

*Scenic Highway
Community Development District*

Agenda

February 2, 2021

AGENDA

Scenic Highway

Community Development District

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

January 26, 2021

**Board of Supervisors
Scenic Highway
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Scenic Highway Community Development District** will be held **Tuesday, February 2, 2021 at 2:00 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Call-In Information: 1-646-876-9923

Meeting ID: 915 0732 3834

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the December 17, 2020 Board of Supervisors Meeting
4. Ranking of Proposals Received for Construction Services for FDOT Offsite Geometric Improvements (*to be provided under separate cover*)
5. Consideration of Resolution 2021-02 Ratifying the Series 2020 Bonds
6. Consideration of Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements
7. Consideration of Letter Regarding Fee Increase for District Counsel Services from Hopping, Green & Sams – **ADDED**
8. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

C. District Manager's Report

- i. Ratification of Summary of Series 2020 Requisitions #1 to #12
- ii. Approval of Check Register – **ADDED**
- iii. Balance Sheet & Income Statement – **ADDED**

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes of the December 17, 2020 Board of Supervisors meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Ranking of Proposals Received for Construction Services for FDOT Offsite Geometric Improvements. *A copy of the rankings will be provided under separate cover.*

The fifth order of business is the Consideration of Resolution 2021-02 Ratifying the Series 2020 Bonds. A copy of the resolution is enclosed for your review.

The sixth order of business is the Consideration of Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements. A copy of the memorandum is enclosed for your review.

The seventh order of business is the Consideration of Letter Regarding Fee Increase for District Counsel Services from Hopping, Green & Sams. The letter is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's report. Sub-Section 1 includes the Ratification of Summary of Series 2020 Requisitions #1 to #12 for your review. Sub-Section 2 is the Approval of the Check Register, and Sub-Section 3 is the Balance Sheet and Income Statement, both are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns
District Manager

CC: Roy Van Wyk, District Counsel
Enclosure

MINUTES

**MINUTES OF MEETING
SCENIC HIGHWAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Thursday, **December 17, 2020** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairwoman
Patrick Marone	Assistant Secretary
Andrew Rhinehart <i>via zoom</i>	Assistant Secretary
Jack Berry	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	Hopping Green & Sams
Michelle Rigoni	Hopping Green & Sams

The following is a summary of the discussions and actions taken at the December 17, 2020 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were five members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present at the meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 19, 2020 Board of Supervisors Meeting

Ms. Burns presented the November 19, 2020 meeting minutes and asked for questions, comments, or corrections on the minutes. The Board had no changes.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Minutes of the November 19, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2021-01
Supplemental Assessment Resolution**

Ms. Burns stated that the resolution sets forth the term of the bonds actually issued by the District and applies the adopted Assessment Methodology to the actual scope of the project to be completed with the series of bonds. She asked if the Board had any questions, and hearing none asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-01 Supplemental Assessment Resolution, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Notice of Special
Assessments**

Ms. Burns stated that the notice of special assessments would be recorded and asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Notice of Special Assessments, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Series 2020 Developer
Agreements**

Ms. Burns stated that there were two sets of documents that were to be approved, the first being for Phases 1 & 2, adding that they were with JMBI Real Estate, LLC. She noted that the other set of documents was for Phase 3 with VMAR Dev, LLC. She noted that the first document was for the True-Up Agreement, adding that it was included in the agenda packages. She explained that the agreement for Phase 1 outlined JMBI Real Estate LLC's intention and obligation to make the required true-up payments related to the Series 2020 Assessments. She moved on to the Acquisition Agreement, which outlined the District's desire to commence acquisition of work product or improvements and accepted assignment of certain agreements. She added that in conjunction with the acquisition of the work product improvements, the landowner decided to convey the District's interest in real property to allow the district to own, operate, maintain and

