

***Scenic Highway
Community Development District***

Agenda

April 20, 2023

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 13, 2023

**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, April 20, 2023 at 9:30 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/81785812872>

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

Meeting ID: 831 4845 3275

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 20, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2023-01 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for Budget Adoption
5. Consideration of Quit Claim Deed Between Scenic Highway CDD and JMBI Real Estate, LLC
6. Ratification of Fiscal Year 2023 Data Usage Agreement with Polk County Property Appraiser
7. Ratification of Contract Agreement with Polk County Property Appraiser
8. Review of Special Assessment Bonds, Series 2020 Rebate Report
9. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

C. Field Manager's Report

- i. Consideration of Landscape and Irrigation Contract Maintenance Renewal with Prince & Sons
- ii. Consideration of Janitorial Maintenance Services Renewal with Clean Star Services of Central Florida
- iii. Consideration of Pool Maintenance Services Agreement Renewal with Resort Pool Services
- iv. Ratification of Proposal for Playground Shade Repairs with Pro Playgrounds

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment

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, **October 20, 2022** at 9:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present and constituting a quorum were:

Lauren Schwenk *by Zoom*
Jessica Kowalski
Lindsey Roden

Chairperson
Assistant Secretary
Assistant Secretary

Also, present were:

Tricia Adams
Marshall Tindall
Meredith Hammock
Eric Lavoie
Bobbie Henley

District Manager, GMS
GMS
KE Law Group
Appointed as Vice Chairperson
Appointed as Assistant Secretary

The following is a summary of the discussions and actions taken at the October 20, 2022 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams asked Ms. Hammock if she would like to make a statement regarding the electronic participation allowance based on the executive order. Ms. Hammock stated that as a reminder there was an executive order in place waving the in-person requirements to constitute a quorum for 30 days from October 5th, which is why they have a quorum right now. Ms. Adams called the meeting to order. There were three members attending, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Chuck Cavaretta

Ms. Adams presented the resignation from Chuck Cavaretta dated October 13, 2022. She noted that they needed a motion to accept the resignation from Chuck Cavaretta for seat #5 with a term that expires in November 2025.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, Accepting the Resignation from Chuck Cavaretta, was approved.
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B. Appointment to Fill the Vacant Board Seat

Ms. Adams asked if anyone had any nominations to fill the vacant Board seat. Ms. Kowalski nominated Eric Lavoie.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, Appointing Eric Lavoie to the Board of Supervisors, was approved.
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C. Administration of Oath to Newly Appointed Supervisor

Ms. Adams administered the oath to Supervisor Eric Lavoie. Ms. Hammock reviewed Florida's ethics laws with Mr. Lavoie and stated that he needed to fill out the Form 1 within 30 days. She stated that she was available if he had any questions.

D. Acceptance of Resignation from Rennie Heath

Ms. Adams presented the resignation from Rennie Heath.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, Accepting the Resignation from Rennie Heath, was approved.

E. Appointment to Fill the Vacant Board Seat

Ms. Adams asked if anyone had any nominations to fill seat #1 with the term expiring in 2023. Ms. Kowalski nominated Bobbie Henley.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, Appointing Bobbie Henley to the Board of Supervisors, was approved.
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F. Administration of Oath to Newly Appointed Supervisor

Ms. Adams administered the oath to Supervisor Bobbie Henley. She noted that they now have five Board members in attendance and all future action would include all five Board members participation.

G. Consideration of Resolution 2023-01 Appointing Assistant Secretary

Ms. Adams stated that once there was an appointment to the Board or after an election, they would reconsider the election of officers. She noted that Supervisor Heath had been serving as the Chairman for this Board. She gave the Board the option to reconsider all officers, or they could appoint the new Board members as Assistant Secretaries and then consider how they wanted to organize as Chair and Vice Chair.

Ms. Roden asked for a motion to appoint Ms. Lauren Schwenk as Chairman and Mr. Eric Lavoie as Vice Chairman. Ms. Adams added to appoint Ms. Bobbie Henley as an Assistant Secretary. She reviewed the Board that was serving currently stating that Ms. Jill Burns was serving as Secretary, George Flint was serving as Assistant Secretary and Treasurer, and Katie Costa was as Assistant Treasurer. She asked to add herself, Tricia Adams, to serve as an Assistant Secretary for the purpose of attesting the Chair's signature and executing documents. She asked to amend the motion to appoint Ms. Lauren Schwenk as Chairman, Mr. Eric Lavoie as Vice Chairman, and all other officers to remain the same with Ms. Bobbie Henley added as an Assistant Secretary and Ms. Tricia Adams being added as an Assistant Secretary.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, Resolution 2023-01 Appointing Ms. Lauren Schwenk as Chairman, Mr. Eric Lavoie as Vice Chairman, and All Other Officers Will Remain the Same with Ms. Bobbie Henley and Ms. Tricia Adams as Assistant Secretaries, was approved.
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FOURTH ORDER OF BUSINESS**Approval of Minutes of the July 21, 2022
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 21, 2022 Board of Supervisors meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the Minutes of the July 21, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Audit Services
Engagement Letter for Fiscal Year 2022**

Ms. Adams stated that this item was included in the agenda packet on page 20 of the PDF. She explained that they had an audit engagement letter from McDirmit Davis, and it was for the fiscal year that recently ended on September 30th, 2022. She stated that the audit engagement letter terms were embedded on page 4 of the audit and was \$4,400, which was consistent with the audit agreement that this District has with McDirmit Davis. She stated that she would be happy to answer any questions. Hearing none,

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2022, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hammock stated that there was nothing to report.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report**i. Hurricane Ian Assessment – Maintenance and Repair**

Mr. Tindall stated that prior to the hurricane their staff assessed everything and secured the amenity facility. He noted that they took all the furniture and stacked it close to the buildings and strapped it so that it would not blow away. He noted that they secured garbage can lids, etc. He noted that this facility did very well overall following the storm. He noted that they assessed the

facility the following the storm. He stated that the erosion repairs that they did previously had held up. He also noted that the fence around the community had a lot of damage. He stated that they were scheduling fence repairs as soon as possible. He explained that they were doing it in stages and would pick up all the loose fence material and install what is good. Ms. Roden asked who paid for the repairs. Ms. Adams responded that the insurance deductible was a percentage of the value, and they were not likely to meet the insurance deductible threshold, so this would be absorbed into their regular operating budget for the fiscal year. She noted that if the repairs had exceeded the insurance deductible, they would have certainly filed a claim. Mr. Tindall stated that once they pick up all the loose fence material, install what is good and assess what needs to be replaced, then they will go through and the order materials to be installed.

