

*Scenic Highway
Community Development District*

Agenda

April 15, 2021

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 8, 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, April 15, 2021 at 10:30 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://zoom.us/j/94544944564>

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

Meeting ID: 945 4494 4564

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 February 2, 2021 Board of Supervisors Meeting
4. Consideration of Disclosure of Public Financing

¹ Comments will be limited to three (3) minutes

5. Consideration of Resolution 2021-03 Appointing Treasurer and Assistant Treasurer
6. Consideration of Resolution 2021-04 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 15, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2020 Requisitions #13 to #33
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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 February 2, 2021 Board of Supervisors meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Consideration of Disclosure of Public Financing. A copy is enclosed for your review.

The fifth order of business is the Consideration of Resolution 2021-03 Appointing Treasurer and Assistant Treasurer. A copy of the resolution is enclosed for your review.

The sixth order of business is the Consideration of Resolution 2021-04 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 15, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessment. A copy of the resolution is enclosed for your review.

The seventh 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 #13 to #33 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 Tuesday, **February 2, 2021** at 2:00 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairwoman
Patrick Marone	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Hopping Green & Sams
Dennis Wood <i>by Zoom</i>	District Engineer

The following is a summary of the discussions and actions taken at the February 2, 2021 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 December 17,
2020 Board of Supervisors Meeting**

Ms. Burns presented the December 17, 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. Marone, with all in favor, the Minutes of the December 17, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ranking of Proposals Received for Construction Services for FDOT Offsite Geometric Improvements (*provided under separate cover*)

Mr. Wood reviewed the four proposals received to provide construction services for FDOT offsite geometric improvements. The lowest bidder was Con-Sur at \$599,070. Cobb was the second lowest bidder at \$774,653.06 and third was Tucker at \$776,674.50. The fourth bid was Kearney at \$1,222,222.22. Mr. Wood reviewed the bidders and they all appear competent in their bidding procedures. The Con-Sur did cover everything that was in the bid, and Mr. Wood stated that he felt comfortable that Con-Sure could do the job.

Mr. Van Wyk asked Mr. Wood to confirm that all the bidders were responsive and he stated they were. Mr. Van Wyk asked that all the other criteria aside from price were ranked the same, and Mr. Wood answered yes. The Board had no modifications to Mr. Wood's rankings.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Accepting the District Engineer's Rankings of the Proposals Received for Construction Services for FDOT Offsite Geometric Improvements and Approval to Send the Notice of Intent to Award, was approved.

**Mr. Wood left the meeting at this time.*

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02 Ratifying the Series 2020 Bonds

Ms. Burns noted that this resolution ratifies, confirms, and approves all the actions of the District staff and District officers in the closing and issuance of the Series 2020 bonds.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2021-02 Ratifying the Series 2020 Bonds, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Memorandum from
Hopping, Green & Sams Regarding E-
Verify Requirements**

Ms. Burns reviewed memorandum and the Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements, was approved.
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SEVENTH ORDER OF BUSINESS

**Consideration of Letter Regarding Fee
Increase for District Counsel Services
from Hopping, Green & Sams – ADDED**

Mr. Van Wyk reviewed the increase for District Counsel services. The Board had no questions on the increase.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Fee Increase for District Counsel Services from Hopping, Green & Sams, was approved.
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EIGHTH 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. Ratification of Summary of Series 2020 Requisitions #1 to #12

Mr. Burns noted that the requisitions had previously been approved and asked that the Board ratify them at this time.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Series 2020 Requisitions #1 to #12, were ratified.

ii. Approval of Check Register

Mr. Burns stated that the check register through January 26th was included in the agenda package. The check register totaled \$7,868.61. She asked if there were any questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Check Register, was approved.
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iii. 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. Marone, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Scenic Highway Community Development District
c/o Governmental Management Services –
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Scenic Highway Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Jack Berry
Assistant Secretary

Lauren Schwenk
Vice Chairperson

Andrew Rhinehart
Assistant Secretary

Patrick Marone
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District's local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of March 18, 2021. For a current list of Board Members, please contact the District Manager's office.

