

*Scenic Terrace North
Community Development District*

Meeting Agenda

April 23, 2026

AGENDA

Scenic Terrace North

Community Development District

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

April 16, 2026

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 **Thursday, April 23, 2026 at 10:00 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/87445994285>

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

Meeting ID: 874 4599 4285

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the February 26, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 23, 2026)
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—55
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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 on **Thursday, February 26, 2026**, at 10:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:03 a.m. and called the roll. 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 by Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of December 17, 2025
Board of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the December 17, 2025 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of December 17, 2025 Board of Supervisor’s Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns noted that this is annual renewal of the agreement from the year before and offered to answer any questions.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Assignment of Phase 2 of Construction Contract with Tucker Paving, Inc. – ADDED

Ms. Burns noted that this item was added and would assign the contract from the developer that entered into it to the CDD. Ms. Hammock asked that this be approved in substantial form pending a couple of finalizations that still need to get done.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Assignment of Phase 2 of Construction Contract with Tucker Paving, Inc., was approved in substantial form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Arrington had nothing to report but offered to take any questions.

C. Field Manager’s Report

Mr. Blanco reviewed the Field Manager’s report that was provided in the agenda package for review. He noted that they are monitoring all landscape after the cold weather and freeze and will be looking for any replacements to be brought back for Board approval.

i. Consideration of Proposal for “No Parking on Streets” Signs

Mr. Blanco presented the proposal for “No Parking on Streets” and provided a mockup of what the signs would look like with a total of \$716.79.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal for “No Parking on Streets” Signs, was approved.

D. District Manager’s Report

i. Approval of Check Register

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

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements are included in the package for review. These are for informational purposes.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, July 23, 2026
HOUR: 10:00 a.m.
LOCATION: Offices of Prime Community Management,
375 Avenue A SE
Winter Haven, FL 33880

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

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

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2026.

ATTEST:

**SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A
Proposed Budget for Fiscal Year 2027

Scenic Terrace North
Community Development District

Proposed Budget
FY 2027



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Scenic Terrace North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 389,655	\$ 144,476	\$ 245,179	\$ 389,655	\$ 389,655
Assessments - Direct	\$ 9,383	\$ 4,692	\$ 4,691	\$ 9,383	\$ 9,515
Interest	\$ -	\$ 2,424	\$ 2,909	\$ 5,333	\$ -
Other Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 399,038	\$ 151,651	\$ 252,779	\$ 404,431	\$ 399,169

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 2,400	\$ 3,600	\$ 12,000
FICA Expense	\$ 918	\$ 92	\$ 184	\$ 275	\$ 918
Engineering	\$ 10,000	\$ 2,545	\$ 5,000	\$ 7,545	\$ 10,000
Attorney	\$ 20,000	\$ 4,460	\$ 7,000	\$ 11,460	\$ 20,000
Annual Audit	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,600
Assessment Administration	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ 5,408
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Disclosure Software	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Dissemination	\$ 5,408	\$ 2,603	\$ 3,155	\$ 5,758	\$ 5,678
Trustee Fees	\$ 4,628	\$ 4,208	\$ 383	\$ 4,590	\$ 4,628
Management Fees	\$ 41,200	\$ 17,167	\$ 24,033	\$ 41,200	\$ 43,260
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 500	\$ 239	\$ 261	\$ 500	\$ 500
Insurance	\$ 7,891	\$ 6,163	\$ -	\$ 6,163	\$ 6,779
Printing & Binding	\$ 500	\$ -	\$ -	\$ -	\$ 500
Legal Advertising	\$ 2,500	\$ 2,398	\$ 2,500	\$ 4,898	\$ 2,500
Other Current Charges	\$ 2,500	\$ 326	\$ 700	\$ 1,026	\$ 2,500
Office Supplies	\$ -	\$ 9	\$ 11	\$ 20	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 124,064	\$ 50,037	\$ 53,019	\$ 103,056	\$ 125,803