Mr. Tindall stated that beyond that they would be monitoring the new maintenance contracts and the landscaping. He noted that the large pond in the back had got a little hairy and Prince should be taking care of that by bush hogging that more frequently. He stated that the dog park benches and agility course had been completed and looked good. He noted that the facility shade structure installation was completed also. He stated that overall, the landscaping looked good. He noted one issue currently was the irrigation. He explained that there was an approved well repair and they were working to get that installed. He noted that it was scheduled to be installed around the time the hurricane hit. He explained that once the well was replaced, they would go through and reassess the irrigation and could see what they could do about reducing the iron content. He stated that they would discuss with Prince about possibly adjusting the heads as opposed to doing a filtration system. He noted that the solar lights that were installed at the mailboxes look good and some minor repairs around the facility were completed also. He stated that the erosion repairs were done. The approved drain line extension and repair was completed. He stated that the original proposal was done and in-between the original proposal and the actual approval, the washout got worse. So, there was a small increase to the original proposal which was roughly \$300. He added that during that time there was some discussion about trying to get one of the original vendors to come back for some erosion that had occurred near both lift stations on the embankments leading down to the detention ponds. He explained that it was taking a long time and there was no guarantee that those repairs would have been done and the erosion was getting worse. It was noted that while the crew and equipment were mobilized for the drain line, additional areas were repaired at the same time as the drain line extension to prevent jeopardizing existing

infrastructure. Ms. Adams added that the emergency repairs were authorized by the Chair as an emergency repair in-between the meetings. Mr. Tindall noted that they were monitoring the signs that were damaged and trying to get everything re-installed.

D. District Manager's Report

i. Approval of Check Register

Mr. Adams stated that the check register from July 13th through October 7th, 2022 was included in the package on page 41 of the PDF for review. She noted that the amount was \$195,345.02. She noted that there was a detailed check run summary that was included behind the register. She explained that she would be happy to answer any questions. Hearing none,

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

ii. Balance Sheet and Income Statement

Ms. Adams stated that the unaudited financials were through August 31, 2022 and were included in the package. She stated that in their unassigned cash balance for their general fund on page 1 of the financials, they had a balance of \$169,485. She also noted that this Board had did a great job controlling expenses and their overall actual expenses compared to prorated were under. There was no action 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

CLOSED Session of Board Discussion Regarding Security

Ms. Adams stated that this Board had budgeted \$34,000 for security services for the current fiscal year, which stated in October and would end next September. She noted that they had been in communication with Securitas regarding the on-boarding schedule and right now a lot of the

security out of central Florida were now working down in Fort Myers, so the soonest that they could on-board security at this District, if the Board approved, would be December 1st. She added that they would not be realizing the entire fiscal year impact of this, they would just be having a partial fiscal year impact. She noted again that staff was recommending the \$30,177 option. She explained that she would be happy to answer any questions. Ms. Adams closed the security session.

TENTH ORDER OF BUSINESS

Board Action Regarding Security Matters

Ms. Adams presented the motion to approve Option #2.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, Accepting the Proposal from Securitas, was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Scenic Highway Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year ending September 30, 2024 ("**Fiscal Year 2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 20, 2023

HOOR: 9:30 A.M.

LOCATION: Holiday Inn Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2023.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2024 Proposed Budget

Exhibit A
Fiscal Year 2024 Proposed Budget

Scenic Highway
Community Development District

Proposed Budget
FY2024



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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 410,340	\$ 400,568	\$ 9,772	\$ 410,340	\$ 410,340
Miscellaneous Revenue	\$ -	\$ 3,985	\$ -	\$ 3,985	\$ -
Total Revenues	\$ 410,340	\$ 404,553	\$ 9,772	\$ 414,325	\$ 410,340
Expenditures					
<i><u>Administrative</u></i>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 7,000	\$ 8,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 13,000
Attorney	\$ 30,000	\$ 1,616	\$ 7,500	\$ 9,116	\$ 25,000
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Arbitrage	\$ 450	\$ 900	\$ -	\$ 900	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 4,041	\$ -	\$ 4,041	\$ 4,041
Management Fees	\$ 36,750	\$ 15,313	\$ 21,438	\$ 36,750	\$ 40,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 399	\$ 583	\$ 982	\$ 1,000
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 1,000	\$ -	\$ 50	\$ 50	\$ -
Legal Advertising	\$ 5,000	\$ 455	\$ 2,500	\$ 2,955	\$ 5,000
Other Current Charges	\$ 5,000	\$ 229	\$ 280	\$ 509	\$ 1,500
Office Supplies	\$ 625	\$ 4	\$ 50	\$ 54	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,734	\$ 38,452	\$ 55,068	\$ 93,519	\$ 126,352
<i><u>Operations & Maintenance</u></i>					
Field Services					
Property Insurance	\$ 10,000	\$ 13,224	\$ -	\$ 13,224	\$ 19,836
Field Management	\$ 15,750	\$ 6,563	\$ 9,188	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 34,040	\$ 14,183	\$ 13,218	\$ 27,402	\$ 49,872
Landscape Replacement	\$ 15,000	\$ -	\$ 6,500	\$ 6,500	\$ 13,000
Streetlights	\$ 14,520	\$ 5,403	\$ 7,700	\$ 13,103	\$ 14,520
Electric	\$ 9,240	\$ 1,147	\$ 2,240	\$ 3,387	\$ 4,224
Water & Sewer	\$ 2,400	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 1,805	\$ 2,526	\$ 4,331	\$ 7,500
General Repairs & Maintenance	\$ 10,000	\$ 8,795	\$ 1,205	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ 13,629	\$ 5,000	\$ 18,629	\$ 7,500
Subtotal Field Services	\$ 128,450	\$ 64,749	\$ 48,827	\$ 113,576	\$ 145,647

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
Amenity Expenditures					
Amenity - Electric	\$ 8,580	\$ 2,229	\$ 3,920	\$ 6,149	\$ 7,392
Amenity - Water	\$ 9,900	\$ 1,539	\$ 2,880	\$ 4,419	\$ 4,224
Playground & Furniture Lease	\$ 31,488	\$ 13,117	\$ 18,368	\$ 31,485	\$ 31,488
Internet	\$ 1,452	\$ 475	\$ 665	\$ 1,140	\$ 1,254
Pest Control	\$ 456	\$ 40	\$ 416	\$ 456	\$ 528
Janitorial Service	\$ 5,400	\$ 2,125	\$ 2,975	\$ 5,100	\$ 8,700
Security Services	\$ 34,000	\$ 7,274	\$ 17,500	\$ 24,774	\$ 37,000
Pool Maintenance	\$ 11,700	\$ 7,500	\$ 10,500	\$ 18,000	\$ 19,800
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,250
Amenity Repairs & Maintenance	\$ 10,000	\$ 695	\$ 5,000	\$ 5,695	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 125,476	\$ 37,078	\$ 68,891	\$ 105,968	\$ 133,136
<u>Total Operations & Maintenance</u>	\$ 253,926	\$ 101,827	\$ 117,718	\$ 219,544	\$ 278,783
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 5,205
<u>Total Other Expenditures</u>	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 5,205
Total Expenditures	\$ 410,340	\$ 140,279	\$ 195,465	\$ 335,744	\$ 410,340
Excess Revenues/(Expenditures)	\$ -	\$ 264,275	\$ (185,693)	\$ 78,581	\$ -

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, Kilinski|Van Wyk, 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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, 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	\$4,156	\$49,872
Total		\$49,872

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.

Electric

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

Sidewalk & Asphalt Maintenance

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

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.

Scenic Highway Community Development District General Fund Budget

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

Represents internet services used at the Amenity Center.

Pest Control

The District incurs 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	\$725	\$8,700
Total		\$8,700

Security Services

Represents the estimated cost of monthly security services for the District's amenity facilities as well as maintaining security systems in place. Services are provided by Securitas.