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SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Scenic Highway Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Scenic Highway Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "Act"), and established by Ordinance No. 19-1634 duly enacted by the City Commission of the City of Haines City, Florida (the "City") on March 7, 2019 (the "Ordinance"). The District encompasses approximately 86.85 acres of land, more or less, located within the City. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating, and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 86.85 acres of land located within the City. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Amended and Restated Engineer’s Report for Capital Improvements*, November 19, 2020 (collectively, the “Engineer’s Report”), which details all of the improvements contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On June 5, 2019, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$14,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On December 21, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 1, Phase 2, and Phase 3 (the “Series 2020 Project”) of the District. On that date, the District issued its Scenic Highway Community Development District Special Assessment Bonds, Series 2020, in the principal amount of \$8,120,000 (the “Series 2020 Bonds”). The Series 2020 Project is more specifically set forth in the Engineer’s Report. Proceeds of the Series 2020 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2020 Project.

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the City, the County, and the SWFWMD. There is a small pond in the northwest portion of the property. The pond is isolated and there will be no impact to the pond and/or the wetlands associated with the pond. There is not a requirement for an Army Corps of Engineer (ACOE) Permit.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0380G demonstrates that the property is located within Flood Zone X with a small portion in Zone AE on the west boundaries. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by

the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity. Stormwater management facilities consist of storm conveyance systems and retention ponds contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The stormwater systems will utilize wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County and the SWFWMD. There are no known surface waters, but there are natural wetlands on or immediately adjacent to the District.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that the property is located within Flood Zone X and the remainder in Flood Zone A. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' rights-of-way with 22' of asphalt and Miami curb or Type F curb and gutters on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations will transport wastewater flow from the lift stations, via a 6" force main, to an existing manhole located at Detour Road and Bannon Island Road.

Reclaimed water is not available for this site. An irrigation well to be constructed and funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the Development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2019; Phase 2 in 2020; Phase 3 in 2021. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County, respectively.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with DUKE for operation and maintenance of the street light poles and lighting service to the District. Only undergrounding of wire in public right-of-way and on District land will be funded with bond proceeds.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Series 2020 Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Series 2020 Bonds. The amortization schedules for the Series 2020 Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology* dated November 19, 2020, as further supplemented by that *Supplemental Assessment Methodology* dated December 11, 2020 (together, the "Assessment Report"), are available for review in the District's public records.

The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2020 Project (the "Series 2020 Special Assessments"). The Series 2020 Special Assessments will be levied on the lands currently located within the District, consisting of three (3) phases, which Series 2020 Assessment Area is planned for 184 single-family homes in Phase 1, 41 single-family homes in Phase 2, and 143 single-family homes in Phase 3. The Series 2020 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2020 Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Series 2020 Project to those lands within the District benefiting from the Series 2020 Project.

The Series 2020 Special Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Series 2020 Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will

be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the Scenic Highway Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Scenic Highway Community Development District, 219 E. Livingston St., Orlando, Florida 32801, or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 15th day of April, 2021, and recorded in the Official Records of Polk County, Florida.

**SCENIC HIGHWAY
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Scenic Highway Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL # 1 272804-000000-032020

THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 4 TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD AND CAP "LB 6566" STANDING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE ALONG THE NORTH LINE THEREOF, N-89°49'47"-E, 1209.85 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "PLS3781" STANDING ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17-US ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8), SAID POINT IS A POINT ON A CURVE CONCAVE WESTERLY; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES: 1) SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE/DELTA OF 05°53'20", A CHORD BEARING OF S-04°11'37"-E, A CHORD DISTANCE OF 289.20 FEET, FOR AN ARC LENGTH OF 289.32 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; 2) THENCE ALONG A RADIAL LINE N-88°45'03"-E, 17.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; 3) THENCE S-01°14'57"-E, 2.61 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S-88°45'03"-W, 191.39 FEET; THENCE S-04°19'03"-E, 71.58 FEET TO A POINT OF CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 93°04'06", A CHORD BEARING OF S-42°13'00"-W, A CHORD DISTANCE OF 36.29 FEET, FOR AN ARC LENGTH OF 40.61 FEET; THENCE S-88°45'03"-W, 827.48 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-46°14'57"-W, A CHORD DISTANCE OF 49.50 FEET, FOR AN ARC LENGTH OF 54.98 FEET; THENCE N-01°14'57"-W, 75.00 FEET; THENCE S-88°45'03"-W, 370.00 FEET; THENCE N-01°14'57"-W, 40.34 FEET; THENCE S-88°45'03"-W, 157.43 FEET; THENCE N-01°14'57"-W, 65.92 FEET; THENCE N-76°30'22"-W, 127.48 FEET; THENCE N-00°24'15"-W, 172.41 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "LB 6566", SAID POINT ALSO LIES ON THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE N-89°49'48"-E, 481.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.32 ACRES, MORE OR LESS.

PARCEL #2 272804-000000-032010

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

COMMENCE AT A 5/8" IRON ROD AND CAP "LB 6566" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE ALONG THE WEST LINE THEREOF, S-00°24'15"-E, 858.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N-44°35'45"-E, 255.97 FEET; THENCE N-00°24'15"-W, 504.59 FEET; THENCE S-76°30'22"-E, 127.78 FEET; THENCE S-01°14'57"-E, 65.92 FEET; THENCE N-88°45'03"-E, 157.43 FEET; THENCE S-01°14'57"-E, 40.34 FEET; THENCE N-88°45'03"-E, 370.00 FEET; THENCE S-01°14'57"-E, 75.00 FEET TO A POINT OF CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/ DELTA OF 90°00'00", A CHORD BEARING OF S-46°14'57"-E, A CHORD DISTANCE 49.50 FEET, FOR AN ARC LENGTH OF 54.98 FEET; THENCE N-88°45'03"-E, 827.48 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/ DELTA OF 93°04'06", A CHORDING BEARING OF N-42°13'00"-E, A CHORD DISTANCE OF 36.29 FEET FOR

AN ARCH LENGTH OF 40.61 FEET; THENCE N-04°19'03"-W, 71.58 FEET; THENCE N-88°45'03"-E, 191.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17-U.S. ALTERNATIVE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 1050.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S-88°45'03"-W, 185.00 FEET; THENCE S-01°14'57"-E, 17.82 FEET; THENCE S-88°45'03"-W, 690.00 FEET; THENCE N-01°14'57"-W, 60.00 FEET, THENCE S-88°45'03"-W, 220.00 FEET; THENCE S-01°14'57"-E, 6.05 FEET; THENCE S-88°45'03"-W, 165.10 FEET TO A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER OF EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF, S-89°54'52"-W, 663.75 FEET TO A 4"x4" CONCRETE MONUMENT, WITH NO IDENTIFICATION, STANDING AT THE SOUTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG THE WEST LINE THEREOF, N-00°24'15"-E, 468.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.34 ACRES, MORE OR LESS.

PARCEL #3 272804-000000-041010

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE NORTHWEST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE N-88°45'03"-E, 165.10 FEET; THENCE N-01°14'57"-W, 6.05 FEET; THENCE N-88°45'03"-E, 220.00 FEET; THENCE S-01°14'57"-E, 60.00 FEET; THENCE N-88°45'03"-E, 690.00 FEET; THENCE N-01°14'57"-W, 17.82 FEET; THENCE N-88°45'03"-E, 185.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17- U.S. ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 650.21 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, AND ALONG SAID SOUTH LINE, S-89°51'56"-W, 605.54 FEET TO A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, AND ALONG THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-00°28'31"-E, 661.14 FEET TO A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE, AND ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-89°49'01"-W, 819.64 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND CONTINUING S-89°49'01"-W, 510.44 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°21'46"-W, 107.14 FEET; THENCE DEPARTING SAID WEST LINE, N-89°49'57"-E, 510.33 FEET; THENCE N-00°25'09"-W, 245.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE N-89°49'57"-E, 154.60 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°25'09"-W, 971.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.19 ACRES, MORE OR LESS.

