Scenic Terrace North
Community Development District

Meeting Agenda

July 23, 2026

AGENDA

Scenic Terrace North

Community Development District

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

July 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, July 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 June 25, 2026 Board of Supervisors Meeting
4. Public Hearing
    A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
        i. Consideration of Resolution 2026-10 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
        ii. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals & Objectives
    B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
7. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

MINUTES OF MEETING
SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Scenic Terrace North Community Development District was held on **Thursday**, **June 25, 2026,** at 10:01 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Bobbie Shockley	Assistant Secretary
Lindsey Roden *by Zoom*	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Joey Duncan *by Zoom*	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 10:01 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 April 23, 2026 Board of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the April 23, 2026 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 April 23, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns reviewed the Fiscal Year 2025 audit report, pointed the Board to page 29 for the management summary, and stated that the audit had no findings. She stated it was a clean audit and had already been submitted to the state before the June 30 deadline.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Duncan had nothing to report.

C. Field Manager's Report

Mr. Blanco reported that freeze-damaged plantings had been replaced, maintenance crews completed repairs such as street sign fixes, wet pond cleanups, and reinstalling a monument topper, and the landscaping vendor serviced the CDD tract behind Vanilla Drive. They also noted ongoing monitoring of CDD-owned landscaping areas, the proposed dog park and playground, pending repairs at the Poppy Drive pond, remaining street sign repairs, and scheduled trash cleanup at both wet ponds.

Ms. Burns asked if there were questions. A Board member raised a concern about Scenic Terrace signage not clearly distinguishing North from South. Ms. Burns responded that the signs likely all say, "Scenic Terrace" that the areas are separate CDDs but share amenities and feel like one community and briefly discussed whether the Districts could be merged.

i. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Ms. Burns presented fuel surcharge letter from Prince and Sons, explaining that the Board could approve it through the end of the fiscal year and that the surcharge would be based on fuel prices.

> On MOTION by Mr. Heath seconded by Ms. Shockley, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing l, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and noted that it was in the package for review.

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

ii. Balance Sheet & Income Statement

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

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Burns adjourned the meeting.

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Scenic Terrace North Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), 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 Statute*s; 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 (2) 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, 2027."

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 2027, 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:

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 2027 or within sixty (60) days following the end of the Fiscal Year 2027 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 23RD DAY OF JULY 2026.

ATTEST:	**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Vice/Chairperson, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027

Scenic Terrace North

Community Development District

Proposed Budget

FY 2027

Table of Contents

Scenic Terrace North

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 389,655	$ 402,450	$ -	$ 402,450	$ 381,791
Assessments - Direct	$ 9,383	$ 9,383	$ -	$ 9,383	$ 9,026
Interest	$ -	$ 6,065	$ 2,022	$ 8,087	$ -
Other Income	$ -	$ 60	$ -	$ 60	$ -
Total Revenues	**$ 399,038**	**$ 417,958**	**$ 2,022**	**$ 419,980**	**$ 390,817**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,200	$ 3,000	$ 6,200	$ 6,000
FICA Expense	$ 918	$ 245	$ 230	$ 474	$ 459
Engineering	$ 10,000	$ 2,858	$ 2,500	$ 5,358	$ 10,000
Attorney	$ 20,000	$ 5,848	$ 5,000	$ 10,848	$ 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	$ 4,656	$ 1,552	$ 6,208	$ 5,678
Trustee Fees	$ 4,628	$ 4,208	$ -	$ 4,208	$ 4,628
Management Fees	$ 41,200	$ 30,900	$ 10,300	$ 41,200	$ 43,260
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 500	$ 307	$ 102	$ 410	$ 500
Insurance	$ 7,891	$ 6,163	$ -	$ 6,163	$ 6,779
Printing & Binding	$ 500	$ 15	$ 125	$ 140	$ 500
Legal Advertising	$ 2,500	$ 2,398	$ 625	$ 3,023	$ 2,500
Other Current Charges	$ 2,500	$ 538	$ 179	$ 718	$ 2,500
Office Supplies	$ -	$ 15	$ 5	$ 20	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 124,064**	**$ 76,560**	**$ 24,430**	**$ 100,990**	**$ 119,344**
Operations & Maintenance					
Field Services					
Property Insurance	$ 10,000	$ 3,321	$ -	$ 3,321	$ 5,500
Field Management	$ 15,450	$ 11,588	$ 3,863	$ 15,450	$ 16,223
Landscape Maintenance	$ 68,000	$ 12,825	$ 4,275	$ 17,100	$ 69,324
Landscape Replacement	$ 15,000	$ 11,320	$ 3,750	$ 15,070	$ 15,000
Streetlights	$ 37,287	$ 27,231	$ 11,900	$ 39,132	$ 46,000
Electric	$ 5,000	$ 198	$ 94	$ 291	$ 310
Water & Sewer	$ 40,000	$ 7,924	$ 1,188	$ 9,111	$ 20,000
Irrigation Repairs	$ 5,000	$ 1,929	$ 643	$ 2,572	$ 5,000
General Repairs & Maintenance	$ 10,000	$ 2,696	$ 2,500	$ 5,196	$ 10,000
Pond Maintenance	$ 6,000	$ 6,750	$ 2,250	$ 9,000	$ 9,000
Holiday Lighting	$ 5,000	$ 3,330	$ -	$ 3,330	$ 3,330
Contingency	$ 7,500	$ 572	$ 1,875	$ 2,447	$ 15,000
Subtotal Field Expenses	**$ 224,237**	**$ 89,683**	**$ 32,337**	**$ 122,020**	**$ 214,687**

Scenic Terrace North

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Amenity Expenses					
Playground Lease	$ 12,173	$ -	$ -	$ -	$ -
Interlocal Amenity Agreement	$ 38,563	$ 40,508	$ -	$ 40,508	$ 56,787
Subtotal Amenity Expenses	**$ 50,736**	**$ 40,508**	**$ -**	**$ 40,508**	**$ 56,787**
Total Operations & Maintenance:	**$ 274,973**	**$ 130,191**	**$ 32,337**	**$ 162,528**	**$ 271,474**
Total Expenditures	**$ 399,038**	**$ 206,751**	**$ 56,767**	**$ 263,518**	**$ 390,817**
Excess Revenues/(Expenditures)	$ -	$ 211,207	$ (54,745)	$ 156,462	$ -

Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted Lots	330	$381,791.38	$1,156.94	$1,244.03
Unplatted	27	$9,026.01	$334.30	$359.46
Total	357	**$390,817.39**		

Product	FY2027	FY2026	Increase/ (Decrease)
Platted	$1,244.03	$1,269.65	-$25.62

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).

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.

<u>Operations & Maintenance:</u>

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.

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.

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

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 656,536	$ 673,559	$ -	$ 673,559	$ 644,454
Assessments - Prepayments	$ -	$ 54,739	$ -	$ 54,739	$ -
Assessments - Lot Closing	$ -	$ 41,150	$ -	$ 41,150	$ -
Interest Income	$ 49,563	$ 30,402	$ 10,134	$ 40,536	$ 20,268
Carry Forward Surplus	$ 636,439	$ 690,419	$ -	$ 690,419	$ 682,460
Total Revenues	**$ 1,342,538**	**$ 1,490,268**	**$ 10,134**	**$ 1,500,402**	**$ 1,347,181**
Expenses					
Special Call - 11/1	$ -	$ 60,000	$ -	$ 60,000	$ -
Interest- 11/1	$ 267,488	$ 267,488	$ -	$ 267,488	$ 259,472
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	$ 259,472
Special Call - 8/1	$ -	$ -	$ 60,000	$ 60,000	$ -
Total Expenditures	**$ 659,975**	**$ 757,942**	**$ 60,000**	**$ 817,942**	**$ 648,944**
Excess Revenues/(Expenditures)	$ 682,563	$ 732,326	$ (49,866)	$ 682,460	$ 698,237

***Carry forward less amount in Reserve funds.**

Series 2023	
Interest - 11/01/27	**$256,141**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - Paid Down	278	$486,500.00	$1,750.00	$1,881.72
Single Family	52	$105,303.64	$2,025.07	$2,177.49
Single Family - Spread	27	$52,650.00	$1,950.00	$2,096.77
Total	357	$644,453.64		