**Scenic Highway
Community Development District
General Fund Budget**

Pool Maintenance

The district is contracted with Resort Pool Services for regular cleaning and treatments of the District's pool.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
Total		\$19,800

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities. Services are provided by Governmental Management Services – Central Florida, LLC.

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 FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 459,919	\$ 449,018	\$ 10,901	\$ 459,919	\$ 459,919
Interest	\$ -	\$ 6,875	\$ 1,719	\$ 8,593	\$ -
Carry Forward Surplus	\$ 153,700	\$ 155,888	\$ -	\$ 155,888	\$ 165,150
Total Revenues	\$ 613,619	\$ 611,781	\$ 12,620	\$ 624,400	\$ 625,069
Expenditures					
Interest Expense - 11/1	\$ 149,625	\$ 149,625	\$ -	\$ 149,625	\$ 147,425
Principal Expense - 5/1	\$ 160,000	\$ -	\$ 160,000	\$ 160,000	\$ 165,000
Interest Expense - 5/1	\$ 149,625	\$ -	\$ 149,625	\$ 149,625	\$ 147,425
Total Expenditures	\$ 459,250	\$ 149,625	\$ 309,625	\$ 459,250	\$ 459,850
Excess Revenues/(Expenditures)	\$ 154,369	\$ 462,156	\$ (297,005)	\$ 165,150	\$ 165,219

Interest Expense 11/1/24	\$ 145,156
Total	\$ 145,156

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
11/01/23	\$	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	Adopted Budget FY2023	Actuals Thru 44985	Projected Next 7 Months	Total Thru 45199	Proposed Budget FY2024
<u>Revenues</u>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 22,680
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 22,680
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 5,205
Total Other Financing Sources/(Uses)	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 5,205
Excess Revenues/(Expenditures)	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 27,885

SECTION V

This instrument was prepared by:

KILINSKI | VAN WYK PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

(This space reserved for Clerk)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the ____ day of _____, 2023, by and between **SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and **JMBI REAL ESTATE, LLC**, a limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below ("**Property**"):

"SEE ATTACHED EXHIBIT A"

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT
DISTRICT**

in the presence of:

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____, as _____ of the Board of Supervisors of the Scenic Highway Community Development District on its behalf. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of _____

LEGEND

- LB
- Licensed Business
- LS
- Licensed Surveyor
- PLS
- Professional Land Surveyor
- PSM
- Professional Surveyor & Mapper

DESCRIPTION:(NEW PARCEL)

That part of Magnolia Park Phases 1 & 2 according to the plat thereof, as recorded in Plat Book 184, pages 1 through 6, Public Records of Polk County, Florida, being in the Northwest 1/4 and the Southwest 1/4 of Section 4, Township 28 South, Range 27 East; being described as:

Commence at the northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 4, Township 28 South, Range 27 East; thence South 89°49'47" West along the north line of the said Southeast 1/4 of the Northwest 1/4, a distance of 115.67 to the Point of Beginning, said point being northeast corner of said Magnolia Park Phases 1 & 2, and the westerly right-of-way line of State Road 17 (Scenic Highway), project number 5209-RD(8); thence southerly along the said westerly right-of-way line being a non-tangent curve to the right having a radius of 2815.00 feet, a central angle of 05°53'20", a chord bearing of South 04°11'37" East, and a chord distance of 289.20 feet; thence southerly along the arc of said curve 289.32 feet; thence North 88°45'03" East along said westerly right-of-way line being a radial line, North 88°45'03" East, 17.00 feet; thence South 01°14'57" East along said westerly right-of-way line, 1050.18 feet to the southeast corner of said Magnolia Park Phases 1 & 2; thence South 88°45'03" West along the south line of said Magnolia Park Phases 1 & 2, a distance of 10.33 feet to the southeast corner of Tract B of said Magnolia Park Phase 1 & 2; thence North 01°14'57" West along the easterly line of said Tract B and the northerly projection, 655.06 feet; thence South 88°45'03" West, 7.00 feet; thence along the southerly projection and easterly line of Tract A of Magnolia Park Phase 1 & 2 the following three courses:1) North 01°14'57" West, 395.12 feet; thence 2) along a radial line, South 88°45'03" West, 1.67 feet, to a point on a curve to the left having a radius of 2813.00 feet, a central angle of 05°53'38", a chord bearing of North 04°11'46" West, a chord distance of 289.23 feet; thence 3) northerly along the arc of said curve 289.36 feet to the northeast corner of said Tract A; thence North 89°49'47" East along the north line of said Magnolia Park Phases 1 & 2, a non-radial line, 2.00 feet to the Point of Beginning. Containing 14,192 Square feet, more or less.

SURVEY NOTES:

- 1) This is not a boundary survey.
- 2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, West Zone, the east line of the Northwest 1/4 of Section 4, Township 28 South, Range 27 East, Polk County, Florida, being North 00°31'50" West.

June 16, 2022
Date of Survey

ROBERT F. DuBOIS, PSM
Florida License No. LS5293
PENNONI ASSOCIATES INC.
Florida License No. LB8126

The seal and signature appearing on this document were authorized by Robert F. DuBois, PSM., (LS No. 5293) using a digital signature. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies. Printed copies of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapper.



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

MAGNOLIA PARK PHASES 1 & 2
N. SCENIC HIGHWAY, LAKE WALES, FLORIDA 33898
SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION
WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW AVENUE SUITE 100
LAKELAND, FLORIDA 33801

PROJECT	DENWD18002
DATE	2022-06-16
DRAWING SCALE	1"=80'
DRAWN BY	MFJ
APPROVED BY	RFD

V-DESC
SHEET 1 OF 3

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2815.00'	005°53'20"	289.32'	289.20'	S 04°11'37" E
C2	2813.00'	005°53'38"	289.36'	289.23'	N 04°11'46" W



SCALE: 1" = 80'

POINT OF BEGINNING
NORTHEAST CORNER OF MAGNOLIA PARK PHASE 1 & 2
PB 184, PG 1-6

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE SOUTHEAST 1/4
OF THE NORTHWEST 1/4 OF SECTION 4,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

THE WESTERLY RIGHT-OF-WAY LINE OF
STATE ROAD 17 (SCENIC HIGHWAY),
PROJECT NUMBER 5209-RD(8)

NORTH LINE OF THE SOUTHEAST 1/4
OF THE NORTHWEST 1/4 OF SECTION 4,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 88°45'03" E	17.00'
L5	N 01°14'57" W	395.12'
L6	S 88°45'03" W	1.67'
L7	N 89°49'47" E	2.00'

LEGEND

- CL - Centerline
- CONC - Concrete
- (F) - Field Dimension
- FND - Found
- LB - Licensed Business
- LS - Licensed Surveyor
- (P) - Plat Dimension
- PB - Plat Book
- PG - Page
- PLS - Professional Land Surveyor
- PSM - Professional Surveyor & Mapper
- R - Radius
- R/W - Right-of-Way
- TYP - Typical
- OHW- - Overhead Wire - Duke Energy
- G- - Gas Line - Central Florida Gas
- - Guy Anchor - Duke Energy
- - Wood Utility Pole - Duke Energy
- - Gas Marker - Central Florida Gas
- - Telephone Junction Box
- - Fiber Optics Cable Marker
- - Fiber Optics Junction Box
- - Drainage Manhole
- D- - Storm Sewer Service (UGS)
- WV- - Water Valve
- - Telephone Pedestal