construct or install improvements. She then went on to explain the Collateral Assignment Agreement, which outlined that in the event of default the landowner would assign certain development rights in order to allow the District to complete or enable a third party to complete development of the Series 2020 project. Ms. Burns moved on to the Completion Agreement, noting that due to the fact that the landowner had requested limit the amount of debt assessments imposed on the assessment areas, the landowner had agreed to complete or provide funds to the District to complete their portion of the Series 2020 project. Lastly, she explained the Declaration of Consent which outlined that the landowner is confirming that the debt assessments imposed by the District and all of the proceedings undertaken by the District had been in accordance with Florida Law and that the District had taken all action necessary to levy and impose the Series 2020 Assessments. She asked if the Board had any comments or questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Berry, seconded by Mr. Heath, with all in favor, the Series 2020 Developer Agreements for Phase 1 and 2, was approved.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Series 2020 Developer Agreements for Phase 3, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Engagement Letter with McDirmit Davis

Ms. Burns noted that the letter was in line with the proposal that was awarded at the last meeting, totaling \$3,300 for Fiscal Year 2020 and included options for additional renewals.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Engagement Letter with McDirmit Davis, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of RFP for Construction Services for FDOT offsite

Ms. Burns stated that if the RFP was approved, the project manual would be ready that week, so as soon as they could get the ad in was Wednesday, December 23rd. She added that they

had questions set to be due on Wednesday, January 6th and the proposals are due Monday, January 25th.

Mr. Heath asked if they had to give 30 days even though it was only for a small amount of offsite construction, and Mr. Van Wyk responded that it was required to have 30 days given the estimate dollar value.

Ms. Burns noted that the evaluation criteria was included in the package, adding that it was the standard criteria that they had used on other RFPs. She asked if the board had any questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the RFP for Construction Services for FDOT offsite, was approved.

NINTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Polk PA

Ms. Burns stated that the Data Sharing and Usage Agreement had already been approved, and asked for a motion to ratify.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Data Sharing Usage Agreement with Polk County PA, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Polk PA Agreement

Ms. Burns stated that the agreement had already been approved, and asked for a motion to ratify.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Polk County PA Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Burns stated that the check register was included in the agenda package. She asked if there were any questions, and hearing none asked for a motion to approve.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financials were included in the package, but no action was needed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$8,120,000 SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolutions Nos. 2019-25, 2020-03, and 2020-10, adopted by the District on March 13, 2019, January 16, 2020, and September 25, 2020 respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$8,120,000 Scenic Highway Community Development District Special Assessment Bonds, Series 2020 by the District (the “**Series 2020 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Series 2020 Project”; and

WHEREAS, the District closed on the issuance of the Series 2020 Bonds on December 21, 2020; and

WHEREAS, as prerequisites to the issuance of the Series 2020 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2020 Bonds.

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

SECTION 1. The issuance of the Series 2020 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are

hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2020 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2020 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

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

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

PASSED AND ADOPTED this 2nd day of February, 2021.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

TO: District Managers

FROM: Hopping Green & Sams

DATE: December 2020

RE: Section 448.095, *Florida Statutes* / E-Verify Requirements

As you may be aware, the Florida Legislature recently enacted Section 448.095, *Florida Statutes*, which, generally speaking, requires that all employers verify employment eligibility using the United States Department of Homeland Security's "E-Verify" system. Specifically, Section 448.095(2)(a) provides:

"Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system."

Section 448.095(1), F.S., defines "public employer" to be any "regional, county, local, or municipal government . . . that employs persons who perform labor or services for that employer in exchange for salary, wages, or other remuneration or that enters or attempts to enter into a contract with a contractor." Because all CDDs and stewardship districts (together, "Special Districts") enter into contracts with contractors (and many Special Districts have employees), all Special Districts are subject to the new E-Verify requirements.