Scenic Terrace North

Community Development District

Series 2023 Special Assessment Bonds

Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/26	$	8,685,000.00	$	-	$	259,471.88	$	259,471.88
05/01/27	$	8,685,000.00	$	130,000.00	$	259,471.88		
11/01/27	$	8,555,000.00	$	-	$	256,140.63	$	645,612.51
05/01/28	$	8,555,000.00	$	135,000.00	$	256,140.63		
11/01/28	$	8,420,000.00	$	-	$	252,681.25	$	643,821.88
05/01/29	$	8,420,000.00	$	140,000.00	$	252,681.25		
11/01/29	$	8,280,000.00	$	-	$	249,093.75	$	641,775.00
05/01/30	$	8,280,000.00	$	150,000.00	$	249,093.75		
11/01/30	$	8,130,000.00	$	-	$	245,250.00	$	644,343.75
05/01/31	$	8,130,000.00	$	160,000.00	$	245,250.00		
11/01/31	$	7,970,000.00	$	-	$	240,550.00	$	645,800.00
05/01/32	$	7,970,000.00	$	165,000.00	$	240,550.00		
11/01/32	$	7,805,000.00	$	-	$	235,703.13	$	641,253.13
05/01/33	$	7,805,000.00	$	175,000.00	$	235,703.13		
11/01/33	$	7,630,000.00	$	-	$	230,562.50	$	641,265.63
05/01/34	$	7,630,000.00	$	190,000.00	$	230,562.50		
11/01/34	$	7,440,000.00	$	-	$	224,981.25	$	645,543.75
05/01/35	$	7,440,000.00	$	200,000.00	$	224,981.25		
11/01/35	$	7,240,000.00	$	-	$	219,106.25	$	644,087.50
05/01/36	$	7,240,000.00	$	210,000.00	$	219,106.25		
11/01/36	$	7,030,000.00	$	-	$	212,937.50	$	642,043.75
05/01/37	$	7,030,000.00	$	225,000.00	$	212,937.50		
11/01/37	$	6,805,000.00	$	-	$	206,328.13	$	644,265.63
05/01/38	$	6,805,000.00	$	240,000.00	$	206,328.13		
11/01/38	$	6,565,000.00	$	-	$	199,278.13	$	645,606.26
05/01/39	$	6,565,000.00	$	250,000.00	$	199,278.13		
11/01/39	$	6,315,000.00	$	-	$	191,934.38	$	641,212.51
05/01/40	$	6,315,000.00	$	265,000.00	$	191,934.38		
11/01/40	$	6,050,000.00	$	-	$	184,150.00	$	641,084.38
05/01/41	$	6,050,000.00	$	285,000.00	$	184,150.00		
11/01/41	$	5,765,000.00	$	-	$	175,778.13	$	644,928.13
05/01/42	$	5,765,000.00	$	300,000.00	$	175,778.13		
11/01/42	$	5,465,000.00	$	-	$	166,965.63	$	642,743.76
05/01/43	$	5,465,000.00	$	320,000.00	$	166,965.63		
11/01/43	$	5,145,000.00	$	-	$	157,565.63	$	644,531.26
05/01/44	$	5,145,000.00	$	340,000.00	$	157,565.63		
11/01/44	$	4,805,000.00	$	-	$	147,153.13	$	644,718.76
05/01/45	$	4,805,000.00	$	360,000.00	$	147,153.13		
11/01/45	$	4,445,000.00	$	-	$	136,128.13	$	643,281.26
05/01/46	$	4,445,000.00	$	380,000.00	$	136,128.13		
11/01/46	$	4,065,000.00	$	-	$	124,490.63	$	640,618.76
05/01/47	$	4,065,000.00	$	405,000.00	$	124,490.63		
11/01/47	$	3,660,000.00	$	-	$	112,087.50	$	641,578.13
05/01/48	$	3,660,000.00	$	430,000.00	$	112,087.50		
11/01/48	$	3,230,000.00	$	-	$	98,918.75	$	641,006.25
05/01/49	$	3,230,000.00	$	460,000.00	$	98,918.75		
11/01/49	$	2,770,000.00	$	-	$	84,831.25	$	643,750.00
05/01/50	$	2,770,000.00	$	490,000.00	$	84,831.25		
11/01/50	$	2,280,000.00	$	-	$	69,825.00	$	644,656.25
05/01/51	$	2,280,000.00	$	520,000.00	$	69,825.00		
11/01/51	$	1,760,000.00	$	-	$	53,900.00	$	643,725.00
05/01/52	$	1,760,000.00	$	550,000.00	$	53,900.00		
11/01/52	$	1,210,000.00	$	-	$	37,056.25	$	640,956.25
05/01/53	$	1,210,000.00	$	585,000.00	$	37,056.25		
11/01/53	$	625,000.00	$	-	$	19,140.63	$	641,196.88
05/01/54	$	625,000.00	$	625,000.00	$	19,140.63	$	644,140.63
			$	**8,685,000.00**	**$**	**9,584,018.88**	**$**	**18,269,018.88**

SECTION 2

RESOLUTION 2026-11

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 2027; 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, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), 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 2027; 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, 2026; 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, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. 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 2027, 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 23rd DAY OF JULY 2026.

ATTEST:

SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Vice/Chairperson, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Scenic Terrace North

Community Development District

Proposed Budget

FY 2027

Table of Contents

Scenic Terrace North

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
<u>Revenues</u>					
Assessments - Tax Roll	$ 389,655	$ 402,450	$ -	$ 402,450	$ 381,791
Assessments - Direct	$ 9,383	$ 9,383	$ -	$ 9,383	$ 9,026
Interest	$ -	$ 6,065	$ 2,022	$ 8,087	$ -
Other Income	$ -	$ 60	$ -	$ 60	$ -
Total Revenues	**$ 399,038**	**$ 417,958**	**$ 2,022**	**$ 419,980**	**$ 390,817**
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	$ 12,000	$ 3,200	$ 3,000	$ 6,200	$ 6,000
FICA Expense	$ 918	$ 245	$ 230	$ 474	$ 459
Engineering	$ 10,000	$ 2,858	$ 2,500	$ 5,358	$ 10,000
Attorney	$ 20,000	$ 5,848	$ 5,000	$ 10,848	$ 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	$ 4,656	$ 1,552	$ 6,208	$ 5,678
Trustee Fees	$ 4,628	$ 4,208	$ -	$ 4,208	$ 4,628
Management Fees	$ 41,200	$ 30,900	$ 10,300	$ 41,200	$ 43,260
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 500	$ 307	$ 102	$ 410	$ 500
Insurance	$ 7,891	$ 6,163	$ -	$ 6,163	$ 6,779
Printing & Binding	$ 500	$ 15	$ 125	$ 140	$ 500
Legal Advertising	$ 2,500	$ 2,398	$ 625	$ 3,023	$ 2,500
Other Current Charges	$ 2,500	$ 538	$ 179	$ 718	$ 2,500
Office Supplies	$ -	$ 15	$ 5	$ 20	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 124,064**	**$ 76,560**	**$ 24,430**	**$ 100,990**	**$ 119,344**
<u>Operations & Maintenance</u>					
Field Services					
Property Insurance	$ 10,000	$ 3,321	$ -	$ 3,321	$ 5,500
Field Management	$ 15,450	$ 11,588	$ 3,863	$ 15,450	$ 16,223
Landscape Maintenance	$ 68,000	$ 12,825	$ 4,275	$ 17,100	$ 69,324
Landscape Replacement	$ 15,000	$ 11,320	$ 3,750	$ 15,070	$ 15,000
Streetlights	$ 37,287	$ 27,231	$ 11,900	$ 39,132	$ 46,000
Electric	$ 5,000	$ 198	$ 94	$ 291	$ 310
Water & Sewer	$ 40,000	$ 7,924	$ 1,188	$ 9,111	$ 20,000
Irrigation Repairs	$ 5,000	$ 1,929	$ 643	$ 2,572	$ 5,000
General Repairs & Maintenance	$ 10,000	$ 2,696	$ 2,500	$ 5,196	$ 10,000
Pond Maintenance	$ 6,000	$ 6,750	$ 2,250	$ 9,000	$ 9,000
Holiday Lighting	$ 5,000	$ 3,330	$ -	$ 3,330	$ 3,330
Contingency	$ 7,500	$ 572	$ 1,875	$ 2,447	$ 15,000
Subtotal Field Expenses	**$ 224,237**	**$ 89,683**	**$ 32,337**	**$ 122,020**	**$ 214,687**

Scenic Terrace North

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY2026		Actuals Thru 6/30/26		Projected Next 3 Months		Projected Thru 9/30/2026		Proposed Budget FY2027
Amenity Expenses										
Playground Lease	$	12,173	$	-	$	-	$	-	$	-
Interlocal Amenity Agreement	$	38,563	$	40,508	$	-	$	40,508	$	56,787
Subtotal Amenity Expenses	**$**	**50,736**	**$**	**40,508**	**$**	**-**	**$**	**40,508**	**$**	**56,787**
Total Operations & Maintenance:	**$**	**274,973**	**$**	**130,191**	**$**	**32,337**	**$**	**162,528**	**$**	**271,474**
Total Expenditures	**$**	**399,038**	**$**	**206,751**	**$**	**56,767**	**$**	**263,518**	**$**	**390,817**
Excess Revenues/(Expenditures)	$	-	$	211,207	$	(54,745)	$	156,462	$	-

Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted Lots	330	$381,791.38	$1,156.94	$1,244.03
Unplatted	27	$9,026.01	$334.30	$359.46
Total	357	**$390,817.39**		

Product	FY2027	FY2026	Increase/ (Decrease)
Platted	$1,244.03	$1,269.65	-$25.62

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).