NEW PARCEL
INDICATES
ADDITIONAL
RIGHT-OF-WAY

MATCHLINE (SEE SHEET 3 OF 3)



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185

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MAGNOLIA PARK PHASES 1 & 2
N. SCENIC HIGHWAY, LAKE WALES, FLORIDA 33898
SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW AVENUE SUITE 100
LAKELAND, FLORIDA 33801

PROJECT DENWD18002

DATE 2022-05-24

DRAWING SCALE 1"=80'

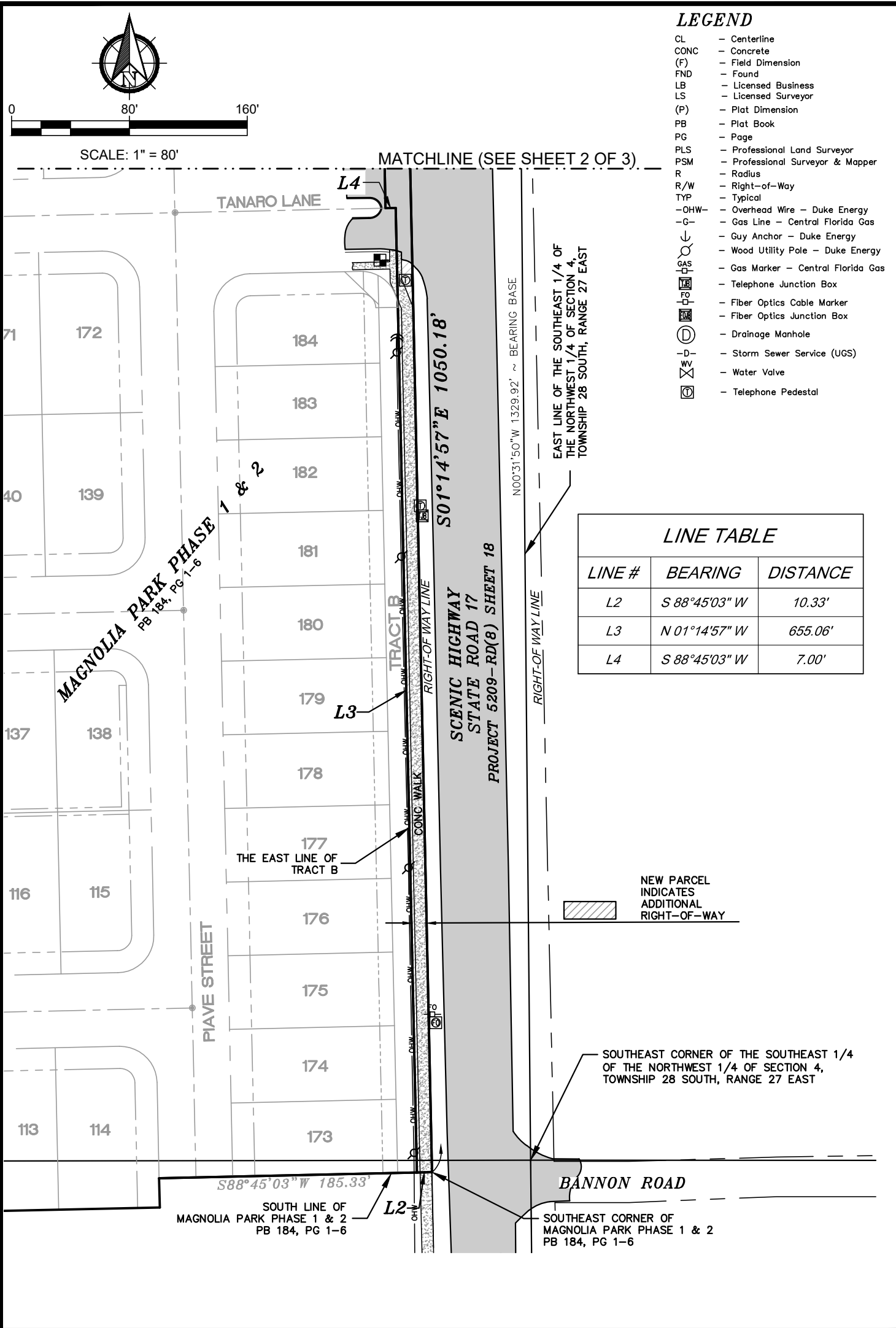
DRAWN BY MFJ

APPROVED BY RFD

V-DESC

SHEET 2 OF 3

U:\ACCOUNTS\DENWD18002 - SURVEY HORTON PROPERTY SUBDIVISION\DESIGN\SECURE\PHASE 02 - RIGHT-OF-WAY DEDICATION\LEGAL DESCRIPTION\DENWD18002-1\WM-LEGAL C.DWG PLOTTED: 7/13/2022 8:06:20 AM BY: MICHAEL JOYCE PLOTSTYLE: 1050CMONO.CTB PROJECT STATUS: --



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185

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MAGNOLIA PARK PHASES 1 & 2
N. SCENIC HIGHWAY, LAKE WALES, FLORIDA 33898
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WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW AVENUE SUITE 100
LAKELAND, FLORIDA 33801

PROJECT	DENWD18002
DATE	2022-05-24
DRAWING SCALE	1"=80'
DRAWN BY	MFJ
APPROVED BY	RFD

V-DESC

SECTION VI



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2023 Data Sharing and Usage Agreement

SCENIC HIGHWAY CDD

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the **SCENIC HIGHWAY CDD**, hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in FTP data files. In addition, the Polk County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

SCENIC HIGHWAY CDD

Signature: Marsha M. Faux

Signature: Tricia L. Adams

Print: Marsha M. Faux CFA, ASA

Print: Tricia Adams

Title: Polk County Property Appraiser

Title: District Manager

Date: December 1, 2022

Date: 4/19/23

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VII

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Scenic Highway Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Scenic Highway Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:



Special District Representative

Incia Adams

Print name

District Manager

Title

4/19/23
Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VIII

REBATE REPORT

\$8,120,000

**Scenic Highway
Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2020**

**Dated: December 21, 2020
Delivered: December 21, 2020**

**Rebate Report to the Computation Date
December 21, 2023
Reflecting Activity To
December 31, 2022**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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February 10, 2023

Scenic Highway Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$8,120,000 Scenic Highway Community Development District (City of Davenport,
Polk County, Florida), Special Assessment Bonds, Series 2020

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Scenic Highway Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of December 31, 2023. Thank you very much for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 31, 2023 Computation Date
Reflecting Activity from December 31, 2020 through December 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 1&2	0.005990%	23.45	(16,683.81)
Acquisition & Construction Fund - Phase 3	0.005867%	56.81	(40,948.39)
Capitalized Interest Fund	0.005993%	10.24	(7,223.99)
Cost of Issuance Fund	0.005785%	0.01	(7.41)
Debt Service Reserve Fund	0.662451%	6,201.94	(32,007.67)
Totals	0.254783%	\$6,292.45	\$(96,871.27)
Bond Yield	3.865895%		
Rebate Computation Credits			(3,822.90)
Net Rebatable Arbitrage			\$(100,694.17)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 21, 2020, the date of the closing, to December 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 21, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 21, 2020 and December 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

December 21, 2023.