Operations & Maintenance

Field Services

Property Insurance	\$ 10,000	\$ 3,321	\$ -	\$ 3,321	\$ 3,155
Field Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Landscape Maintenance	\$ 68,000	\$ 7,125	\$ 9,975	\$ 17,100	\$ 69,324
Landscape Replacement	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Streetlights	\$ 37,287	\$ 18,306	\$ 21,751	\$ 40,057	\$ 46,000
Electric	\$ 5,000	\$ 127	\$ 182	\$ 309	\$ 310
Water & Sewer	\$ 40,000	\$ 6,686	\$ 7,500	\$ 14,186	\$ 30,000
Irrigation Repairs	\$ 5,000	\$ 1,494	\$ 2,917	\$ 4,410	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 603	\$ 5,833	\$ 6,436	\$ 10,000
Pond Maintenance	\$ 6,000	\$ 3,750	\$ 5,250	\$ 9,000	\$ 9,000
Holiday Lighting	\$ 5,000	\$ 3,330	\$ -	\$ 3,330	\$ 3,330
Contingency	\$ 7,500	\$ 7	\$ 4,375	\$ 4,382	\$ 7,500
Subtotal Field Expenses	\$ 224,237	\$ 51,187	\$ 75,545	\$ 126,732	\$ 214,842

Scenic Terrace North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenses					
Playground Lease	\$ 12,173	\$ -	\$ -	\$ -	\$ -
Interlocal Amenity Agreement	\$ 38,563	\$ 40,508	\$ -	\$ 40,508	\$ 54,384
Subtotal Amenity Expenses	\$ 50,736	\$ 40,508	\$ -	\$ 40,508	\$ 54,384
Total Operations & Maintenance:	\$ 274,973	\$ 91,695	\$ 75,545	\$ 167,240	\$ 269,226
<i>Other Financing Sources/(Uses):</i>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 4,141
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 4,141
Total Expenditures	\$ 399,038	\$ 141,733	\$ 128,564	\$ 270,297	\$ 399,169
Excess Revenues/(Expenditures)	\$ -	\$ 9,919	\$ 124,216	\$ 134,134	\$ -

Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted Lots	330	\$389,654.53	\$1,180.77	\$1,269.65
Unplatted	27	\$9,514.50	\$352.39	\$378.91
Total	357	\$399,169.03		

Product	FY2027	FY2026	Increase/ (Decrease)
Platted	\$1,269.65	\$1,269.65	\$0.00

Scenic Terrace North

Community Development District

General Fund Budget

Revenues:

Assessments

The District levies 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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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

Arbitrage

The District contracts with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2023 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).

Scenic Terrace North Community Development District General Fund Budget

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 Series 2023 bond issuance.

Trustee Fees

The District incurs 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.

Printing & Binding

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.

Other Current Charges

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

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 Services

Property Insurance

The District's property insurance coverages.

Field Management

Represents the cost of contracting services provided by Governmental Management Services-Central Florida, LLC., which deliver onsite field management for District contracts such as landscape and lake maintenance. Services may include onsite inspections, coordination and meetings with contractors, monitoring of utility accounts, attendance at Board meetings, and responding 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 current and estimated street lights within the District Boundaries 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

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.

Other Financing Sources/(Uses)

Capital Reserve

Represents projected transfer out to the Capital Projects fund.

Scenic Terrace North
Community Development District
Proposed Budget
Debt Service Fund
Series 2023

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 656,536	\$ 241,801	\$ 414,735	\$ 656,536	\$ 656,536
Assessments - Prepayments	\$ -	\$ 41,054	\$ -	\$ 41,054	\$ -
Interest Income	\$ 49,563	\$ 17,537	\$ 21,044	\$ 38,580	\$ 19,290
Carry Forward Surplus	\$ 636,439	\$ 688,294	\$ -	\$ 688,294	\$ 666,523
Total Revenues	\$ 1,342,538	\$ 988,686	\$ 435,779	\$ 1,424,465	\$ 1,342,349
Expenses					
Special Call - 11/1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Interest- 11/1	\$ 267,488	\$ 267,488	\$ -	\$ 267,488	\$ 261,272
Special Call - 2/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest- 2/1	\$ -	\$ 214	\$ -	\$ 214	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -
Principal - 5/1	\$ 125,000	\$ -	\$ 120,000	\$ 120,000	\$ 130,000
Interest - 5/1	\$ 267,488	\$ -	\$ 265,241	\$ 265,241	\$ 261,272
Total Expenditures	\$ 659,975	\$ 342,702	\$ 415,241	\$ 757,942	\$ 652,544
Excess Revenues/(Expenditures)	\$ 682,563	\$ 645,984	\$ 20,538	\$ 666,523	\$ 689,805

*Carry forward less amount in Reserve funds.

