

*Scenic Highway
Community Development District*

Meeting Agenda

July 21, 2022

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 14, 2022

**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 **Thursday, July 21, 2022 at 9:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., 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://us06web.zoom.us/j/83148453275>

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

Meeting ID: 831 4845 3275

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. Organizational Matters
 - A. Acceptance of Resignation from Patrick Marone
 - B. Appointment to Fill the Vacant Board Seat
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2022-09 Appointing Assistant Secretary
4. Approval of Minutes of the April 21, 2022 Board of Supervisors Meeting
5. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
 - i. Consideration of Resolution 2022-10 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2022-11 Imposing Special Assessments and Certifying an Assessment Roll

¹ Comments will be limited to three (3) minutes

6. Consideration of Resolution 2022-12 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
7. Presentation of Fiscal Year 2021 Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Stormwater and Wastewater Management Analysis Report
 - C. Field Manager's Report
 - i. Consideration of Proposals for Security Cameras at Amenity
 - a) Current Demands
 - b) Southeast Wiring Solutions
 - ii. Proposal for Chlorinated Water Drain Extension to Stop Erosion
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Registered Voters—8
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

SECTION III

SECTION A

Jill,

Please accept this email as my resignation from the Scenic Highway CDD Board. It has been a pleasure working with you and everyone at GMS these past years.

Thanks again,

Patrick

SECTION D

RESOLUTION 2022-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR 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*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED 21st day of July 2022

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **April 21, 2022** at 9:06 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk <i>joined late by Zoom</i>	Vice Chairperson
Patrick Marone	Assistant Secretary
Jessica Kowalski	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Marshall Tindall	GMS
Jake Whealdon	KE Law Group

The following is a summary of the discussions and actions taken at the April 21, 2022 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 four 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 and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 17,
2022 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 17, 2022 Board of Supervisors meeting minutes and asked for any comments or corrections. There being none, there was a motion of approval.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Minutes of the March 17, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates

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

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-07 Adopting Amenity Policies and Rates for the District

Ms. Burns stated that these are the standard set of rules. The only two rates listed is the non-resident user fee, which is for outside people who are not residents of the community and want to pay to utilize the facilities. It would be \$2,500 a year. She noted that they were a form of government, and that they have to offer that. Most people don't know that is available and it's rarely ever taken advantage of, but if someone wanted to be able to use the pool and playground, then they would pay \$2,500 a year for their household and would be given access. Mr. Heath asked what if they said they just wanted to use it one time. Ms. Burns answered that they couldn't unless they are a guest of someone. She stated that under these policies, residents can bring up to four guests per household.

Ms. Burns stated that the other fee was for replacement cards for amenity access which is \$30. They are given two cards initially per household. Mr. Heath asked if \$30 covers it. Ms. Burns responded that it does and that they are expensive. She noted that it was \$4,000 for a pack of 500 cards. That price covers some of the costs for having to reissue. They are given the first one free, but that's enough to cover replacements. She stated especially once they pass them all out, if they have to buy smaller packs that cost goes up and that would cover it at the lowest number they can purchase. Ms. Burns asked for any questions on the rules or the rates. Hearing none,

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, Resolution 2022-07 Adopting Amenity Policies and Rates for the District, was approved.

On MOTION by Mr. Marone, seconded by Mr. Heath with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: July 21, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns stated that they were setting two separate hearings. The first was on the budget adoption and the next would be setting the public hearing for the assessment increase as well. It would be held together. She stated that the differences in the Fiscal Year 2022 to Fiscal Year 2023 is the 2022 budget was based on a lot of estimates for the field and amenity items because it wasn't constructed or built yet.

**Ms. Schwenk joined the meeting at this time.*

Ms. Burns noted that looking at the field services, the landscape maintenance, they were able to cut in half from \$70,000 that is based on the actual contract that is in place. The other one is landscape replacement to \$15,000. She stated that everything has been installed that allows a one-time mulch of the community. Ms. Schwenk stated that she talked to Drew and they went through all the builder contracts and they were good.

Ms. Burns noted that streetlight decreased. General repair and maintenance they increased as well as the contingency. The playground lease was increased and that was based on the actual amount of the playground and furniture that the Board approved that contract for the lease.

Ms. Burns stated that they do have one thing to consider. She noted that this facility is not open yet. It opens in the next couple of weeks because they were still waiting on internet access. They have been including about \$34,000 for security. They were able to find someone that would do security on a limited basis, not full time 40 hours a week. The \$34,000 figure is based on someone being there 24 hours, which would be 3 days a week at an 8-hour shift. The idea would

be Friday, Saturday, and Sunday. She noted that they would also do mobile patrol. She stated that obviously this facility is not open yet. They don't know if they are going to have the same kind of security issues there that they have had at some of the other facilities. She stated that she thought that they should assume that and leave it in and assume that if they get to the budgeted option, it's been open and they've not seen security issues then they can address that then.

Ms. Burns stated that there is no internet yet, so the keycards and cameras don't work until they can get internet. Mr. Heath asked when that would happen. Ms. Burns stated that they have pushed to May 5th. Mr. Tindall stated that they have pushed it back two times. Mr. Heath asked what the reason was. Mr. Tindall answered that their infrastructure is not there to get the ISP connected at the facility. He stated that it was across the street somewhere and that they have to bore under the street. Mr. Marone asked if it was Frontier. Mr. Tindall stated yes it was Frontier and that Spectrum stated that they have no infrastructure in that neighborhood. Mr. Marone stated that Frontier started a while back. Mr. Tindall stated that he had them set up at the homes, just not at the amenities across the street. Mr. Marone asked when they were originally going to have it. Mr. Tindall answered about 5-6 weeks ago is when they planned for it. Ms. Burns stated that they show up for each appointment and then push it another week and then they push it again. Mr. Heath stated to tell them that this is the last subdivision they can come in.

Ms. Burns stated that it had been an issue and their thought is that they prefer not to open it without the keycard access and cameras. Ms. Burns stated that they have had this issue where they had to wait 6 months at Towne Park by the time they got something. She asked that if they come to that meeting on May 5th and they are not able to connect it, did they want them to go ahead and open with a temporary code or did they want to keep waiting. Mr. Heath stated that they should wait until the internet is online. Ms. Kowalski asked when the security would start. Ms. Burns answered that this would be for the next fiscal year, so right now there would not be any security. The security line item in the budget this year is \$7,500, but that is just to cover the cameras that are going to be installed. So, initially the ideas were that there wouldn't be any security on the site. Mr. Heath asked if it would be until October. Ms. Burns answered that until October is when this would start. Ms. Schwenk questioned Ms. Burns about her saying that Spectrum would be there in June. Ms. Burns stated that they had reached out to Spectrum, and they said that they had no infrastructure in the community at all. Mr. Tindall stated that they told him no when he first called them. So, he reached out to Frontier, and they stated that they could do that. He stated that

he met them at site, and then they said no. Ms. Burns stated that they were going to keep working on it, and hopefully they can get something by at least the time school gets out. Mr. Heath stated that they were using Summit in other developments. Mr. Marone stated that there were concerns for Summit too. He noted of hearing that they had lost some people and were overwhelmed right now. Ms. Burns stated that they could reach out and see.

Ms. Burns stated that the other thing that they had added was \$25,000 for capital reserve to start establishing that for long term reserves for the District. If they approved this budget, that would put the assessments at \$1,198.98 per unit. The current year gross amount was \$806.45 and that was because they had capped that and had a developer contribution offsetting some of the assessments, which they don't anticipate for the next year. Ms. Burns asked for any questions of changes to this budget. Hearing none, she noted the date they proposed for setting the public hearing on the budget would be July 21st at 9:00 a.m. at this location and they would hold a hearing because they were increasing the assessments.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments for July 21, 2022 at 9:00 a.m., were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon stated there was nothing further to report.

B. Engineer

There being none, the next item followed

C. Field Manager's Report

i. Discussion Regarding Janitorial Services at Amenity

Mr. Tindall reviewed the proposals, noting that they were addressing the oil spill with final repairs and the street over there was supposed to schedule a time for tomorrow, but they pushed that back about two weeks and they were coordinating with them on that. He stated that the pool

maintenance contract is in place. He noted that they were reviewing the janitorial and he would find out what the proposal was for that and finalize it. He stated that landscaping was established.

Mr. Tindall discussed additional proposals for janitorial. He stated that CSS is still the cheapest and based on their history with them, they had been consistently good. He noted that their recommendation would be to go with them. Jani-King is the closest. He noted that for reference CSS is \$425 a month and Jani-King comes in at \$464 a month. If Jani-King doesn't provide the consumables, they would have to source them separately, which is an unnecessary headache, and they are still not the cheapest and they have no history with them. He stated that the other ones came in at more than double. He stated that his recommendation would be to go with CSS and to finalize the janitorial contract at the facility for \$425 a month.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Proposal for CSS Janitorial Services, was approved.

Mr. Tindall mentioned the solar lights that they had already discussed. He referred to the mailbox and the depiction of that proposal and referred to the picture and stated that there was one on each end. He mentioned they could hold off and review it the next fiscal year as they get closer to dark season. Mr. Heath stated that he recommended to go ahead and do it and that it was liability issue. Mr. Tindall stated that it was \$1,195 and that includes the labor, materials, and installation.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Solar Light Proposal, was approved.