7. Computation Period

The period beginning on December 21, 2020, the date of the closing, and ending on December 31, 2022.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	242008000
Capitalized Interest Fund	242008001
Sinking	242008002
Debt Service Reserve	242008003
Prepayment	242008004
Acquisition & Construction – Phase 1&2	242008005
Acquisition & Construction – Phase 3	242008006
Cost of Issuance	242008008

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 21, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 21, 2023, is the Rebatable Arbitrage.

\$8,120,000
Scenic Highway Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2020
Delivered: December 21, 2020

Sources of Funds

Par Amount	\$8,120,000.00
Total	\$8,120,000.00

Uses of Funds

Acquisition & Construction Fund – Phase 1&2	\$4,307,801.25
Acquisition & Construction Fund – Phase 3	2,737,847.01
Debt Service Reserve Fund	459,918.75
Capitalized Interest Fund	261,357.99
Cost of Issuance Fund	190,675.00
Underwriter’s Discount	162,400.00
Total	\$8,120,000.00

PROOF OF ARBITRAGE YIELD

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/21/2020 @ 3.8658947720%
05/01/2021	109,601.74	108,096.71
11/01/2021	151,756.25	146,834.13
05/01/2022	306,756.25	291,178.48
11/01/2022	149,625.00	139,333.47
05/01/2023	309,625.00	282,860.77
11/01/2023	147,425.00	132,127.51
05/01/2024	312,425.00	274,696.62
11/01/2024	145,156.25	125,207.02
05/01/2025	315,156.25	266,688.50
11/01/2025	142,818.75	118,562.95
05/01/2026	317,818.75	258,838.41
11/01/2026	139,975.00	111,836.89
05/01/2027	319,975.00	250,804.94
11/01/2027	137,050.00	105,386.38
05/01/2028	322,050.00	242,948.48
11/01/2028	134,043.75	99,202.56
05/01/2029	329,043.75	238,899.56
11/01/2029	130,875.00	93,218.87
05/01/2030	330,875.00	231,204.62
11/01/2030	127,625.00	87,489.05
05/01/2031	332,625.00	223,696.03
11/01/2031	123,781.25	81,666.45
05/01/2032	338,781.25	219,277.26
11/01/2032	119,750.00	76,038.78
05/01/2033	339,750.00	211,643.30
11/01/2033	115,625.00	70,661.40
05/01/2034	345,625.00	207,214.93
11/01/2034	111,312.50	65,470.44
05/01/2035	351,312.50	202,712.41
11/01/2035	106,812.50	60,463.63
05/01/2036	356,812.50	198,151.62
11/01/2036	102,125.00	55,638.45
05/01/2037	362,125.00	193,547.21
11/01/2037	97,250.00	50,992.16
05/01/2038	367,250.00	188,912.65
11/01/2038	92,187.50	46,521.82
05/01/2039	372,187.50	184,260.33
11/01/2039	86,937.50	42,224.32
05/01/2040	376,937.50	179,601.62
11/01/2040	81,500.00	38,096.40
05/01/2041	381,500.00	174,946.91
11/01/2041	75,500.00	33,965.98
05/01/2042	390,500.00	172,346.96
11/01/2042	69,200.00	29,962.23
05/01/2043	394,200.00	167,444.17
11/01/2043	62,700.00	26,128.01
05/01/2044	402,700.00	164,628.83
11/01/2044	55,900.00	22,419.27
05/01/2045	410,900.00	161,670.67
11/01/2045	48,800.00	18,836.51
05/01/2046	413,800.00	156,695.46
11/01/2046	41,500.00	15,416.98
05/01/2047	421,500.00	153,615.25
11/01/2047	33,900.00	12,120.54
05/01/2048	433,900.00	152,193.90
11/01/2048	25,900.00	8,912.36
05/01/2049	440,900.00	148,839.61

PROOF OF ARBITRAGE YIELD

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/21/2020 @ 3.8658947720%
11/01/2049	17,600.00	5,828.76
05/01/2050	447,600.00	145,425.09
11/01/2050	9,000.00	2,868.65
05/01/2051	459,000.00	143,526.73
	13,996,864.24	8,120,000.00

Proceeds Summary

Delivery date	12/21/2020
Par Value	8,120,000.00
Target for yield calculation	8,120,000.00

BOND DEBT SERVICE

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/21/2020					
05/01/2021			109,601.74	109,601.74	109,601.74
11/01/2021			151,756.25	151,756.25	
05/01/2022	155,000	2.750%	151,756.25	306,756.25	458,512.50
11/01/2022			149,625.00	149,625.00	
05/01/2023	160,000	2.750%	149,625.00	309,625.00	459,250.00
11/01/2023			147,425.00	147,425.00	
05/01/2024	165,000	2.750%	147,425.00	312,425.00	459,850.00
11/01/2024			145,156.25	145,156.25	
05/01/2025	170,000	2.750%	145,156.25	315,156.25	460,312.50
11/01/2025			142,818.75	142,818.75	
05/01/2026	175,000	3.250%	142,818.75	317,818.75	460,637.50
11/01/2026			139,975.00	139,975.00	
05/01/2027	180,000	3.250%	139,975.00	319,975.00	459,950.00
11/01/2027			137,050.00	137,050.00	
05/01/2028	185,000	3.250%	137,050.00	322,050.00	459,100.00
11/01/2028			134,043.75	134,043.75	
05/01/2029	195,000	3.250%	134,043.75	329,043.75	463,087.50
11/01/2029			130,875.00	130,875.00	
05/01/2030	200,000	3.250%	130,875.00	330,875.00	461,750.00
11/01/2030			127,625.00	127,625.00	
05/01/2031	205,000	3.750%	127,625.00	332,625.00	460,250.00
11/01/2031			123,781.25	123,781.25	
05/01/2032	215,000	3.750%	123,781.25	338,781.25	462,562.50
11/01/2032			119,750.00	119,750.00	
05/01/2033	220,000	3.750%	119,750.00	339,750.00	459,500.00
11/01/2033			115,625.00	115,625.00	
05/01/2034	230,000	3.750%	115,625.00	345,625.00	461,250.00
11/01/2034			111,312.50	111,312.50	
05/01/2035	240,000	3.750%	111,312.50	351,312.50	462,625.00
11/01/2035			106,812.50	106,812.50	
05/01/2036	250,000	3.750%	106,812.50	356,812.50	463,625.00
11/01/2036			102,125.00	102,125.00	
05/01/2037	260,000	3.750%	102,125.00	362,125.00	464,250.00
11/01/2037			97,250.00	97,250.00	
05/01/2038	270,000	3.750%	97,250.00	367,250.00	464,500.00
11/01/2038			92,187.50	92,187.50	
05/01/2039	280,000	3.750%	92,187.50	372,187.50	464,375.00
11/01/2039			86,937.50	86,937.50	
05/01/2040	290,000	3.750%	86,937.50	376,937.50	463,875.00
11/01/2040			81,500.00	81,500.00	
05/01/2041	300,000	4.000%	81,500.00	381,500.00	463,000.00
11/01/2041			75,500.00	75,500.00	
05/01/2042	315,000	4.000%	75,500.00	390,500.00	466,000.00
11/01/2042			69,200.00	69,200.00	
05/01/2043	325,000	4.000%	69,200.00	394,200.00	463,400.00
11/01/2043			62,700.00	62,700.00	
05/01/2044	340,000	4.000%	62,700.00	402,700.00	465,400.00
11/01/2044			55,900.00	55,900.00	
05/01/2045	355,000	4.000%	55,900.00	410,900.00	466,800.00
11/01/2045			48,800.00	48,800.00	
05/01/2046	365,000	4.000%	48,800.00	413,800.00	462,600.00
11/01/2046			41,500.00	41,500.00	
05/01/2047	380,000	4.000%	41,500.00	421,500.00	463,000.00
11/01/2047			33,900.00	33,900.00	
05/01/2048	400,000	4.000%	33,900.00	433,900.00	467,800.00
11/01/2048			25,900.00	25,900.00	
05/01/2049	415,000	4.000%	25,900.00	440,900.00	466,800.00

