

*Scenic Terrace North
Community Development District*

Meeting Agenda

October 22, 2026

AGENDA

Scenic Terrace North

Community Development District

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

October 15, 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, October 22, 2026 at 11:00 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 July 23, 2026 Board of Supervisors Meeting
4. Consideration of Agreement with PayGov.US for Electronic Payment Processing
5. Ratification of Fiscal Year 2026 Audit Services Engagement Letter
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Fiscal Year 2026 Goals & Objectives Report
 - ii. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services
 - C. Field Manager's Report
 - i. Discussion Regarding Holiday Lighting Services Renewal
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, July 23, 2026**, at 10:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Joel Blanco	Field Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, KVV Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 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 June 25, 2026
Board of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the June 25, 2026 Board of Supervisor's meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Minutes of June 25, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns stated that the public hearing on adoption of the Fiscal Year 2027 budget had been advertised and requested a motion to open the hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, were approved.

i. Consideration of Resolution 2026-10 Adopting the District's Fiscal 2026/2027 Budget and Appropriating Funds

Ms. Burns stated that Resolution 2026-10 would adopt the District's Fiscal Year 2027 budget and appropriate funds. The proposed assessment was \$25.26 lower than the prior year due primarily to reduced estimates for water, sewer, and electric utilities, as well as a reduced meeting schedule.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-10 Adopting the District's Fiscal 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-11 would impose special assessments and certify the assessment roll based on the newly approved operations and maintenance budget and the previously levied debt assessments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns stated that Resolution 2026-12 would establish the District's regular meeting dates, times, and location for Fiscal Year 2027 on the fourth Thursday of the month with the December meeting rescheduled due to the holiday.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

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

Ms. Burns stated that the proposed Fiscal Year 2027 goals and objectives were the same as those approved for Fiscal Year 2026. She requested a motion to approve the 2027 goals and objectives and to authorize the Chair to certify at the end of Fiscal Year 2026 that the prior-year goals had been met.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Blanco reported that sediment was removed from stormwater inlets and curbs on Sage Avenue, construction debris was cleared from both wet ponds on Poppy Avenue, and additional spraying was requested along the pond banks. Staff continued monitoring landscaping needs in CDD-owned areas, the future dog park and playground sites, pending flume and mitered-end-section repairs on Poppy Drive, street-sign repairs, and easement maintenance behind Majoran Place. The Board discussed overgrown landscaping within Duke Energy's property; Mr. Blanco agreed to contact Duke about its mowing schedule and frequency while also obtaining bush-hogging proposals.

D. District Manager's Report**i. Approval of Check Register**

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

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

ii. Balance Sheet & Income Statement

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

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the _____ Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o _____.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 20, 2026

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

We are pleased to confirm our understanding of the services we are to provide Scenic Terrace North Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Scenic Terrace North Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

Signed by:

By: 
8215FA2B8FD744A...

Title: Chairman

Date: 2026-10-20



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VI

SECTION B

SECTION 1



MEMORANDUM

DATE: SEPTEMBER 22, 2026

TO: SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: SCENIC TERRACE NORTH CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Scenic Terrace North CDD, conducted on September 22, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned and maintained by the CDD were found to be in generally good condition, including the streets and common areas. Routine maintenance of the stormwater management system, including maintenance of stormwater structures and areas exhibiting erosion, is recommended. Landscape maintenance throughout the common areas was observed to be in good condition. Operations must continue to work with the onsite contractors to protect the stormwater curb intakes from hazardous materials and siltation during housing construction. The attached photo log provides recommendations for appropriate actions to be taken to remedy the condition of the structure or area.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION 2



Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

August 24, 2026

Ms. Jill Burns, District Manager
Scenic Terrace North Community Development District
c/o Governmental Management Services Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

**Subject: Work Authorization Number 2027-1
Scenic Terrace North Community Development District
District Engineering Services – FY 2027
City of Haines City, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Scenic Terrace North Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$12,500, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jill Burns
Scenic Terrace North Community Development District
Work Authorization 2027-1
August 24, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,

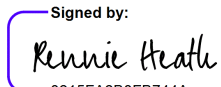


Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q: \Scenic Terrace North CDD_50144568\Adm\Correspondence\AAS\Scenic Terrace North CDD FY 2027 General Engineering_08-24-2026

APPROVED AND ACCEPTED

Signed by:

By: 8215FA2B8FB744A
Authorized Representative of
Scenic Terrace North Community Development District
Date: 2026-09-17



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

Scenic Terrace North CDD

Field Management Report

Completed Items

- Maintenance staff continued to remove heavy sediment on stormwater inlet and curbs throughout the district.
- Several street signs were straightened, reinstalled and/or replaced, notably on Parsley Dr. and Sage Dr.
- The landscaping area underneath the powerlines owed by Duke were bush hogged. Pictures will be provided at the next meeting.