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.

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.

<u>Contingency</u>

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

<u>Amenity Expenses</u>

<u>Interlocal Amenity Agreement – Scenic Terrace South CDD</u>

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 FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 656,536	$ 673,559	$ -	$ 673,559	$ 644,454
Assessments - Prepayments	$ -	$ 54,739	$ -	$ 54,739	$ -
Assessments - Lot Closing	$ -	$ 41,150	$ -	$ 41,150	$ -
Interest Income	$ 49,563	$ 30,402	$ 10,134	$ 40,536	$ 20,268
Carry Forward Surplus	$ 636,439	$ 690,419	$ -	$ 690,419	$ 682,460
Total Revenues	**$ 1,342,538**	**$ 1,490,268**	**$ 10,134**	**$ 1,500,402**	**$ 1,347,181**
Expenses					
Special Call - 11/1	$ -	$ 60,000	$ -	$ 60,000	$ -
Interest- 11/1	$ 267,488	$ 267,488	$ -	$ 267,488	$ 259,472
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	$ 259,472
Special Call - 8/1	$ -	$ -	$ 60,000	$ 60,000	$ -
Total Expenditures	**$ 659,975**	**$ 757,942**	**$ 60,000**	**$ 817,942**	**$ 648,944**
Excess Revenues/(Expenditures)	$ 682,563	$ 732,326	$ (49,866)	$ 682,460	$ 698,237

***Carry forward less amount in Reserve funds.**

Series 2023	
Interest - 11/01/27	**$256,141**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - Paid Down	278	$486,500.00	$1,750.00	$1,881.72
Single Family	52	$105,303.64	$2,025.07	$2,177.49
Single Family - Spread	27	$52,650.00	$1,950.00	$2,096.77
Total	357	$644,453.64		

Scenic Terrace North

Community Development District

Series 2023 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	$ 8,685,000.00	$ -	$ 259,471.88	$ 259,471.88
05/01/27	$ 8,685,000.00	$ 130,000.00	$ 259,471.88	
11/01/27	$ 8,555,000.00	$ -	$ 256,140.63	$ 645,612.51
05/01/28	$ 8,555,000.00	$ 135,000.00	$ 256,140.63	
11/01/28	$ 8,420,000.00	$ -	$ 252,681.25	$ 643,821.88
05/01/29	$ 8,420,000.00	$ 140,000.00	$ 252,681.25	
11/01/29	$ 8,280,000.00	$ -	$ 249,093.75	$ 641,775.00
05/01/30	$ 8,280,000.00	$ 150,000.00	$ 249,093.75	
11/01/30	$ 8,130,000.00	$ -	$ 245,250.00	$ 644,343.75
05/01/31	$ 8,130,000.00	$ 160,000.00	$ 245,250.00	
11/01/31	$ 7,970,000.00	$ -	$ 240,550.00	$ 645,800.00
05/01/32	$ 7,970,000.00	$ 165,000.00	$ 240,550.00	
11/01/32	$ 7,805,000.00	$ -	$ 235,703.13	$ 641,253.13
05/01/33	$ 7,805,000.00	$ 175,000.00	$ 235,703.13	
11/01/33	$ 7,630,000.00	$ -	$ 230,562.50	$ 641,265.63
05/01/34	$ 7,630,000.00	$ 190,000.00	$ 230,562.50	
11/01/34	$ 7,440,000.00	$ -	$ 224,981.25	$ 645,543.75
05/01/35	$ 7,440,000.00	$ 200,000.00	$ 224,981.25	
11/01/35	$ 7,240,000.00	$ -	$ 219,106.25	$ 644,087.50
05/01/36	$ 7,240,000.00	$ 210,000.00	$ 219,106.25	
11/01/36	$ 7,030,000.00	$ -	$ 212,937.50	$ 642,043.75
05/01/37	$ 7,030,000.00	$ 225,000.00	$ 212,937.50	
11/01/37	$ 6,805,000.00	$ -	$ 206,328.13	$ 644,265.63
05/01/38	$ 6,805,000.00	$ 240,000.00	$ 206,328.13	
11/01/38	$ 6,565,000.00	$ -	$ 199,278.13	$ 645,606.26
05/01/39	$ 6,565,000.00	$ 250,000.00	$ 199,278.13	
11/01/39	$ 6,315,000.00	$ -	$ 191,934.38	$ 641,212.51
05/01/40	$ 6,315,000.00	$ 265,000.00	$ 191,934.38	
11/01/40	$ 6,050,000.00	$ -	$ 184,150.00	$ 641,084.38
05/01/41	$ 6,050,000.00	$ 285,000.00	$ 184,150.00	
11/01/41	$ 5,765,000.00	$ -	$ 175,778.13	$ 644,928.13
05/01/42	$ 5,765,000.00	$ 300,000.00	$ 175,778.13	
11/01/42	$ 5,465,000.00	$ -	$ 166,965.63	$ 642,743.76
05/01/43	$ 5,465,000.00	$ 320,000.00	$ 166,965.63	
11/01/43	$ 5,145,000.00	$ -	$ 157,565.63	$ 644,531.26
05/01/44	$ 5,145,000.00	$ 340,000.00	$ 157,565.63	
11/01/44	$ 4,805,000.00	$ -	$ 147,153.13	$ 644,718.76
05/01/45	$ 4,805,000.00	$ 360,000.00	$ 147,153.13	
11/01/45	$ 4,445,000.00	$ -	$ 136,128.13	$ 643,281.26
05/01/46	$ 4,445,000.00	$ 380,000.00	$ 136,128.13	
11/01/46	$ 4,065,000.00	$ -	$ 124,490.63	$ 640,618.76
05/01/47	$ 4,065,000.00	$ 405,000.00	$ 124,490.63	
11/01/47	$ 3,660,000.00	$ -	$ 112,087.50	$ 641,578.13
05/01/48	$ 3,660,000.00	$ 430,000.00	$ 112,087.50	
11/01/48	$ 3,230,000.00	$ -	$ 98,918.75	$ 641,006.25
05/01/49	$ 3,230,000.00	$ 460,000.00	$ 98,918.75	
11/01/49	$ 2,770,000.00	$ -	$ 84,831.25	$ 643,750.00
05/01/50	$ 2,770,000.00	$ 490,000.00	$ 84,831.25	
11/01/50	$ 2,280,000.00	$ -	$ 69,825.00	$ 644,656.25
05/01/51	$ 2,280,000.00	$ 520,000.00	$ 69,825.00	
11/01/51	$ 1,760,000.00	$ -	$ 53,900.00	$ 643,725.00
05/01/52	$ 1,760,000.00	$ 550,000.00	$ 53,900.00	
11/01/52	$ 1,210,000.00	$ -	$ 37,056.25	$ 640,956.25
05/01/53	$ 1,210,000.00	$ 585,000.00	$ 37,056.25	
11/01/53	$ 625,000.00	$ -	$ 19,140.63	$ 641,196.88
05/01/54	$ 625,000.00	$ 625,000.00	$ 19,140.63	$ 644,140.63
		$ 8,685,000.00	**$ 9,584,018.88**	**$ 18,269,018.88**

Scenic Terrace North CDD

FY 27 Assessment Roll

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005001100	1	$1,269.65	$1,881.72	$3,151.37
272809822005001110	1	$1,269.65	$1,881.72	$3,151.37
272809822005001120	1	$1,269.65	$1,881.72	$3,151.37
272809822005001130	1	$1,269.65	$1,881.72	$3,151.37
272809822005001140	1	$1,269.65	$1,881.72	$3,151.37
272809822005001150	1	$1,269.65	$1,881.72	$3,151.37
272809822005001010	1	$1,269.65	$2,177.42	$3,447.07
272809822005001020	1	$1,269.65	$2,177.42	$3,447.07
272809822005001030	1	$1,269.65	$2,177.42	$3,447.07
272809822005001040	1	$1,269.65	$2,177.42	$3,447.07
272809822005001050	1	$1,269.65	$2,177.42	$3,447.07
272809822005001060	1	$1,269.65	$2,177.42	$3,447.07
272809822005001070	1	$1,269.65	$2,177.42	$3,447.07
272809822005001080	1	$1,269.65	$2,177.42	$3,447.07
272809822005001090	1	$1,269.65	$2,177.42	$3,447.07
272809822005002030	1	$1,269.65	$1,881.72	$3,151.37
272809822005002040	1	$1,269.65	$1,881.72	$3,151.37
272809822005002050	1	$1,269.65	$1,881.72	$3,151.37
272809822005002060	1	$1,269.65	$1,881.72	$3,151.37
272809822005002070	1	$1,269.65	$1,881.72	$3,151.37
272809822005002080	1	$1,269.65	$1,881.72	$3,151.37
272809822005002090	1	$1,269.65	$1,881.72	$3,151.37
272809822005002100	1	$1,269.65	$1,881.72	$3,151.37
272809822005002110	1	$1,269.65	$1,881.72	$3,151.37
272809822005002120	1	$1,269.65	$1,881.72	$3,151.37
272809822005002010	1	$1,269.65	$2,177.42	$3,447.07
272809822005002020	1	$1,269.65	$2,177.42	$3,447.07
272809822005003010	1	$1,269.65	$1,881.72	$3,151.37
272809822005003020	1	$1,269.65	$1,881.72	$3,151.37
272809822005003030	1	$1,269.65	$1,881.72	$3,151.37
272809822005003040	1	$1,269.65	$1,881.72	$3,151.37
272809822005003050	1	$1,269.65	$1,881.72	$3,151.37
272809822005003060	1	$1,269.65	$1,881.72	$3,151.37
272809822005003070	1	$1,269.65	$1,881.72	$3,151.37
272809822005003080	1	$1,269.65	$1,881.72	$3,151.37
272809822005003090	1	$1,269.65	$1,881.72	$3,151.37
272809822005003100	1	$1,269.65	$1,881.72	$3,151.37
272809822005003110	1	$1,269.65	$1,881.72	$3,151.37
272809822005004010	1	$1,269.65	$1,881.72	$3,151.37
272809822005004020	1	$1,269.65	$1,881.72	$3,151.37
272809822005004030	1	$1,269.65	$1,881.72	$3,151.37