CDD TOTAL ACREAGE CONTAINS 86.85 ACRES MORE OR LESS.

SECTION V

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and Assistant Treasurer.

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

Section 1. George Flint is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Katie Costa is appointed Assistant Treasurer effective immediately. Effective immediately, the existing Assistant Treasurer, Jill Burns, is removed.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15th DAY OF APRIL 2021.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

SECTION VI

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: _____, 2021

HOUR: _____

LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2021

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Vice/Chairperson, Board of Supervisors

Scenic Highway
Community Development District

Proposed Budget
FY2022



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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Revenues</u>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 345,664
Developer Contributions	\$ 166,127	\$ 25,381	\$ 152,451	\$ 177,832	\$ -
Total Revenues	\$ 166,127	\$ 25,381	\$ 152,451	\$ 177,832	\$ 345,664
<u>Expenditures</u>					
<i><u>Administrative</u></i>					
Supervisor Fees	\$ 12,000	\$ 3,400	\$ 7,000	\$ 10,400	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Attorney	\$ 25,000	\$ 3,892	\$ 21,108	\$ 25,000	\$ 30,000
Annual Audit	\$ 3,300	\$ -	\$ 3,300	\$ 3,300	\$ 4,300
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 450	\$ 450	\$ 650
Dissemination	\$ 5,000	\$ 833	\$ 2,917	\$ 3,750	\$ 5,000
Trustee Fees	\$ 3,550	\$ -	\$ 3,550	\$ 3,550	\$ 3,550
Management Fees	\$ 35,000	\$ 14,583	\$ 20,417	\$ 35,000	\$ 35,000
Information Technology	\$ 1,410	\$ 375	\$ 823	\$ 1,198	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 548	\$ 548	\$ 1,200
Telephone	\$ 300	\$ -	\$ 175	\$ 175	\$ 300
Postage & Delivery	\$ 1,000	\$ 39	\$ 583	\$ 623	\$ 1,000
Insurance	\$ 5,700	\$ 5,381	\$ -	\$ 5,381	\$ 6,000
Printing & Binding	\$ 1,000	\$ 15	\$ 583	\$ 598	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,486	\$ 7,514	\$ 10,000	\$ 10,000
Other Current Charges	\$ 5,000	\$ 632	\$ 2,917	\$ 3,549	\$ 5,000
Office Supplies	\$ 625	\$ 11	\$ 365	\$ 375	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 385	\$ 385	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 131,310	\$ 31,823	\$ 81,384	\$ 113,207	\$ 138,260
<i><u>Operations & Maintenance</u></i>					
Field Services					
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ 6,250	\$ -	\$ 4,375	\$ 4,375	\$ 15,000
Landscape Maintenance	\$ 11,650	\$ -	\$ 40,833	\$ 40,833	\$ 70,000
Landscape Replacement	\$ 1,042	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Streetlights	\$ 5,250	\$ -	\$ 10,500	\$ 10,500	\$ 18,000
Electric	\$ 833	\$ -	\$ 2,100	\$ 2,100	\$ 3,600
Water & Sewer	\$ 417	\$ -	\$ 1,400	\$ 1,400	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ 208	\$ 208	\$ 500
Irrigation Repairs	\$ 1,042	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
General Repairs & Maintenance	\$ 2,083	\$ -	\$ 2,083	\$ 2,083	\$ 5,000
Contingency	\$ 1,042	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Subtotal Field Expenses	\$ 34,817	\$ -	\$ 64,625	\$ 64,625	\$ 127,000

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
Amenity Expenses					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 14,400
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 14,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 720
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 3,784
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 79,404
<u>Total Operations & Maintenance</u>	\$ 34,817	\$ -	\$ 64,625	\$ 64,625	\$ 206,404
<u>Other Expenses</u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 1,000
<u>Total Other Expenses</u>	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Total Expenditures	\$ 166,127	\$ 31,823	\$ 146,009	\$ 177,832	\$ 345,664
Excess Revenues/(Expenditures)	\$ -	\$ (6,442)	\$ 6,442	\$ -	\$ -

Net Assessments	\$345,664
Add: Discounts & Collections 7%	\$26,018
Gross Assessments	<u>\$371,682</u>
Assessable Units	368
Per Unit Gross Assessment	<u>\$1,010.00</u>

Scenic Highway Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds.