Contracted Services

- GMS staff performed thorough reviews of contracted services. Vendors have been performing at a satisfactory level.
- Landscaping schedule has changed from weekly to the seasonal bi-weekly starting in October and ending in March.

Site Items

- 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.
- Schedule maintenance to pick up construction debris on both wet ponds on Poppy Dr.



SECTION 1

AGREEMENT FOR HOLIDAY LIGHTING

THIS AGREEMENT (“Agreement”) is made and entered into this 10th day of October 2025, by and between:

SCENIC TERRACE NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being located in the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

SPARKING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW, a Florida limited liability company, with a mailing address of 6333 Southwest 46th Drive, Gainesville, Florida 32608 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure improvements within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation and maintenance of seasonal lighting and decorations (“**Lighting**”); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES; TERM.

- A.** Contractor will provide the Services, which include but are not limited to the provision of materials and labor, and installation services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- B.** Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to

the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours.
- D. This Agreement shall be effective upon execution of this Agreement and shall continue through September 30, 2026 ("**Initial Term**"). Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless, unless terminated earlier in accordance with the terms herein.

SECTION 3. COMPENSATION.

- A. The District agrees to pay Contractor **Three Thousand Three Hundred Dollars and Zero Cents (\$3,300.00)**, as set forth in **Exhibit A**.
- B. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.
- C. Contractor agrees that the District shall not be liable for payment for any additional services or amounts unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such additional services.
- D. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

1. Workers' Compensation Insurance, or Contractor's certificate of exemption, in accordance with the laws of the State of Florida.
 2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.
 3. Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease.
 4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds on the above listed policies, except Workers' Compensation and Employer's Liability. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature,

arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

SECTION 7. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 8. AGREEMENT CONTROLS. To the extent that any of the provisions in the attached **Exhibit A** and this Agreement conflict, the terms of this Agreement control.

SECTION 9. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of the final acceptance by the District of the Services. Contractor shall commence to repair and/or replace any lighting covered by this warranty within twenty-four (24) hours of being informed of any lighting outage and/or necessary repairs or replacement of the Lighting.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. TERMINATION. Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor, as its sole recourse for termination.

SECTION 12. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially

prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 14. NOTICES. All notices, requests, consents, and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Scenic Terrace North Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Scenic Terrace North CDD, District Counsel

B. If to Contractor: Sparking Pools and Lights, LLC d/b/a Festive Glow
6333 Southwest 36th Drive
Gainesville, Florida 32608
Attn: Jeb Bennett

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida.

SECTION 17. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records

required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 21. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 22. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 23. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 24. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

[Signature page follows]

[Signature page to Agreement by and between Scenic Terrace North Community Development District and Sparking Pools and Lights, LLC d/b/a Festive Glow for Holiday Lighting]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

**SCENIC TERRACE NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Rennie Heath

0245FA206FD744A

Chairperson, Board of Supervisors

**SPARKING POOLS AND LIGHTS, LLC D/B/A FESTIVE
GLOW, a Florida limited liability company**

Jeb Bennett

By: *Jeb Bennett*

Its: *OWNER*

EXHIBIT A: Contractor's Proposal

EXHIBIT A
Contractor's Proposal

MAIN ENTRY SIGN

HUGHES ROAD & BASIL LANE

THE TOP OF THE ENTRANCE SIGN WILL BE LINED WITH GARLAND THAT IS LIT WITH BATTERY POWERED WARM WHITE LED MINI LIGHTS = \$930.00

TWO BATTERY POWERED TEARDROP SPRAYS LIT WITH WARM WHITE LED MINI LIGHTS WILL BE HUNG ON EACH COLUMN ON THE MAIN ENTRY SIGN
\$400 X 2 = \$800.00



MAIN ENTRY TOTAL = \$1,730.00

COLUMN MONUMENTS

- FLOYD ROAD & PALMEROY ROAD (1 MONUMENT)
 - DOUBLE SIDED - 48" BATTERY POWERED SPRAY X 2 (ONE PER SIDE) = \$400 X 2 = \$800.00
- FLOYD ROAD & TUMERIC PLACE (1 MONUMENT)
 - DOUBLE SIDED - 48" BATTERY POWERED SPRAY X 2 (ONE PER SIDE) = \$400 X 2 = \$800.00
-



COLUMNS TOTAL = \$1,600.00



Festive Glow

Deposit Invoice – Invoice # 4181

Checks payable to: Festive Glow

6333 SW 46th Drive Gainesville, FL. 32608

Phone: (561) 329-3356

Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Scenic Terrace North CDD – Attn: Joel Blanco Date: 10 / 10 / 2025
Address: 219 E Livingston Street City: Orlando Zip: 32801
Phone W: (407) 841-5524 E-mail: jblanco@gmscfl.com

Scenic Terrace North CDD – Holiday Lighting- 50% Deposit Invoice – Invoice #4181

Main Entry Sign – Hughes Road & Basal Lane - \$1,730.00

- The top of the entrance sign will be lined with garland that is lit with battery powered warm white led mini lights = \$930.00
- Two battery powered teardrop sprays lit with warm white led mini lights will be hung on each column on the main entry sign \$400 x 2 = \$800.00