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005004040	1	$1,269.65	$1,881.72	$3,151.37
272809822005004050	1	$1,269.65	$1,881.72	$3,151.37
272809822005004060	1	$1,269.65	$1,881.72	$3,151.37
272809822005004070	1	$1,269.65	$1,881.72	$3,151.37
272809822005004080	1	$1,269.65	$1,881.72	$3,151.37
272809822005004090	1	$1,269.65	$1,881.72	$3,151.37
272809822005004100	1	$1,269.65	$1,881.72	$3,151.37
272809822005005090	1	$1,269.65	$1,881.72	$3,151.37
272809822005005100	1	$1,269.65	$1,881.72	$3,151.37
272809822005005110	1	$1,269.65	$1,881.72	$3,151.37
272809822005005120	1	$1,269.65	$1,881.72	$3,151.37
272809822005005130	1	$1,269.65	$1,881.72	$3,151.37
272809822005005140	1	$1,269.65	$1,881.72	$3,151.37
272809822005005150	1	$1,269.65	$1,881.72	$3,151.37
272809822005005160	1	$1,269.65	$1,881.72	$3,151.37
272809822005005170	1	$1,269.65	$1,881.72	$3,151.37
272809822005005180	1	$1,269.65	$1,881.72	$3,151.37
272809822005005190	1	$1,269.65	$1,881.72	$3,151.37
272809822005005200	1	$1,269.65	$1,881.72	$3,151.37
272809822005006010	1	$1,269.65	$1,881.72	$3,151.37
272809822005006020	1	$1,269.65	$1,881.72	$3,151.37
272809822005006030	1	$1,269.65	$1,881.72	$3,151.37
272809822005006040	1	$1,269.65	$1,881.72	$3,151.37
272809822005006050	1	$1,269.65	$1,881.72	$3,151.37
272809822005006060	1	$1,269.65	$1,881.72	$3,151.37
272809822005006070	1	$1,269.65	$1,881.72	$3,151.37
272809822005006080	1	$1,269.65	$1,881.72	$3,151.37
272809822005006090	1	$1,269.65	$1,881.72	$3,151.37
272809822005006100	1	$1,269.65	$1,881.72	$3,151.37
272809822005006110	1	$1,269.65	$1,881.72	$3,151.37
272809822005006120	1	$1,269.65	$1,881.72	$3,151.37
272809822005006130	1	$1,269.65	$1,881.72	$3,151.37
272809822005006140	1	$1,269.65	$1,881.72	$3,151.37
272809822005006150	1	$1,269.65	$1,881.72	$3,151.37
272809822005006160	1	$1,269.65	$1,881.72	$3,151.37
272809822005006170	1	$1,269.65	$1,881.72	$3,151.37
272809822005006180	1	$1,269.65	$1,881.72	$3,151.37
272809822005006190	1	$1,269.65	$1,881.72	$3,151.37
272809822005007010	1	$1,269.65	$1,881.72	$3,151.37
272809822005007020	1	$1,269.65	$1,881.72	$3,151.37
272809822005007030	1	$1,269.65	$1,881.72	$3,151.37
272809822005007040	1	$1,269.65	$1,881.72	$3,151.37
272809822005007050	1	$1,269.65	$1,881.72	$3,151.37
272809822005007060	1	$1,269.65	$1,881.72	$3,151.37
272809822005007070	1	$1,269.65	$1,881.72	$3,151.37

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005007080	1	$1,269.65	$1,881.72	$3,151.37
272809822005007090	1	$1,269.65	$1,881.72	$3,151.37
272809822005007100	1	$1,269.65	$1,881.72	$3,151.37
272809822005007110	1	$1,269.65	$1,881.72	$3,151.37
272809822005007120	1	$1,269.65	$1,881.72	$3,151.37
272809822005007130	1	$1,269.65	$1,881.72	$3,151.37
272809822005007140	1	$1,269.65	$1,881.72	$3,151.37
272809822005007150	1	$1,269.65	$1,881.72	$3,151.37
272809822005007160	1	$1,269.65	$1,881.72	$3,151.37
272809822005007170	1	$1,269.65	$1,881.72	$3,151.37
272809822005007180	1	$1,269.65	$1,881.72	$3,151.37
272809822005007190	1	$1,269.65	$1,881.72	$3,151.37
272809822005007200	1	$1,269.65	$1,881.72	$3,151.37
272809822005007210	1	$1,269.65	$1,881.72	$3,151.37
272809822005007220	1	$1,269.65	$1,881.72	$3,151.37
272809822005008060	1	$1,269.65	$1,881.72	$3,151.37
272809822005008070	1	$1,269.65	$1,881.72	$3,151.37
272809822005009010	1	$1,269.65	$1,881.72	$3,151.37
272809822005009020	1	$1,269.65	$1,881.72	$3,151.37
272809822005009030	1	$1,269.65	$1,881.72	$3,151.37
272809822005009040	1	$1,269.65	$1,881.72	$3,151.37
272809822005009050	1	$1,269.65	$1,881.72	$3,151.37
272809822005009060	1	$1,269.65	$2,177.42	$3,447.07
272809822005009070	1	$1,269.65	$2,177.42	$3,447.07
272809822005009080	1	$1,269.65	$2,177.42	$3,447.07
272809822005009090	1	$1,269.65	$2,177.42	$3,447.07
272809822005009100	1	$1,269.65	$2,177.42	$3,447.07
272809822005009110	1	$1,269.65	$2,177.42	$3,447.07
272809822005009120	1	$1,269.65	$2,177.42	$3,447.07
272809822005009130	1	$1,269.65	$2,177.42	$3,447.07
272809822005009140	1	$1,269.65	$2,177.42	$3,447.07
272809822005009150	1	$1,269.65	$2,177.42	$3,447.07
272809822005009160	1	$1,269.65	$2,177.42	$3,447.07
272809822005010010	1	$1,269.65	$2,177.42	$3,447.07
272809822005010020	1	$1,269.65	$2,177.42	$3,447.07
272809822005010030	1	$1,269.65	$2,177.42	$3,447.07
272809822005010040	1	$1,269.65	$2,177.42	$3,447.07
272809822005010050	1	$1,269.65	$2,177.42	$3,447.07
272809822005010060	1	$1,269.65	$2,177.42	$3,447.07
272809822005011010	1	$1,269.65	$2,177.42	$3,447.07
272809822005011020	1	$1,269.65	$2,177.42	$3,447.07
272809822005011030	1	$1,269.65	$2,177.42	$3,447.07
272809822005011040	1	$1,269.65	$2,177.42	$3,447.07
272809822005011050	1	$1,269.65	$2,177.42	$3,447.07
272809822005011060	1	$1,269.65	$2,177.42	$3,447.07