BOND DEBT SERVICE

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			17,600.00	17,600.00	
05/01/2050	430,000	4.000%	17,600.00	447,600.00	465,200.00
11/01/2050			9,000.00	9,000.00	
05/01/2051	450,000	4.000%	9,000.00	459,000.00	468,000.00
	8,120,000		5,876,864.24	13,996,864.24	13,996,864.24

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Acquisition & Construction Fund - Phase 1&2

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
12/21/20		-4,307,801.25	-4,832,180.52
12/23/20		2,222,167.50	2,492,136.92
12/28/20		150.00	168.13
12/31/20		17,858.44	20,013.14
01/05/21		3,000.00	3,360.18
01/06/21		306,060.94	342,769.77
01/06/21		71,771.15	80,379.35
01/06/21		21,000.00	23,518.73
01/06/21		15,463.74	17,318.46
01/06/21		203.28	227.66
01/06/21		1,348.75	1,510.52
01/06/21		252.00	282.22
01/19/21		10,474.43	11,714.52
01/26/21		182,178.47	203,595.33
02/02/21		3,000.00	3,350.54
02/04/21		1,243.94	1,388.99
02/04/21		3,000.00	3,349.83
02/05/21		401,255.20	447,997.63
02/05/21		80,064.81	89,391.60
02/05/21		1,720.00	1,920.36
02/05/21		6,795.82	7,587.47
02/05/21		9,000.00	10,048.41
02/12/21		3,000.00	3,346.98
02/25/21		4,388.00	4,888.75
02/25/21		1,421.50	1,583.72
03/03/21		45,318.89	50,447.65
03/03/21		2,500.00	2,782.93
03/03/21		105.00	116.88
03/04/21		3,000.00	3,339.16
03/09/21		503,354.72	559,962.12
03/09/21		13,830.26	15,385.61
03/09/21		3,000.00	3,337.38
03/26/21		3,000.00	3,331.35
04/05/21		65,843.20	73,045.66
04/06/21		25,700.00	28,508.24
04/07/21		-55,109.38	-61,124.69
04/09/21		160,142.10	177,584.17
04/09/21		8,951.16	9,926.09
04/09/21		26,426.14	29,304.38
04/13/21		2,335.00	2,588.22
04/15/21		-348,842.80	-386,590.66
04/15/21		78,430.50	86,917.37
04/15/21		1,401.62	1,553.29
04/29/21		-25,700.00	-28,438.59
04/29/21		262,852.78	290,862.33
04/29/21		2,089.25	2,311.88
04/29/21		47,568.00	52,636.84
04/29/21		22,216.25	24,583.61

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Acquisition & Construction Fund - Phase 1&2

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
05/06/21		143.00	158.12
05/17/21		1,061.84	1,172.74
05/17/21		2,402.35	2,653.26
05/17/21		333.75	368.61
05/21/21		87,041.50	96,091.51
05/26/21		1,610.00	1,776.45
09/17/21		-115,128.59	-125,540.42
10/08/21		4,500.00	4,896.02
10/08/21		8,272.00	8,999.97
10/22/21		2,237.50	2,430.79
10/27/21		2,940.58	3,192.90
10/27/21		265.00	287.74
11/12/21		-29,457.90	-31,934.61
11/19/21		29,457.90	31,910.84
11/19/21		48,725.05	52,782.36
11/19/21		48,189.50	52,202.21
01/10/22		-25,117.10	-27,061.39
02/02/22		219.00	235.40
02/02/22		262.50	282.16
02/02/22		2,078.00	2,233.62
03/01/22		-1,522.00	-1,630.95
03/02/22		2,352.70	2,520.84
03/15/22		21,727.41	23,248.03
12/31/22	ACF12 Balance	0.05	0.05

12/21/23	TOTALS:	23.45	-16,683.81

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-16,683.81
COMP DATE:	12/21/23	NET INCOME:	23.45
BOND YIELD:	3.865895%	TAX INV YIELD:	0.005990%

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
12/21/20	Beg Bal	0.00	0.00
02/10/21		-2,737,869.99	-3,055,180.68
04/07/21		55,109.38	61,124.69
04/13/21		128,387.02	142,309.89
04/15/21		348,842.80	386,590.66
04/29/21		3,000.00	3,319.68
04/29/21		449,979.40	497,929.13
04/29/21		25,700.00	28,438.59
04/29/21		6,442.50	7,129.01
05/04/21		3,000.00	3,317.91
05/06/21		227,892.50	251,989.00
05/17/21		3,000.00	3,313.33
05/21/21		20,561.63	22,699.50
06/08/21		3,000.00	3,305.94
06/08/21		292,905.27	322,775.52
06/16/21		3,000.00	3,303.13
06/25/21		14,668.16	16,134.81
06/25/21		16,850.00	18,534.81
07/01/21		435,009.21	478,199.86
07/01/21		231.25	254.21
07/01/21		3,000.00	3,297.86
07/09/21		8,500.00	9,335.99
07/09/21		3,000.00	3,295.06
07/09/21		13,574.16	14,909.20
07/20/21		1,755.00	1,925.35
07/23/21		26,422.00	28,977.47
07/23/21		3,000.00	3,290.15
08/03/21		189,438.86	207,540.05
08/11/21		22,470.75	24,596.93
08/11/21		3,000.00	3,283.86
08/31/21		1,821.76	1,990.11
08/31/21		115,128.59	125,767.62
08/31/21		75.00	81.93
08/31/21		3,000.00	3,277.23
09/03/21		6,198.58	6,769.23
09/27/21		6,435.00	7,009.50
09/27/21		8,950.00	9,749.03
09/27/21		3,000.00	3,267.83
10/08/21		1,629.25	1,772.63
10/08/21		13,575.00	14,769.65
10/08/21		3,000.00	3,264.01
10/27/21		250.00	271.45
10/27/21		1,164.50	1,264.42
10/27/21		860.00	933.79
10/27/21		1,583.40	1,719.27
10/27/21		543.75	590.41
10/27/21		56.70	61.57
11/01/21		-3,000.00	-3,256.04

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
11/01/21		-3,000.00	-3,256.04
11/15/21		192,201.24	208,294.32
11/19/21		16,321.00	17,680.04
11/19/21		42,913.59	46,486.98
11/19/21		13,478.89	14,601.27
12/21/21		-1,629.25	-1,758.92
12/22/21		1,629.25	1,758.73
12/31/22	ACF2 Balance	0.66	0.69