Series 2023
Interest - 11/01/27 **\$257,941**

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
11/01/26	\$ 8,745,000.00	\$ -	\$ 261,271.88	\$ 261,271.88
05/01/27	\$ 8,745,000.00	\$ 130,000.00	\$ 261,271.88	
11/01/27	\$ 8,615,000.00	\$ -	\$ 257,940.63	\$ 649,212.51
05/01/28	\$ 8,615,000.00	\$ 135,000.00	\$ 257,940.63	
11/01/28	\$ 8,480,000.00	\$ -	\$ 254,481.25	\$ 647,421.88
05/01/29	\$ 8,480,000.00	\$ 140,000.00	\$ 254,481.25	
11/01/29	\$ 8,340,000.00	\$ -	\$ 250,893.75	\$ 645,375.00
05/01/30	\$ 8,340,000.00	\$ 150,000.00	\$ 250,893.75	
11/01/30	\$ 8,190,000.00	\$ -	\$ 247,050.00	\$ 647,943.75
05/01/31	\$ 8,190,000.00	\$ 160,000.00	\$ 247,050.00	
11/01/31	\$ 8,030,000.00	\$ -	\$ 242,350.00	\$ 649,400.00
05/01/32	\$ 8,030,000.00	\$ 170,000.00	\$ 242,350.00	
11/01/32	\$ 7,860,000.00	\$ -	\$ 237,356.25	\$ 649,706.25
05/01/33	\$ 7,860,000.00	\$ 180,000.00	\$ 237,356.25	
11/01/33	\$ 7,680,000.00	\$ -	\$ 232,068.75	\$ 649,425.00
05/01/34	\$ 7,680,000.00	\$ 190,000.00	\$ 232,068.75	
11/01/34	\$ 7,490,000.00	\$ -	\$ 226,487.50	\$ 648,556.25
05/01/35	\$ 7,490,000.00	\$ 200,000.00	\$ 226,487.50	
11/01/35	\$ 7,290,000.00	\$ -	\$ 220,612.50	\$ 647,100.00
05/01/36	\$ 7,290,000.00	\$ 215,000.00	\$ 220,612.50	
11/01/36	\$ 7,075,000.00	\$ -	\$ 214,296.88	\$ 649,909.38
05/01/37	\$ 7,075,000.00	\$ 225,000.00	\$ 214,296.88	
11/01/37	\$ 6,850,000.00	\$ -	\$ 207,687.50	\$ 646,984.38
05/01/38	\$ 6,850,000.00	\$ 240,000.00	\$ 207,687.50	
11/01/38	\$ 6,610,000.00	\$ -	\$ 200,637.50	\$ 648,325.00
05/01/39	\$ 6,610,000.00	\$ 255,000.00	\$ 200,637.50	
11/01/39	\$ 6,355,000.00	\$ -	\$ 193,146.88	\$ 648,784.38
05/01/40	\$ 6,355,000.00	\$ 270,000.00	\$ 193,146.88	
11/01/40	\$ 6,085,000.00	\$ -	\$ 185,215.63	\$ 648,362.51
05/01/41	\$ 6,085,000.00	\$ 285,000.00	\$ 185,215.63	
11/01/41	\$ 5,800,000.00	\$ -	\$ 176,843.75	\$ 647,059.38
05/01/42	\$ 5,800,000.00	\$ 305,000.00	\$ 176,843.75	
11/01/42	\$ 5,495,000.00	\$ -	\$ 167,884.38	\$ 649,728.13
05/01/43	\$ 5,495,000.00	\$ 320,000.00	\$ 167,884.38	
11/01/43	\$ 5,175,000.00	\$ -	\$ 158,484.38	\$ 646,368.76
05/01/44	\$ 5,175,000.00	\$ 340,000.00	\$ 158,484.38	
11/01/44	\$ 4,835,000.00	\$ -	\$ 148,071.88	\$ 646,556.26
05/01/45	\$ 4,835,000.00	\$ 360,000.00	\$ 148,071.88	
11/01/45	\$ 4,475,000.00	\$ -	\$ 137,046.88	\$ 645,118.76
05/01/46	\$ 4,475,000.00	\$ 385,000.00	\$ 137,046.88	
11/01/46	\$ 4,090,000.00	\$ -	\$ 125,256.25	\$ 647,303.13
05/01/47	\$ 4,090,000.00	\$ 410,000.00	\$ 125,256.25	
11/01/47	\$ 3,680,000.00	\$ -	\$ 112,700.00	\$ 647,956.25
05/01/48	\$ 3,680,000.00	\$ 435,000.00	\$ 112,700.00	
11/01/48	\$ 3,245,000.00	\$ -	\$ 99,378.13	\$ 647,078.13
05/01/49	\$ 3,245,000.00	\$ 460,000.00	\$ 99,378.13	
11/01/49	\$ 2,785,000.00	\$ -	\$ 85,290.63	\$ 644,668.76
05/01/50	\$ 2,785,000.00	\$ 490,000.00	\$ 85,290.63	
11/01/50	\$ 2,295,000.00	\$ -	\$ 70,284.38	\$ 645,575.01
05/01/51	\$ 2,295,000.00	\$ 520,000.00	\$ 70,284.38	
11/01/51	\$ 1,775,000.00	\$ -	\$ 54,359.38	\$ 644,643.76
05/01/52	\$ 1,775,000.00	\$ 555,000.00	\$ 54,359.38	
11/01/52	\$ 1,220,000.00	\$ -	\$ 37,362.50	\$ 646,721.88
05/01/53	\$ 1,220,000.00	\$ 590,000.00	\$ 37,362.50	
11/01/53	\$ 630,000.00	\$ -	\$ 19,293.75	\$ 646,656.25
05/01/54	\$ 630,000.00	\$ 630,000.00	\$ 19,293.75	\$ 649,293.75
		\$ 8,745,000.00	\$ 9,647,506.38	\$ 18,392,506.38