Trustee Fees

The District will incur trustee related costs with the Series 2020 bonds.

Scenic Highway Community Development District General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Scenic Highway Community Development District General Fund Budget

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Scenic Highway

Community Development District

General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

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

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Scenic Highway Community Development District General Fund Budget

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

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

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Scenic Highway
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Proposed Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 459,919
Interest	\$ 5	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 151,761
Total Revenues	\$ 5	\$ 5	\$ -	\$ 5	\$ 611,680
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 151,756
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 155,000
Interest Expense - 5/1	\$ -	\$ -	\$ 109,602	\$ 109,602	\$ 151,756
Total Expenditures	\$ -	\$ -	\$ 109,602	\$ 109,602	\$ 458,513
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 721,277	\$ 721,277	\$ -	\$ 721,277	\$ -
Total Other Financing Sources/(Uses)	\$ 721,277	\$ 721,277	\$ -	\$ 721,277	\$ -
Excess Revenues/(Expenditures)	\$ 721,282	\$ 721,282	\$ (109,602)	\$ 611,680	\$ 153,167

Interest Expense 11/1/22	\$ 149,625
Total	\$ 149,625

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	368	\$ 459,919	\$1,250	\$1,344
	368	\$ 459,919		

Scenic Highway
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/21	\$	8,120,000.00	\$	-	\$	109,601.74	
11/01/21	\$	8,120,000.00	\$	-	\$	151,756.25	\$ 261,357.99
05/01/22	\$	8,120,000.00	\$	155,000.00	\$	151,756.25	\$ -
11/01/22	\$	7,965,000.00	\$	-	\$	149,625.00	\$ 456,381.25
05/01/23	\$	7,965,000.00	\$	160,000.00	\$	149,625.00	\$ -
11/01/23	\$	7,805,000.00	\$	-	\$	147,425.00	\$ 457,050.00
05/01/24	\$	7,805,000.00	\$	165,000.00	\$	147,425.00	\$ -
11/01/24	\$	7,640,000.00	\$	-	\$	145,156.25	\$ 457,581.25
05/01/25	\$	7,640,000.00	\$	170,000.00	\$	145,156.25	\$ -
11/01/25	\$	7,470,000.00	\$	-	\$	142,818.75	\$ 457,975.00
05/01/26	\$	7,470,000.00	\$	175,000.00	\$	142,818.75	\$ -
11/01/26	\$	7,295,000.00	\$	-	\$	139,975.00	\$ 457,793.75
05/01/27	\$	7,295,000.00	\$	180,000.00	\$	139,975.00	\$ -
11/01/27	\$	7,115,000.00	\$	-	\$	137,050.00	\$ 457,025.00
05/01/28	\$	7,115,000.00	\$	185,000.00	\$	137,050.00	\$ -
11/01/28	\$	6,930,000.00	\$	-	\$	134,043.75	\$ 456,093.75
05/01/29	\$	6,930,000.00	\$	195,000.00	\$	134,043.75	\$ -
11/01/29	\$	6,735,000.00	\$	-	\$	130,875.00	\$ 459,918.75
05/01/30	\$	6,735,000.00	\$	200,000.00	\$	130,875.00	\$ -
11/01/30	\$	6,535,000.00	\$	-	\$	127,625.00	\$ 458,500.00
05/01/31	\$	6,535,000.00	\$	205,000.00	\$	127,625.00	\$ -
11/01/31	\$	6,330,000.00	\$	-	\$	123,781.25	\$ 456,406.25
05/01/32	\$	6,330,000.00	\$	215,000.00	\$	123,781.25	\$ -
11/01/32	\$	6,115,000.00	\$	-	\$	119,750.00	\$ 458,531.25
05/01/33	\$	6,115,000.00	\$	220,000.00	\$	119,750.00	\$ -
11/01/33	\$	5,895,000.00	\$	-	\$	115,625.00	\$ 455,375.00
05/01/34	\$	5,895,000.00	\$	230,000.00	\$	115,625.00	\$ -
11/01/34	\$	5,665,000.00	\$	-	\$	111,312.50	\$ 456,937.50
05/01/35	\$	5,665,000.00	\$	240,000.00	\$	111,312.50	\$ -
11/01/35	\$	5,425,000.00	\$	-	\$	106,812.50	\$ 458,125.00
05/01/36	\$	5,425,000.00	\$	250,000.00	\$	106,812.50	\$ -
11/01/36	\$	5,175,000.00	\$	-	\$	102,125.00	\$ 458,937.50
05/01/37	\$	5,175,000.00	\$	260,000.00	\$	102,125.00	\$ -
11/01/37	\$	4,915,000.00	\$	-	\$	97,250.00	\$ 459,375.00
05/01/38	\$	4,915,000.00	\$	270,000.00	\$	97,250.00	\$ -
11/01/38	\$	4,645,000.00	\$	-	\$	92,187.50	\$ 459,437.50
05/01/39	\$	4,645,000.00	\$	280,000.00	\$	92,187.50	\$ -
11/01/39	\$	4,365,000.00	\$	-	\$	86,937.50	\$ 459,125.00
05/01/40	\$	4,365,000.00	\$	290,000.00	\$	86,937.50	\$ -
11/01/40	\$	4,075,000.00	\$	-	\$	81,500.00	\$ 458,437.50
05/01/41	\$	4,075,000.00	\$	300,000.00	\$	81,500.00	\$ -
11/01/41	\$	3,775,000.00	\$	-	\$	75,500.00	\$ 457,000.00
05/01/42	\$	3,775,000.00	\$	315,000.00	\$	75,500.00	\$ -
11/01/42	\$	3,460,000.00	\$	-	\$	69,200.00	\$ 459,700.00
05/01/43	\$	3,460,000.00	\$	325,000.00	\$	69,200.00	\$ -
11/01/43	\$	3,135,000.00	\$	-	\$	62,700.00	\$ 456,900.00