Column Monuments - \$1,600.00

- Floyd road & Palmeroy road (1 monument)
 - Double sided - 48" Battery powered spray x 2 (one per side) = \$400 x 2 = \$800.00
- Floyd road & Tumeric place (1 monument)
 - Double sided - 48" Battery powered spray x 2 (one per side) = \$400 x 2 = \$800.00

2025 Accepted Contract Total - \$3,330.00

50% Deposit - \$1,665.00 Due Immediately

Remaining Balance of \$1,665.00 due at completion of installation



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be **endorsed**. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A **statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s)**.

PRODUCER Verify Insurance Services, LLC DBA Thimble Insurance Services 174 West 4th Street, Suite 204 New York, NY 10014 https://support.thimble.com/	CONTACT NAME: THIMBLE https://support.thimble.com/		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
	E-MAIL ADDRESS: support@thimble.com		
INSURED Sparkling Pools and Lights LLC DBA Festive Glow 6333 SW 46th Dr, Gainesville, FL, 32608 Festiveglow@outlook.com	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: National Specialty Insurance Company		22608
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F: https://www.thimble.com/check-policy-status/		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	IBL-F3XDHHRTJC	09/18/2025 12:00 AM EDT	01/17/2026 11:59 PM EST* See note on expiration date below.	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
							\$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

WARNING: THE GL POLICY IS NOT A COMPLETION BOND. IT PROVIDES COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE, AND PERSONAL AND ADVERTISING INJURY. IT DOES NOT GUARANTEE THE COMPLETION OF WORK BY A CONTRACTOR.

*Please note that the insured has purchased a monthly policy that will automatically extend upon

(con't on form Acord 101)

CERTIFICATE HOLDER

CANCELLATION

Scenic Terrace North CDD 219 E. Livingston Street Orlando, Florida 32801	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

**ADDITIONAL REMARKS SCHEDULE**

Page 1 of 1

AGENCY Verify Insurance Services, LLC DBA Thimble Insurance Services		NAMED INSURED Sparkling Pools and Lights LLC DBA Festive Glow 6333 SW 46th Dr, Gainesville, FL, 32608 Festiveglow@outlook.com
POLICY NUMBER IBL-F3XDHHRTJC		
CARRIER National Specialty Insurance Company	NAIC CODE 22608	EFFECTIVE DATE: 09/18/2025 12:00 AM EDT

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: Acord 25 **FORM TITLE:** Certificate of Liability Insurance

Description of Operations (con't)
expiration of the policy if the insured pays the appropriate premium. At that time, you will receive a new Certificate of Liability Insurance, evidencing such extension.

Episodic Coverage (THSN CG 02 03 02 21) for policy number IBL-F3XDHHRTJC until 01/17/2027 11:59 PM EST

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

PROFESSIONAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Designated Person or Organization (including its departments and attached agencies, its directors, officers, officials, employees, representatives and agents):

Any person(s) or organization(s) for whom you have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy.

E-Mail Address:

A. SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the **SCHEDULE** above, but only with respect to liability for "bodily injury", "property damage", "personal and advertising injury" or "wrongful acts" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to LIM-ITS OF INSURANCE section of the coverage form

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance shown in the Declarations;

whichever is less.

C. If this policy is cancelled or nonrenewed for any reason, we will deliver notice of the cancellation or non-renewal to any Designated Person or Organization shown in the **SCHEDULE above at the e-mail address shown above.**

D. This endorsement shall not increase the applicable limits of insurance shown in the Declaration

All other terms and conditions remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Any person(s) or organization(s) for whom you have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions**:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

PROFESSIONAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Designated Person or Organization (including its departments and attached agencies, its directors, officers, officials, employees, representatives and agents):

Scenic Terrace North

E-Mail Address:

jblanco@gmscfl.com

A. SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the **SCHEDULE** above, but only with respect to liability for "bodily injury", "property damage", "personal and advertising injury" or "wrongful acts" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- B.** With respect to the insurance afforded to these additional insureds, the following is added to **LIMITS OF INSURANCE** section of the coverage form
- If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:
1. Required by the contract or agreement; or
 2. Available under the applicable limits of insurance shown in the Declarations;
- whichever is less.
- C.** If this policy is cancelled or nonrenewed for any reason, we will deliver notice of the cancellation or non-renewal to any Designated Person or Organization shown in the **SCHEDULE** above at the e-mail address shown above.
- D.** This endorsement shall not increase the applicable limits of insurance shown in the Declaration

All other terms and conditions remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):

Scenic Terrace North
jblanco@gmscfl.com

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**The following is added to Paragraph 8. Transfer Of
Rights Of Recovery Against Others To Us of
Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