As a District Manager, there are two steps that need to be taken:

1. Enroll your Special Districts on the E-Verify system, at: <https://www.e-verify.gov/>. An E-Verify enrollment checklist is available at <https://www.e-verify.gov/employers/enrolling-in-e-verify/enrollment-checklist>. In order to enroll, all Special Districts must enter into a memorandum of understanding ("MOU") which must be executed by the chairperson of each board. Under the MOU, the responsibilities of the Special Districts include provision of contact information, display of notices to prospective employees, completion of an E-Verify tutorial, familiarization with the E-Verify User Manual, and other obligations. Samples of the MOU and E-Verify User Manual are attached here.
2. On a going forward basis, include the following contract provision in Special District contracts:

E-VERIFY REQUIREMENTS

The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Please let us know if you have any questions regarding the new law. We appreciate your attention to this matter, and can be reached at 850-222-7500.

SECTION VII

Hopping Green & Sams

Attorneys and Counselors

January 28, 2021

Scenic Highway Community Development District
c/o District Manager
Governmental Management Services-Central Florida
219 East Livingston Street
Orlando, Florida 32801

Re: Scenic Highway Community Development District

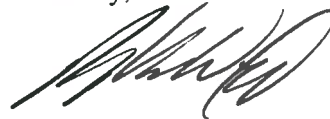
Dear District Manager:

The fee agreement in place between our firm and the District contemplates annual adjustments to the hourly billing after an annual evaluation by our firm. The firm is respectfully submitting this notification of increase in our standard hourly rates. The District will still benefit from a reduction in hourly rates as an existing client of the firm. My hourly rate will be \$365. The hourly rate of the associate most likely to provide services to the District will range from \$265 to \$285. The rate for paralegal services will be \$160. The updated hourly rates will become effective with the February billing statement, covering January 2021 time.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Rennie Heath, Chairman

Accepted:

Chair, Board of Supervisors

Date: _____

SECTION VIII

SECTION C

SECTION 1

Requisition	Payee/Vendor	Amount
1	Wood & Associates Engineering, LLC	\$ 1,348.75
2	Core & Main	\$ 306,060.94
3	Hopping Green & Sams	\$ 203.28
4	JMBI Real Estate, LLC	\$ 2,222,167.50
5	Wood & Associates Engineering, LLC	\$ 150.00
6	JMBI Real Estate, LLC	\$ 21,000.00
7	Atlantic TNG	\$ 15,463.74
8	Core & Main	\$ 71,771.15
9	JMBI Real Estate, LLC	\$ 3,000.00
10	VMAR Dev, LLC	\$ 17,858.44
11	Wood & Associates Engineering, LLC	\$ 252.00
12	Horner Environmental Professionals, Inc.	\$ 10,474.43
	TOTAL	\$ 2,669,750.23

SECTION 2

SCENIC HIGHWAY

Community Development District

Summary of Checks

December 10, 2020 to January 26, 2021

Bank	Date	Check No.'s	Amount	
General Fund	12/10/20	71-79	\$	19,782.36
	1/7/21	80	\$	537.28
	1/22/21	81-88	\$	7,548.97
			\$	27,868.61
			\$	27,868.61