D. District Manager's Report

i. Approval of Check Register

Mr. Burns stated that the check register was included in the package. The total was \$62,976.23.

On MOTION by Ms. Kowalski, seconded by Mr. Heath, 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.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item was followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2022-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Scenic Highway Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JULY 2022.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Scenic Highway
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Series 2020 Debt Service Fund
9-10	Series 2020 Amortization Schedule
11	Capital Reserve Fund

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments	\$ 276,000	\$ 276,178	\$ -	\$ 276,178	\$ 410,340
Assessments - Lot Closings	\$ -	\$ 230	\$ -	\$ 230	\$ -
Developer Contributions	\$ 73,380	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ 36,545	\$ -	\$ 36,545	\$ -

Total Revenues	\$ 349,380	\$ 312,953	\$ -	\$ 312,953	\$ 410,340
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 3,000	\$ 7,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 30,000	\$ 8,039	\$ 21,961	\$ 30,000	\$ 30,000
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 3,030	\$ -	\$ 3,030	\$ 3,550
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,750
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 278	\$ 250	\$ 528	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 1,000	\$ 8	\$ 250	\$ 258	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,175	\$ 2,500	\$ 4,675	\$ 5,000
Other Current Charges	\$ 5,000	\$ 350	\$ 150	\$ 500	\$ 5,000
Office Supplies	\$ 625	\$ 15	\$ 156	\$ 171	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 138,260	\$ 65,990	\$ 43,217	\$ 109,207	\$ 133,734
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Operations & Maintenance

Field Services

Property Insurance	\$ 5,000	\$ 6,041	\$ -	\$ 6,041	\$ 10,000
Field Management	\$ 15,000	\$ 4,375	\$ 3,750	\$ 8,125	\$ 15,750
Landscape Maintenance	\$ 70,000	\$ 18,877	\$ 5,125	\$ 24,002	\$ 34,040
Landscape Replacement	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Streetlights	\$ 18,000	\$ 9,967	\$ 3,300	\$ 13,267	\$ 14,520
Electric	\$ 3,600	\$ 3,210	\$ 2,100	\$ 5,310	\$ 9,240
Water & Sewer	\$ 2,400	\$ -	\$ 600	\$ 600	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 125	\$ 125	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ 675	\$ 625	\$ 1,300	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ 756	\$ 1,250	\$ 2,006	\$ 10,000
Contingency	\$ 2,500	\$ 50,213	\$ 625	\$ 50,838	\$ 7,500

Subtotal Field Services	\$ 127,000	\$ 94,114	\$ 20,000	\$ 114,114	\$ 128,450
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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ -	\$ 1,950	\$ 1,950	\$ 8,580
Amenity - Water	\$ 3,500	\$ -	\$ 2,250	\$ 2,250	\$ 9,900
Playground & Furniture Lease	\$ 14,000	\$ 5,247	\$ 7,872	\$ 13,119	\$ 31,488
Internet	\$ 3,000	\$ 196	\$ 330	\$ 526	\$ 1,452
Pest Control	\$ 720	\$ 456	\$ 114	\$ 570	\$ 456
Janitorial Service	\$ 8,500	\$ 213	\$ 1,350	\$ 1,563	\$ 5,400
Security Services	\$ 7,500	\$ 2,000	\$ 1,875	\$ 3,875	\$ 34,000
Pool Maintenance	\$ 18,000	\$ -	\$ 2,925	\$ 2,925	\$ 11,700
Amenity Access Management	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 10,000
Contingency	\$ 7,500	\$ 280	\$ 1,875	\$ 2,155	\$ 7,500
Subtotal Amenity Expenditures	\$ 83,120	\$ 8,393	\$ 22,041	\$ 30,434	\$ 125,476
<u>Total Operations & Maintenance</u>	\$ 210,120	\$ 102,506	\$ 42,041	\$ 144,547	\$ 253,926
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
<u>Total Other Expenditures</u>	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
Total Expenditures	\$ 349,380	\$ 168,496	\$ 85,258	\$ 253,754	\$ 410,340
Excess Revenues/(Expenditures)	\$ -	\$ 144,457	\$ (85,258)	\$ 59,199	\$ -

Net Assessments	\$410,340
Add: Discounts & Collections 7%	\$30,886
Gross Assessments	<u>\$441,226</u>
Assessable Units	368
Per Unit Gross Assessment	<u>\$1,198.98</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:

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, Wood & Associates, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law Group, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC 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 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

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. Governmental Management Services – Central Florida, LLC provides these systems.

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. Governmental Management Services – Central Florida, LLC provides these services.

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 coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda items 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

Dues, Licenses & Subscriptions

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

Scenic Highway Community Development District General Fund Budget

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services 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.

Description	Monthly	Annually
Landscape Maintenance	\$2,837	\$34,040
Total		\$34,040

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 Expenditures

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 & Furniture Lease

The District has entered into a leasing agreement with 83 Holdings, LLC for playground and pool furniture installed in the community.

Description	Monthly	Annually
Playground & Furniture Lease	\$2,624	\$31,488
Total		\$31,488

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 the costs to provide janitorial services for the District's amenity facilities. These services are provided by CSS Clean Star Services of Central Florida, Inc.

Description	Monthly	Annually
Janitorial Services	\$450	\$5,400
Total		\$5,400

Scenic Highway Community Development District General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

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.

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 Expenditures:

Capital Reserves - Transfer

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	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 459,919	\$ 460,279	\$ -	\$ 460,279	\$ 459,919
Interest	\$ -	\$ 149	\$ -	\$ 149	\$ -
Carry Forward Surplus	\$ 151,772	\$ 151,784	\$ -	\$ 151,784	\$ 153,700
Total Revenues	\$ 611,691	\$ 612,212	\$ -	\$ 612,212	\$ 613,619
Expenditures					
Interest Expense - 11/1	\$ 151,756	\$ 151,756	\$ -	\$ 151,756	\$ 149,625
Principal Expense - 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Interest Expense - 5/1	\$ 151,756	\$ 151,756	\$ -	\$ 151,756	\$ 149,625
Total Expenditures	\$ 458,513	\$ 458,513	\$ -	\$ 458,513	\$ 459,250
Excess Revenues/(Expenditures)	\$ 153,178	\$ 153,700	\$ -	\$ 153,700	\$ 154,369

Interest Expense 11/1/23	\$ 147,425
Total	\$ 147,425

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
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	Prinicipal	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
		\$ 7,965,000.00	\$ 5,463,750.00	\$ 13,735,506.25

Scenic Highway
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Proposed Budget FY2022	Actuals Thru 44742	Projected Next 3 Months	Total Thru 44834	Proposed Budget FY2023
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
Excess Revenues/(Expenditures)	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680

SECTION B

SECTION 1

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Scenic Highway Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Scenic Highway Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as

Exhibit “B,” is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of July 2022.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

Scenic Highway
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Series 2020 Debt Service Fund
9-10	Series 2020 Amortization Schedule
11	Capital Reserve Fund

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments	\$ 276,000	\$ 276,178	\$ -	\$ 276,178	\$ 410,340
Assessments - Lot Closings	\$ -	\$ 230	\$ -	\$ 230	\$ -
Developer Contributions	\$ 73,380	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ 36,545	\$ -	\$ 36,545	\$ -

Total Revenues	\$ 349,380	\$ 312,953	\$ -	\$ 312,953	\$ 410,340
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 3,000	\$ 7,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 30,000	\$ 8,039	\$ 21,961	\$ 30,000	\$ 30,000
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 3,030	\$ -	\$ 3,030	\$ 3,550
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,750
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 278	\$ 250	\$ 528	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 1,000	\$ 8	\$ 250	\$ 258	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,175	\$ 2,500	\$ 4,675	\$ 5,000
Other Current Charges	\$ 5,000	\$ 350	\$ 150	\$ 500	\$ 5,000
Office Supplies	\$ 625	\$ 15	\$ 156	\$ 171	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 138,260	\$ 65,990	\$ 43,217	\$ 109,207	\$ 133,734
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Operations & Maintenance

Field Services

Property Insurance	\$ 5,000	\$ 6,041	\$ -	\$ 6,041	\$ 10,000
Field Management	\$ 15,000	\$ 4,375	\$ 3,750	\$ 8,125	\$ 15,750
Landscape Maintenance	\$ 70,000	\$ 18,877	\$ 5,125	\$ 24,002	\$ 34,040
Landscape Replacement	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Streetlights	\$ 18,000	\$ 9,967	\$ 3,300	\$ 13,267	\$ 14,520
Electric	\$ 3,600	\$ 3,210	\$ 2,100	\$ 5,310	\$ 9,240
Water & Sewer	\$ 2,400	\$ -	\$ 600	\$ 600	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 125	\$ 125	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ 675	\$ 625	\$ 1,300	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ 756	\$ 1,250	\$ 2,006	\$ 10,000
Contingency	\$ 2,500	\$ 50,213	\$ 625	\$ 50,838	\$ 7,500