12/21/23	TOTALS:	56.81	-40,948.39

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-40,948.39
COMP DATE:	12/21/23	NET INCOME:	56.81
BOND YIELD:	3.865895%	TAX INV YIELD:	0.005867%

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
12/21/20	Beg Bal	-261,357.99	-293,172.53
01/05/21		0.48	0.54
02/02/21		1.33	1.49
03/02/21		1.20	1.34
04/02/21		1.33	1.48
05/03/21		109,601.73	121,229.28
05/04/21		1.29	1.43
06/02/21		0.81	0.89
06/22/21		-0.01	-0.01
07/02/21		0.75	0.82
08/03/21		0.77	0.84
09/02/21		0.78	0.85
10/04/21		0.75	0.82
11/01/21		151,756.25	164,707.93
11/02/21		0.77	0.84

12/21/23	TOTALS:	10.24	-7,223.99

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-7,223.99
COMP DATE:	12/21/23	NET INCOME:	10.24
BOND YIELD:	3.865895%	TAX INV YIELD:	0.005993%

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
12/21/20	Beg Bal	-190,675.00	-213,885.45
12/21/20		6,000.00	6,730.37
12/21/20		47,500.00	53,282.07
12/21/20		30,000.00	33,651.83
12/21/20		55,000.00	61,695.03
12/21/20		45,000.00	50,477.75
12/28/20		5,675.00	6,361.07
01/06/21		1,500.00	1,679.91
06/22/21		0.01	0.01

12/21/23	TOTALS:	0.01	-7.41

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-7.41
COMP DATE:	12/21/23	NET INCOME:	0.01
BOND YIELD:	3.865895%	TAX INV YIELD:	0.005785%

\$8,120,000
 Scenic Highway Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2020
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
12/21/20	Beg Bal	-459,918.75	-515,903.66
01/05/21		0.84	0.94
02/02/21		2.34	2.61
03/02/21		2.12	2.36
04/02/21		2.34	2.60
05/04/21		2.28	2.52
06/02/21		2.34	2.58
07/02/21		2.26	2.48
08/03/21		2.34	2.56
09/02/21		2.35	2.57
10/04/21		2.26	2.46
11/02/21		2.34	2.54
12/02/21		2.28	2.47
12/30/21		0.05	0.05
01/04/22		2.34	2.52
02/02/22		2.34	2.52
03/02/22		2.11	2.26
04/04/22		2.36	2.52
05/03/22		2.26	2.41
06/02/22		115.94	123.04
07/05/22		264.75	279.98
08/02/22		462.22	487.41
09/02/22		696.27	731.88
10/04/22		795.38	833.22
11/02/22		1,041.77	1,088.09
12/02/22		1,269.58	1,321.80
12/31/22	DSRF Balance	459,918.75	477,413.34
12/31/22	DSRF Accrual	1,518.48	1,576.24

12/21/23	TOTALS:	6,201.94	-32,007.67

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-32,007.67
COMP DATE:	12/21/23	NET INCOME:	6,201.94
BOND YIELD:	3.865895%	TAX INV YIELD:	0.662451%

\$8,120,000
Scenic Highway Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2020
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.865895%)
12/21/21		-1,780.00	-1,921.67
12/22/22		-1,830.00	-1,901.23

12/21/23	TOTALS:	-3,610.00	-3,822.90

ISSUE DATE: 12/21/20 REBATABLE ARBITRAGE: -3,822.90
COMP DATE: 12/21/23
BOND YIELD: 3.865895%

SECTION IX

SECTION C

Scenic Highway CDD

Field Management Report

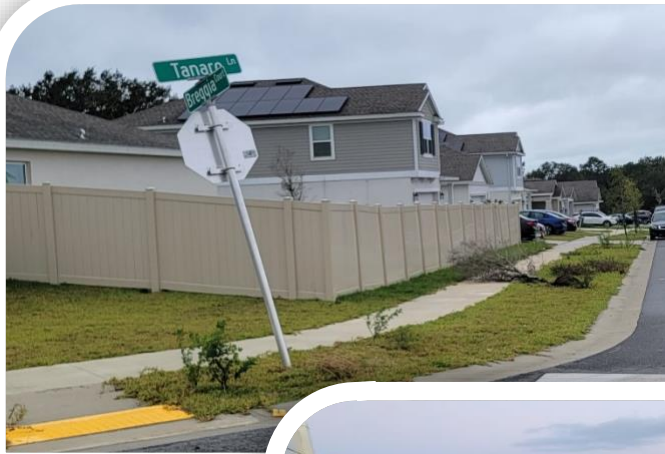


April 20, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Hurricane Review

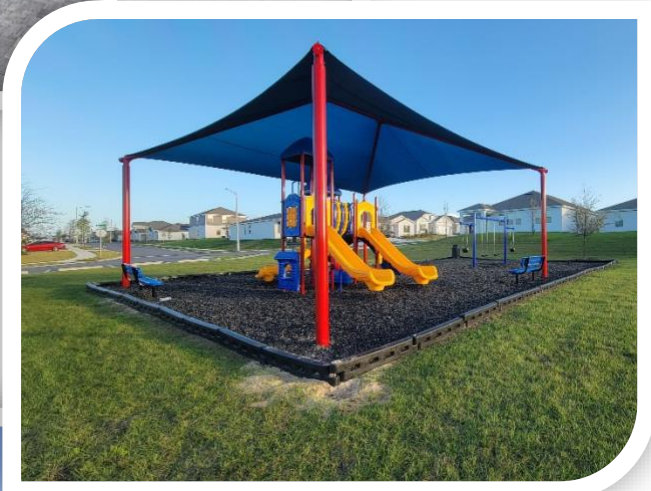
- ✚ Some additional fence damage after Nicole.
- ✚ Amenities emerged without any additional issues.



Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed.
- ✚ Dog park rules sign was installed.
- ✚ Pool shade was replaced.
- ✚ Security services have started.
- ✚ Pool backflow cleaned.



Complete

Landscape Review

- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept up.
- ✚ Palms and lilies were trimmed.
- ✚ Supplemental watering was done where trees were stressing at the amenity area while the well was down.
- ✚ Repairs were done to water lines cut during playground install.
- ✚ Dead palms by pool replaced under warranty.



Complete

Well & Fence Repairs

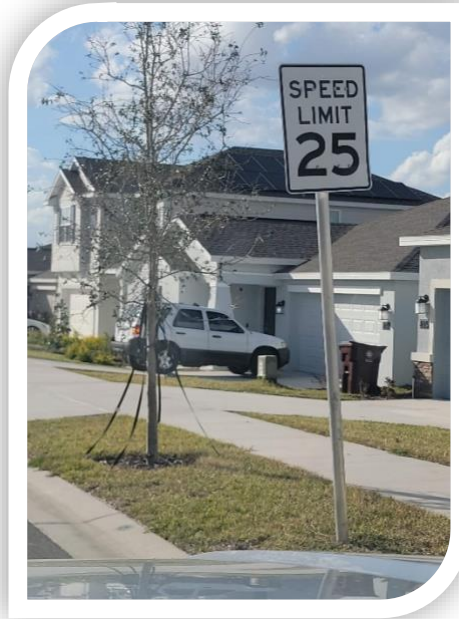
- Well repair was completed
- Contracted was coordinated & damaged fences were repaired



In Progress

Signs

✚ Street sign repairs are being planned.