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005011070	1	$1,269.65	$2,177.42	$3,447.07
272809822005011080	1	$1,269.65	$2,177.42	$3,447.07
272809822005011090	1	$1,269.65	$2,177.42	$3,447.07
272809822005011100	1	$1,269.65	$2,177.42	$3,447.07
272809822005011110	1	$1,269.65	$2,177.42	$3,447.07
272809822005012130	1	$1,269.65	$1,881.72	$3,151.37
272809822005012150	1	$1,269.65	$1,881.72	$3,151.37
272809822005012160	1	$1,269.65	$1,881.72	$3,151.37
272809822005012010	1	$1,269.65	$2,177.42	$3,447.07
272809822005012020	1	$1,269.65	$2,177.42	$3,447.07
272809822005012030	1	$1,269.65	$2,177.42	$3,447.07
272809822005012040	1	$1,269.65	$2,177.42	$3,447.07
272809822005012050	1	$1,269.65	$2,177.42	$3,447.07
272809822005012060	1	$1,269.65	$2,177.42	$3,447.07
272809822005012070	1	$1,269.65	$2,177.42	$3,447.07
272809822005012080	1	$1,269.65	$2,177.42	$3,447.07
272809822005012090	1	$1,269.65	$2,177.42	$3,447.07
272809822005012100	1	$1,269.65	$2,177.42	$3,447.07
272809822005012110	1	$1,269.65	$2,177.42	$3,447.07
272809822005012120	1	$1,269.65	$2,177.42	$3,447.07
272809822005012140	1	$1,269.65	$2,177.42	$3,447.07
272809822005013010	1	$1,269.65	$1,881.72	$3,151.37
272809822005013020	1	$1,269.65	$1,881.72	$3,151.37
272809822005013030	1	$1,269.65	$1,881.72	$3,151.37
272809822005013040	1	$1,269.65	$1,881.72	$3,151.37
272809822005013050	1	$1,269.65	$1,881.72	$3,151.37
272809822005013060	1	$1,269.65	$1,881.72	$3,151.37
272809822005013070	1	$1,269.65	$1,881.72	$3,151.37
272809822005013080	1	$1,269.65	$1,881.72	$3,151.37
272809822005013090	1	$1,269.65	$1,881.72	$3,151.37
272809822005013100	1	$1,269.65	$1,881.72	$3,151.37
272809822005013110	1	$1,269.65	$1,881.72	$3,151.37
272809822005013120	1	$1,269.65	$1,881.72	$3,151.37
272809822005013130	1	$1,269.65	$1,881.72	$3,151.37
272809822005013140	1	$1,269.65	$1,881.72	$3,151.37
272809822005013150	1	$1,269.65	$1,881.72	$3,151.37
272809822005013160	1	$1,269.65	$1,881.72	$3,151.37
272809822005013170	1	$1,269.65	$1,881.72	$3,151.37
272809822005013180	1	$1,269.65	$1,881.72	$3,151.37
272809822005013190	1	$1,269.65	$1,881.72	$3,151.37
272809822005013200	1	$1,269.65	$1,881.72	$3,151.37
272809822005013210	1	$1,269.65	$1,881.72	$3,151.37
272809822005013220	1	$1,269.65	$1,881.72	$3,151.37
272809822005013230	1	$1,269.65	$1,881.72	$3,151.37
272809822005013240	1	$1,269.65	$1,881.72	$3,151.37

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005013250	1	$1,269.65	$1,881.72	$3,151.37
272809822005013260	1	$1,269.65	$1,881.72	$3,151.37
272809822005013270	1	$1,269.65	$1,881.72	$3,151.37
272809822005013280	1	$1,269.65	$1,881.72	$3,151.37
272809822005013290	1	$1,269.65	$1,881.72	$3,151.37
272809822005013300	1	$1,269.65	$1,881.72	$3,151.37
272809822005013310	1	$1,269.65	$1,881.72	$3,151.37
272809822005013320	1	$1,269.65	$1,881.72	$3,151.37
272809822005014010	1	$1,269.65	$1,881.72	$3,151.37
272809822005014020	1	$1,269.65	$1,881.72	$3,151.37
272809822005014030	1	$1,269.65	$1,881.72	$3,151.37
272809822005014040	1	$1,269.65	$1,881.72	$3,151.37
272809822005014050	1	$1,269.65	$1,881.72	$3,151.37
272809822005014060	1	$1,269.65	$1,881.72	$3,151.37
272809822005014070	1	$1,269.65	$1,881.72	$3,151.37
272809822005014080	1	$1,269.65	$1,881.72	$3,151.37
272809822005015010	1	$1,269.65	$1,881.72	$3,151.37
272809822005015020	1	$1,269.65	$1,881.72	$3,151.37
272809822005016010	1	$1,269.65	$1,881.72	$3,151.37
272809822005016020	1	$1,269.65	$1,881.72	$3,151.37
272809822005016030	1	$1,269.65	$1,881.72	$3,151.37
272809822005016040	1	$1,269.65	$1,881.72	$3,151.37
272809822005016050	1	$1,269.65	$1,881.72	$3,151.37
272809822005016060	1	$1,269.65	$1,881.72	$3,151.37
272809822005016070	1	$1,269.65	$1,881.72	$3,151.37
272809822005016080	1	$1,269.65	$1,881.72	$3,151.37
272809822005016090	1	$1,269.65	$1,881.72	$3,151.37
272809822005016100	1	$1,269.65	$1,881.72	$3,151.37
272809822005016110	1	$1,269.65	$1,881.72	$3,151.37
272809822005016120	1	$1,269.65	$1,881.72	$3,151.37
272809822005016130	1	$1,269.65	$1,881.72	$3,151.37
272809822005016140	1	$1,269.65	$1,881.72	$3,151.37
272809822005016150	1	$1,269.65	$1,881.72	$3,151.37
272809822005016160	1	$1,269.65	$1,881.72	$3,151.37
272809822005016170	1	$1,269.65	$1,881.72	$3,151.37
272809822005016180	1	$1,269.65	$1,881.72	$3,151.37
272809822005016190	1	$1,269.65	$1,881.72	$3,151.37
272809822005016200	1	$1,269.65	$1,881.72	$3,151.37
272809822005016210	1	$1,269.65	$1,881.72	$3,151.37
272809822005016220	1	$1,269.65	$1,881.72	$3,151.37
272809822005016230	1	$1,269.65	$1,881.72	$3,151.37
272809822005016240	1	$1,269.65	$1,881.72	$3,151.37
272809822005016250	1	$1,269.65	$1,881.72	$3,151.37
272809822005016260	1	$1,269.65	$1,881.72	$3,151.37
272809822005016270	1	$1,269.65	$1,881.72	$3,151.37

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005016280	1	$1,269.65	$1,881.72	$3,151.37
272809822005016290	1	$1,269.65	$1,881.72	$3,151.37
272809822005016300	1	$1,269.65	$1,881.72	$3,151.37
272809822005016310	1	$1,269.65	$1,881.72	$3,151.37
272809822005016320	1	$1,269.65	$1,881.72	$3,151.37
272809822005016330	1	$1,269.65	$1,881.72	$3,151.37
272809822005016340	1	$1,269.65	$1,881.72	$3,151.37
272809822005016350	1	$1,269.65	$1,881.72	$3,151.37
272809822005016360	1	$1,269.65	$1,881.72	$3,151.37
272809822005016370	1	$1,269.65	$1,881.72	$3,151.37
272809822005016380	1	$1,269.65	$1,881.72	$3,151.37
272809822005016390	1	$1,269.65	$1,881.72	$3,151.37
272809822005017010	1	$1,269.65	$1,881.72	$3,151.37
272809822005017020	1	$1,269.65	$1,881.72	$3,151.37
272809822005017030	1	$1,269.65	$1,881.72	$3,151.37
272809822005017040	1	$1,269.65	$1,881.72	$3,151.37
272809822005017050	1	$1,269.65	$1,881.72	$3,151.37
272809822005017060	1	$1,269.65	$1,881.72	$3,151.37
272809822005017070	1	$1,269.65	$1,881.72	$3,151.37
272809822005017080	1	$1,269.65	$1,881.72	$3,151.37
272809822005017090	1	$1,269.65	$1,881.72	$3,151.37
272809822005017100	1	$1,269.65	$1,881.72	$3,151.37
272809822005017110	1	$1,269.65	$1,881.72	$3,151.37
272809822005017120	1	$1,269.65	$1,881.72	$3,151.37
272809822005017130	1	$1,269.65	$1,881.72	$3,151.37
272809822005017140	1	$1,269.65	$1,881.72	$3,151.37
272809822005017150	1	$1,269.65	$1,881.72	$3,151.37
272809822005018010	1	$1,269.65	$1,881.72	$3,151.37
272809822005018020	1	$1,269.65	$1,881.72	$3,151.37
272809822005018030	1	$1,269.65	$1,881.72	$3,151.37
272809822005018040	1	$1,269.65	$1,881.72	$3,151.37
272809822005018050	1	$1,269.65	$1,881.72	$3,151.37
272809822005018060	1	$1,269.65	$1,881.72	$3,151.37
272809822005018070	1	$1,269.65	$1,881.72	$3,151.37
272809822005018080	1	$1,269.65	$1,881.72	$3,151.37
272809822005018090	1	$1,269.65	$1,881.72	$3,151.37
272809822005018100	1	$1,269.65	$1,881.72	$3,151.37
272809822005018110	1	$1,269.65	$1,881.72	$3,151.37
272809822005018120	1	$1,269.65	$1,881.72	$3,151.37
272809822005018130	1	$1,269.65	$1,881.72	$3,151.37
272809822005019010	1	$1,269.65	$1,881.72	$3,151.37
272809822005019020	1	$1,269.65	$1,881.72	$3,151.37
272809822005019030	1	$1,269.65	$1,881.72	$3,151.37
272809822005019040	1	$1,269.65	$1,881.72	$3,151.37
272809822005019050	1	$1,269.65	$1,881.72	$3,151.37