SECTION D

SECTION 1

Scenic Terrace North Community Development District

Summary of Check Register

July 10, 2026 through October 8, 2026

Fund	Date	Check No.'s	Amount
General Fund	7/15/26	341-342	\$ 5,833.63
	7/22/26	343-343	\$ 1,403.94
	7/29/26	344-344	\$ 425.00
	8/5/26	345-346	\$ 848.63
	8/12/26	347-347	\$ 2,175.00
	8/21/26	348-350	\$ 12,860.03
	9/2/26	351-353	\$ 3,380.50
	9/9/26	354-354	\$ 250.00
	9/16/26	355-356	\$ 425.50
	9/24/26	357-358	\$ 14,797.02
	10/7/26	359-361	\$ 4,498.75
		Autodraft	\$ 10,032.94
			\$ 56,930.94
Total Amount			\$ 56,930.94

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
7/15/26	00001	6/30/26	117	202606	320-53800-48000					*	220.00		
			ENTRANCE MAINTENANCE										
		7/01/26	115	202607	320-53800-12000					*	1,287.50		
			FIELD MANAGEMENT JUL26										
		7/01/26	116	202607	310-51300-34000					*	3,433.33		
			MANAGEMENT FEES JUL26										
		7/01/26	116	202607	310-51300-35200					*	108.17		
			WEBSITE ADMIN JUL26										
		7/01/26	116	202607	310-51300-35100					*	162.25		
			INFO TECHNOLOGY JUL26										
		7/01/26	116	202607	310-51300-31300					*	450.67		
			DISSIMINATION AGENT JUL26										
		7/01/26	116	202607	310-51300-51000					*	2.62		
			OFFICE SUPPLIES										
		7/01/26	116	202607	310-51300-42000					*	63.84		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,728.38	000341
7/15/26	00035	6/01/26	24493	202606	320-53800-46200					*	62.25		
			JUN MAINT. FUEL CHARGE										
		7/01/26	43.00	202607	320-53800-46200					*	43.00		
			JUL MAINT. FUEL CHARGE										
									PRINCE & SONS INC			105.25	000342
7/22/26	00004	7/16/26	15452	202606	310-51300-31500					*	1,403.94		
			GENERAL COUNSEL JUN26										
									KILINSKI VAN WYK PLLC			1,403.94	000343
7/29/26	00015	7/14/26	22496047	202606	310-51300-31100					*	425.00		
			ENGINEER SERVICES JUN26										
									DEWBERRY ENGINEERS INC			425.00	000344
8/05/26	00020	7/31/26	7821687	202607	310-51300-48000					*	708.80		
			NOT OF FY27 BUDGET ADOPT										
									USA TODAY CO. LOCALIQ			708.80	000345
8/05/26	00035	7/31/26	25410	202607	320-53800-47300					*	96.83		
			REPLACE NOZZLES& BUBBLERS										
		8/01/26	25651	202608	320-53800-46200					*	43.00		
			AUG MAINT. FUEL CHARGE										
									PRINCE & SONS INC			139.83	000346
8/12/26	00035	8/01/26	25520	202608	320-53800-46200					*	1,425.00		
			LANDSCAPE MAINT. AUG26										
		8/01/26	25520	202608	320-53800-47100					*	750.00		
			POND DISKING AUG26										
									PRINCE & SONS INC			2,175.00	000347
									STNO SCENIC TERRACE ZYAN				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/21/26	00001	8/01/26 118	202608 320-53800-12000		*	1,287.50	
			FIELD MANAGEMENT AUG26				
		8/01/26 119	202608 310-51300-34000		*	3,433.33	
			MANAGEMENT FEES AUG26				
		8/01/26 119	202608 310-51300-35200		*	108.17	
			WEBSITE ADMIN AUG26				
		8/01/26 119	202608 310-51300-35100		*	162.25	
			INFO TECHNOLOGY AUG26				
		8/01/26 119	202608 310-51300-31300		*	450.67	
			DISSEMINATION AGENT AUG26				
		8/01/26 119	202608 310-51300-51000		*	3.10	
			OFFICES SUPPLIES				
		8/01/26 119	202608 310-51300-42000		*	35.59	
			POSTAGE				
		8/01/26 119	202608 310-51300-49000		*	324.60	
			BRIMAR - POST&BREAKAWAY				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,805.21 000348
8/21/26	00004	8/14/26 15744	202607 310-51300-31500		*	981.00	
			GENERAL COUNSEL JUL26				
			KILINSKI VAN WYK PLLC				981.00 000349
8/21/26	00032	8/12/26 08122026	202608 300-20700-10000		*	6,073.82	
			TRANSFER OF TAX RCPTS S23				
			SCENIC TERRACE NORTH CDD/ US BANK				6,073.82 000350
9/02/26	00015	8/20/26 22500611	202607 310-51300-31100		*	942.50	
			ENGINEER SERVICES JUL26				
			DEWBERRY ENGINEERS INC				942.50 000351
9/02/26	00001	7/31/26 120	202607 320-53800-48000		*	220.00	
			POND & CURB CLEAN UP				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				220.00 000352
9/02/26	00035	9/01/26 26145	202609 320-53800-46200		*	1,425.00	
			LANDSCAPE MAINT. SEP26				
		9/01/26 26145	202609 320-53800-47100		*	750.00	
			POND DISKING SEP26				
		9/01/26 26262	202609 320-53800-46200		*	43.00	
			SEP MAINT. FUEL CHARGE				
			PRINCE & SONS INC				2,218.00 000353
9/09/26	00036	7/30/26 6	202607 310-51300-31300		*	250.00	
			AMORT SCHEDULE S2023				
			DISCLOSURE SERVICES LLC				250.00 000354
			STNO SCENIC TERRACE ZYAN				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/16/26	00015	9/10/26 22502591	202608 310-51300-31100 ENGINEER SERVICES AUG26	DEWBERRY ENGINEERS INC	*	127.50	127.50 000355
9/16/26	00004	9/14/26 15985	202608 310-51300-31500 GENERAL COUNSEL AUG26	KILINSKI VAN WYK PLLC	*	298.00	298.00 000356
9/24/26	00003	9/17/26 34204	202609 300-15500-10000 POLICY #1001261142 FY27	EGIS INSURANCE ADVISORS, LLC	*	9,347.00	9,347.00 000357
9/24/26	00001	9/01/26 121	202609 320-53800-12000 FIELD MANAGEMENT SEP26		*	1,287.50	
		9/01/26 122	202609 310-51300-34000 MANAGEMENT FEES SEP26		*	3,433.33	
		9/01/26 122	202609 310-51300-35200 WEBSITE ADMIN SEP26		*	108.17	
		9/01/26 122	202609 310-51300-35100 INFO TECHNOLOGY SEP26		*	162.25	
		9/01/26 122	202609 310-51300-31300 DISSEMINATION AGENT SEP26		*	450.67	
		9/01/26 122	202609 310-51300-51000 OFFICE SUPPLIES		*	.30	
		9/01/26 122	202609 310-51300-42000 POSTAGE		*	7.80	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,450.02 000358
10/07/26	00015	10/06/26 22505315	202609 310-51300-31100 ENGINEER SERVICES SEP26	DEWBERRY ENGINEERS INC	*	1,964.50	1,964.50 000359
10/07/26	00020	9/30/26 7907459	202609 310-51300-48000 NOT OF FY27 MEETINGS	USA TODAY CO. LOCALIQ	*	359.25	359.25 000360
10/07/26	00035	10/01/26 26810	202610 320-53800-46200 LANDSCAPE MAINT. OCT26		*	1,425.00	
		10/01/26 26810	202610 320-53800-47100 POND DISKING OCT26	PRINCE & SONS INC	*	750.00	2,175.00 000361
TOTAL FOR BANK A						46,898.00	