SECTION V

SECTION C

Scenic Terrace North CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
"No Parking on Streets" Sign Installation	GMS	Completed	\$ 716.79	Mar. 2026	"No Parking on Streets" sign installation has been completed.
Damaged Stormwater Flume and Erosion on MES on (1) wet pond on Poppy Dr.	Developer/Engineer	Ongoing			Tucker Paving has provided quote for repairs to the developer.
Plant Replacement for Plants Affected by Cold Snap	Prince & Sons	Discussion	\$ 11,320.00		Proposal to replace perimeter plantings throughout the district effected by the cold snap.
Pond Clean Up	GMS	Pending			Maintenance has been scheduled to remove construction trash throughout both wet ponds on Poppy Dr.
Misc. Maintenance Items	GMS	Completed		Mar. 2026	Damaged stop sign was reinstalled and graffiti was painted over on perimeter bordering Scenic Highway.

Scenic Terrace North - CDD

Field Management Report – Photo Supplement

Maintenance Items



Photo Description:

✚ Fallen Stop Sign was reinstalled.



Damaged MES on Poppy Dr.



Photo Description:

- Previously reported, damaged MES has slightly worsened during the scattered rain storms in April.



SECTION 1



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: April 9, 2026

SUBMITTED TO:

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

Job Name / Location:

Scenic Terrace
Haines City, FL 33844

Proposal is to replace all plants that got cold damage on North side of property

	Qty	Unit	Unit Cost	TOTAL
Fire Bush (3g)	144	Ea	\$20.00	\$ 2,880.00
GoldMound (3g)	422	Ea	\$20.00	\$ 8,440.00
			TOTAL	\$11,320.00