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005019060	1	$1,269.65	$1,881.72	$3,151.37
272809822005020010	1	$1,269.65	$1,881.72	$3,151.37
272809822005020020	1	$1,269.65	$1,881.72	$3,151.37
272809822005020030	1	$1,269.65	$1,881.72	$3,151.37
272809822005020040	1	$1,269.65	$1,881.72	$3,151.37
272809822005020050	1	$1,269.65	$1,881.72	$3,151.37
272809822005020060	1	$1,269.65	$1,881.72	$3,151.37
272809822005020070	1	$1,269.65	$1,881.72	$3,151.37
272809822005020080	1	$1,269.65	$1,881.72	$3,151.37
272809822005020090	1	$1,269.65	$1,881.72	$3,151.37
272809822005020100	1	$1,269.65	$1,881.72	$3,151.37
272809822005020110	1	$1,269.65	$1,881.72	$3,151.37
272809822005020120	1	$1,269.65	$1,881.72	$3,151.37
272809822005020130	1	$1,269.65	$1,881.72	$3,151.37
272809822005020140	1	$1,269.65	$1,881.72	$3,151.37
272809822005020150	1	$1,269.65	$1,881.72	$3,151.37
272809822005020160	1	$1,269.65	$1,881.72	$3,151.37
272809822005020170	1	$1,269.65	$1,881.72	$3,151.37
272809822005020180	1	$1,269.65	$1,881.72	$3,151.37
272809822005021010	1	$1,269.65	$1,881.72	$3,151.37
272809822005021020	1	$1,269.65	$1,881.72	$3,151.37
272809822005021030	1	$1,269.65	$1,881.72	$3,151.37
272809822005021040	1	$1,269.65	$1,881.72	$3,151.37
272809822005021050	1	$1,269.65	$1,881.72	$3,151.37
272809822005021060	1	$1,269.65	$1,881.72	$3,151.37
272809822005021070	1	$1,269.65	$1,881.72	$3,151.37
272809822005021080	1	$1,269.65	$1,881.72	$3,151.37
272809822005021090	1	$1,269.65	$1,881.72	$3,151.37
272809822005021100	1	$1,269.65	$1,881.72	$3,151.37
272809822005021110	1	$1,269.65	$1,881.72	$3,151.37
272809822005021120	1	$1,269.65	$1,881.72	$3,151.37
272809822005021130	1	$1,269.65	$1,881.72	$3,151.37
272809822005021140	1	$1,269.65	$1,881.72	$3,151.37
272809822005021150	1	$1,269.65	$1,881.72	$3,151.37
272809822005021160	1	$1,269.65	$1,881.72	$3,151.37
272809822005021170	1	$1,269.65	$1,881.72	$3,151.37
272809822005021180	1	$1,269.65	$1,881.72	$3,151.37
272809822005021190	1	$1,269.65	$1,881.72	$3,151.37
272809822005021200	1	$1,269.65	$1,881.72	$3,151.37
272809822005021210	1	$1,269.65	$1,881.72	$3,151.37
272809822005021220	1	$1,269.65	$1,881.72	$3,151.37
272809822005021230	1	$1,269.65	$1,881.72	$3,151.37
272809822005021240	1	$1,269.65	$1,881.72	$3,151.37
272809822005021250	1	$1,269.65	$1,881.72	$3,151.37
272809822005021260	1	$1,269.65	$1,881.72	$3,151.37

PARCEL ID	UNITS	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005021270	1	$1,269.65	$1,881.72	$3,151.37
272809822005021280	1	$1,269.65	$1,881.72	$3,151.37
272809822005021290	1	$1,269.65	$1,881.72	$3,151.37
272809822005021300	1	$1,269.65	$1,881.72	$3,151.37
272809822005021310	1	$1,269.65	$1,881.72	$3,151.37
272809822005021320	1	$1,269.65	$1,881.72	$3,151.37
272809822005021330	1	$1,269.65	$1,881.72	$3,151.37
272809822005021340	1	$1,269.65	$1,881.72	$3,151.37
272809822005021350	1	$1,269.65	$1,881.72	$3,151.37
272809822005021360	1	$1,269.65	$1,881.72	$3,151.37
272809822005021370	1	$1,269.65	$1,881.72	$3,151.37
272809822005021380	1	$1,269.65	$1,881.72	$3,151.37
272809822005022010	1	$1,269.65	$1,881.72	$3,151.37
272809822005022020	1	$1,269.65	$1,881.72	$3,151.37
272809822005022030	1	$1,269.65	$1,881.72	$3,151.37
272809822005022040	1	$1,269.65	$1,881.72	$3,151.37
272809822005022050	1	$1,269.65	$1,881.72	$3,151.37
272809822005022060	1	$1,269.65	$1,881.72	$3,151.37
272809822005022070	1	$1,269.65	$1,881.72	$3,151.37
Total Gross Assessments on Roll	330	$418,984.50	$636,344.00	$1,055,328.50
Total Net Assessments on Roll		$389,655.59	$591,799.92	$981,455.50

Direct Billing PARCEL ID	ACRES	FY 27 O&M	SERIES 2023 DEBT	TOTAL
272809822005022140	4.17	$4,961.86	$27,457.44	$32,419.30
272809822005022150	3.26	$3,878.96	$21,464.98	$25,343.94
272809822005022160	1.05	$1,250.37	$6,919.19	$8,169.57
272809822005022170	0.12	$139.38	$771.29	$910.67
Total Gross Assessments off Roll	8.60	$10,230.57	$56,612.90	$66,843.47
Total Net Assessments off Roll		$9,514.43	$52,650.00	$62,164.43
Total Gross Assessments		$429,215.07	$692,956.90	$1,122,171.97
Total Net Assessments		$399,170.02	$644,449.92	$1,043,619.94

SECTION V

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR 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 entirely within the 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 of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), 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 2027 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 23rd day of July 2026.

ATTEST:	**SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT**
____________________________ Secretary/Assistant Secretary	____________________________ Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Scenic Terrace North Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880, at 11:00 a.m. on the following dates, unless otherwise indicated as follows:

October 22, 2026
Wednesday, December 2, 2026
February 25, 2027
April 22, 2027
June 24, 2027
August 26, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("**District Manager's Office**").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any 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 Manager's Office.

A person who decides to appeal any decision made at a 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

SECTION A

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two 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 two 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, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two 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 two 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 VII

SECTION C

Scenic Terrace North CDD

Field Management Report

Completed Items

- Maintenance staff removed heavy sediment on stormwater inlet and curb on Sage Ave. and removed construction debris on both wet ponds on Poppy Ave.
- Aquatics vendor sprayed aquatic weeds throughout the banks on the wet pond on Poppy Ave.

Contracted Services

- GMS staff performed thorough reviews of contracted services. Vendors have been performing at a satisfactory level.

Site Items

- Continued monitoring CDD owned areas in need of landscaping maintenance.
- Continued monitoring areas where proposed dog park and playground will be going.
- Continued monitoring and pending start date on flume and MES repairs on Poppy Dr. pond.

In Progress

- Additional street sign repairs (Dead end sign installation and straightening End of Roadway signs and Stop sign) have been scheduled with the maintenance staff.
- Landscaping vendor is scheduled to service easement behind Marjoram Pl. and Duke owned strip across the district.

SECTION D

SECTION 1

Scenic Terrace North
Community Development District

Summary of Check Register

June 12, 2026 through July 9, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/18/26	338-338	$	5,446.54
	6/25/26	339-339	$	2,175.00
	7/9/26	340-340	$	2,175.00
			$	9,796.54
General Fund - Autopay				
	6/15/26	80059-80060	$	2,992.66
	6/22/26	80061-80065	$	401.58
			$	3,394.24
		Total Amount	**$**	**13,190.78**

*** CHECK DATES 06/12/2026 - 07/09/2026 *** SCENIC TERRACE NORTH GENERAL
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/18/26	00001	6/01/26	112	202606	320-53800-12000		*	1,287.50		
			FIELD MANAGEMENT JUN26							
		6/01/26	113	202606	310-51300-34000		*	3,433.33		
			MANAGEMENT FEES JUN26							
		6/01/26	113	202606	310-51300-35200		*	108.17		
			WEBSITE ADMIN JUN26							
		6/01/26	113	202606	310-51300-35100		*	162.25		
			INFO TECHNOLOGY JUN26							
		6/01/26	113	202606	310-51300-31300		*	450.67		
			DISSEMINATION AGENT JUN26							
		6/01/26	113	202606	310-51300-51000		*	.18		
			OFFICE SUPPLIES							
		6/01/26	113	202606	310-51300-42000		*	4.44		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,446.54	000338
6/25/26	00035	6/01/26	24373	202606	320-53800-46200		*	1,425.00		
			LANDSCAPE MAIT. JUN26							
		6/01/26	24373	202606	320-53800-47100		*	750.00		
			POND DISKING JUN26							
						PRINCE & SONS INC			2,175.00	000339
7/09/26	00035	7/01/26	24875	202607	320-53800-46200		*	1,425.00		
			LADNSCAPE MAINT. JUL26							
		7/01/26	24875	202607	320-53800-47100		*	750.00		
			POND DISKING JUL26							
						PRINCE & SONS INC			2,175.00	000340
						TOTAL FOR BANK A		9,796.54		