Subtotal Field Services	\$ 127,000	\$ 94,114	\$ 20,000	\$ 114,114	\$ 128,450
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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ -	\$ 1,950	\$ 1,950	\$ 8,580
Amenity - Water	\$ 3,500	\$ -	\$ 2,250	\$ 2,250	\$ 9,900
Playground & Furniture Lease	\$ 14,000	\$ 5,247	\$ 7,872	\$ 13,119	\$ 31,488
Internet	\$ 3,000	\$ 196	\$ 330	\$ 526	\$ 1,452
Pest Control	\$ 720	\$ 456	\$ 114	\$ 570	\$ 456
Janitorial Service	\$ 8,500	\$ 213	\$ 1,350	\$ 1,563	\$ 5,400
Security Services	\$ 7,500	\$ 2,000	\$ 1,875	\$ 3,875	\$ 34,000
Pool Maintenance	\$ 18,000	\$ -	\$ 2,925	\$ 2,925	\$ 11,700
Amenity Access Management	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 10,000
Contingency	\$ 7,500	\$ 280	\$ 1,875	\$ 2,155	\$ 7,500
Subtotal Amenity Expenditures	\$ 83,120	\$ 8,393	\$ 22,041	\$ 30,434	\$ 125,476
<u>Total Operations & Maintenance</u>	\$ 210,120	\$ 102,506	\$ 42,041	\$ 144,547	\$ 253,926
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
<u>Total Other Expenditures</u>	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
Total Expenditures	\$ 349,380	\$ 168,496	\$ 85,258	\$ 253,754	\$ 410,340
Excess Revenues/(Expenditures)	\$ -	\$ 144,457	\$ (85,258)	\$ 59,199	\$ -

Net Assessments	\$410,340
Add: Discounts & Collections 7%	\$30,886
Gross Assessments	<u>\$441,226</u>
Assessable Units	368
Per Unit Gross Assessment	<u>\$1,198.98</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:

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, Wood & Associates, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law Group, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC 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 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

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. Governmental Management Services – Central Florida, LLC provides these systems.

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. Governmental Management Services – Central Florida, LLC provides these services.

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 coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda items 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

Dues, Licenses & Subscriptions

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

Scenic Highway Community Development District General Fund Budget

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services 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.

Description	Monthly	Annually
Landscape Maintenance	\$2,837	\$34,040
Total		\$34,040

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 Expenditures

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 & Furniture Lease

The District has entered into a leasing agreement with 83 Holdings, LLC for playground and pool furniture installed in the community.

Description	Monthly	Annually
Playground & Furniture Lease	\$2,624	\$31,488
Total		\$31,488

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 the costs to provide janitorial services for the District's amenity facilities. These services are provided by CSS Clean Star Services of Central Florida, Inc.

Description	Monthly	Annually
Janitorial Services	\$450	\$5,400
Total		\$5,400

Scenic Highway

Community Development District

General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

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.

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 Expenditures:

Capital Reserves - Transfer

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	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 459,919	\$ 460,279	\$ -	\$ 460,279	\$ 459,919
Interest	\$ -	\$ 149	\$ -	\$ 149	\$ -
Carry Forward Surplus	\$ 151,772	\$ 151,784	\$ -	\$ 151,784	\$ 153,700
Total Revenues	\$ 611,691	\$ 612,212	\$ -	\$ 612,212	\$ 613,619
Expenditures					
Interest Expense - 11/1	\$ 151,756	\$ 151,756	\$ -	\$ 151,756	\$ 149,625
Principal Expense - 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Interest Expense - 5/1	\$ 151,756	\$ 151,756	\$ -	\$ 151,756	\$ 149,625
Total Expenditures	\$ 458,513	\$ 458,513	\$ -	\$ 458,513	\$ 459,250
Excess Revenues/(Expenditures)	\$ 153,178	\$ 153,700	\$ -	\$ 153,700	\$ 154,369

Interest Expense 11/1/23	\$ 147,425
Total	\$ 147,425

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
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
				\$ 7,965,000.00	\$ 5,463,750.00	\$	13,735,506.25

Scenic Highway
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Proposed Budget FY2022	Actuals Thru 44742	Projected Next 3 Months	Total Thru 44834	Proposed Budget FY2023
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680
Excess Revenues/(Expenditures)	\$ 1,000	\$ -	\$ -	\$ -	\$ 22,680

Scenic Highway CDD FY 23 Assessment Roll

PARCEL ID	UNITS	PROP DSCR1	FY 23 O&M	2020 Debt	Total Assessments
272804815029000010	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 1	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000020	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 2	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000030	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 3	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000040	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 4	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000050	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 5	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000060	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 6	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000070	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 7	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000080	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 8	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000090	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 9	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000100	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 10	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000110	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 11	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000120	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 12	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000130	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 13	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000140	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 14	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000150	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 15	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000160	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 16	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000170	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 17	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000180	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 18	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000190	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 19	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000200	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 20	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000210	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 21	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000220	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 22	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000230	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 23	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000240	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 24	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000250	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 25	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000260	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 26	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000270	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 27	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000280	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 28	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000290	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 29	\$1,198.98	\$1,344.00	\$2,542.98

PARCEL ID	UNITS	PROP DSCR1	FY 23 O&M	2020 Debt	Total Assessments
272804815029000300	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 30	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000310	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 31	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000320	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 32	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000330	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 33	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000340	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 34	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000350	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 35	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000360	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 36	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000370	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 37	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000380	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 38	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000390	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 39	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000400	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 40	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000410	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 41	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000420	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 42	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000430	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 43	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000440	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 44	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000450	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 45	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000460	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 46	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000470	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 47	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000480	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 48	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000490	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 49	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000500	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 50	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000510	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 51	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000520	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 52	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000530	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 53	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000540	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 54	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000550	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 55	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000560	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 56	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000570	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 57	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000580	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 58	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000590	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 59	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000600	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 60	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000610	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 61	\$1,198.98	\$1,344.00	\$2,542.98

PARCEL ID	UNITS	PROP DSCR1	FY 23 O&M	2020 Debt	Total Assessments
272804815029000620	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 62	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000630	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 63	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000640	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 64	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000650	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 65	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000660	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 66	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000670	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 67	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000680	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 68	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000690	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 69	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000700	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 70	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000710	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 71	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000720	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 72	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000730	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 73	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000740	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 74	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000750	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 75	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000760	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 76	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000770	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 77	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000780	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 78	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000790	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 79	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000800	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 80	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000810	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 81	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000820	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 82	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000830	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 83	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000840	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 84	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000850	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 85	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000860	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 86	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000870	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 87	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000880	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 88	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000890	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 89	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000900	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 90	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000910	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 91	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000920	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 92	\$1,198.98	\$1,344.00	\$2,542.98
272804815029000930	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 93	\$1,198.98	\$1,344.00	\$2,542.98

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	UNITS	PROP DSCR1	FY 23 O&M	2020 Debt	Total Assessments
272804815029002220	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 222	\$1,198.98	\$1,344.00	\$2,542.98
272804815029002230	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 223	\$1,198.98	\$1,344.00	\$2,542.98
272804815029002240	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 224	\$1,198.98	\$1,344.00	\$2,542.98
272804815029002250	1	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 LOT 225	\$1,198.98	\$1,344.00	\$2,542.98
272804815029002260	0	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 TRACTS A	\$0.00	\$0	\$0.00
272804815029002270	0	MAGNOLIA PARK PHASE 1 & 2 PB 184 PGS 1-6 TRACT E	\$0.00	\$0	\$0.00
272804815030002260	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002270	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002280	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002290	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002300	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002310	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002320	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002330	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002340	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002350	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002360	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002370	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002380	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002390	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002400	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002410	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002420	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002430	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002440	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002450	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002460	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002470	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002480	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002490	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002500	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002510	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98

[illegible]

PARCEL ID	UNITS	PROP DSCR1	FY 23 O&M	2020 Debt	Total Assessments
272804815030002840	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002850	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002860	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002870	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002880	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002890	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002900	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002910	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002920	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002930	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002940	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002950	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002960	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002970	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002980	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030002990	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003000	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003010	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003020	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003030	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003040	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003050	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003060	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003070	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003080	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003090	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003100	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003110	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003120	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003130	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003140	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003150	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98

[illegible]

PARCEL ID	UNITS	PROP DSCR1	FY 23 O&M	2020 Debt	Total Assessments
272804815030003480	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003490	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003500	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003510	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003520	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003530	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003540	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003550	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003560	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003570	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003580	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003590	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003600	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003610	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003620	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003630	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003640	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003650	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003660	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003670	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003680	1	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003690	0	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$0.00	\$0.00	\$0.00
272804815030003700	0	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$0.00	\$0.00	\$0.00
272804815030003710	0	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$0.00	\$0.00	\$0.00
272804815030003720	0	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	\$0.00	\$0.00	\$0.00
Total Gross Assessments	368		\$441,224.64	\$494,592.00	\$935,816.64
Total Net Assessments	368		\$410,338.92	\$459,970.56	\$870,309.48

SECTION VI

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR 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*, being situated within the City of Haines City, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of July 2022.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022-2023 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023

The Board of Supervisors of the Scenic Highway Community Development District will hold their regular meetings for Fiscal Year 2022-2023 on the 3rd Thursday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 9:30 a.m., unless otherwise indicated as follows:

**October 20, 2022
November 17, 2022
December 15, 2022
January 19, 2023
February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023
June 15, 2023
July 20, 2023
August 17, 2023
September 21, 2023**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VII

Financial Report

Year Ended September 30, 2021

**Scenic Highway Community
Development District**

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	6
Statement of Activities	7
Fund Financial Statements:	
Balance Sheet - Governmental Funds	8
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	9
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities	10
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	11
Notes to Financial Statements	12
II. Compliance Section:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	20
Management Letter	21
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	23

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Scenic Highway Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Scenic Highway Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the *Scenic Highway Community Development District* as of September 30, 2021, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2022, on our consideration of the *Scenic Highway Community Development District's*, internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The script is cursive and fluid.