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

Submitted by: Scott Merrell
Date Submitted: April 9, 2026

Accepted by: _____
Date Accepted: _____

SECTION D

SECTION 1

Scenic Terrace North Community Development District

Summary of Check Register

February 13, 2026 through April 9, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/19/26	311-311	\$ 5,451.16
	2/27/26	312-312	\$ 61.00
	3/11/26	313-313	\$ 2,175.00
	3/24/26	314-318	\$ 48,469.20
	4/8/26	319-320	\$ 545.63
			\$ 56,701.99
General Fund - Autopay	2/19/26	80031-80037	\$ 3,572.75
	3/18/26	80038-80044	\$ 3,440.41
			\$ 7,013.16
Total Amount			\$ 63,715.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/19/26	00001	2/01/26	96	202602	320	53800	12000			*	1,287.50		
									FIELD MANAGEMENT FEB26				
2/01/26		2/01/26	97	202602	310	51300	34000			*	3,433.33		
									MANAGEMENT FEES FEB26				
2/01/26		2/01/26	97	202602	310	51300	35200			*	108.17		
									WEBSITE ADMIN. FEB26				
2/01/26		2/01/26	97	202602	310	51300	35100			*	162.25		
									INFO TECHNOLOGY FEB26				
2/01/26		2/01/26	97	202602	310	51300	31300			*	450.67		
									DISSEMINATION AGENT FEB26				
2/01/26		2/01/26	97	202602	310	51300	51000			*	.36		
									OFFICE SUPPLIES				
2/01/26		2/01/26	97	202602	310	51300	42000			*	8.88		
									POSTAGE				
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,451.16	000311
2/27/26	00004	2/19/26	14256	202601	310	51300	31500			*	61.00		
									GENERAL COUNSEL JAN26				
									KILINSKI VAN WYK PLLC			61.00	000312
3/11/26	00035	3/01/26	22559	202603	320	53800	46200			*	1,425.00		
									LANDSCAPE MAINT. MAR26				
		3/01/26	22559	202603	320	53800	47100			*	750.00		
									POND DISKING MAR26				
									PRINCE & SONS INC			2,175.00	000313
3/24/26	00015	3/11/26	22481681	202602	310	51300	31100			*	522.50		
									GENERAL ENGINEERING FEB26				
									DEWBERRY ENGINEERS INC			522.50	000314
3/24/26	00001	3/01/26	100	202603	310	51300	34000			*	3,433.33		
									MANAGEMENT FEES MAR26				
		3/01/26	100	202603	310	51300	35200			*	108.17		
									WEBSITE ADMIN MAR26				
		3/01/26	100	202603	310	51300	35100			*	162.25		
									INFO TECHNOLOGY MAR26				
		3/01/26	100	202603	310	51300	31300			*	450.67		
									DISSEMINATION AGENT MAR26				
		3/01/26	100	202603	310	51300	51000			*	2.77		
									OFFICE SUPPLIES				
		3/01/26	100	202603	310	51300	42000			*	23.68		
									POSTAGE				
		3/01/26	99	202603	320	53800	12000			*	1,287.50		
									FIELD MAMANGEMENT MAR26				
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,468.37	000315

STNO SCENIC TERRACE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/24/26	00004	3/19/26 14524	202602 310-51300-31500	GENERAL COUNSEL FEB26 KILINSKI VAN WYK PLLC	*	1,703.23	1,703.23 000316
3/24/26	00035	2/23/26 22635	202602 320-53800-47300	REPAIR LATERAL LINE BREAK PRINCE & SONS INC	*	266.67	266.67 000317
3/24/26	00039	2/27/26 2	202602 330-57200-49100	FY26 AMEN.INTRLOCAL AGRMT SCENIC TERRACE SOUTH CDD	*	40,508.43	40,508.43 000318
4/08/26	00045	2/28/26 1	202602 320-53800-48000	POND CLEAN UP GOVERNMENTAL MANAGEMENT SERVICES-TA	*	440.00	440.00 000319
4/08/26	00035	3/23/26 22819	202603 320-53800-47300	REPAIR SPRAY LINE PRINCE & SONS INC	*	105.63	105.63 000320
TOTAL FOR BANK A						56,701.99	

STNO SCENIC TERRACE ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/19/26	00042	2/13/26	5275-01.	202601	320	53800	43200		2201 PARSLEY DR JAN26 CITY OF HAINES CITY UTILITY	*	17.93	17.93	080031
2/19/26	00042	2/13/26	5276-01.	202601	320	53800	43200		1801 POPPY DR JAN26 CITY OF HAINES CITY UTILITY	*	38.57	38.57	080032
2/19/26	00042	2/13/26	5277-01.	202601	320	53800	43200		1549 TUMERIC PL JAN26 CITY OF HAINES CITY UTILITY	*	246.24	246.24	080033
2/19/26	00042	2/13/26	5278-01.	202601	320	53800	43200		1485 SAGE AVE JAN26 CITY OF HAINES CITY UTILITY	*	13.55	13.55	080034
2/19/26	00042	2/13/26	5279-01.	202601	320	53800	43200		2438 BASIL LN JAN26 CITY OF HAINES CITY UTILITY	*	255.00	255.00	080035
2/19/26	00041	2/12/26	3902-01.	202601	320	53800	43000		2455 BASIL LN JAN26 DUKE ENERGY	*	23.37	23.37	080036
2/19/26	00041	2/13/26	5473-01.	202601	320	53800	43100		2755 SCENIC HWY JAN26 DUKE ENERGY	*	2,978.09	2,978.09	080037
3/18/26	00042	3/13/26	5275-02.	202602	320	53800	43200		2201 PARSLEY DR FEB26 CITY OF HAINES CITY UTILITY	*	15.74	15.74	080038
3/18/26	00042	3/13/26	5276-02.	202602	320	53800	43200		1801 POPPY DR FEB26 CITY OF HAINES CITY UTILITY	*	26.68	26.68	080039
3/18/26	00042	3/13/26	5277-02.	202602	320	53800	43200		1549 TUMERIC PL FEB26 CITY OF HAINES CITY UTILITY	*	189.36	189.36	080040
3/18/26	00042	3/13/26	5278-02.	202602	320	53800	43200		1485 SAGE AVE FEB26 CITY OF HAINES CITY UTILITY	*	13.55	13.55	080041
3/18/26	00042	3/13/26	5279-02.	202602	320	53800	43200		2438 BASIL LN FEB26 CITY OF HAINES CITY UTILITY	*	193.73	193.73	080042