STNO SCENIC TERRACE ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/13/26	00041	6/12/26 3902-05. 202608 320-53800-43000 2455 BASIL LN MAY26	DUKE ENERGY		V	23.43-	23.43-080059
8/13/26	00041	6/15/26 5473-05. 202608 320-53800-43100 2755 SCENIC HWY MAY26	DUKE ENERGY		V	2,969.23-	2,969.23-080060
7/20/26	00016	7/15/26 5275-06. 202606 320-53800-43200 2201 PARSLEY DR JUN26	CITY OF HAINES CITY		*	17.93	17.93 080066
7/20/26	00016	7/15/26 5276-06. 202606 320-53800-43200 1801 POPPY DR JUN26	CITY OF HAINES CITY		*	38.57	38.57 080067
7/20/26	00016	7/15/26 5277-06. 202606 320-53800-43200 1549 TUMERIC PL JUN26	CITY OF HAINES CITY		*	139.03	139.03 080068
7/20/26	00016	7/15/26 5278-06. 202606 320-53800-43200 1485 SAGE AVE JUN26	CITY OF HAINES CITY		*	13.55	13.55 080069
7/20/26	00016	7/15/26 5279-06. 202606 320-53800-43200 2438 BASIL LN JUN26	CITY OF HAINES CITY		*	169.66	169.66 080070
7/20/26	00041	7/15/26 3902-06. 202606 320-53800-43000 2455 BASIL LN JUN26	DUKE ENERGY		*	23.56	23.56 080071
7/20/26	00041	7/16/26 5473-06. 202606 320-53800-43100 2755 SCENIC HWY JUN26	DUKE ENERGY		*	2,969.23	2,969.23 080072
7/31/26	00041	6/15/26 3902-05. 202605 320-53800-43000 2455 BASIL LN MAY26	DUKE ENERGY		*	22.53	22.53 080073
7/31/26	00041	6/15/26 5473-05. 202605 320-53800-43100 2755 SCENIC HWY MAY26	DUKE ENERGY		*	2,863.44	2,863.44 080074
8/21/26	00042	8/07/26 5275-07. 202607 320-53800-43200 2201 PARSLEY DR JUL26	CITY OF HAINES CITY UTILITY		*	17.93	17.93 080075
STNO SCENIC TERRACE ZYAN							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/21/26	00042	8/07/26 5276-07. 1801 POPPY DR	202607 320-53800-43200 JUL26	CITY OF HAINES CITY UTILITY	*	44.86	44.86 080076
8/21/26	00042	8/07/26 5277-07. 1549 TUMERIC PL	202607 320-53800-43200 JUL26	CITY OF HAINES CITY UTILITY	*	143.41	143.41 080077
8/21/26	00042	8/07/26 5278-07. 1485 SAGE AVE	202607 320-53800-43200 JUL26	CITY OF HAINES CITY UTILITY	*	13.55	13.55 080078
8/21/26	00042	8/07/26 5279-07. 2438 BASIL LN	202607 320-53800-43200 JUL26	CITY OF HAINES CITY UTILITY	*	189.36	189.36 080079
8/21/26	00041	8/14/26 3902-07. 2455 BASIL LN	202607 320-53800-43000 JUL26	DUKE ENERGY	*	23.47	23.47 080080
8/21/26	00041	8/17/26 5473-07. 2755 SCENIC HWY	202607 320-53800-43100 JUL26	DUKE ENERGY	*	2,969.23	2,969.23 080081
9/23/26	00016	9/15/26 5275-08. 2201 PARSLEY DR	202608 320-53800-43200 AUG26	CITY OF HAINES CITY	*	17.93	17.93 080082
9/23/26	00016	9/15/26 5276-08. 1801 POPPY DR	202608 320-53800-43200 AUG26	CITY OF HAINES CITY	*	33.24	33.24 080083
9/23/26	00016	9/15/26 5277-08. 1549 TUMERIC PL	202608 320-53800-43200 AUG26	CITY OF HAINES CITY	*	141.22	141.22 080084
9/23/26	00016	9/15/26 5278-08. 1485 SAGE AVE	202608 320-53800-43200 AUG26	CITY OF HAINES CITY	*	13.55	13.55 080085
9/23/26	00016	9/15/26 5279-08. 2438 BASIL LN	202608 320-53800-43200 AUG26	CITY OF HAINES CITY	*	167.48	167.48 080086
9/23/26	00041	9/15/26 3902-08. 2455 BASIL LN	202608 320-53800-43000 AUG26	DUKE ENERGY	*	23.47	23.47 080087
STNO SCENIC TERRACE ZYAN							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/23/26	00041	9/16/26 5473-08.	202608 320-53800-43100	DUKE ENERGY	*	2,969.40	
		2755 SCENIC HWY AUG26					2,969.40 080088