*** CHECK DATES 06/12/2026 - 07/09/2026 *** SCENIC TERRACE NORTH GENERAL
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/26	00041	6/12/26	3902-05.	202605	320-53800-43000		*	23.43		
			2455 BASIL LN MAY26			DUKE ENERGY			23.43	080059
6/15/26	00041	6/15/26	5473-05.	202605	320-53800-43100		*	2,969.23		
			2755 SCENIC HWY MAY26			DUKE ENERGY			2,969.23	080060
6/22/26	00042	6/15/26	5275-05.	202605	320-53800-43200		*	17.93		
			2201 PARSLEY DR MAY26			CITY OF HAINES CITY UTILITY			17.93	080061
6/22/26	00042	6/15/26	5276-05.	202605	320-53800-43200		*	41.71		
			1801 POPPY DR MAY26			CITY OF HAINES CITY UTILITY			41.71	080062
6/22/26	00042	6/15/26	5277-05.	202605	320-53800-43200		*	152.16		
			1549 TUMERIC PL MAY26			CITY OF HAINES CITY UTILITY			152.16	080063
6/22/26	00042	6/15/26	5278-05.	202605	320-53800-43200		*	13.55		
			1485 SAGE AVE MAY26			CITY OF HAINES CITY UTILITY			13.55	080064
6/22/26	00042	6/15/26	5279-05.	202605	320-53800-43200		*	176.23		
			2438 BASIL LN MAY26			CITY OF HAINES CITY UTILITY			176.23	080065

TOTAL FOR BANK Z 3,394.24

TOTAL FOR REGISTER 13,190.78

SECTION 2

Scenic Terrace North

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Scenic Terrace North

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund		Debt Service Fund		Capital Projects Fund		Totals Governmental Funds	
Assets:								
Cash:								
Operating Account	$	267,178	$	-	$	-	$	267,178
State Board of Administration	$	105,906	$	-	$	-	$	105,906
Due From Developer	$	-	$	-	$	1,461	$	1,461
Due From General Fund	$	-	$	6,061	$	-	$	6,061
Investments:								
Custody - Phase 2	$	-	$	-	$	3	$	3
Series 2023								
Reserve	$	-	$	649,909	$	-	$	649,909
Revenue	$	-	$	670,751	$	-	$	670,751
Prepayment	$	-	$	55,514	$	-	$	55,514
Total Assets	**$**	**373,084**	**$**	**1,382,235**	**$**	**1,464**	**$**	**1,756,783**
Liabilities:								
Accounts Payable	$	62	$	-	$	-	$	62
Employee FICA	$	122	$	-	$	-	$	122
Federal Withholding	$	69	$	-	$	-	$	69
Due To Debt Service	$	6,061	$	-	$	-	$	6,061
Total Liabilites	**$**	**6,315**	**$**	**-**	**$**	**-**	**$**	**6,315**
Fund Balance:								
Restricted for:								
Debt Service	$	-	$	1,382,235	$	-	$	1,382,235
Capital Projects	$	-	$	-	$	1,464	$	1,464
Unassigned	$	366,769	$	-	$	-	$	366,769
Total Fund Balances	**$**	**366,769**	**$**	**1,382,235**	**$**	**1,464**	**$**	**1,750,468**
Total Liabilities & Fund Balance	$	373,084	$	1,382,235	$	1,464	$	1,756,783

Scenic Terrace North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 389,655	$ 389,655	$ 402,450	$ 12,796
Assessments - Direct	$ 9,383	$ 9,383	$ 9,383	$ -
Interest	$ -	$ -	$ 6,065	$ 6,065
Other Income	$ -	$ -	$ 60	$ 60
Total Revenues	**$ 399,038**	**$ 399,038**	**$ 417,958**	**$ 18,921**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 3,200	$ 5,800
FICA Expense	$ 918	$ 689	$ 245	$ 444
Engineering	$ 10,000	$ 7,500	$ 2,858	$ 4,643
Attorney	$ 20,000	$ 15,000	$ 5,848	$ 9,152
Annual Audit	$ 5,500	$ 5,500	$ 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	$ 4,056	$ 4,656	$ (600)
Trustee Fees	$ 4,628	$ 4,208	$ 4,208	$ -
Management Fees	$ 41,200	$ 30,900	$ 30,900	$ (0)
Information Technology	$ 1,947	$ 1,460	$ 1,460	$ (0)
Website Maintenance	$ 1,298	$ 973	$ 974	$ (0)
Postage & Delivery	$ 500	$ 375	$ 307	$ 68
Insurance	$ 7,891	$ 7,891	$ 6,163	$ 1,728
Printing & Binding	$ 500	$ 375	$ 15	$ 360
Legal Advertising	$ 2,500	$ 1,875	$ 2,398	$ (523)
Other Current Charges	$ 2,500	$ 1,875	$ 538	$ 1,337
Office Supplies	$ -	$ -	$ 15	$ (15)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	$ 124,064	$ 98,951	$ 76,560	$ 22,391

Scenic Terrace North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Services				
Property Insurance	$ 10,000	$ 10,000	$ 3,321	$ 6,679
Field Management	$ 15,450	$ 11,588	$ 11,588	$ -
Landscape Maintenance	$ 68,000	$ 51,000	$ 12,825	$ 38,175
Landscape Replacement	$ 15,000	$ 11,250	$ 11,320	$ (70)
Streetlights	$ 37,287	$ 27,965	$ 27,231	$ 734
Electric	$ 5,000	$ 3,750	$ 198	$ 3,552
Water & Sewer	$ 40,000	$ 30,000	$ 7,924	$ 22,076
Irrigation Repairs	$ 5,000	$ 3,750	$ 1,929	$ 1,821
General Repairs & Maintenance	$ 10,000	$ 7,500	$ 2,696	$ 4,804
Pond Maintenance	$ 6,000	$ 4,500	$ 6,750	$ (2,250)
Holiday Lighting	$ 5,000	$ 3,750	$ 3,330	$ 420
Contingency	$ 7,500	$ 5,625	$ 572	$ 5,054
Subtotal Field Expenses	$ 224,237	$ 170,678	$ 89,683	$ 80,995
Amenity Expenses				
Playground Lease	$ 12,173	$ -	$ -	$ -
Interlocal Amenity Agreement	$ 38,563	$ 38,563	$ 40,508	$ (1,945)
Subtotal Amenity Expenses	$ 50,736	$ 38,563	$ 40,508	$ (1,945)
Total Operations & Maintenance:	$ 274,973	$ 209,241	$ 130,191	$ 79,049
Total Expenditures	**$ 399,038**	**$ 308,192**	**$ 206,751**	**$ 101,440**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 211,207	
Fund Balance - Beginning	$ -		$ 155,562	
Fund Balance - Ending	$ -		$ 366,769	

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, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 656,536	$ 656,536	$ 673,559	$ 17,023
Assessments - Prepayments	$ -	$ -	$ 54,739	$ 54,739
Assessments - Lot Closing	$ -	$ -	$ 41,150	$ 41,150
Interest	$ 49,563	$ 37,172	$ 30,402	$ (6,770)
Total Revenues	**$ 706,099**	**$ 693,708**	**$ 799,849**	**$ 106,141**
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	$ 120,000	$ 120,000	$ -
Interest - 5/1	$ 267,488	$ 267,488	$ 265,241	$ 2,247
Special Call - 5/1	$ -	$ -	$ 30,000	$ (30,000)
Total Expenditures	$ 659,975	$ 654,975	$ 757,942	$ (102,967)
Excess (Deficiency) of Revenues over Expenditures	$ 46,124		$ 41,907	
Fund Balance - Beginning	$ 636,439		$ 1,340,328	
Fund Balance - Ending	$ 682,563		$ 1,382,235	

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, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 223,103	$ 223,103
Interest	$ -	$ -	$ 32	$ 32
Total Revenues	**$ -**	**$ -**	**$ 223,135**	**$ 223,135**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 200,813	$ (200,813)
Capital Outlay - PH2	$ -	$ -	$ 20,858	$ (20,858)
Total Expenditures	$ -	$ -	$ 221,671	$ (221,671)
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 1,464	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 1,464	