STNO SCENIC TERRACE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/18/26	00041	3/16/26 3902-02. 2455 BASIL LN FEB26	202602 320-53800-43000	DUKE ENERGY	*	23.40	23.40 080043
3/18/26	00041	3/16/26 5473-02. 2755 SCENIC HWY FEB26	202602 320-53800-43100	DUKE ENERGY	*	2,977.95	2,977.95 080044
TOTAL FOR BANK Z						7,013.16	
TOTAL FOR REGISTER						63,715.15	

STNO SCENIC TERRACE ZYAN

SECTION 2

Scenic Terrace North
Community Development District

Unaudited Financial Reporting
February 28, 2026



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8	<hr/>	Assessment Receipt Schedule

Scenic Terrace North
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 167,131	\$ -	\$ -	\$ 167,131
State Board of Administration	\$ 104,562	\$ -	\$ -	\$ 104,562
Due From General Fund	\$ -	\$ 59,771	\$ -	\$ 59,771
Investments:				
Series 2023				
Reserve	\$ -	\$ 652,034	\$ -	\$ 652,034
Revenue	\$ -	\$ 557,945	\$ -	\$ 557,945
Prepayment	\$ -	\$ 28,268	\$ -	\$ 28,268
Construction	\$ -	\$ -	\$ 0	\$ 0
Total Assets	\$ 271,694	\$ 1,298,018	\$ 0	\$ 1,569,712
Liabilities:				
Accounts Payable	\$ 46,441	\$ -	\$ -	\$ 46,441
Due To Debt Service	\$ 59,771	\$ -	\$ -	\$ 59,771
Total Liabilities	\$ 106,213	\$ -	\$ -	\$ 106,213
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,298,018	\$ -	\$ 1,298,018
Capital Projects	\$ -	\$ -	\$ 0	\$ 0
Unassigned	\$ 165,481	\$ -	\$ -	\$ 165,481
Total Fund Balances	\$ 165,481	\$ 1,298,018	\$ 0	\$ 1,463,499
Total Liabilities & Fund Balance	\$ 271,694	\$ 1,298,018	\$ 0	\$ 1,569,712

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 389,655	\$ 144,476	\$ 144,476	\$ -
Assessments - Direct	\$ 9,383	\$ 4,692	\$ 4,692	\$ -
Interest	\$ -	\$ -	\$ 2,424	\$ 2,424
Other Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 399,038	\$ 149,167	\$ 151,651	\$ 2,484
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,200	\$ 3,800
FICA Expense	\$ 918	\$ 383	\$ 92	\$ 291
Engineering	\$ 10,000	\$ 4,167	\$ 2,545	\$ 1,622
Attorney	\$ 20,000	\$ 8,333	\$ 4,460	\$ 3,873
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Disclosure Software	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
Dissemination	\$ 5,408	\$ 2,253	\$ 2,603	\$ (350)
Trustee Fees	\$ 4,628	\$ 4,208	\$ 4,208	\$ -
Management Fees	\$ 41,200	\$ 17,167	\$ 17,167	\$ (0)
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 500	\$ 208	\$ 239	\$ (31)
Insurance	\$ 7,891	\$ 7,891	\$ 6,163	\$ 1,728
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 2,500	\$ 1,042	\$ 2,398	\$ (1,357)
Other Current Charges	\$ 2,500	\$ 1,042	\$ 326	\$ 715
Office Supplies	\$ -	\$ -	\$ 9	\$ (9)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,064	\$ 60,528	\$ 50,037	\$ 10,490