TOTAL FOR BANK Z						10,032.94	
TOTAL FOR REGISTER						56,930.94	

STNO SCENIC TERRACE ZYAN

SECTION 2

Scenic Terrace North
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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

Scenic Terrace North
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 234,717	\$ -	\$ -	\$ 234,717
State Board of Administration	\$ 106,598	\$ -	\$ -	\$ 106,598
Due From Developer	\$ -	\$ -	\$ 3,138	\$ 3,138
Due From Other	\$ 31	\$ -	\$ -	\$ 31
<u>Investments:</u>				
Custody - Phase 2	\$ -	\$ -	\$ 3	\$ 3
<u>Series 2023</u>				
Reserve	\$ -	\$ 645,800	\$ -	\$ 645,800
Revenue	\$ -	\$ 682,765	\$ -	\$ 682,765
Prepayment	\$ -	\$ 278	\$ -	\$ 278
Construction	\$ -	\$ -	\$ 3	\$ 3
Total Assets	\$ 341,346	\$ 1,328,842	\$ 3,144	\$ 1,673,332
Liabilities:				
Accounts Payable	\$ 5,754	\$ -	\$ -	\$ 5,754
Total Liabilities	\$ 5,754	\$ -	\$ -	\$ 5,754
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,328,842	\$ -	\$ 1,328,842
Capital Projects	\$ -	\$ -	\$ 3,144	\$ 3,144
Unassigned	\$ 335,592	\$ -	\$ -	\$ 335,592
Total Fund Balances	\$ 335,592	\$ 1,328,842	\$ 3,144	\$ 1,667,578
Total Liabilities & Fund Balance	\$ 341,346	\$ 1,328,842	\$ 3,144	\$ 1,673,332