Orlando, Florida
June 30, 2022

Our discussion and analysis of the *Scenic Highway Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2021 by \$1,040,630 an increase in net position of \$1,048,216 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported fund balances of \$569,255, an increase in fund balance of \$2,081,589 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Scenic Highway Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government and physical environment.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$1,040,630 at September 30, 2021. The following analysis focuses on the net position of the District's governmental activities.

	2021	2020
Assets, excluding capital assets	\$ 1,351,254	\$ 26,404
Capital assets, net of depreciation	8,717,839	1,504,748
Total assets	10,069,093	1,531,152
Liabilities, excluding long-term liabilities	908,463	1,538,738
Long-term liabilities	8,120,000	-
Total liabilities	9,028,463	1,538,738
Net Position:		
Net investment in capital assets	216,086	1,504,748
Restricted for debt service	485,239	-
Unrestricted	339,305	(1,512,334)
Total net position	\$ 1,040,630	\$ (7,586)

Changes to Net Position

The following is a summary of the District's governmental activities for the year ended September 30, 2021.

	<u>2021</u>	<u>2020</u>
Revenues:		
Program revenues	\$ 1,710,544	\$ 75,000
General revenues	126	-
Total revenues	<u>1,710,670</u>	<u>75,000</u>
Expenses:		
General government	426,388	73,534
Interest on long-term debt	236,066	-
Total expenses	<u>662,454</u>	<u>73,534</u>
Change in net position	1,048,216	1,466
Net position, beginning of year	(7,586)	(9,052)
Net position, ending	<u>\$ 1,040,630</u>	<u>\$ (7,586)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$662,454. The majority of these cost are comprised of general government expenses.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2021, the District's governmental funds reported a combined ending fund balance of \$569,255. Of this total, \$10,570 is nonspendable, \$611,703 is restricted for debt service and the remainder is an unassigned fund balance deficit of \$(53,018).

In the current year, the fund balance of the District's general fund increased by \$64,151 because assessments and developer contributions exceeded expenses. The fund balance of the debt service fund increased by \$611,703 due to bond proceeds exceeding the debt service expenditures. The fund balance of the capital projects fund increased by \$1,405,735 due to bond proceeds and developer contributions exceed capital outlay expenditures.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021 the District had \$8,717,839 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2021, the District had \$8,120,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Scenic Highway Community Development District's* Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

FINANCIAL STATEMENTS

Scenic Highway Community Development District
Statement of Net Position
September 30, 2021

	Governmental Activities
Assets	
Cash	\$ 68,399
Due from developer	263,879
Prepaid expenses	10,570
Restricted assets:	
Temporarily restricted investments	1,008,406
Capital Assets:	
Capital assets not being depreciated	8,717,839
Total assets	10,069,093
Liabilities	
Accounts payable and accrued expenses	781,999
Accrued interest payable	126,464
Noncurrent liabilities:	
Due within one year	155,000
Due in more than one year	7,965,000
Total liabilities	9,028,463
Net Position	
Net investment in capital assets	216,086
Restricted for:	
Debt Service	485,239
Unrestricted	339,305
Total net position	\$ 1,040,630

Statement of Activities

Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities:					
General government	\$ 426,388	\$ 72,083	\$ 65,381	\$ 1,573,080	\$ 1,284,156
Interest on long-term debt	236,066	-	-	-	(236,066)
Total governmental activities	\$ 662,454	\$ 72,083	\$ 65,381	\$ 1,573,080	1,048,090
General Revenues:					
Investment income					126
Change in net position					1,048,216
Net position, beginning					(7,586)
Net assets - ending					\$ 1,040,630

Scenic Highway Community Development District
Balance Sheet
Governmental Funds
September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets				
Cash	\$ 67,399	\$ -	\$ 1,000	\$ 68,399
Investments	-	611,703	396,703	1,008,406
Due from developer	-	-	263,879	263,879
Prepaid expenses	10,570	-	-	10,570
Total assets	<u>\$ 77,969</u>	<u>\$ 611,703</u>	<u>\$ 661,582</u>	<u>\$ 1,351,254</u>
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 3,543	\$ -	\$ 512,258	\$ 515,801
Retainage payable	-	-	266,198	266,198
Total liabilities	<u>3,543</u>	<u>-</u>	<u>778,456</u>	<u>781,999</u>
Fund Balances:				
Nonspendable	10,570	-	-	10,570
Restricted for:				
Debt service	-	611,703	-	611,703
Unassigned	63,856	-	(116,874)	(53,018)
Total fund balances	<u>74,426</u>	<u>611,703</u>	<u>(116,874)</u>	<u>569,255</u>
Total liabilities and fund balances	<u>\$ 77,969</u>	<u>\$ 611,703</u>	<u>\$ 661,582</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.				8,717,839
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.				
	Accrued interest payable	(126,464)		
	Bonds payable	(8,120,000)		(8,246,464)
Net position of governmental activities				<u>\$ 1,040,630</u>

Scenic Highway Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessments	\$ 72,083	\$ -	\$ -	\$ 72,083
Developer contributions	65,381	-	1,573,080	1,638,461
Investment income	-	28	98	126
Total revenues	137,464	28	1,573,178	1,710,670
Expenditures				
Current				
General government	73,313	-	353,075	426,388
Debt service:				
Interest	-	109,602	-	109,602
Capital Outlay	-	-	7,213,091	7,213,091
Total expenditures	73,313	109,602	7,566,166	7,749,081
Excess (deficit) of revenues over expenditures	64,151	(109,574)	(5,992,988)	(6,038,411)
Other Financing Sources (Uses):				
Bond proceeds	-	721,277	7,398,723	8,120,000
Total other financing sources	-	721,277	7,398,723	8,120,000
Net change in fund balances	64,151	611,703	1,405,735	2,081,589
Fund balances, beginning of year	10,275	-	(1,522,609)	(1,512,334)
Fund balances, end of year	\$ 74,426	\$ 611,703	\$ (116,874)	\$ 569,255

Scenic Highway Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds to the Statement of Activities**
Year Ended September 30, 2021

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$	2,081,589
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Governmental Funds report outlays for Capital Assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets.		7,213,091
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Proceeds from issuance of bonds are reported as other financing sources in governmental funds and an increase to long-term liabilities in the statement of net position.		(8,120,000)
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest		<u>(126,464)</u>
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Change in Net Position of Governmental Activities	\$	<u><u>1,048,216</u></u>
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Scenic Highway Community Development District
Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Assessments	\$ -	\$ -	\$ 72,083	\$ 72,083
Developer contributions	166,127	166,127	65,381	(100,746)
Total revenues	166,127	166,127	137,464	(28,663)
Expenditures				
Current:				
General government	131,310	131,310	73,313	57,997
Operations and maintenance	34,817	34,817	-	34,817
Total expenditures	166,127	166,127	73,313	92,814
Excess (Deficit) of Revenues Over Expenditures	-	-	64,151	64,151
Net change in fund balance	-	-	64,151	64,151
Fund balance, beginning	10,275	10,275	10,275	-
Fund balance, ending	\$ 10,275	\$ 10,275	\$ 74,426	\$ 64,151

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Scenic Highway Community Development District*, (the "District") was established on March 7, 2019 by the Haines City, Florida Ordinance No. 19-1634, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. All Supervisors are elected by landowners within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all board members were affiliated with the Developer.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Accounts Receivable

Accounts receivable are reported net of an allowance for doubtful accounts.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consists of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All capital asset acquisition and construction is considered infrastructure under construction at September 30, 2021.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any imitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2021, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2021:

- Money market mutual funds of \$1,008,406 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2021 are summarized below.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
First American Treasury Obligation Fund, Class Y	\$ 1,008,406	AAAm	13 Days
Total	<u><u>\$ 1,008,406</u></u>		

Credit Risk

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2021, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenue in the general fund includes assessments levied on land owned by the Developer. For the fiscal year ended September 30, 2021, the Developer contributed 96% of District revenue. The District is economically dependent on the Developer.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital Assets, not being depreciated:				
Construction in progress	\$ 1,504,748	\$ 7,213,091	\$ -	\$ 8,717,839
Total capital assets, not being depreciated	<u>1,504,748</u>	<u>7,213,091</u>	<u>-</u>	<u>8,717,839</u>
Governmental activities capital assets, net	<u>\$ 1,504,748</u>	<u>\$ 7,213,091</u>	<u>\$ -</u>	<u>\$ 8,717,839</u>

The total project cost of the infrastructure has been estimated at approximately \$9.3 million, of which approximately \$7 million is expected to be financed with the proceeds from the 2020 Bond Series and the remainder to be funded by the Landowners. The infrastructure will include storm water management, water and sewer facilities, roadways, landscaping and hardscaping and amenities. Upon completion, certain assets will be conveyed to other entities for ownership and/or maintenance.