Scenic Highway
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/44	\$	3,135,000.00	\$	340,000.00	\$	62,700.00	\$ -
11/01/44	\$	2,795,000.00	\$	-	\$	55,900.00	\$ 458,600.00
05/01/45	\$	2,795,000.00	\$	355,000.00	\$	55,900.00	\$ -
11/01/45	\$	2,440,000.00	\$	-	\$	48,800.00	\$ 459,700.00
05/01/46	\$	2,440,000.00	\$	365,000.00	\$	48,800.00	\$ -
11/01/46	\$	2,075,000.00	\$	-	\$	41,500.00	\$ 455,300.00
05/01/47	\$	2,075,000.00	\$	380,000.00	\$	41,500.00	\$ -
11/01/47	\$	1,695,000.00	\$	-	\$	33,900.00	\$ 455,400.00
05/01/48	\$	1,695,000.00	\$	400,000.00	\$	33,900.00	\$ -
11/01/48	\$	1,295,000.00	\$	-	\$	25,900.00	\$ 459,800.00
05/01/49	\$	1,295,000.00	\$	415,000.00	\$	25,900.00	\$ -
11/01/49	\$	880,000.00	\$	-	\$	17,600.00	\$ 458,500.00
05/01/50	\$	880,000.00	\$	430,000.00	\$	17,600.00	\$ -
11/1/50	\$	450,000.00	\$	-	\$	9,000.00	\$ 456,600.00
5/1/51	\$	450,000.00	\$	450,000.00	\$	9,000.00	\$ 459,000.00
			\$	8,120,000.00	\$	5,876,864.24	\$ 13,996,864.24