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
<i>Field Services</i>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 3,321	\$ 6,679
Field Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Landscape Maintenance	\$ 68,000	\$ 28,333	\$ 7,125	\$ 21,208
Landscape Replacement	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Streetlights	\$ 37,287	\$ 15,536	\$ 18,306	\$ (2,770)
Electric	\$ 5,000	\$ 2,083	\$ 127	\$ 1,956
Water & Sewer	\$ 40,000	\$ 16,667	\$ 6,686	\$ 9,981
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 1,494	\$ 590
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 603	\$ 3,564
Pond Maintenance	\$ 6,000	\$ 2,500	\$ 3,750	\$ (1,250)
Holiday Lighting	\$ 5,000	\$ 2,083	\$ 3,330	\$ (1,247)
Contingency	\$ 7,500	\$ 3,125	\$ 7	\$ 3,118
Subtotal Field Expenses	\$ 224,237	\$ 99,265	\$ 51,187	\$ 48,079
<i>Amenity Expenses</i>				
Playground Lease	\$ 12,173	\$ -	\$ -	\$ -
Interlocal Amenity Agreement	\$ 38,563	\$ 40,508	\$ 40,508	\$ -
Subtotal Amenity Expenses	\$ 50,736	\$ 40,508	\$ 40,508	\$ -
Total Operations & Maintenance:	\$ 274,973	\$ 139,774	\$ 91,695	\$ 48,079
Total Expenditures	\$ 399,038	\$ 200,301	\$ 141,733	\$ 58,569
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 9,919	
Fund Balance - Beginning	\$ -		\$ 155,562	
Fund Balance - Ending	\$ -		\$ 165,481	

Scenic Terrace North
Community Development District
Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 656,536	\$ 241,801	\$ 241,801	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 41,054	\$ 41,054
Interest	\$ 49,563	\$ 20,651	\$ 17,537	\$ (3,115)
Total Revenues	\$ 706,099	\$ 262,452	\$ 300,392	\$ 37,940
Expenditures:				
Series 2023				
Interest - 11/1	\$ 267,488	\$ 267,488	\$ 267,488	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 60,000	\$ (60,000)
Interest - 2/1	\$ -	\$ -	\$ 214	\$ (214)
Special Call - 2/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 267,488	\$ -	\$ -	\$ -
Total Expenditures	\$ 659,975	\$ 267,488	\$ 342,702	\$ (75,214)
Excess (Deficiency) of Revenues over Expenditures	\$ 46,124		\$ (42,310)	
Fund Balance - Beginning	\$ 636,439		\$ 1,340,328	
Fund Balance - Ending	\$ 682,563		\$ 1,298,018	

Scenic Terrace North

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 02/28/26	Thru 02/28/26		
Revenues:					
Developer Contributions	\$ -	\$ -	\$ 192,239	\$	192,239
Interest	\$ -	\$ -	\$ 29	\$	29
Total Revenues	\$ -	\$ -	\$ 192,268	\$	192,268
Expenditures:					
Capital Outlay - Construction	\$ -	\$ -	\$ 191,675	\$	(191,675)
Capital Outlay - PH2	\$ -	\$ -	\$ 592	\$	(592)
Total Expenditures	\$ -	\$ -	\$ 192,268	\$	(192,268)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0		
Fund Balance - Beginning	\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ 0		

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	\$ -	\$ 4,436	\$ 23,959	\$ 80,573	\$ 35,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,476
Assessments - Direct	\$ 4,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,692
Interest	\$ 512	\$ 391	\$ 351	\$ 635	\$ 535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,424
Other Income	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Total Revenues	\$ 5,204	\$ 4,827	\$ 24,310	\$ 81,208	\$ 36,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,651
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineering	\$ 725	\$ 335	\$ 963	\$ -	\$ 523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,545
Attorney	\$ 1,224	\$ 586	\$ 886	\$ 61	\$ 1,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,460
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Dissemination	\$ 701	\$ 451	\$ 451	\$ 551	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,603
Trustee Fees	\$ 4,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,208
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,167
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 30	\$ 7	\$ 16	\$ 177	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,049	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,398
Other Current Charges	\$ 66	\$ 70	\$ 92	\$ 48	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,292	\$ 7,203	\$ 7,210	\$ 4,893	\$ 6,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,037
Operations & Maintenance													
Field Services													
Property Insurance	\$ 3,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,321
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Landscape Maintenance	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,125
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 6,216	\$ 3,108	\$ 3,027	\$ 2,978	\$ 2,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,306
Electric	\$ 29	\$ 26	\$ 25	\$ 23	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127
Water & Sewer	\$ 4,515	\$ 511	\$ 650	\$ 571	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,686
Irrigation Repairs	\$ -	\$ -	\$ 901	\$ 326	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,494
General Repairs & Maintenance	\$ -	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603
Pond Maintenance	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Holiday Lighting	\$ 1,665	\$ -	\$ -	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330
Contingency	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Subtotal Field Expenses	\$ 19,208	\$ 7,717	\$ 8,065	\$ 9,026	\$ 7,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,187
Amenity Expenses													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ 40,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,508
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 40,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,508
Total Operations & Maintenance:	\$ 19,208	\$ 7,717	\$ 8,065	\$ 9,026	\$ 47,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,695
Total Expenditures	\$ 43,500	\$ 14,921	\$ 15,275	\$ 13,919	\$ 54,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,733
Excess (Deficiency) of Revenues over Expenditures	\$ (38,296)	\$ (10,094)	\$ 9,035	\$ 67,288	\$ (18,015)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,919