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/10/20	00007	10/15/20	AR101520	202010 310-51300-11000		*	200.00		
					SUPERVISOR MEETING 10/15				
					ANDREW RHINEHART			200.00	000071
12/10/20	99999	12/10/20	VOID	202012 000-00000-00000		C	.00		
					VOID CHECK				
					*****INVALID VENDOR NUMBER*****			.00	000072
12/10/20	00002	9/01/20	23	202009 310-51300-34000		*	2,916.67		
					MANAGEMENT FEES SEPT 20				
					9/01/20 23 202009 310-51300-35100	*	75.00		
					INFORMATION TECH SEPT 20				
					9/01/20 23 202009 310-51300-51000	*	2.53		
					OFFICE SUPPLIES SEPT 20				
					9/01/20 23 202009 310-51300-42000	*	.50		
					POSTAGE SEPT 20				
					9/01/20 23 202009 310-51300-42500	*	7.65		
					COPIES SEPT 20				
					10/01/20 24 202010 310-51300-34000	*	2,916.67		
					MANAGEMENT FEES OCT 20				
					10/01/20 24 202010 310-51300-35100	*	75.00		
					TECHNOLOGY FEES OCT 20				
					10/01/20 24 202010 310-51300-51000	*	2.51		
					OFFICE SUPPLIES				
					10/01/20 24 202010 310-51300-42000	*	.22		
					POSTAGE				
					11/01/20 25 202011 310-51300-34000	*	2,916.67		
					MANAGEMENT FEES NOV/2020				
					11/01/20 25 202011 310-51300-35100	*	75.00		
					INFORMATION TECH NOV/2020				
					11/01/20 25 202011 310-51300-51000	*	3.01		
					OFFICE SUPPLIES				
					11/01/20 25 202011 310-51300-42000	*	34.10		
					POSTAGE				
					11/01/20 25 202011 310-51300-42500	*	.15		
					COPIES				
					12/01/20 26 202012 310-51300-34000	*	2,916.67		
					MANAGEMENT FEE DEC/2020				
					12/01/20 26 202012 310-51300-35100	*	75.00		
					INFORMATION TECH DEC/2020				
					12/01/20 26 202012 310-51300-51000	*	2.56		
					OFFICE SUPPLIES				
					12/01/20 26 202012 310-51300-42000	*	1.00		
					POSTAGE				
					12/01/20 26 202012 310-51300-42500	*	8.70		
					COPIES				
							GOVERNMENTAL MANAGEMENT SERVICES	12,029.61	000073

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/10/20	00001	5/31/20 115386	202005 310-51300-31500		*	1,628.23	
		9/29/20 117350	202008 310-51300-31500	GEN/PREPARE/CONFER/REVIEW	*	316.74	
		9/30/20 118046	202009 310-51300-31500	MONTHLY GENERAL COUNSEL	*	807.78	
			CONFER/PREPARE/ATTEND				
				HOPPING GREEN & SAMS			2,752.75 000074
12/10/20	00006	10/15/20 JB101520	202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/15				
		11/19/20 JB111920	202011 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/19/20				
				JACK M BERRY III			400.00 000075
12/10/20	00008	10/15/20 LS101520	202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/15				
		11/19/20 LS111920	202011 310-51300-11000		*	200.00	
			SUPERVISOR FFE 11/19/20				
				LAUREN SCHWENK			400.00 000076
12/10/20	00015	6/19/20 45371	202006 310-51300-32200		*	3,200.00	
			AUDIT Y/E 9/230/19				
				MCDIRMIT DAVIS			3,200.00 000077
12/10/20	00010	10/15/20 PM101520	202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/15				
		11/19/20 PM111920	202011 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/19/20				
				PATRICK MARONE			400.00 000078
12/10/20	00009	10/15/20 RH101520	202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/15				
		11/19/20 RH111920	202011 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/19/20				
				RENNIE HEATH			400.00 000079
1/07/21	00001	12/17/20 119137	202011 310-51300-31500		*	537.28	
			CONFER/PREPARE/FINALIZE				
				HOPPING GREEN & SAMS			537.28 000080
1/22/21	00007	12/17/20 AR121720	202012 310-51300-11000		*	200.00	
			BOS MEETING 12/17/20				
				ANDREW RHINEHART			200.00 000081
1/22/21	00002	1/01/21 28	202101 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES JAN 21				

