”), made this 20th day of June, 2025, by and between **HIGHLAND SUMNER, LLC**, a Florida limited liability company with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, hereinafter referred to as “**Grantor**”, and **SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida, with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801, hereinafter referred to as “**Grantee**”.

WHEREAS, Grantor owns the real property described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Easement Area**”); and

WHEREAS, Grantor desires to grant to Grantee, its successors and assigns, an easement with respect to the Easement Area as hereinafter set forth, subject to the terms and conditions set forth below, and Grantee desires to accept such grant and to assume certain rights and obligations with respect thereto as more particularly set forth in this Easement Agreement.

WITNESSETH:

1. **Grant.** That for and in consideration of the sum of Ten Dollars (\$10) and other valuable consideration given to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant, assign, convey, set over and deliver to Grantee, its successors and assigns, to the extent of Grantor’s interest in and to the Easement Area, a permanent, perpetual, non-exclusive easement which grants to Grantee the perpetual right to enter upon and locate, lay, maintain, operate, inspect, alter, improve, augment, remove and replace, relocate and rebuild, stormwater drainage swales, pipes, culverts, inlets, and/or improvements necessary for the operation thereof, (the “**Stormwater System**”) upon, below or above the Easement Area, and for no other purpose unless specifically set forth herein (the “**Easement Area**”). This grant of easement shall run with the land and be binding upon Grantee and their respective heirs, successors, and assigns.

2. **Grantee's Right to Remove Obstructions, Entry.** If necessary, in order to exercise the Easement rights granted hereby, Grantee shall have the right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions from the Easement Area. Grantor further conveys to Grantee the reasonable right to enter upon adjoining lands of Grantor if and to the extent necessary in order for Grantor to exercise the rights herein granted.

3. **Representations of Grantor.** Grantor hereby covenants with Grantee and warrants that it owns the Easement Area and has good, right and lawful authority to grant the Easement. Grantee's rights may be assigned, transferred or conveyed (in whole or in part) by Grantee to a third-party utility provider or other governmental entity without consent of Grantor.

4. **Reservations of Rights.** Subject to the rights created herein, Grantor expressly reserves (to itself, its successors and assigns) the right to use, any and all portions of the area upon, above, or under the Easement Area (in Grantor's sole discretion), to the extent of Grantor's interest in and to the Easement Area, for any purpose whatsoever not inconsistent with the rights herein granted, including, but not limited to, the right of ingress and egress over and across the Easement Area onto any adjacent or contiguous property; provided such right does not unreasonably interfere with Grantee's permitted use of the Easement Area pursuant to the terms hereof.

4.1. Grantor shall not install any structures, including but not limited to, walls, fences, swimming pools, or other improvements over, under or upon the Easement Area without the consent and approval of the Grantee. Grantor acknowledges that the Easement Area is a component of the surface water management system and as such further covenants not to modify the surface contour of the Easement Area.

5. **Obligations of Grantee.** Grantee, for itself, its successors, assigns, grantees and invitees, covenants and agrees that it shall:

5.1. Not unreasonably interfere with or prevent the use and maintenance by Grantor of the Easement Area or Grantor's adjacent properties, or other activity or use by Grantor now or in the future existing on or about the Easement Area, so long as such use does not materially and adversely interfere with Grantee's permitted use of the Easement Area;

5.2. After completion of any construction, installation, repair or replacement work with respect to the Stormwater System (or any construction or installation work for relocated facilities or new facilities, if any, consented to by Grantor, which consent Grantor may withhold in its sole discretion), Grantee shall, at its sole cost and expense and in a safe, good and workmanlike manner, remove any temporary improvements and equipment placed on the Easement Area, and restore both the ground surface of the Easement Area and any pavement, grass, landscaping, irrigation lines and equipment, or other improvements in or on the Easement Area, to the contour, grade and condition which existed immediately prior to the commencement of any work; and

6. **Miscellaneous.** Except as otherwise set forth herein, Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with the Easement, this Easement Agreement, or the Easement Area. This Easement Agreement embodies the entire understanding of the parties and supersedes all prior discussions and agreements between the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties, in the same manner as executed herein.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals the day and year above written.

WITNESSES:

GRANTOR:

HIGHLAND SUMNER< LLC, a Florida limited liability company

By: Heath Construction and Management, LLC, a Florida limited liability company, its Manager

Sign Name: Lindsey Roden
Lindsey Roden

Print or type name

Address: 341 E Central Ave
Winter Haven, FL 33880

Sign Name: Jessica Spencer
Jessica Spencer

Print or type name

Address: 341 E Central Ave
Winter Haven, FL 33880

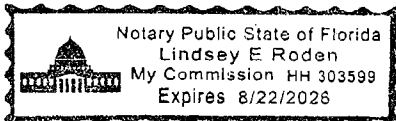
STATE OF Florida
COUNTY OF Polk

By: Warren K. Heath, II

Print Name: Warren K. Heath, II

Title: Manager

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of July, 2025, by Warren K. Heath, II, as Manager of Heath Construction and Management, LLC, Manager and authorized person for Highland Sumner, LLC, for and on behalf of said entity. He ☒ is personally known to me or ☐ produced _____ as identification.



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

WITNESSES:

GRANTEE:

SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida.