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 389,655	\$ 389,655	\$ 402,458	\$ 12,803
Assessments - Direct	\$ 9,383	\$ 9,383	\$ 9,383	\$ 0
Interest	\$ -	\$ -	\$ 7,640	\$ 7,640
Other Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 399,038	\$ 399,038	\$ 419,541	\$ 20,503
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,800	\$ 7,200
FICA Expense	\$ 918	\$ 842	\$ 291	\$ 551
Engineering	\$ 10,000	\$ 9,167	\$ 4,353	\$ 4,814
Attorney	\$ 20,000	\$ 18,333	\$ 8,531	\$ 9,802
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	\$ 4,957	\$ 5,807	\$ (850)
Trustee Fees	\$ 4,628	\$ 4,208	\$ 4,208	\$ -
Management Fees	\$ 41,200	\$ 37,767	\$ 37,767	\$ (0)
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 500	\$ 458	\$ 407	\$ 52
Insurance	\$ 7,891	\$ 7,891	\$ 6,163	\$ 1,728
Printing & Binding	\$ 500	\$ 458	\$ 15	\$ 443
Legal Advertising	\$ 2,500	\$ 2,292	\$ 3,107	\$ (816)
Other Current Charges	\$ 2,500	\$ 2,292	\$ 981	\$ 1,311
Office Supplies	\$ -	\$ -	\$ 21	\$ (21)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,064	\$ 115,413	\$ 91,200	\$ 24,213

Scenic Terrace North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
<u>Field Services</u>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 3,321	\$ 6,679
Field Management	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Landscape Maintenance	\$ 68,000	\$ 62,333	\$ 15,823	\$ 46,510
Landscape Replacement	\$ 15,000	\$ 13,750	\$ 11,320	\$ 2,430
Streetlights	\$ 37,287	\$ 34,180	\$ 36,034	\$ (1,854)
Electric	\$ 5,000	\$ 4,583	\$ 257	\$ 4,326
Water & Sewer	\$ 40,000	\$ 36,667	\$ 9,085	\$ 27,582
Irrigation Repairs	\$ 5,000	\$ 4,583	\$ 2,026	\$ 2,558
General Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 3,686	\$ 5,480
Pond Maintenance	\$ 6,000	\$ 5,500	\$ 8,250	\$ (2,750)
Holiday Lighting	\$ 5,000	\$ 4,583	\$ 3,330	\$ 1,253
Contingency	\$ 7,500	\$ 6,875	\$ 509	\$ 6,366
Subtotal Field Expenses	\$ 224,237	\$ 206,384	\$ 107,804	\$ 98,580
<u>Amenity Expenses</u>				
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	\$ 244,947	\$ 148,312	\$ 96,635
Total Expenditures	\$ 399,038	\$ 360,360	\$ 239,512	\$ 120,848
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 180,029	
Fund Balance - Beginning	\$ -		\$ 155,562	
Fund Balance - Ending	\$ -		\$ 335,592	

Scenic Terrace North

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 656,536	\$ 656,536	\$ 673,572	\$ 17,036
Assessments - Prepayments	\$ -	\$ -	\$ 54,739	\$ 54,739
Assessments - Lot Closing	\$ -	\$ -	\$ 41,150	\$ 41,150
Interest	\$ 49,563	\$ 45,432	\$ 37,896	\$ (7,537)
Total Revenues	\$ 706,099	\$ 701,969	\$ 807,356	\$ 105,388
Expenditures:				
Series 2023				
Interest - 11/1	\$ 267,488	\$ 267,488	\$ 267,488	\$ (0)
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	\$ 125,000	\$ 120,000	\$ 5,000
Interest - 5/1	\$ 267,488	\$ 267,488	\$ 265,241	\$ 2,247
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 8/1	\$ -	\$ -	\$ 900	\$ (900)
Special Call - 8/1	\$ -	\$ -	\$ 60,000	\$ (60,000)
Total Expenditures	\$ 659,975	\$ 659,975	\$ 818,842	\$ (158,867)
Excess (Deficiency) of Revenues over Expenditures	\$ 46,124		\$ (11,486)	
Fund Balance - Beginning	\$ 636,439		\$ 1,340,328	
Fund Balance - Ending	\$ 682,563		\$ 1,328,842	

Scenic Terrace North

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 227,648	\$ 227,648
Interest	\$ -	\$ -	\$ 35	\$ 35
Total Revenues	\$ -	\$ -	\$ 227,683	\$ 227,683
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 202,583	\$ (202,583)
Capital Outlay - PH2	\$ -	\$ -	\$ 21,956	\$ (21,956)
Total Expenditures	\$ -	\$ -	\$ 224,539	\$ (224,539)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 3,144	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 3,144	