SECTION VII

SECTION C

SECTION 1

SCENIC HIGHWAY

Community Development District

Summary of Checks

January 27, 2021 to April 7, 2021

Bank	Date	Check No.'s	Amount	
General Fund	2/17/21	89	\$	3,413.77
	2/24/21	90-93	\$	1,036.57
	3/5/21	94	\$	1,794.50
			\$	6,244.84
			\$	6,244.84

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/17/21	00002	2/01/21 29	202102 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES FEB 2021				
		2/01/21 29	202102 310-51300-35100		*	75.00	
			INFORMATION TECH FEB 2021				
		2/01/21 29	202102 310-51300-31300		*	416.67	
			DISSEMINATION SVC FEB2021				
		2/01/21 29	202102 310-51300-51000		*	.21	
			OFFICE SUPPLIES				
		2/01/21 29	202102 310-51300-42000		*	3.57	
			POSTAGE				
		2/01/21 29	202102 310-51300-42500		*	1.65	
			COPIES				
GOVERNMENTAL MANAGEMENT SERVICES						3,413.77	000089
2/24/21	00008	2/02/21 LS020220	202102 310-51300-11000		*	200.00	
			BOS MEETING 2/2/21				
LAUREN SCHWENK						200.00	000090
2/24/21	00010	2/02/21 PM020220	202102 310-51300-11000		*	200.00	
			BOS MEETING 2/2/21				
PATRICK MARONE						200.00	000091
2/24/21	00009	2/02/21 RH020220	202102 310-51300-11000		*	200.00	
			BOS MEETING 2/2/21				
RENNIE HEATH						200.00	000092
2/24/21	00004	1/31/21 1044494	202101 310-51300-48000		*	436.57	
			NOT BOS MTG 1/26/21				
THE LEDGER/NEW CHIEF						436.57	000093
3/05/21	00001	1/31/21 120059	202012 310-51300-31500		*	1,794.50	
			GENERAL COUNSEL DEC 20				
HOPPING GREEN & SAMS						1,794.50	000094
TOTAL FOR BANK A						6,244.84	
TOTAL FOR REGISTER						6,244.84	

SCEN SCENIC HIGHWAY KCOSTA

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
February 28, 2021



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1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Series 2020 Debt Service Fund
4	<hr/> Series 2020 Capital Projects Fund
5	<hr/> Month to Month
6	<hr/> Long Term Debt Report

Scenic Highway
Community Development District
Combined Balance Sheet
February 28, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 5,628	\$ -	\$ -	\$ 5,628
Series 2020:				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 5	\$ -	\$ 5
Interest	\$ -	\$ 261,358	\$ -	\$ 261,358
Construction - Phase 1	\$ -	\$ -	\$ 940,996	\$ 940,996
Construction - Phase 2	\$ -	\$ -	\$ 2,737,870	\$ 2,737,870
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Total Assets	\$ 5,628	\$ 721,282	\$ 3,678,866	\$ 4,405,776
Liabilities:				
Accounts Payable	\$ 1,795	\$ -	\$ -	\$ 1,795
Due To Developer	\$ -	\$ -	\$ 13,574	\$ 13,574
Total Liabilities	\$ 1,795	\$ -	\$ 13,574	\$ 15,369
Fund Balances:				
Unassigned	\$ 3,833	\$ -	\$ -	\$ 3,833
Assigned for Series 2020 Debt Service	\$ -	\$ 721,282	\$ -	\$ 721,282
Assigned for Series 2020 Capital Projects	\$ -	\$ -	\$ 3,665,292	\$ 3,665,292
Total Fund Balances	\$ 3,833	\$ 721,282	\$ 3,665,292	\$ 4,390,407
Total Liabilities & Fund Balance	\$ 5,628	\$ 721,282	\$ 3,678,866	\$ 4,405,776