Sign Name: Lindsey Roden
Lindsey Roden

Print or type name

Address: 346 E Central Ave
Winter Haven, FL 33880

Sign Name: Jessica Spencer
Jessica Spencer

Print or type name

Address: 346 E Central Ave
Winter Haven, FL 33880

By: Warren K. Heath II

Print Name: Warren K. Heath II

Title: Chairperson

ATTEST:

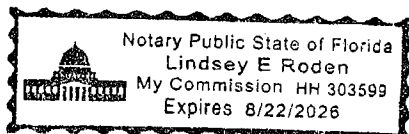
By: Jillian Burns

Print Name: Jillian Burns

Title: Secretary, Board of Supervisors

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of July, 2025, by Warren K. Heath II, as Chairperson of the Board of Supervisors of the **CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government existing under the laws of the State of Florida, on behalf of said community development district.



Lindsey E Roden
(Official Notary Signature & Seal)

Name: Lindsey E Roden

Personally Known ☒

OR Produced Identification _____

Type of Identification _____

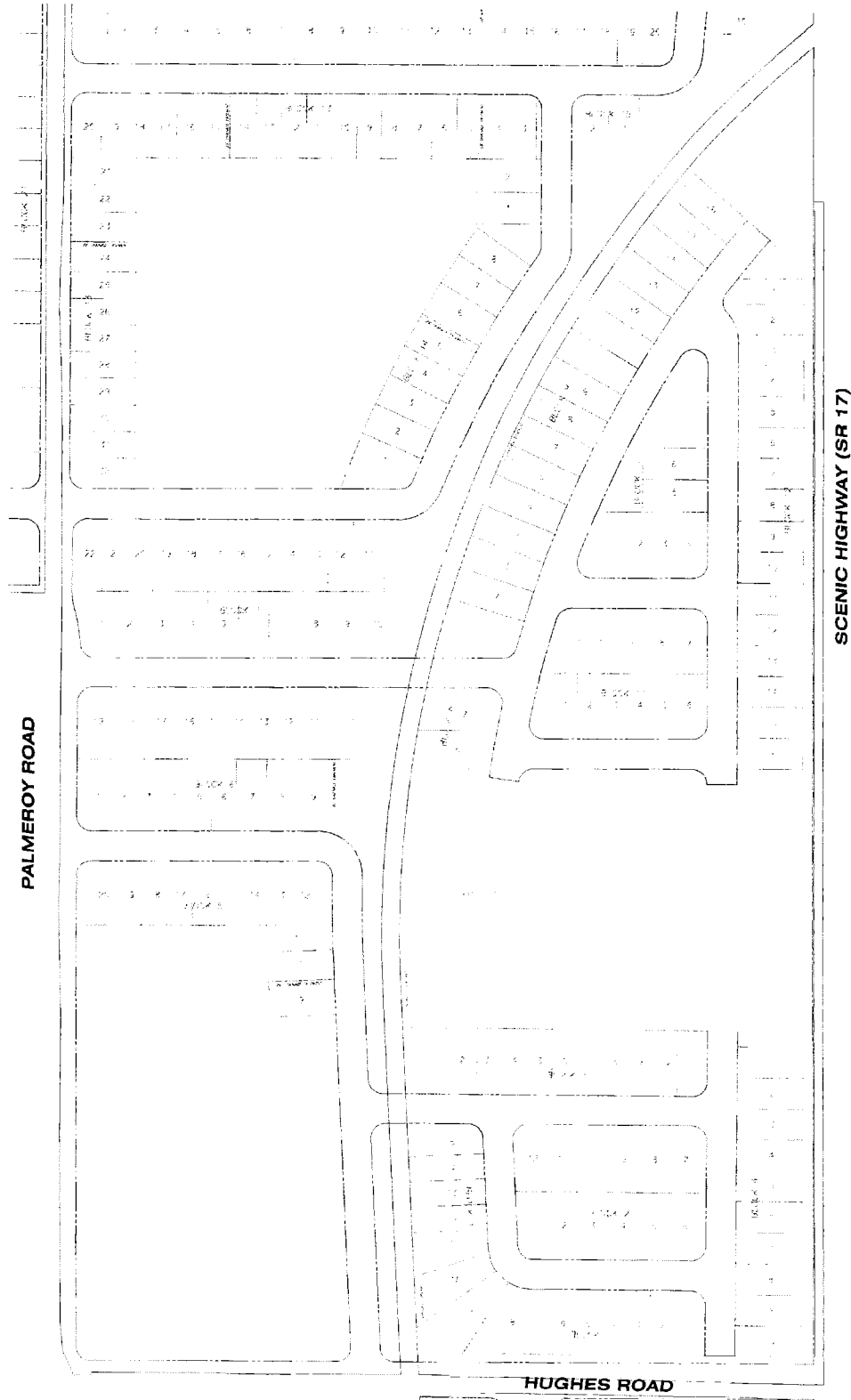
Exhibit "A" Easement Area

The rear (westerly) 16 feet of Lots 1-16 of Block 9, of that plat of Scenic Terrace North recorded in the public records of Polk County, Florida in O.R. Book 207, Pages 31 through 41.

The rear (westerly) 15 feet of Lots 6 and 7 of Block 8, of that plat of Scenic Terrace North recorded in the public records of Polk County, Florida in O.R. Book 207, Pages 31 through 41.

The rear (westerly) 16 feet of Lots 9-15 of Block 1, of that plat of Scenic Terrace North recorded in the public records of Polk County, Florida in O.R. Book 207, Pages 31 through 41.

The westerly 15 feet of Tract F-1 of that plat of Scenic Terrace North recorded in the public records of Polk County, Florida in O.R. Book 207, Pages 31 through 41.