NOTE 6 LONG-TERM LIABILITIES

Series 2020 Capital Improvement Revenue Bonds – Public Offering

On December 11, 2020 the District issued \$8,120,000 of Special Assessment Revenue Bonds Series 2020 consisting of \$650,000 Series 2020 Term Bonds due May 1, 2025 with a fixed interest rate of 2.75%, \$935,000 Series 2020 Term Bonds due on May 1, 2030 with a fixed interest rate of 3.25%, \$2,460,000 Series 2020 Term Bonds due May 1, 2040 with a fixed interest rate of 3.75%, and \$4,075,000 Series 2020 Term Bonds due May 1, 2051 with a fixed rate of 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2020 Bonds is due annually commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District, in whole or in part at any time on or after May 1, 2030 at a redemption price as set forth in the Bond Indenture. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain event occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessment to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

The principal and interest remaining on Series 2020 Bonds as of September 30, 2021 is \$13,887,262. For the year ended September 30, 2021, interest only payments of \$109,602 was paid and no assessment revenue was pledged.

Long-term debt activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2020	\$ -	\$ 8,120,000	\$ -	\$ 8,120,000	\$ 155,000
Total	\$ -	\$ 8,120,000	\$ -	\$ 8,120,000	\$ 155,000

At September 30, 2021, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2022	\$ 155,000	\$ 303,512
2023	160,000	299,250
2024	165,000	294,850
2025	170,000	290,313
2026	175,000	285,637
2027-2031	965,000	1,339,137
2032-2036	1,155,000	1,154,563
2037-2041	1,400,000	920,000
2042-2046	1,700,000	624,200
2047-2051	2,075,000	255,800
	<u>\$ 8,120,000</u>	<u>\$ 5,767,262</u>

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Scenic Highway Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Scenic Highway Community Development District* (the "District") as of and for the year ended September 30, 2021 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 30, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 30, 2022

MANAGEMENT LETTER

Board of Supervisors
Scenic Highway Community Development District

Report on the Financial Statements

We have audited the financial statements of *Scenic Highway Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 30, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the *District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the *District's* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 8.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$7,632,370.

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
Series 2020 Phase 3- \$1,872,398
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as 0.
- b. The total amount of special assessments collected by or on behalf of the district as \$72,083.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDermitt Davis

Orlando, Florida
June 30, 2022



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Scenic Highway Community Development District

We have examined *Scenic Highway Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

McDermitt Davis

Orlando, Florida
June 30, 2022

SECTION VIII

SECTION B

SECTION 1

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

STORMWATER NEEDS ANALYSIS

JUNE 2022

Prepared by:



1925 Bartow Road
Lakeland, FL 33801
863-940-2040

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Scenic Highway Community Development District
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Jill Burns
Position/Title:	District Manager
Email Address:	jburns@gmscfl.com
Phone Number:	407-841-5524 ext 115

Indicate the Water Management District(s) in which your service area is located.

x	Northwest Florida Water Management District (NFWFMD)
	Suwannee River Water Management District (SRWMD)
	St. Johns River Water Management District (SJRWMD)
	Southwest Florida Water Management District (SWFWMD)
	South Florida Water Management District (SFWMD)

Indicate the type of local government:

x	Municipality
	County
	Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Scenic Highway Community Development District (CDD) consists of 368 single family residential lots. The development was constructed in three phases. The stormwater management system is permitted through the Southwest Florida Water Management District under permit number 43043839.000. The CDD is responsible for planning, financing, improving, operating and maintaining the stormwater management system. The CDD professional engineering staff has established BMPs for the stormwater ponds designed and constructed as part of its Master Drainage Plan. The budget for operation and maintenance is provided through an annual assessment. The CDD has established the annual assessment program in conjunction with the EOR and District Manager. The CDD is tasked with the review and assessment of the stormwater management system's current conditions. After assessments are completed, the EOR provides a report which identifies area and infrastructure needing attention on a priority basis schedule.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
					X	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
			X			Water quality improvement (TMDL Process/BMAPs/other)
					X	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
						Maintain wetland buffer

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:		
• Does your jurisdiction have a dedicated stormwater utility?	No	
If no, do you have another funding mechanism?		Yes
If yes, please describe your funding mechanism.		
CDD Annual Assessment		
• Does your jurisdiction have a Stormwater Master Plan or Plans?	Yes	
If Yes:		
How many years does the plan(s) cover?		In Perpetuity
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?		
No		
Please provide a link to the most recently adopted version of the document (if it is published online):		
Not published online		
• Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?	Yes	
If Yes, does it include 100% of your facilities?		Yes
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?		N/A
• Does your stormwater management program implement the following (answer Yes/No):		
A construction sediment and erosion control program for new construction (plans review and/or inspection)?		Yes
An illicit discharge inspection and elimination program?		Yes
A public education program?		Yes
A program to involve the public regarding stormwater issues?		Yes

A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	Yes
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

The CDD through the EOR is responsible for reviewing, implementing and inspecting all stormwater improvements within the CDD for erosion control compliance. Periodic inspections for illicit discharges. CDD follows F.S. 576 which prohibits phosphorus fertilizer from 6/1 to 9/30.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes

Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of
Estimated feet or miles of buried culvert:	8466 +/- LF	
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	2140 +/- LF	
Estimated number of storage or treatment basins (i.e., wet or dry ponds):	6	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):	0	

Number of stormwater treatment wetland systems:	0	
---	---	--

Other:

Notes or Comments on any of the above:

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Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	
Rain gardens	No	
Green roofs	No	
Pervious pavement/pavers	No	
Littoral zone plantings	No	
Living shorelines	No	

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

Asset management system

X

GIS program

MS4 permit application	
Aerial photos	
Past or ongoing budget investments	X
Water quality projects	X
Other(s):	

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

City of Haines City

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template. **N/A**

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	15	20	22	24	26
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vacator/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source**5.2.1 Flood Protection**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Magnolia Park - Phase 3	530	0	0	0	0

5.2.2 Water Quality

Project Name (or, if applicable, BMAP Project Number or ProjID)	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source - N/A

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

--	--	--	--	--	--

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

Stormwater Master Plan

Basin Studies or Engineering Reports

Adopted BMAP

Adopted Total Maximum Daily Load

Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

Specify:

Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change - N/A

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?

If no, how many facilities have been assessed?

- Does your jurisdiction have a long-range resiliency plan of 20 years or more?

If yes, please provide a link if available:

If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	n/a						

Expansion

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	2,690	2,690					

Resiliency

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	20	22	24	26
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	20	22	24	26

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

SECTION C

Scenic Highway CDD

Field Management Report



July 21st, 2022

Clayton Smith

Field Services Manager

GMS

Complete

Amenity Review

- ✚ Amenity opened on My 23rd.
- ✚ Monitoring new maintenance contracts.
- ✚ Installed “No Lifeguard” sign on entrance based on direction from insurance adjuster.
- ✚ Lift cover was installed on ADA lift.
- ✚ CDVI box was repaired.
- ✚ Pool filter drive was replaced under warranty.



Complete

Landscape and General Maintenance

- ✚ Monitoring mows and detailing with landscaper.
- ✚ Landscaper has caught up.
- ✚ Removed some construction trash from ponds.
- ✚ Worked out construction site violation with the city.



Complete

Oil Spill Repairs

- ✚ Street repair was completed by tucker.
- ✚ Final MES repair was completed.



In Progress

Amenity Improvements

🛠️ Pool shade, playground, and dog park improvements are underway.



Site Items

Erosion and washout

- ✚ Identifying erosion areas around pond tracts that need attention.
- ✚ Assessing and preparing plans for repairs.



Site Items

Sod gaps and Irrigation

- ✚ Noting some sod gaps along newly completed construction.
- ✚ Well issue is being assessed for repairs.
- ✚ Heavy iron content in water being monitored.
- ✚ Consideration of a filtration system to reduce sitewide stains and minimize cleaning upkeep.



Site Items

Chlorinated Water Drain

- ✚ Drain line setup is causing wall erosion.
- ✚ Repair proposal prepared.