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	\$652,034
RESERVE FUND BALANCE	\$652,034
BONDS OUTSTANDING - 05/01/24	\$13,000,000
LESS: SPECIAL CALL - 02/01/25	(\$60,000)
LESS: PRINCIPAL PAYMENT - 05/01/25	(\$120,000)
LESS: SPECIAL CALL - 05/01/25	(\$30,000)
LESS: SPECIAL CALL - 11/01/25	(\$60,000)
LESS: SPECIAL CALL - 02/01/26	(\$15,000)
CURRENT BONDS OUTSTANDING	\$12,715,000

Scenic Terrace North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ **418,984.50** \$ **701,231.40** \$ **1,120,215.90**
Net Assessments \$ **389,655.59** \$ **652,145.20** \$ **1,041,800.79**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	37%	63%	100%
							General Fund	2023 Debt Service	Total
11/26/25	ACH	\$ 12,605.48	\$ (504.28)	\$ (242.02)	\$ -	\$ 11,859.18	\$ 4,435.58	\$ 7,423.60	\$ 11,859.18
11/26/25	1% Fee Adj	\$ (11,202.16)	\$ -	\$ -	\$ -	\$ (11,202.16)	\$ (4,189.85)	\$ (7,012.31)	\$ (11,202.16)
12/8/25	ACH	\$ 26,391.31	\$ (1,055.76)	\$ (506.71)	\$ -	\$ 24,828.84	\$ 9,286.51	\$ 15,542.33	\$ 24,828.84
12/19/25	ACH	\$ 47,270.55	\$ (1,891.05)	\$ (907.59)	\$ -	\$ 44,471.91	\$ 16,633.44	\$ 27,838.47	\$ 44,471.91
12/31/25	ACH	\$ 6,302.74	\$ (220.61)	\$ (121.64)	\$ -	\$ 5,960.49	\$ 2,229.35	\$ 3,731.14	\$ 5,960.49
1/9/26	ACH	\$ 226,040.11	\$ (6,781.30)	\$ (4,385.18)	\$ -	\$ 214,873.63	\$ 80,367.29	\$ 134,506.34	\$ 214,873.63
1/29/26	ACH	\$ -	\$ -	\$ -	\$ 548.95	\$ 548.95	\$ 205.32	\$ 343.63	\$ 548.95
2/12/26	ACH	\$ 98,850.20	\$ (1,976.91)	\$ (1,937.47)	\$ -	\$ 94,935.82	\$ 35,508.01	\$ 59,427.81	\$ 94,935.82
Total		\$ 406,258.23	\$ (12,429.91)	\$ (8,100.61)	\$ 548.95	\$ 386,276.66	\$ 144,475.65	\$ 241,801.01	\$ 386,276.66

37%	Net Percent Collected
\$ 655,524.13	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

HIGHLAND SUMNER LLC						
2026-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
				\$ 9,383.10	\$ 9,383.10	
10/21/25	10/1/25	1655	\$ 4,691.55	\$ 4,691.55	\$ 4,691.55	
	2/1/26		\$ 2,345.78	\$ -		
	5/1/26		\$ 2,345.78	\$ -		
			\$ 9,383.10	\$ 4,691.55	\$ 4,691.55	

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
Scenic Terrace North CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Scenic Terrace North Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **55** voters within the Scenic Terrace North Community Development District as of **April 15, 2026**.

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

Sincerely,

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

Melony M. Bell
Supervisor of Elections
Polk County, Florida