SECTION X

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Scenic Terrace North Community Development District
City of Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Scenic Terrace North Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 9, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Scenic Terrace North Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,765,521.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,227,380, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,405,850, a decrease of (\$8,530,733) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 1,605,249	\$ 10,989,723
Capital assets, net of depreciation	15,619,947	2,553,349
Total assets	17,225,196	13,543,072
Current liabilities	521,863	1,069,263
Long-term liabilities	12,937,812	12,935,668
Total liabilities	13,459,675	14,004,931
Net position		
Net investment in capital assets	2,682,180	(1,889,710)
Restricted	1,069,653	1,411,622
Unrestricted	13,688	16,229
Total net position	\$ 3,765,521	\$ (461,859)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 386,956	\$ -
Operating grants and contributions	136,401	91,131
Capital grants and contributions	4,579,544	-
Total revenues	5,102,901	91,131
Expenses:		
General government	76,936	89,556
Maintenance and operations	605	-
Interest	796,480	16,123
Bond issue costs	1,500	461,965
Total expenses	875,521	567,644
Change in net position	4,227,380	(476,513)
Net position - beginning	(461,859)	14,654
Net position - ending	\$ 3,765,521	\$ (461,859)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$875,521. The costs of the District's activities were primarily funded by program revenues. Program revenues were primarily comprised of Developer contributions and special assessments. The increase in current fiscal year expenses is primarily the result of an increase in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$15,619,947 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$13,000,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

The District anticipates an increase in general operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Scenic Terrace North Community Development District's Finance Department at 219 East Livingston Street, Orlando, FL 32801.

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 3,967
Assessments receivable	386,956
Prepaid items	10,814
Due from Developer	198,306
Restricted assets:	
Investments	1,005,206
Capital assets:	
Nondepreciable	15,619,947
Total assets	<u>17,225,196</u>
 LIABILITIES	
Accounts payable	1,093
Contracts payable	198,306
Accrued interest payable	322,464
Non-current liabilities:	
Due within one year	170,000
Due in more than one year	12,767,812
Total liabilities	<u>13,459,675</u>
 NET POSITION	
Net investment in capital assets	2,682,180
Restricted for debt service	1,069,653
Unrestricted	13,688
Total net position	<u>\$ 3,765,521</u>

See notes to the financial statements

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 76,936	\$ -	\$ 75,000	\$ -	\$ (1,936)
Maintenance and operations	605	-	-	4,579,544	4,578,939
Interest on long-term debt	796,480	386,956	61,401	-	(348,123)
Bond issue costs	1,500	-	-	-	(1,500)
Total governmental activities	<u>875,521</u>	<u>386,956</u>	<u>136,401</u>	<u>4,579,544</u>	<u>4,227,380</u>
Change in net position					<u>4,227,380</u>
Net position - beginning					<u>(461,859)</u>
Net position - ending					<u><u>\$ 3,765,521</u></u>

See notes to the financial statements

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 3,967	\$ -	\$ -	\$ 3,967
Investments	-	1,005,161	45	1,005,206
Assessments receivable	-	386,956	-	386,956
Due from Developer	-	-	198,306	198,306
Prepaid items	10,814	-	-	10,814
Total assets	<u>\$ 14,781</u>	<u>\$ 1,392,117</u>	<u>\$ 198,351</u>	<u>\$ 1,605,249</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,093	\$ -	\$ -	\$ 1,093
Contracts payable	-	-	198,306	198,306
Total liabilities	<u>1,093</u>	<u>-</u>	<u>198,306</u>	<u>199,399</u>
Fund balances:				
Nonspendable:				
Prepaid items	10,814	-	-	10,814
Restricted for:				
Debt service	-	1,392,117	-	1,392,117
Capital projects	-	-	45	45
Unassigned	2,874	-	-	2,874
Total fund balances	<u>13,688</u>	<u>1,392,117</u>	<u>45</u>	<u>1,405,850</u>
Total liabilities and fund balances	<u>\$ 14,781</u>	<u>\$ 1,392,117</u>	<u>\$ 198,351</u>	<u>\$ 1,605,249</u>

See notes to the financial statements

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds		\$ 1,405,850
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Cost of capital assets	15,619,947	
Accumulated depreciation	<u>-</u>	15,619,947
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(322,464)	
Bonds payable	<u>(12,937,812)</u>	<u>(13,260,276)</u>
Net position of governmental activities		<u><u>\$ 3,765,521</u></u>

See notes to the financial statements

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ -	\$ 386,956	\$ -	\$ 386,956
Developer contributions	75,000	-	4,425,419	4,500,419
Interest	-	61,401	154,125	215,526
Total revenues	75,000	448,357	4,579,544	5,102,901
EXPENDITURES				
Current:				
General government	76,936	-	-	76,936
Maintenance and operations	605	-	-	605
Debt service:				
Interest	-	487,995	-	487,995
Capital outlay	-	-	13,066,598	13,066,598
Cost of issuance	-	-	1,500	1,500
Total expenditures	77,541	487,995	13,068,098	13,633,634
Excess (deficiency) of revenues over (under) expenditures	(2,541)	(39,638)	(8,488,554)	(8,530,733)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	4,010	(4,010)	-
Total other financing sources (uses)	-	4,010	(4,010)	-
Net change in fund balances	(2,541)	(35,628)	(8,492,564)	(8,530,733)
Fund balances - beginning	16,229	1,427,745	8,492,609	9,936,583
Fund balances - ending	\$ 13,688	\$ 1,392,117	\$ 45	\$ 1,405,850