Security Cameras

- ✚ Camera proposals gathered for consideration.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

SECTION (a)

**Current Demands Electrical &
Security Services, Inc.**

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
(863) 583-4443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS0430
219 E LIVINGSTON ST.	SCENIC HIGHWAY COMMUNITY DEVELOPMENT	DATE	04/30/2022
ORLANDO, FL 32801	DISTRICT	EXPIRATION	05/20/2022
	219 E LIVINGSTON ST.	DATE	
	ORLANDO, FL 32801		

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
CAMERA	VIVOTEK MS9390-HV 8MP 180 PANORAMIC VIEW, 20M IR WDR PRO, SNV, SMART STREAM MULTI-SENSOR DOME NE	1	1,258.47	1,258.47T
CAMERA	NORTH VIDE N2IP4AFB N2 SERIES 4MP IP BULLET POE WDR 2.7-13.5MM 120' IR IN/OUT IP67 WHITE	2	236.81	473.62T
CAMERA	NORTH VIDE N2IP4T N2 SERIES 4MP H.265 IP TURRET,POE, 2.8MM TRUE WDR, 100' IR, IP66 - WHITE	2	157.70	315.40T
NVR	NORTH VIDE N2NVR8POE2T N2 SERIES, 8CH, H.265 NVR W/POE BUILT IT, 2TB, UP TO 8MPHDMI/VGA	1	464.99	464.99T
CAT 5 WIRE	CAT 5 WIRE 500'	1	152.30	152.30T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: SHELF, PVC, TIES, SCREWS, ETC	1	100.00	100.00T
SERVICE AND LABOR	SERVICE AND LABOR TO RUN WIRE; INSTALL/PROGRAM NVR AND 5 CAMERAS	1	1,310.00	1,310.00
N2NVR8POE	N2 SERIES 8CH H.265 NVR W/POE,NO DRIVE, UP TO 8MP, HDMI/VGA	0	284.99	0.00T
4TB DRIVE	4TB DRIVE	0	194.99	0.00T
8TB DRIVE	8TB DRIVE	0	485.99	0.00T
NOTE	NVR WITH 4 AND 8 TB OPTIONS PROVIDED FOR INFORMATIONAL PURPOSES. A 4 TB NVR WILL RUN 479.98. A 8TB NVR WILL RUN 770.98. IF EITHER OF THESE OPTIONS ARE SELECTED, WE WILL REMOVE THE 2TB OPTION LISTED ABOVE.	0	0.00	0.00T

SUBTOTAL 4,074.78

TAX 0.00

TOTAL **\$4,074.78**

Accepted By

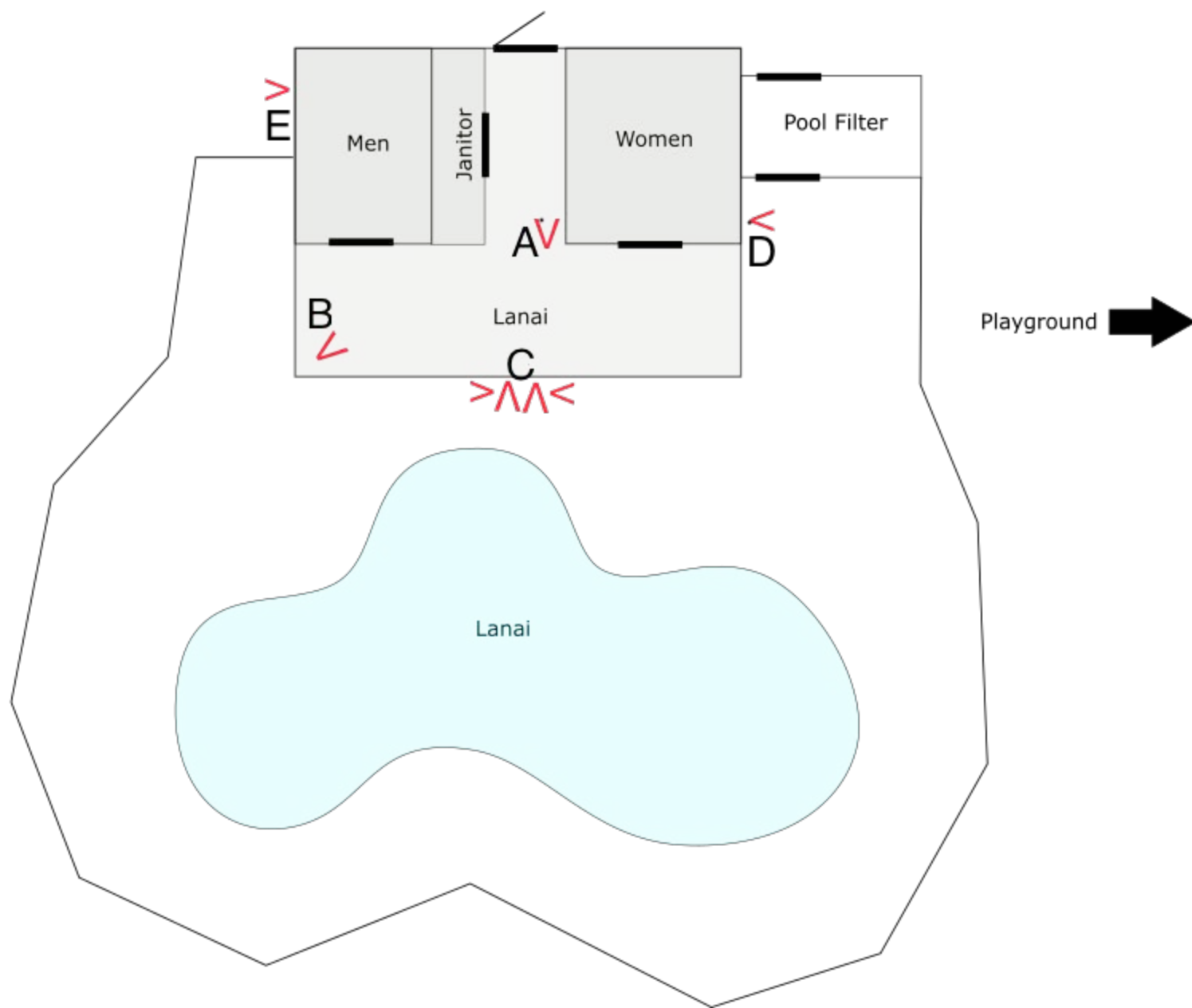
Accepted Date



Mailboxes

Parking

Sidewalk



SECTION (b)



PO BOX 450132
Kissimmee, FL 34745 - 0132
(407) 290-5911

Proposal

Proposal #	Customer #	System Type	PO Number	Term	Proposal Date
3142	5716	AUDIO/VIDEO	5 CAMERA	Due on Receipt	April 22, 2022

Customer:
SCENIC HIGHWAY CDD
6200 LEE VISTA BLVD.
ORLANDO, FL 32822

Site Location:
SCENIC HIGHWAY CDD
6200 LEE VISTA BLVD.
ORLANDO, FL 32822

Contact Information:	Brief Description:
Customer Contact SCENIC HIGHWAY CDD Phone: Email: INVOICES@GMSCFL.COM Salesperson Name: ANGIE HELFAND Phone: Email: angie.helfand@swsprotection.com	5 CAMERA PROPOSAL. 60% DEPOSIT TO ORDER EQUIPMENT AND SCHEDULE.

Charges

Description	QTY	Rate	Amount
INSTALLATION / IT SET UP HOURS	4.00	120.00	480.00
CAT6 RUNS	5.00	120.00	600.00
LABOR TO BURY CABLE	6.00	120.00	720.00
180 DEGREE CAMERA	1.00	1,876.00	1,876.00
IP DOME 5MP CAMERA	4.00	279.50	1,118.00
UPS BATTERY BACK UP	1.00	199.00	199.00
AV SHELF	1.00	89.00	89.00
8 CHANNEL NVR 2TB	1.00	899.00	899.00
Total Charges:			5,981.00
Sales Tax:			0.00
Grand Total:			\$5,981.00

Notes

Note	Modified Date	User
------	---------------	------

x _____
Agreed To By Name Date

CONTACT US

Billing Questions	Sales	Central Station	Service	Email
(407) 290-5911				BILLING@SWSPROTECTION.COM

To view this proposal online, please visit: <https://www.southeastwiring.alarmbiller.com> | Registration Key: 0A1181