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	$ 1,144	$ 252,055	$ 1,155	$ 3,621	$ -	$ -	$ -	$ 402,450
Assessments - Direct	$ 4,692	$ -	$ -	$ -	$ -	$ 2,346	$ -	$ 2,346	$ -	$ -	$ -	$ -	$ 9,383
Interest	$ 512	$ 391	$ 351	$ 635	$ 535	$ 613	$ 1,040	$ 1,204	$ 783	$ -	$ -	$ -	$ 6,065
Other Income	$ -	$ -	$ -	$ -	$ 60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60
Total Revenues	**$ 5,204**	**$ 4,827**	**$ 24,310**	**$ 81,208**	**$ 36,103**	**$ 4,103**	**$ 253,095**	**$ 4,705**	**$ 4,405**	**$ -**	**$ -**	**$ -**	**$ 417,958**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ -	$ 600	$ -	$ -	$ 600	$ 600	$ -	$ 800	$ -	$ -	$ -	$ 3,200
FICA Expense	$ 46	$ -	$ 46	$ -	$ -	$ 46	$ 46	$ -	$ 61	$ -	$ -	$ -	$ 245
Engineering	$ 725	$ 335	$ 963	$ -	$ 523	$ 188	$ 125	$ -	$ -	$ -	$ -	$ -	$ 2,858
Attorney	$ 1,224	$ 586	$ 886	$ 61	$ 1,703	$ 368	$ 1,021	$ -	$ -	$ -	$ -	$ -	$ 5,848
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ 5,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,500
Assessment Administration	$ 5,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,150
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Disclosure Software	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500
Dissemination	$ 701	$ 451	$ 451	$ 551	$ 451	$ 451	$ 701	$ 451	$ 451	$ -	$ -	$ -	$ 4,656
Trustee Fees	$ 4,208	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,208
Management Fees	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ -	$ -	$ -	$ 30,900
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ 1,460
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ 974
Postage & Delivery	$ 30	$ 7	$ 16	$ 177	$ 9	$ 24	$ 7	$ 33	$ 4	$ -	$ -	$ -	$ 307
Insurance	$ 6,163	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,163
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 15	$ -	$ -	$ -	$ -	$ -	$ 15
Legal Advertising	$ -	$ 2,049	$ -	$ 350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,398
Other Current Charges	$ 66	$ 70	$ 92	$ 48	$ 50	$ 51	$ 51	$ 59	$ 51	$ -	$ -	$ -	$ 538
Office Supplies	$ 0	$ 3	$ 3	$ 3	$ 0	$ 3	$ 0	$ 3	$ 0	$ -	$ -	$ -	$ 15
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	$ 24,292	$ 7,203	$ 7,210	$ 4,893	$ 6,440	$ 10,933	$ 6,268	$ 4,249	$ 5,072	$ -	$ -	$ -	$ 76,560
Operations & Maintenance													
Field Services													
Property Insurance	$ 3,321	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,321
Field Management	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ -	$ -	$ -	$ 11,588
Landscape Maintenance	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ -	$ -	$ -	$ 12,825
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,320	$ -	$ -	$ -	$ -	$ -	$ 11,320
Streetlights	$ 6,216	$ 3,108	$ 3,027	$ 2,978	$ 2,978	$ 2,978	$ 2,978	$ 2,969	$ -	$ -	$ -	$ -	$ 27,231
Electric	$ 29	$ 26	$ 25	$ 23	$ 23	$ 24	$ 23	$ 23	$ -	$ -	$ -	$ -	$ 198
Water & Sewer	$ 4,515	$ 511	$ 650	$ 571	$ 439	$ 452	$ 384	$ 402	$ -	$ -	$ -	$ -	$ 7,924
Irrigation Repairs	$ -	$ -	$ 901	$ 326	$ 267	$ 106	$ 157	$ 173	$ -	$ -	$ -	$ -	$ 1,929
General Repairs & Maintenance	$ -	$ 603	$ -	$ -	$ 1,014	$ -	$ 1,080	$ -	$ -	$ -	$ -	$ -	$ 2,696
Pond Maintenance	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ -	$ -	$ -	$ 6,750
Holiday Lighting	$ 1,665	$ -	$ -	$ 1,665	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,330
Contingency	$ -	$ 7	$ -	$ -	$ 440	$ -	$ -	$ 62	$ 62	$ -	$ -	$ -	$ 572
Subtotal Field Expenses	$ 19,208	$ 7,717	$ 8,065	$ 9,026	$ 8,623	$ 7,022	$ 19,404	$ 7,092	$ 3,525	$ -	$ -	$ -	$ 89,683
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	$ 49,132	$ 7,022	$ 19,404	$ 7,092	$ 3,525	$ -	$ -	$ -	$ 130,191
Total Expenditures	**$ 43,500**	**$ 14,921**	**$ 15,275**	**$ 13,919**	**$ 55,571**	**$ 17,955**	**$ 25,673**	**$ 11,341**	**$ 8,596**	**$ -**	**$ -**	**$ -**	**$ 206,751**
Excess (Deficiency) of Revenues over Expenditures	$ (38,296)	$ (10,094)	$ 9,035	$ 67,288	$ (19,469)	$ (13,852)	$ 227,422	$ (6,636)	$ (4,192)	$ -	$ -	$ -	$ 211,207

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	$649,909	
RESERVE FUND BALANCE	$649,909	
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)
LESS: SPECIAL CALL - 11/01/25		($60,000)
LESS: SPECIAL CALL - 02/01/26		($15,000)
LESS: PRINCIPAL PAYMENT - 05/01/26		($120,000)
LESS: SPECIAL CALL - 05/01/26		($30,000)
CURRENT BONDS OUTSTANDING		**$8,745,000**

Scenic Terrace North

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

	General Fund	2023 Debt Service	Total
Gross Assessments	**$ 418,984.50**	**$ 701,231.40**	**$ 1,120,215.90**
Net Assessments	**$ 389,655.59**	**$ 652,145.20**	**$ 1,041,800.79**
	37%	63%	100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2023 Debt Service	Total
11/26/2025	ACH	$ 12,605.48	$ (504.28)	$ (242.02)	$ -	$ 11,859.18	$ 4,435.58	$ 7,423.60	$ 11,859.18
11/26/2025	1% Fee Adj	$ (11,202.16)	$ -	$ -	$ -	$ (11,202.16)	$ (4,189.85)	$ (7,012.31)	$ (11,202.16)
12/8/2025	ACH	$ 26,391.31	$ (1,055.76)	$ (506.71)	$ -	$ 24,828.84	$ 9,286.51	$ 15,542.33	$ 24,828.84
12/19/2025	ACH	$ 47,270.55	$ (1,891.05)	$ (907.59)	$ -	$ 44,471.91	$ 16,633.44	$ 27,838.47	$ 44,471.91
12/31/2025	ACH	$ 6,302.74	$ (220.61)	$ (121.64)	$ -	$ 5,960.49	$ 2,229.35	$ 3,731.14	$ 5,960.49
1/9/2026	ACH	$ 226,040.11	$ (6,781.30)	$ (4,385.18)	$ -	$ 214,873.63	$ 80,367.29	$ 134,506.34	$ 214,873.63
1/29/2026	ACH	$ -	$ -	$ -	$ 548.95	$ 548.95	$ 205.32	$ 343.63	$ 548.95
2/12/2026	ACH	$ 98,850.20	$ (1,976.91)	$ (1,937.47)	$ -	$ 94,935.82	$ 35,508.01	$ 59,427.81	$ 94,935.82
3/13/2026	ACH	$ 3,119.86	$ -	$ (62.40)	$ -	$ 3,057.46	$ 1,143.55	$ 1,913.91	$ 3,057.46
4/17/2026	ACH	$ 686,998.66	$ (13,739.97)	$ -	$ -	$ 673,258.69	$ 251,813.03	$ 421,445.66	$ 673,258.69
4/30/2026	ACH	$ -	$ -	$ -	$ 549.73	$ 549.73	$ 205.61	$ 344.12	$ 549.73
4/30/2026	ACH	$ -	$ -	$ -	$ 96.22	$ 96.22	$ 35.99	$ 60.23	$ 96.22
5/13/2026	ACH	$ 3,151.37	$ -	$ (63.02)	$ -	$ 3,088.35	$ 1,155.11	$ 1,933.24	$ 3,088.35
6/24/26	ACH	$ 9,879.54	$ -	$ (197.59)	$ -	$ 9,681.95	$ 3,621.25	$ 6,060.70	$ 9,681.95
	Total	$ 1,109,407.66	$ (26,169.88)	$ (8,423.62)	$ 1,194.90	$ 1,076,009.06	$ 402,450.19	$ 673,558.87	$ 1,076,009.06

103%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

HIGHLAND SUMNER LLC

2026-01			Net Assessments	$ 9,383.10	$ 9,383.10
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/21/2025	10/1/2025	1655	$ 4,691.55	$ 4,691.55	$ 4,691.55
3/12/2026	2/1/2026	1672	$ 2,345.78	$ 2,345.78	$ 2,345.78
5/5/2026	5/1/2026	1678	$ 2,345.78	$ 2,345.78	$ 2,345.78
			$ 9,383.10	$ 9,383.11	$ 9,383.11