See notes to the financial statements

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (8,530,733)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however in the statement of activities, the cost of those assets are eliminated and capitalized as capital assets.	13,066,598
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,144)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>(306,341)</u>
Change in net position of governmental activities	<u><u>\$ 4,227,380</u></u>

See notes to the financial statements

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Scenic Terrace North Community Development District ("District") was created on August 19, 2021 by Ordinance 21-1741 of the City of Haines City, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The boundaries of the District were amended by Ordinance No. 23-2042, effective June 1, 2023.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Highland Sumner, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

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

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District’s Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District’s cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2024:

	Maturities	Amortized cost	Credit Risk
First American Treasury Obligations Fund	Weighted average maturity:	\$ 1,005,206	S&P AAAm
Class Y	31 days		
Total investments		<u>\$ 1,005,206</u>	

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 2,553,349	\$ 13,066,598	\$ -	\$ 15,619,947
Total capital assets, not being depreciated	2,553,349	13,066,598	-	15,619,947
 Governmental activities capital assets, net	 \$ 2,553,349	 \$ 13,066,598	 \$ -	 \$ 15,619,947

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,125,000. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG-TERM LIABILITIES

Series 2023

On September 14, 2023, the District issued \$13,000,000 of Special Assessment Bonds, Series 2023, consisting of term Bonds with due dates from May 1, 2023, to May 1, 2054, and fixed interest rates from 5.125% to 6.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025, through May 1, 2054.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds Payable					
Series 2023	\$ 13,000,000	\$ -	\$ -	\$ 13,000,000	\$ 170,000
Less original issue discount	(64,332)	-	(2,144)	(62,188)	-
Total	<u>\$ 12,935,668</u>	<u>\$ -</u>	<u>\$ (2,144)</u>	<u>\$ 12,937,812</u>	<u>\$ 170,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

	<u>Governmental Activities</u>		
Year ending September 30:	Principal	Interest	Total
2025	\$ 170,000	\$ 773,913	\$ 943,913
2026	175,000	765,201	940,201
2027	185,000	756,231	941,231
2028	195,000	746,750	941,750
2029	205,000	736,756	941,756
2030-2034	1,225,000	3,502,575	4,727,575
2035-2039	1,635,000	3,098,225	4,733,225
2040-2044	2,205,000	2,555,375	4,760,375
2045-2049	2,970,000	1,803,813	4,773,813
2050-2054	4,035,000	772,056	4,807,056
Total	<u>\$ 13,000,000</u>	<u>\$ 15,510,895</u>	<u>\$ 28,510,895</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. For the current fiscal year, Developer contributions in the general fund were \$75,000. Additionally, Developer assessment revenues in the debt service fund were \$386,956 all of which was receivable as at the year end. The Developer also contributed \$4,425,419 to the capital projects fund to continue the development of the District. Of this amount, \$198,306 was noted as receivable as at the year end.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – INTERLOCAL AGREEMENT

The District has entered into a cost sharing agreement with Scenic Terrace South Community Development District in which it was agreed that both Districts would share in the costs and acquisition of certain amenity improvements for the benefit of both Districts.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$3,910,000 of the Series 2023 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 233,954	\$ 75,000	\$ (158,954)
Total revenues	<u>233,954</u>	<u>75,000</u>	<u>(158,954)</u>
EXPENDITURES			
Current:			
General government	133,954	76,936	57,018
Maintenance and operations	100,000	605	99,395
Total expenditures	<u>233,954</u>	<u>77,541</u>	<u>156,413</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(2,541)	<u>\$ (2,541)</u>
Fund balances - beginning		<u>16,229</u>	
Fund balances - ending		<u>\$ 13,688</u>	

See notes to required supplementary information

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	\$0
Independent contractor compensation	\$76,900.58
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - N/A Debt service - \$3,864.47
Special assessments collected	\$386,956.25
Outstanding Bonds:	
Series 2023, Due May 1, 2054	\$13,000,000



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Scenic Terrace North Community Development District
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Scenic Terrace North Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 9, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Scenic Terrace North Community Development District
City of Haines City, Florida

We have examined Scenic Terrace North Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Scenic Terrace North Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 9, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Scenic Terrace North Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Scenic Terrace North Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 9, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Scenic Terrace North Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Scenic Terrace North Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 9, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION XI



Grau & Associates

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August 11, 2025

Board of Supervisors
Scenic Terrace North Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Scenic Terrace North Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Scenic Terrace North Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

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

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

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,500 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of 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 Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION XII

SECTION A

Scenic Terrace North Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Scenic Terrace North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Scenic Terrace North Community Development District

SECTION B

Scenic Terrace North Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Scenic Terrace North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Scenic Terrace North Community Development District

SECTION XIII

SECTION C



Scenic Terrace - North CDD

Field Management Report



August 20th, 2025

Joel Blanco

Field Manager

GMS

Site Review

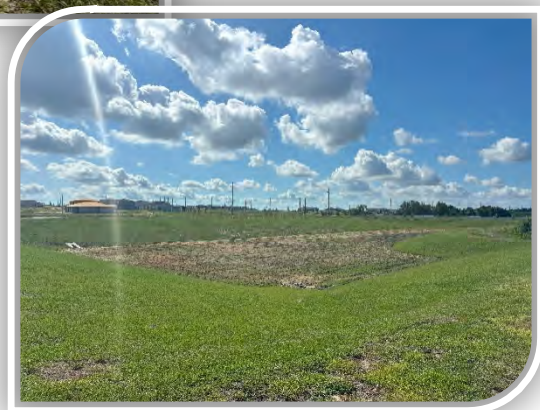
Pond & Landscaping Review

- Field Staff has reviewed both landscaping and ponds throughout the district.
- Perimeter plantings and sod installation have been completed throughout the district.
- Mailbox area on Poppy Dr. has been frequently string trimmed
- One-time mows have been initiated since completion of the plantings along with the mailbox area with a proposal to add both perimeter and mowing behind the retention wall on Parsley Dr. to the service contract.
- Both wet ponds were found with vegetation with aquatics vendor notified for treatment.