SCEN SCENIC HIGHWAY FSOTO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/01/21 28	202101 310-51300-35100		*	75.00	
			INFORMATION TECH JAN 21				
		1/01/21 28	202101 310-51300-31300		*	416.67	
			DISSEMINATION SVCS JAN 21				
		1/01/21 28	202101 310-51300-51000		*	2.53	
			OFFICE SUPPLIES JAN 21				
		1/01/21 28	202101 310-51300-42000		*	.50	
			POSTAGE JAN 21				
		1/01/21 28	202101 310-51300-42500		*	4.65	
			COPIES JAN 21				
GOVERNMENTAL MANAGEMENT SERVICES							3,416.02 000082
1/22/21 00001		11/30/20 118788	202010 310-51300-35100		*	1,560.28	
			GENERAL COUNSEL OCT 20				
HOPPING GREEN & SAMS							1,560.28 000083
1/22/21 00006		12/17/20 JB121720	202012 310-51300-11000		*	200.00	
			BOS MEETING 12/17/20				
JACK M BERRY III							200.00 000084
1/22/21 00008		12/17/20 LS121720	202012 310-51300-11000		*	200.00	
			BOS MEETING 12/17/20				
LAUREN SCHWENK							200.00 000085
1/22/21 00010		12/17/20 PM121720	202012 310-51300-11000		*	200.00	
			BOS MEETING 12/17/20				
PATRICK MARONE							200.00 000086
1/22/21 00009		12/17/20 RH121720	202012 310-51300-11000		*	200.00	
			BOS MEETING 12/17/20				
RENNIE HEATH							200.00 000087
1/22/21 00004		11/30/20 1043035	202011 310-51300-48000		*	430.50	
			NOT BOS MEETING 11/12/20				
		12/31/20 1043686	202012 310-51300-48000		*	430.50	
			NOT BOS MEETING 12/10/20				
		12/31/20 1043686	202012 310-51300-48000		*	711.67	
			NOT CDD MEETING 12/23/20				
THE LEDGER/NEW CHIEF							1,572.67 000088
TOTAL FOR BANK A						27,868.61	
TOTAL FOR REGISTER						27,868.61	

SCEN SCENIC HIGHWAY FSOTO

SECTION 3

Scenic Highway
Community Development District

Unaudited Financial Reporting
December 31, 2020



Table of Contents

1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Series 2020 Debt Service Fund
3	<hr/> Series 2020 Capital Projects Fund
4	<hr/> Month to Month
5	<hr/> Developer Contribution Schedule

Scenic Highway
Community Development District
Combined Balance Sheet
December 31, 2020

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 18,405	\$ -	\$ -	\$ 18,405
<u>Series 2020</u>				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Interest	\$ -	\$ 261,358	\$ -	\$ 261,358
Construction	\$ -	\$ -	\$ 2,067,625	\$ 2,067,625
Cost of Issuance	\$ -	\$ -	\$ 1,500	\$ 1,500
Escrow	\$ -	\$ -	\$ 2,737,847	\$ 2,737,847
Total Assets	\$ 18,405	\$ 721,277	\$ 4,806,972	\$ 5,546,654
Liabilities:				
Accounts Payable	\$ 4,670	\$ -	\$ -	\$ 4,670
Due To Developer	\$ -	\$ -	\$ 13,574	\$ 13,574
Total Liabilities	\$ 4,670	\$ -	\$ 13,574	\$ 18,244
Fund Balances:				
Unassigned	\$ 13,735	\$ -	\$ -	\$ 13,735
Assigned for Debt Service	\$ -	\$ 721,277	\$ -	\$ 721,277
Assigned for Capital Projects	\$ -	\$ -	\$ 4,793,398	\$ 4,793,398
Total Fund Balances	\$ 13,735	\$ 721,277	\$ 4,793,398	\$ 5,528,410
Total Liabilities & Fund Balance	\$ 18,405	\$ 721,277	\$ 4,806,972	\$ 5,546,654