SECTION 2

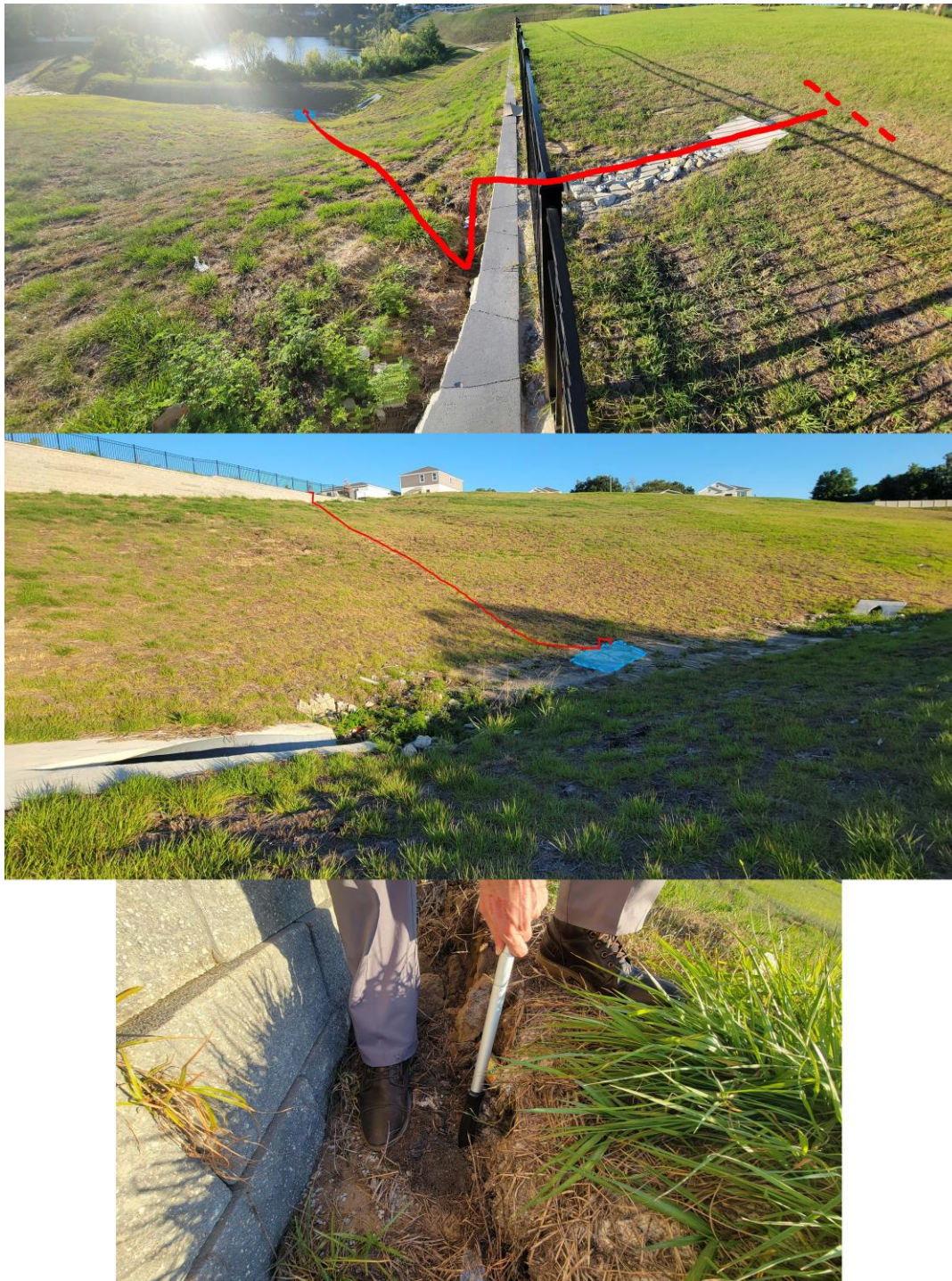
Proposal #202



Governmental Management Services

Maintenance
Services

Bill To/District: Scenic Highway CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801		
Job name and Description			
<u>Scenic Highway CDD – Chlorinated Drain Extension</u>			
<ul style="list-style-type: none">- Proposal is for extending drain line from upper hill by pool down into the detention pond to stop erosion that could jeopardize the stability of the embankment.- Includes materials, equipment, and labor to cut back and tie into existing drain, run the line over the wall and down to the pond base, to add a sump area at the bottom with drainage fabric and rock, and sod to repair trenched area.			
Qty	Description	Unit Price	Line Total
	Labor & Mobilization		\$2,225.00
	Materials and Equipment.		\$1,941.96
Total Due:			\$4,166.96



**Line location and sump are approximated. Final placement will be determined during install*

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Checks

June 6, 2022 to July 13, 2022

Bank	Date	Check No.'s	Amount	
General Fund	6/20/22	217-219	\$	4,101.62
	6/21/22	220	\$	2,624.00
	6/29/22	221	\$	1,261.12
	7/7/22	222-223	\$	4,347.00
			\$	12,333.74
			\$	12,333.74

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/20/22	00041	5/25/22 7445	202205 330-57200-48200	MTHLY CLEANING SVC-MAY 22	*	213.47	
				CSS CLEAN STAR SERVICES CENTRAL FL			213.47 000217
6/20/22	00002	6/01/22 51	202206 310-51300-34000	MANAGEMENT FEES - JUN 22	*	2,916.67	
		6/01/22 51	202206 310-51300-35200	WEBSITE MANAGEMENT-JUN 22	*	100.00	
		6/01/22 51	202206 310-51300-35100	INFORMATION TECH - JUN 22	*	150.00	
		6/01/22 51	202206 310-51300-31300	DISSEMINATION SVCS-JUN 22	*	416.67	
		6/01/22 51	202206 310-51300-51000	OFFICE SUPPLIES	*	.75	
		6/01/22 51	202206 310-51300-42000	POSTAGE	*	95.06	
				GOVERNMENTAL MANAGEMENT SERVICES			3,679.15 000218
6/20/22	00024	6/08/22 2766	202205 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	209.00	
				KE LAW GROUP, PLLC			209.00 000219
6/21/22	00039	6/21/22 06212022	202206 330-57200-48400	PLAYGRND/FUR LEASE-JULY22	*	2,624.00	
				83 HOLDINGS, LLC			2,624.00 000220
6/29/22	00002	6/01/22 52	202206 320-53800-34000	FIELD MANAGEMENT - JUN 22	*	625.00	
		6/01/22 52	202206 320-53800-48000	GEN MTHLY MAINT MATERIALS	*	636.12	
				GOVERNMENTAL MANAGEMENT SERVICES			1,261.12 000221
7/07/22	00043	6/15/22 32387	202207 310-51300-49000	STORMWATER DISCHARGES	*	47.00	
				CITY OF HAINES CITY			47.00 000222
7/07/22	00015	7/05/22 52588	202206 310-51300-32200	ACCOUNTING SERVICE FY2021	*	4,300.00	
				MCDIRMIT DAVIS			4,300.00 000223
				TOTAL FOR BANK A		12,333.74	
				TOTAL FOR REGISTER		12,333.74	

SCEN SCENIC HIGHWAY KCOSTA

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
June 30, 2022



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2020</u>
5	<u>Capital Projects Fund Series 2020</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Scenic Highway
Community Development District
Combined Balance Sheet
June 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 294,887	\$ -	\$ -	\$ 294,887
Capital Projects Account	\$ -	\$ -	\$ 55,226	\$ 55,226
Investments:				
Series 2020				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 31,200	\$ -	\$ 31,200
Construction - Phase 1 & 2	\$ -	\$ -	\$ 0	\$ 0
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ 1
Due from Developer	\$ 50,000	\$ -	\$ -	\$ 50,000
Due from General Fund	\$ -	\$ 122,500	\$ -	\$ 122,500
Prepaid Expenses	\$ 3,633	\$ -	\$ -	\$ 3,633
Total Assets	\$ 348,520	\$ 613,619	\$ 55,227	\$ 1,017,365
Liabilities:				
Accounts Payable	\$ 7,137	\$ -	\$ -	\$ 7,137
Contracts Payable	\$ -	\$ -	\$ 4,242	\$ 4,242
Due to Debt Service	\$ 122,500	\$ -	\$ -	\$ 122,500
Due to General Fund	\$ -	\$ -	\$ 50,000	\$ 50,000
Total Liabilities	\$ 129,637	\$ -	\$ 54,241	\$ 183,878
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,633	\$ -	\$ -	\$ 3,633
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 613,619	\$ -	\$ 613,619
Capital Projects - Series 2020	\$ -	\$ -	\$ 986	\$ 986
Unassigned	\$ 215,250	\$ -	\$ -	\$ 215,250
Total Fund Balances	\$ 218,883	\$ 613,619	\$ 986	\$ 833,487
Total Liabilities & Fund Balance	\$ 348,520	\$ 613,619	\$ 55,227	\$ 1,017,365

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 168,750	\$ 168,750	\$ 168,928	\$ 178
Assessments - Direct Bill	\$ 107,250	\$ 107,250	\$ 107,250	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 230	\$ 230
Developer Contributions	\$ 73,380	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 36,545	\$ 36,545
Total Revenues	\$ 349,380	\$ 276,000	\$ 312,953	\$ 36,953
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,800	\$ 4,200
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 30,000	\$ 22,500	\$ 8,039	\$ 14,461
Annual Audit	\$ 4,300	\$ 4,300	\$ 4,300	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 3,750	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,550	\$ 3,030	\$ 520
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 278	\$ 472
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 750	\$ 8	\$ 742
Legal Advertising	\$ 10,000	\$ 7,500	\$ 2,175	\$ 5,325
Other Current Charges	\$ 5,000	\$ 3,750	\$ 350	\$ 3,400
Office Supplies	\$ 625	\$ 469	\$ 15	\$ 454
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,260	\$ 107,964	\$ 65,990	\$ 41,974