Site Review

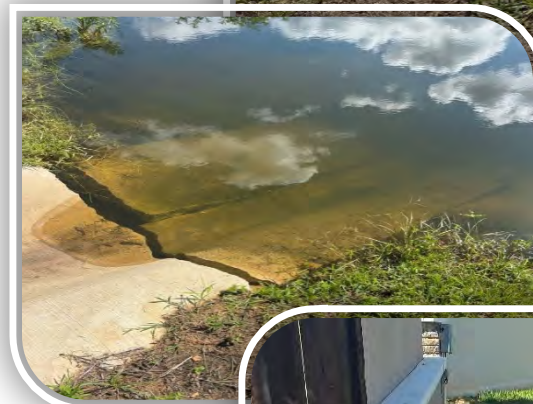
Pond & Landscaping Review Cont'd



Site Review

Conveyance Items

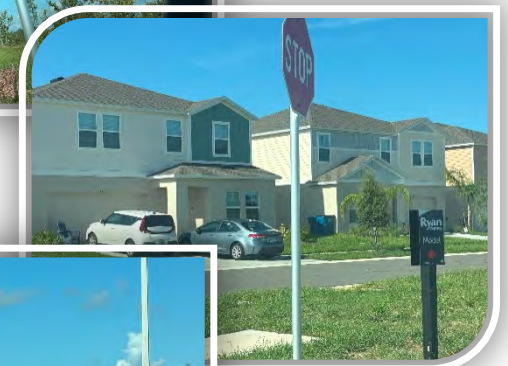
- Field Staff conducted a conveyance report in lieu of CDD conveyance.
- Evidence of erosion was found on the landscaping tract by the MES on the NW corner of the wet pond by Poppy Dr.
- Additionally, the side of the same MES has erosion with visible damage to the flume.
- Sod is missing on the back portion of the main monument entering Basil Ln.
- Some sod is needed on both entrances on Floyd Rd.
- The developer has been notified and will address noted areas.



Pending

Maintenance Items

- ✚ During reviews, Field Staff noted several maintenance items currently in progress.
- ✚ (1) of the toppers on the main monument on Basil Ln. was found on the floor. Topper was not damaged and placed in Scenic Terrace South amenity closet.
- ✚ (6) Street signposts were found leaning throughout the district.
- ✚ (3) Street sign blades were found damaged.
- ✚ (1) Street sign post was found broken and on the floor.
- ✚ (3) End of roadway signs were found in need of repairs.
- ✚ All of the noted items have scheduled for repair.



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

ADDENDUM Scenic Terrace North CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.	Property: Scenic Terrace North CDD
Address: 200 south F St.	Address: 219 E. Livingston St.
Haines City, FL 33844	Orlando, Florida, 32801
Phone: 863-422-5207	Phone: 786-238-9473
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 (Compnent A) - Mowing/Detailing	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	4,915	\$58,980
TURF CARE (Component B) Bahia/St Augustine/Zoysia													\$112
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	112	112	112	112	112	112	112	112	112	112	112	112	\$1,344
IRRIGATION MAINT. (Component D)	550	550	550	550	550	550	550	550	550	550	550	550	\$6,600
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: \$2.25</i>	<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing: \$60</i>					<i>Mulch Yds.</i>						<i>Mulch Yds.</i>		\$0
POND BOTTOM DISCING (Component E.3)													\$0
TOTAL FEE PER MONTH:	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$66,924

Flat Fee Schedule	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$5,577	\$66,924
-------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	----------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$67,036
Extra Services Annual Changes, Palm Pruning, Mulch	\$0
TOTAL	\$67,036.00

SECTION 2

Scenic Terrace North CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Address: 200 south F St.

Haines City, FL 33844

Phone: 863-422-5207

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Property: Scenic Terrace North CDD

Address: 219 E. Livingston St.

Orlando,

Florida, 32801

Phone: 786-238-9473

Contact: Joel Blanco

Email: jblanco@gmscfl.com

[illegible]