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	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	\$ 5,000	\$ 3,400	\$ 1,600
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 3,892	\$ 6,525
Annual Audit	\$ 3,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 833	\$ 1,250
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 2,350	\$ 979	\$ 375	\$ 604
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 39	\$ 377
Insurance	\$ 5,700	\$ 5,700	\$ 5,381	\$ 319
Printing & Binding	\$ 1,000	\$ 417	\$ 15	\$ 402
Legal Advertising	\$ 10,000	\$ 4,167	\$ 2,486	\$ 1,680
Other Current Charges	\$ 5,000	\$ 2,083	\$ 632	\$ 1,451
Office Supplies	\$ 625	\$ 260	\$ 11	\$ 250
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,310	\$ 53,316	\$ 31,823	\$ 21,493
<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	\$ 53,316	\$ 31,823	\$ 21,493
Excess Revenues (Expenditures)	\$ -		\$ (6,442)	
Fund Balance - Beginning	\$ -		\$ 10,276	
Fund Balance - Ending	\$ -		\$ 3,833	

Scenic Highway
Community Development District
Series 2020 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 5	\$ 5
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 721,277	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 721,277	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 721,282	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 721,282	

Scenic Highway
Community Development District
Series 2020 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 36	\$ 36
Total Revenues	\$ -	\$ -	\$ 36	\$ 36
Expenditures:				
Capital Outlay	\$ -	\$ 1,851,701	\$ 1,851,701	\$ -
Capital Outlay - Cost Of Issuance	\$ -	\$ 353,075	\$ 353,075	\$ -
Total Expenditures	\$ -	\$ 2,204,776	\$ 2,204,776	\$ -
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 7,398,723	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,398,723	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 5,193,983	
Fund Balance - Beginning	\$ -		\$ (1,528,691)	
Fund Balance - Ending	\$ -		\$ 3,665,292	

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:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,560	\$ 537	\$ 1,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,892
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,583
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 0	\$ 34	\$ 1	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,381
Printing & Binding	\$ -	\$ 0	\$ 9	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15
Legal Advertising	\$ 477	\$ 431	\$ 1,142	\$ 437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,486
Other Current Charges	\$ -	\$ 265	\$ 126	\$ 121	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	632
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 11,588	\$ 5,062	\$ 7,067	\$ 3,973	\$ 4,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,823
<u>Operations & Maintenance:</u>													
<u>Field Services</u>													
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	\$ 7,067	\$ 3,973	\$ 4,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,823
Excess Revenues (Expenditures)	\$ 13,793	\$ (5,062)	\$ (7,067)	\$ (3,973)	\$ (4,134)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(6,442)

Scenic Highway

Community Development District

Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.750%, 3.250%, 3.750%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$459,919	
RESERVE FUND BALANCE	\$459,919	
BONDS OUTSTANDING - 12/21/20		\$8,120,000
CURRENT BONDS OUTSTANDING		\$8,120,000

SECTION 3

Requisition	Payee/Vendor	Amount
13	JMBI Real Estate, LLC	\$ 3,000.00
14	Tucker Paving, Inc.	\$ 182,178.47
15	JMBI Real Estate, LLC	\$ 9,000.00
16	Tucker Paving, Inc.	\$ 401,255.20
17	Atlantic TNG	\$ 6,795.82
18	Core & Main	\$ 80,064.81
19	Greenberg Traurig	\$ 1,720.00
20	JMBI Real Estate, LLC	\$ 3,000.00
21	Hopping, Green & Sams	\$ 1,243.94
22	Horner Environmental Professionals, Inc.	\$ 4,388.00
23	Wood & Associates Engineering, Inc.	\$ 3,000.00
24	Hopping, Green & Sams	\$ 1,421.50
25	Atlantic TNG	\$ 45,318.89
26	Ullrich's Pitcher Pump	\$ 25,700.00
27	JMBI Real Estate, LLC	\$ 3,000.00
28	JMBI Real Estate, LLC	\$ 2,500.00
29	JMBI Real Estate, LLC	\$ 105.00
30	JMBI Real Estate, LLC	\$ 3,000.00
31	Tucker Paving, Inc.	\$ 503,354.72
32	Atlantic TNG	\$ 13,830.26
33	JMBI Real Estate, LLC	\$ 3,000.00
	TOTAL	\$ 1,296,876.61