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 6,041	\$ (1,041)
Field Management	\$ 15,000	\$ 11,250	\$ 4,375	\$ 6,875
Landscape Maintenance	\$ 70,000	\$ 52,500	\$ 18,877	\$ 33,623
Landscape Replacement	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Streetlights	\$ 18,000	\$ 13,500	\$ 9,967	\$ 3,533
Electric	\$ 3,600	\$ 2,700	\$ 3,210	\$ (510)
Water & Sewer	\$ 2,400	\$ 1,800	\$ -	\$ 1,800
Sidewalk & Asphalt Maintenance	\$ 500	\$ 375	\$ -	\$ 375
Irrigation Repairs	\$ 2,500	\$ 1,875	\$ 675	\$ 1,200
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 756	\$ 2,994
Contingency	\$ 2,500	\$ 2,500	\$ 50,213	\$ (47,713)
Subtotal Field Expenditures	\$ 127,000	\$ 97,125	\$ 94,114	\$ 3,011
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 10,800	\$ -	\$ 10,800
Amenity - Water	\$ 3,500	\$ 2,625	\$ -	\$ 2,625
Playground Lease	\$ 14,000	\$ 10,500	\$ 5,247	\$ 5,253
Internet	\$ 3,000	\$ 2,250	\$ 196	\$ 2,054
Pest Control	\$ 720	\$ 540	\$ 456	\$ 84
Janitorial Service	\$ 8,500	\$ 6,375	\$ 213	\$ 6,162
Security Services	\$ 7,500	\$ 5,625	\$ 2,000	\$ 3,625
Pool Maintenance	\$ 18,000	\$ 13,500	\$ -	\$ 13,500
Amenity Access Management	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Amenity Repairs & Maintenance	\$ 1,000	\$ 750	\$ -	\$ 750
Contingency	\$ 7,500	\$ 5,625	\$ 280	\$ 5,345
Subtotal Amenity Expenditures	\$ 83,120	\$ 62,340	\$ 8,393	\$ 53,947
Total Operations & Maintenance	\$ 210,120	\$ 159,465	\$ 102,506	\$ 56,959
Total Expenditures	\$ 348,380	\$ 267,429	\$ 168,496	\$ 98,933
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 144,457	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 144,457	
Fund Balance - Beginning	\$ -		\$ 74,426	
Fund Balance - Ending	\$ -		\$ 218,883	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 281,180	\$ 281,180	\$ 281,529	\$ 349
Assessments - Direct Bill	\$ 178,739	\$ 178,739	\$ 178,750	\$ 11
Interest	\$ -	\$ -	\$ 149	\$ 149
Total Revenues	\$ 459,919	\$ 459,919	\$ 460,428	\$ 509
Expenditures:				
Interest - 11/1	\$ 151,756	\$ 151,756	\$ 151,756	\$ -
Principal - 5/1	\$ 155,000	\$ 155,000	\$ 155,000	\$ -
Interest - 5/1	\$ 151,756	\$ 151,756	\$ 151,756	\$ -
Total Expenditures	\$ 458,513	\$ 458,513	\$ 458,513	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,407		\$ 1,916	
Fund Balance - Beginning	\$ 151,772		\$ 611,703	
Fund Balance - Ending	\$ 153,178		\$ 613,619	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 829,254	\$ 829,254
Other Income	\$ -	\$ -	\$ 54,575	\$ 54,575
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 883,834	\$ 883,834
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 765,960	\$ (765,960)
Miscellaneous	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 765,975	\$ (765,975)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 117,859	
Fund Balance - Beginning	\$ -		\$ (116,873)	
Fund Balance - Ending	\$ -		\$ 986	

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ -	\$ 165,861	\$ 767	\$ 1,517	\$ 782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,928
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 33,750	\$ -	\$ -	\$ 73,500	\$ -	\$ -	\$ -	\$ -	\$ 107,250
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,545
Total Revenues	\$ -	\$ -	\$ 165,861	\$ 997	\$ 35,267	\$ 782	\$ 36,545	\$ 73,500	\$ -	\$ -	\$ -	\$ -	\$ 312,953
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,000	\$ -	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 59	\$ 1,715	\$ 994	\$ 446	\$ 301	\$ 2,985	\$ 1,330	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ 8,039
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300	\$ -	\$ -	\$ -	\$ 4,300
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 5	\$ -	\$ 47	\$ 53	\$ 37	\$ 4	\$ 7	\$ 29	\$ 95	\$ -	\$ -	\$ -	\$ 278
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ -	\$ -	\$ 5	\$ 2	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Legal Advertising	\$ 1,327	\$ -	\$ -	\$ -	\$ -	\$ 848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,175
Other Current Charges	\$ 30	\$ 31	\$ 38	\$ 39	\$ 48	\$ 38	\$ 39	\$ 39	\$ 47	\$ -	\$ -	\$ -	\$ 350
Office Supplies	\$ 0	\$ -	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ 15
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 15,750	\$ 6,529	\$ 5,671	\$ 7,155	\$ 4,570	\$ 8,463	\$ 5,963	\$ 3,863	\$ 8,026	\$ -	\$ -	\$ -	\$ 65,990

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 1,153	\$ 4,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,041
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ 4,375
Landscape Maintenance	\$ 1,600	\$ 1,888	\$ 1,888	\$ 1,888	\$ 1,888	\$ 1,888	\$ 2,612	\$ 2,612	\$ 2,612	\$ -	\$ -	\$ -	\$ 18,877
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ 3,340	\$ 2,336	\$ 1,068	\$ 721	\$ 1,429	\$ 1,075	\$ -	\$ -	\$ -	\$ 9,967
Electric	\$ -	\$ -	\$ -	\$ 752	\$ 268	\$ 278	\$ 452	\$ 778	\$ 682	\$ -	\$ -	\$ -	\$ 3,210
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ 675
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ 636	\$ -	\$ -	\$ -	\$ 756
Contingency	\$ -	\$ -	\$ -	\$ 27,800	\$ 10,835	\$ 4,745	\$ -	\$ 6,833	\$ -	\$ -	\$ -	\$ -	\$ 50,213
Subtotal Field Expenditures	\$ 1,600	\$ 1,888	\$ 1,888	\$ 33,781	\$ 16,480	\$ 15,487	\$ 4,634	\$ 12,501	\$ 5,854	\$ -	\$ -	\$ -	\$ 94,114
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,623	\$ 2,624	\$ -	\$ -	\$ -	\$ 5,247
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101	\$ 95	\$ -	\$ -	\$ -	\$ 196
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ 213
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,456	\$ 3,218	\$ 2,719	\$ -	\$ -	\$ -	\$ 8,393
Total Operations & Maintenance	\$ 1,600	\$ 1,888	\$ 1,888	\$ 33,781	\$ 16,480	\$ 15,487	\$ 7,090	\$ 15,719	\$ 8,573	\$ -	\$ -	\$ -	\$ 102,506
Total Expenditures	\$ 17,350	\$ 8,417	\$ 7,559	\$ 40,936	\$ 21,050	\$ 23,950	\$ 13,053	\$ 19,582	\$ 16,600	\$ -	\$ -	\$ -	\$ 168,496
Excess (Deficiency) of Revenues over Expenditures	\$ (17,350)	\$ (8,417)	\$ 158,303	\$ (39,939)	\$ 14,218	\$ (23,168)	\$ 23,492	\$ 53,918	\$ (16,600)	\$ -	\$ -	\$ -	\$ 144,457
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (17,350)	\$ (8,417)	\$ 158,303	\$ (39,939)	\$ 14,218	\$ (23,168)	\$ 23,492	\$ 53,918	\$ (16,600)	\$ -	\$ -	\$ -	\$ 144,457

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
Less: Principal Payment 5/1/22		(\$155,000)
Current Bonds Outstanding		\$7,965,000

Scenic Highway
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 181,451.25 \$ 302,400.00 \$ 483,851.25
Net Assessments \$ 168,749.66 \$ 281,232.00 \$ 449,981.66

ON ROLL ASSESSMENTS

							37.50%	62.50%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2020 Debt Service</i>	<i>Total</i>
12/14/21	ACH	\$118,274.75	(\$4,730.00)	(\$2,270.90)	\$0.00	\$111,273.85	\$41,729.31	\$69,544.54	\$111,273.85
12/17/21	ACH	\$8,601.80	(\$344.00)	(\$165.16)	\$0.00	\$8,092.64	\$3,034.86	\$5,057.78	\$8,092.64
12/27/21	1% Fee Adj	(\$4,838.51)	\$0.00	\$0.00	\$0.00	(\$4,838.51)	(\$1,814.51)	(\$3,024.00)	(\$4,838.51)
12/31/21	ACH	\$348,372.90	(\$13,932.00)	(\$6,688.82)	\$0.00	\$327,752.08	\$122,911.79	\$204,840.29	\$327,752.08
01/18/22	ACH	\$2,150.45	(\$64.52)	(\$41.72)	\$0.00	\$2,044.21	\$766.61	\$1,277.60	\$2,044.21
02/18/22	ACH	\$4,300.90	(\$172.00)	(\$82.58)	\$0.00	\$4,046.32	\$1,517.43	\$2,528.89	\$4,046.32
03/16/22	ACH	\$2,150.45	(\$21.51)	(\$42.58)	\$0.00	\$2,086.36	\$782.42	\$1,303.94	\$2,086.36
TOTAL		\$ 479,012.74	\$ (19,264.03)	\$ (9,291.76)	\$ -	\$ 450,456.95	\$ 168,927.91	\$ 281,529.04	\$ 450,456.95

100.11%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

DR Horton, Inc 2022 - 01				\$73,500.00	\$122,500.00
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Series 2020 Debt Service</i>
5/10/22	12/1/21	1496780	\$98,000.00	\$98,000.00	\$61,250.00
5/10/22	2/1/22	1496780	\$49,000.00	\$49,000.00	\$30,625.00
5/10/22	5/1/22	1496780	\$49,000.00	\$49,000.00	\$30,625.00
			\$196,000.00	\$196,000.00	\$122,500.00

Adams Homes of Northwest Florida, Inc 2022 - 02				\$33,750.00	\$56,250.00
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Series 2020 Debt Service</i>
2/22/22	12/1/21	302168	\$45,000.00	\$45,000.00	\$28,125.00
2/22/22	2/1/22	302168	\$22,500.00	\$22,500.00	\$14,062.50
2/22/22	5/1/22	302168	\$22,500.00	\$22,500.00	\$14,062.50
			\$90,000.00	\$90,000.00	\$56,250.00

SECTION 3



April 21, 2022



Samantha Hoxie – Recording Secretary
Scenic Highway CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Scenic Highway Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **8** voters within the Scenic Highway Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

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

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

Para asistencia en Español, por favor de llamar al (863) 534-5888