SECTION D

SECTION 1

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

SECTION 2

Scenic Terrace North Community Development District

Summary of Check Register

May 8, 2025 through August 8, 2025

Fund	Date	Check No.'s		Amount
General Fund	5/8/25	246-247	\$	84,506.95
	5/14/25	248-250	\$	206,740.82
	5/21/25	251	\$	163.00
	5/28/25	252	\$	58,325.32
	5/30/25	253-255	\$	556,432.90
	6/3/25	256	\$	5,400.00
	6/6/25	257	\$	1,860.56
	6/10/25	258	\$	1,186.70
	6/18/25	259-261	\$	8,669.53
	7/1/25	262	\$	435.00
	7/15/25	263-264	\$	5,775.60
	7/29/25	265-266	\$	1,760.00
Total Amount			\$	931,256.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/08/25	00004	4/12/25 12068 031 FR#31	202505 300-20700-10200	KILINSKI VAN WYK PLLC	*	1,331.95	1,331.95 000246
5/08/25	00037	4/01/25 11449 031 FR#31	202505 300-20700-10200	STEWART & ASSOCIATES PROPERTY INC	*	83,175.00	83,175.00 000247
5/14/25	00001	5/01/25 56 MANAGEMENT FEE-MAY25	202505 310-51300-34000		*	3,333.33	
		5/01/25 56 WEBSITE MANAGEMENT-MAY25	202505 310-51300-35200		*	105.00	
		5/01/25 56 INFORMATION TECH-MAY25	202505 310-51300-35100		*	157.50	
		5/01/25 56 DISSEMINATION SVCS-MAY25	202505 310-51300-31300		*	437.50	
		5/01/25 56 OFFICE SUPPLIES	202505 310-51300-51000		*	.30	
		5/01/25 56 POSTAGE	202505 310-51300-42000		*	32.19	
		5/01/25 57 FIELD MANAGEMENT-MAY25	202505 320-53800-12000		*	1,250.00	
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,315.82 000248
5/14/25	00035	5/01/25 17741 LANDSCAPE MAINT MAY25	202505 320-53800-46200	PRINCE & SONS INC	*	1,425.00	1,425.00 000249
5/14/25	00038	5/13/25 05132025 EXCESS FUNDS TXFER TO SBA	202505 300-15100-10000	STATE BOARD OF ADMINISTRATION	*	200,000.00	200,000.00 000250
5/21/25	00004	5/16/25 12233 GENERAL COUNSEL APR 25	202504 310-51300-31500	KILINSKI VAN WYK PLLC	*	163.00	163.00 000251
5/28/25	00039	5/16/25 1 FY25 AMEN.INTRLOCAL AGRMT	202505 330-57200-49100	SCENIC TERRACE SOUTH CDD	*	58,325.32	58,325.32 000252
5/30/25	00019	4/30/25 022456 031 FR#33	202505 300-20700-10200	ABSOLUTE ENGINEERING, INC.	*	6,975.41	6,975.41 000253
5/30/25	00023	1/29/25 W356706 031 FR#32	202505 300-20700-10200		*	77.11	

STNO SCENIC TERRACE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/30/25	W355141 202505 300-20700-10200 031 FR#32		*	5,152.00	
				CORE & MAIN LP			5,229.11 000254
5/30/25	00018	3/25/25	PAYAPP#1 202505 300-20700-10200 031 FR#30		*	420,895.54	
		4/25/25	PAYAPP#1 202505 300-20700-10200 031 FR#32		*	123,332.84	
				TUCKER PAVING, INC.			544,228.38 000255
6/03/25	00017	3/03/25	27066 202503 310-51300-32200 ANNUAL AUDIT FY24		*	500.00	
		4/01/25	27285 202504 310-51300-32200 ANNUAL AUDIT FY24		*	4,900.00	
				GRAU & ASSOCIATES			5,400.00 000256
6/06/25	00032	6/05/25	06052025 202506 300-20700-10200 CHECK TO PAY 031 FR#34		*	1,860.56	
				SCENIC TERRACE NORTH CDD/ US BANK			1,860.56 000257
6/10/25	00032	6/04/25	06042025 202506 300-20700-10000 TRANSFER OF TAX RCPT S23		*	1,186.70	
				SCENIC TERRACE NORTH CDD/ US BANK			1,186.70 000258
6/18/25	00001	6/01/25	58 202506 320-53800-12000 FIELD MANAGEMENT-JUN25		*	1,250.00	
		6/01/25	59 202506 310-51300-34000 MANAGEMENT FEE-JUN25		*	3,333.33	
		6/01/25	59 202506 310-51300-35200 WEBSITE MANAGEMENT-JUN25		*	105.00	
		6/01/25	59 202506 310-51300-35100 INFORMATION TECH-JUN25		*	157.50	
		6/01/25	59 202506 310-51300-31300 DISSEMINATION SVCS-JUN25		*	437.50	
		6/01/25	59 202506 310-51300-51000 OFFICE SUPPLIES		*	2.98	
		6/01/25	59 202506 310-51300-42000 POSTAGE		*	58.63	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,344.94 000259
6/18/25	00004	6/16/25	12453 202505 310-51300-31500 GENERAL COUNSEL MAY 25		*	1,899.59	
				KILINSKI VAN WYK PLLC			1,899.59 000260
6/18/25	00035	6/01/25	18278 202506 320-53800-46200 LANDSCAPE MAINT JUN25		*	1,425.00	
				PRINCE & SONS INC			1,425.00 000261
				STNO SCENIC TERRACE ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/25	00015	6/25/25 22453191	202505 310-51300-31100	ENGINEERING SVCS-MAY25	*	435.00	
DEWBERRY ENGINEERS INC							435.00 000262
7/15/25	00001	7/01/25 63	202507 320-53800-12000	FIELD MANAGEMENT-JUL25	*	1,250.00	
		7/01/25 64	202507 310-51300-34000	MANAGEMENT FEE-JUL25	*	3,333.33	
		7/01/25 64	202507 310-51300-35200	WEBSITE MANAGEMENT-JUL25	*	105.00	
		7/01/25 64	202507 310-51300-35100	INFORMATION TECH-JUL25	*	157.50	
		7/01/25 64	202507 310-51300-31300	DISSEMINATION SVCS-JUL25	*	437.50	
		7/01/25 64	202507 310-51300-51000	OFFICE SUPPLIES	*	.15	
		7/01/25 64	202507 310-51300-42000	POSTAGE	*	69.12	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,352.60 000263
7/15/25	00004	7/12/25 12679	202506 310-51300-31500	GENERAL COUNSEL-JUN25	*	423.00	
KILINSKI VAN WYK PLLC							423.00 000264
7/29/25	00015	7/21/25 22455987	202506 310-51300-31100	ENGINEERING SVCS-JUN25	*	335.00	
DEWBERRY ENGINEERS INC							335.00 000265
7/29/25	00035	7/01/25 18807	202507 320-53800-46200	LANDSCAPE MAINT-JUL25	*	1,425.00	
PRINCE & SONS INC							1,425.00 000266
TOTAL FOR BANK A						931,256.38	
TOTAL FOR REGISTER						931,256.38	