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<u>Revenues</u>				
Developer Contributions	\$ 166,127	\$ 25,381	\$ 25,381	\$ -
Total Revenues	\$ 166,127	\$ 25,381	\$ 25,381	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,800	\$ 200
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 25,000	\$ 6,250	\$ 2,098	\$ 4,152
Annual Audit	\$ 3,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 8,750	\$ 8,750	\$ (0)
Information Technology	\$ 2,350	\$ 588	\$ 225	\$ 363
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage & Delivery	\$ 1,000	\$ 250	\$ 35	\$ 215
Insurance	\$ 5,700	\$ 5,700	\$ 5,381	\$ 319
Printing & Binding	\$ 1,000	\$ 250	\$ 9	\$ 241
Legal Advertising	\$ 10,000	\$ 2,500	\$ 2,050	\$ 450
Other Current Charges	\$ 5,000	\$ 1,250	\$ 391	\$ 859
Office Supplies	\$ 625	\$ 156	\$ 8	\$ 148
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,310	\$ 33,354	\$ 21,922	\$ 11,432
<u>Operations & Maintenance:</u>				
<u>Field Services</u>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 6,250	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 11,650	\$ -	\$ -	\$ -
Landscape Replacement	\$ 1,042	\$ -	\$ -	\$ -
Streetlights	\$ 5,250	\$ -	\$ -	\$ -
Electric	\$ 833	\$ -	\$ -	\$ -
Water & Sewer	\$ 417	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,042	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 2,083	\$ -	\$ -	\$ -
Contingency	\$ 1,042	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 34,817	\$ -	\$ -	\$ -
Total Expenditures	\$ 166,127	\$ 33,354	\$ 21,922	\$ 11,432
Excess Revenues (Expenditures)	\$ -		\$ 3,459	
Fund Balance - Beginning	\$ -		\$ 10,276	
Fund Balance - Ending	\$ -		\$ 13,735	

Scenic Highway
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 721,277	\$ 721,277
Transfer In/Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 721,277	\$ 721,277
Excess Revenues (Expenditures)	\$ -		\$ 721,277	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 721,277	

Scenic Highway
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,228,011	\$ (2,228,011)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 351,575	\$ (351,575)
Total Expenditures	\$ -	\$ -	\$ 2,579,586	\$ (2,579,586)
<u>Other Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 7,398,723	\$ 7,398,723
Transfer In/Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,398,723	\$ 7,398,723
Excess Revenues (Expenditures)	\$ -		\$ 4,819,137	
Fund Balance - Beginning	\$ -		\$ (25,739)	
Fund Balance - Ending	\$ -		\$ 4,793,398	

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,381
Total Revenues	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,381
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,560	\$ 537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,098
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,750
Information Technology	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 0	\$ 34	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,381
Printing & Binding	\$ -	\$ 0	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9
Legal Advertising	\$ 477	\$ 431	\$ 1,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,050
Other Current Charges	\$ -	\$ 265	\$ 126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	391
Office Supplies	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 11,588	\$ 5,062	\$ 5,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,922
Operations & Maintenance:													
Field Services													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 11,588	\$ 5,062	\$ 5,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,922
Excess Revenues (Expenditures)	\$ 13,793	\$ (5,062)	\$ (5,272)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,459

Scenic Highway
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check/Wire Amount	Total Funding Request	General Fund Portion (FY19)	General Fund Portion (FY20)	General Fund Portion (FY21)	Over and (short) Balance Due
FY19								
1	3/6/19	5/20/19	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
2	7/10/19	8/21/19	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
3	9/27/19	11/4/19	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
FY20								
1	11/5/19	12/24/19	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -
2	2/25/20	3/20/20	\$ 20,000	\$ 20,000		\$ 20,000	\$ -	\$ -
3	9/11/20	9/22/20	\$ 25,381	\$ 25,381		\$ 20,000	\$ 5,381	\$ -
FY21								
1	10/15/20	11/25/20	\$ 35,000	\$ 35,000		\$ 15,000	\$ 20,000	\$ -
								\$ -
Due from Developer			\$ 160,381	\$ 160,381	\$ 60,000	\$ 75,000	\$ 25,381	\$ -

Total Developer Contributions FY21

\$ 25,381