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	\$ 8	\$ -	\$ -	\$ 402,458
Assessments - Direct	\$ 4,692	\$ -	\$ -	\$ -	\$ -	\$ 2,346	\$ -	\$ 2,346	\$ -	\$ -	\$ -	\$ -	\$ 9,383
Interest	\$ 512	\$ 391	\$ 351	\$ 635	\$ 535	\$ 613	\$ 1,040	\$ 1,204	\$ 783	\$ 799	\$ 776	\$ -	\$ 7,640
Other Income	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Total Revenues	\$ 5,204	\$ 4,827	\$ 24,310	\$ 81,208	\$ 36,103	\$ 4,103	\$ 253,095	\$ 4,705	\$ 4,405	\$ 807	\$ 776	\$ -	\$ 419,541
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ 800	\$ 600	\$ -	\$ -	\$ 3,800
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ 61	\$ 46	\$ -	\$ -	\$ 291
Engineering	\$ 725	\$ 335	\$ 963	\$ -	\$ 523	\$ 188	\$ 125	\$ -	\$ -	\$ 1,368	\$ 128	\$ -	\$ 4,353
Attorney	\$ 1,224	\$ 586	\$ 886	\$ 61	\$ 1,703	\$ 368	\$ 1,021	\$ -	\$ -	\$ 2,385	\$ 298	\$ -	\$ 8,531
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	\$ 701	\$ 451	\$ -	\$ 5,807
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	\$ 3,433	\$ 3,433	\$ -	\$ 37,767
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 30	\$ 7	\$ 16	\$ 177	\$ 9	\$ 24	\$ 7	\$ 33	\$ 4	\$ 64	\$ 36	\$ -	\$ 407
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ -	\$ 2,049	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709	\$ -	\$ -	\$ 3,107
Other Current Charges	\$ 66	\$ 70	\$ 92	\$ 48	\$ 50	\$ 51	\$ 51	\$ 59	\$ 51	\$ 58	\$ 384	\$ -	\$ 981
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ 21
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	\$ 9,636	\$ 5,003	\$ -	\$ 91,200
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	\$ 1,288	\$ 1,288	\$ -	\$ 14,163
Landscape Maintenance	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,530	\$ 1,468	\$ -	\$ 15,823
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,320
Streetlights	\$ 6,216	\$ 3,108	\$ 3,027	\$ 2,978	\$ 2,978	\$ 2,978	\$ 2,978	\$ 2,969	\$ 2,969	\$ 2,863	\$ 2,969	\$ -	\$ 36,034
Electric	\$ 29	\$ 26	\$ 25	\$ 23	\$ 23	\$ 24	\$ 23	\$ 23	\$ 24	\$ 23	\$ 13	\$ -	\$ 257
Water & Sewer	\$ 4,515	\$ 511	\$ 650	\$ 571	\$ 439	\$ 452	\$ 384	\$ 402	\$ 379	\$ 409	\$ 373	\$ -	\$ 9,085
Irrigation Repairs	\$ -	\$ -	\$ 901	\$ 326	\$ 267	\$ 106	\$ 157	\$ 173	\$ -	\$ 97	\$ -	\$ -	\$ 2,026
General Repairs & Maintenance	\$ -	\$ 603	\$ -	\$ -	\$ 1,014	\$ -	\$ 1,080	\$ -	\$ -	\$ 990	\$ -	\$ -	\$ 3,686
Pond Maintenance	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ 8,250
Holiday Lighting	\$ 1,665	\$ -	\$ -	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330
Contingency	\$ -	\$ 7	\$ -	\$ -	\$ 440	\$ -	\$ -	\$ 62	\$ 62	\$ (62)	\$ -	\$ -	\$ 509
Subtotal Field Expenses	\$ 19,208	\$ 7,717	\$ 8,065	\$ 9,026	\$ 8,623	\$ 7,022	\$ 19,404	\$ 7,091	\$ 6,896	\$ 7,888	\$ 6,862	\$ -	\$ 107,804
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	\$ 7,091	\$ 6,896	\$ 7,888	\$ 6,862	\$ -	\$ 148,312
Total Expenditures	\$ 43,500	\$ 14,921	\$ 15,275	\$ 13,919	\$ 55,571	\$ 17,955	\$ 25,673	\$ 11,340	\$ 11,968	\$ 17,525	\$ 11,865	\$ -	\$ 239,512
Excess (Deficiency) of Revenues over Expenditures	\$ (38,296)	\$ (10,094)	\$ 9,035	\$ 67,288	\$ (19,469)	\$ (13,852)	\$ 227,422	\$ (6,635)	\$ (7,563)	\$ (16,718)	\$ (11,089)	\$ -	\$ 180,029

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	\$645,800
RESERVE FUND BALANCE	\$645,800
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)
LESS: SPECIAL CALL - 08/01/26	(\$60,000)
CURRENT BONDS OUTSTANDING	\$8,685,000

Scenic Terrace North
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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

							37%	63%	100%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2023 Debt Service</i>	<i>Total</i>
11/26/2025	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
6/24/2026	ACH	\$ 9,879.54	\$ -	\$ (197.59)	\$ -	\$ 9,681.95	\$ 3,621.25	\$ 6,060.70	\$ 9,681.95
7/31/2026	ACH	\$ -	\$ -	\$ -	\$ 20.96	\$ 20.96	\$ 7.84	\$ 13.12	\$ 20.96
Total		\$ 1,109,407.66	\$ (26,169.88)	\$ (8,423.62)	\$ 1,215.86	\$ 1,076,030.02	\$ 402,458.03	\$ 673,571.99	\$ 1,076,030.02

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