STNO SCENIC TERRACE ZYAN

SECTION 3

Scenic Terrace North
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Scenic Terrace North
Community Development District
Combined Balance Sheet
June 30, 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	\$ 22,032	\$ -	\$ -	\$ 22,032
State Board of Administration	\$ 200,612	\$ -	\$ -	\$ 200,612
Due From Developer	\$ -	\$ -	\$ 59	\$ 59
<u>Investments:</u>				
<u>Series 2023</u>				
Reserve	\$ -	\$ 657,722	\$ -	\$ 657,722
Revenue	\$ -	\$ 611,487	\$ -	\$ 611,487
Prepayment	\$ -	\$ 171	\$ -	\$ 171
Total Assets	\$ 222,644	\$ 1,269,380	\$ 59	\$ 1,492,083
Liabilities:				
Accounts Payable	\$ 1,193	\$ -	\$ -	\$ 1,193
Contracts Payable	\$ -	\$ -	\$ 59	\$ 59
Total Liabilities	\$ 1,193	\$ -	\$ 59	\$ 1,252
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,269,380	\$ -	\$ 1,269,380
Unassigned	\$ 221,451	\$ -	\$ -	\$ 221,451
Total Fund Balances	\$ 221,451	\$ 1,269,380	\$ -	\$ 1,490,831
Total Liabilities & Fund Balance	\$ 222,644	\$ 1,269,380	\$ 59	\$ 1,492,083

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 322,153	\$ 8,653
Assessments - Direct	\$ 43,491	\$ 43,491	\$ 43,491	\$ -
Interest	\$ -	\$ -	\$ 612	\$ 612
Total Revenues	\$ 356,991	\$ 356,991	\$ 366,256	\$ 9,265
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,000	\$ 6,000
FICA Expense	\$ -	\$ -	\$ 107	
Engineering	\$ 12,500	\$ 9,375	\$ 2,619	\$ 6,757
Attorney	\$ 25,000	\$ 18,750	\$ 7,684	\$ 11,066
Annual Audit	\$ 5,300	\$ 5,400	\$ 5,400	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 3,938	\$ 6,188	\$ (2,250)
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,208	\$ (167)
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ 0
Information Technology	\$ 1,890	\$ 1,418	\$ 1,418	\$ -
Website Maintenance	\$ 1,260	\$ 945	\$ 945	\$ -
Postage & Delivery	\$ 1,000	\$ 750	\$ 720	\$ 30
Insurance	\$ 6,800	\$ 6,800	\$ 5,814	\$ 986
Printing & Binding	\$ 500	\$ 375	\$ -	\$ 375
Legal Advertising	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Other Current Charges	\$ 2,500	\$ 1,875	\$ 649	\$ 1,226
Office Supplies	\$ -	\$ -	\$ 11	\$ (11)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,166	\$ 99,716	\$ 73,936	\$ 25,887

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
<u>Field Services</u>				
Property Insurance	\$ 4,500	\$ 3,375	\$ 1,602	\$ 1,773
Field Management	\$ 15,000	\$ 11,250	\$ 7,500	\$ 3,750
Landscape Maintenance	\$ 55,000	\$ 41,250	\$ 5,700	\$ 35,550
Landscape Replacement	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Streetlights	\$ 20,000	\$ 15,000	\$ 10,951	\$ 4,049
Electric	\$ 5,000	\$ 3,750	\$ 479	\$ 3,271
Water & Sewer	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
Irrigation Repairs	\$ 3,500	\$ 2,625	\$ -	\$ 2,625
General Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Subtotal Field Expenses	\$ 136,000	\$ 102,000	\$ 26,231	\$ 75,769
<u>Amenity Expenses</u>				
Playground Lease	\$ 36,500	\$ 27,375	\$ -	\$ 27,375
Interlocal Amenity Agreement	\$ 58,325	\$ 58,325	\$ 58,325	\$ -
Subtotal Amenity Expenses	\$ 94,825	\$ 85,700	\$ 58,325	\$ 27,375
Total Operations & Maintenance:	\$ 230,825	\$ 187,700	\$ 84,557	\$ 103,144
Total Expenditures	\$ 356,991	\$ 287,416	\$ 158,493	\$ 129,031
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 207,764	
Fund Balance - Beginning	\$ -		\$ 13,687	
Fund Balance - Ending	\$ -		\$ 221,451	

Scenic Terrace North

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 939,749	\$ 939,749	\$ 965,684	\$ 25,934
Assessments - Prepayments	\$ -	\$ -	\$ 2,291,704	\$ 2,291,704
Assessments - Lot Closing	\$ -	\$ -	\$ 1,291,687	\$ 1,291,687
Interest	\$ 33,764	\$ 33,764	\$ 74,344	\$ 40,580
Total Revenues	\$ 973,514	\$ 973,514	\$ 4,623,419	\$ 3,649,905
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)
Principal - 5/1	\$ 170,000	\$ 170,000	\$ 120,000	\$ 50,000
Interest - 5/1	\$ 386,956	\$ 386,956	\$ 271,444	\$ 115,512
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 943,913	\$ 943,913	\$ 4,746,156	\$ (3,802,244)
Net Change in Fund Balance	\$ 29,601		\$ (122,738)	
Fund Balance - Beginning	\$ 458,495		\$ 1,392,117	
Fund Balance - Ending	\$ 488,096		\$ 1,269,380	

Scenic Terrace North

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 2,403,200	\$ 2,403,200
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 2,403,201	\$ 2,403,201
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 2,403,247	\$ (2,403,247)
Total Expenditures	\$ -	\$ -	\$ 2,403,247	\$ (2,403,247)
Net Change in Fund Balance	\$ -		\$ (46)	
Fund Balance - Beginning	\$ -		\$ 46	
Fund Balance - Ending	\$ -		\$ -	

Scenic Terrace North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 86,006	\$ -	\$ -	\$ 138	\$ 162,535	\$ 73,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322,153
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,618	\$ -	\$ 10,873	\$ -	\$ -	\$ -	\$ 43,491
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612	\$ -	\$ -	\$ -	\$ 612
Total Revenues	\$ -	\$ 86,006	\$ -	\$ -	\$ 138	\$ 162,535	\$ 106,093	\$ -	\$ 11,485	\$ -	\$ -	\$ -	\$ 366,256
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ -	\$ 610	\$ 465	\$ -	\$ 774	\$ -	\$ -	\$ 435	\$ 335	\$ -	\$ -	\$ -	\$ 2,619
Attorney	\$ 235	\$ 805	\$ 1,136	\$ 528	\$ 2,199	\$ 296	\$ 163	\$ 1,900	\$ 423	\$ -	\$ -	\$ -	\$ 7,684
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,938	\$ 438	\$ 438	\$ 938	\$ 438	\$ 438	\$ 688	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ 6,188
Trustee Fees	\$ 4,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,208
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,418
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ 945
Postage & Delivery	\$ 37	\$ 1	\$ 175	\$ 251	\$ 78	\$ 64	\$ 24	\$ 32	\$ 59	\$ -	\$ -	\$ -	\$ 720
Insurance	\$ 5,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,814
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 55	\$ 85	\$ 40	\$ 86	\$ 98	\$ 79	\$ 64	\$ 64	\$ 78	\$ -	\$ -	\$ -	\$ 649
Office Supplies	\$ -	\$ 0	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,057	\$ 6,334	\$ 6,652	\$ 5,400	\$ 7,182	\$ 5,835	\$ 9,434	\$ 6,464	\$ 5,577	\$ -	\$ -	\$ -	\$ 73,936
Operations & Maintenance:													
Field Services													
Property Insurance	\$ -	\$ -	\$ 1,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,602
Field Management	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ -	\$ -	\$ -	\$ 5,700
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,629	\$ 3,107	\$ 3,107	\$ 3,107	\$ -	\$ -	\$ -	\$ 10,951
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	\$ 5,782	\$ 5,782	\$ 5,782	\$ -	\$ -	\$ -	\$ 26,231
Amenity Expenses													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,325	\$ -	\$ -	\$ -	\$ -	\$ 58,325
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,325	\$ -	\$ -	\$ -	\$ -	\$ 58,325
Total Operations & Maintenance:	\$ 121	\$ 93	\$ 1,710	\$ 1,406	\$ 1,250	\$ 4,304	\$ 5,782	\$ 64,108	\$ 5,782	\$ -	\$ -	\$ -	\$ 84,557
Total Expenditures	\$ 21,178	\$ 6,427	\$ 8,362	\$ 6,807	\$ 8,432	\$ 10,139	\$ 15,216	\$ 70,572	\$ 11,359	\$ -	\$ -	\$ -	\$ 158,493
Excess (Deficiency) of Revenues over Expenditures	\$ (21,178)	\$ 79,579	\$ (8,362)	\$ (6,807)	\$ (8,294)	\$ 152,396	\$ 90,877	\$ (70,572)	\$ 125	\$ -	\$ -	\$ -	\$ 207,764

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	\$657,722	
BONDS OUTSTANDING - 05/01/24		\$13,000,000
LESS: SPECIAL CALL - 02/01/25		(\$3,880,000)
LESS: Principal Payment - 05/01/25		(\$120,000)
LESS: SPECIAL CALL - 05/01/25		(\$30,000)
CURRENT BONDS OUTSTANDING		\$8,970,000

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
4/11/25	ACH	\$ 298,101.34	\$ (5,962.03)	\$ -	\$ -	\$ 292,139.31	\$ 73,078.82	\$ 219,060.49	\$ 292,139.31
4/30/25	ACH	\$ -	\$ -	\$ -	\$ 1,582.58	\$ 1,582.58	\$ 395.88	\$ 1,186.70	\$ 1,582.58
Total		\$ 1,334,105.59	\$ (27,851.71)	\$ (20,551.80)	\$ 2,134.72	\$ 1,287,836.80	\$ 322,153.15	\$ 965,683.65	\$ 1,287,836.80

103%	Net Percent Collected
0	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	
4/4/25	11/1/24	1642	\$ 21,745.55	\$ 21,745.55	\$ 21,745.55	
4/4/25	2/1/25	1642	\$ 10,872.78	\$ 10,872.78	\$ 10,872.78	
6/20/25	5/1/25	1646	\$ 10,872.78	\$ 10,872.78	\$ 10,872.78	
				\$ 43,491.11	\$ 43,491.11	\$ 43,491.11