Upcoming

Irrigation Staining

- Following well and irrigation repairs, we are assessing options to reduce iron staining.
- Planning for wall cleaning will be reviewed after.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

to be provided under separate cover

SECTION 2

to be provided under separate cover

SECTION 3

to be provided under separate cover

SECTION 4



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Magnolia Park repl shade



Date	Estimate #
12/1/2022	17052

Customer / Bill To
Scenic Highway CDD Governmental Mgmt Services Marshall Tindall 6200 Lee Vista Blvd. Ste 300

Ship To
611 Tanaro Lane Haines City, FL 33844



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Supply and install cabling on the far right bay of cantilever pool shade			
MISC	**RAW MATERIALS** Galv 1/4 wire rope for cabling, approx 240LF, with cable clamps	3	84.50	253.50
LBR	Labor and Installation-one bay 40x16 curved cantilever, one 30x30 fabric only to existing frame	1	750.00	750.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$1,003.50

Sales Tax: (7.5%) \$0.00

Total: \$1,003.50

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

February 1, 2023 through February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	2/6/23	298-300	\$ 1,863.84
	2/16/23	301-302	\$ 9,552.02
	2/23/23	303-306	\$ 9,887.09
Total Amount			\$ 21,302.95

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/23/23	00051	1/31/23	11151512 202301 330-57200-34500 SECURITY SERVICE - JAN 23	SECURITAS SECURITY	*	2,704.48	
							2,704.48 000305
2/23/23	00039	2/23/23	02232023 202302 300-15500-10000 PLAYGRND/FUR LEASE-MAR 23	83 HOLDINGS, LLC	*	2,623.00	
							2,623.00 000306
						TOTAL FOR BANK A	21,302.95
						TOTAL FOR REGISTER	21,302.95

SCEN SCENIC HIGHWAY NRUIZ

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
February 28, 2023



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5	<u>Capital Projects Fund Series 2020</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Scenic Highway
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 415,463	\$ -	\$ -	\$ 415,463
Capital Projects Account	\$ -	\$ -	\$ 985	\$ 985
Investments:				
Series 2020				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 459,574	\$ -	\$ 459,574
Construction - Phase 1 & 2	\$ -	\$ -	\$ 0	\$ 0
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ 1
Due from General Fund	\$ -	\$ 2,582	\$ -	\$ 2,582
Prepaid Expenses	\$ 12,991	\$ -	\$ -	\$ 12,991
Total Assets	\$ 428,454	\$ 922,075	\$ 986	\$ 1,351,515
Liabilities:				
Accounts Payable	\$ 17,656	\$ -	\$ -	\$ 17,656
Contracts Payable	\$ -	\$ -	\$ 4,221	\$ 4,221
Due to Debt Service	\$ 2,582	\$ -	\$ -	\$ 2,582
Total Liabilities	\$ 20,238	\$ -	\$ 4,221	\$ 24,459
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 12,991	\$ -	\$ -	\$ 12,991
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 922,075	\$ -	\$ 922,075
Capital Projects - Series 2020	\$ -	\$ -	\$ (3,235)	\$ (3,235)
Unassigned	\$ 395,225	\$ -	\$ -	\$ 395,225
Total Fund Balances	\$ 408,217	\$ 922,075	\$ (3,235)	\$ 1,327,056
Total Liabilities & Fund Balance	\$ 428,454	\$ 922,075	\$ 986	\$ 1,351,515

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 410,340	\$ 400,568	\$ 400,568	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 3,985	\$ 3,985
Total Revenues	\$ 410,340	\$ 400,568	\$ 404,553	\$ 3,985
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 30,000	\$ 12,500	\$ 1,616	\$ 10,884
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ -
Trustee Fees	\$ 3,550	\$ 3,550	\$ 4,041	\$ (491)
Management Fees	\$ 36,750	\$ 15,313	\$ 15,313	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 399	\$ 18
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 5,000	\$ 2,083	\$ 455	\$ 1,628
Other Current Charges	\$ 5,000	\$ 2,083	\$ 229	\$ 1,855
Office Supplies	\$ 625	\$ 260	\$ 4	\$ 257
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 133,734	\$ 63,515	\$ 38,452	\$ 25,063

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 13,224	\$ (3,224)
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Landscape Maintenance	\$ 34,040	\$ 14,183	\$ 14,183	\$ 0
Landscape Replacement	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Streetlights	\$ 14,520	\$ 6,050	\$ 5,403	\$ 647
Electric	\$ 9,240	\$ 3,850	\$ 1,147	\$ 2,703
Water & Sewer	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 1,805	\$ 1,320
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 8,795	\$ (4,629)
Contingency	\$ 7,500	\$ 7,500	\$ 13,629	\$ (6,129)
Subtotal Field Expenditures	\$ 128,450	\$ 63,729	\$ 64,749	\$ (1,020)
Amenity Expenditures				
Amenity - Electric	\$ 8,580	\$ 3,575	\$ 2,229	\$ 1,346
Amenity - Water	\$ 9,900	\$ 4,125	\$ 1,539	\$ 2,586
Playground Lease	\$ 31,488	\$ 13,120	\$ 13,117	\$ 3
Internet	\$ 1,452	\$ 605	\$ 475	\$ 130
Pest Control	\$ 456	\$ 190	\$ 40	\$ 150
Janitorial Service	\$ 5,400	\$ 2,250	\$ 2,125	\$ 125
Security Services	\$ 34,000	\$ 14,167	\$ 7,274	\$ 6,893
Pool Maintenance	\$ 11,700	\$ 4,875	\$ 7,500	\$ (2,625)
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 695	\$ 3,472
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 125,476	\$ 52,282	\$ 37,078	\$ 15,204
Total Operations & Maintenance	\$ 253,926	\$ 116,011	\$ 101,827	\$ 14,184
Total Expenditures	\$ 387,660	\$ 179,526	\$ 140,279	\$ 39,247
Excess (Deficiency) of Revenues over Expenditures	\$ 22,680		\$ 264,275	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (22,680)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,680)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 264,275	
Fund Balance - Beginning	\$ -		\$ 143,942	
Fund Balance - Ending	\$ -		\$ 408,217	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 449,018	\$ 449,018	\$ -
Interest	\$ -	\$ -	\$ 6,875	\$ 6,875
Total Revenues	\$ 459,919	\$ 449,018	\$ 455,893	\$ 6,875
Expenditures:				
Interest - 11/1	\$ 149,625	\$ 149,625	\$ 149,625	\$ -
Principal - 5/1	\$ 160,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 149,625	\$ -	\$ -	\$ -
Total Expenditures	\$ 459,250	\$ 149,625	\$ 149,625	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 669		\$ 306,268	
Fund Balance - Beginning	\$ 153,700		\$ 615,807	
Fund Balance - Ending	\$ 154,369		\$ 922,075	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 9,936	\$ 9,936
Total Revenues	\$ -	\$ -	\$ 9,936	\$ 9,936
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 14,157	\$ (14,157)
Total Expenditures	\$ -	\$ -	\$ 14,157	\$ (14,157)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (4,221)	
Fund Balance - Beginning	\$ -		\$ 986	
Fund Balance - Ending	\$ -		\$ (3,235)	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 22,680	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 22,680	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,680		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 22,680		\$ -	

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 16,920	\$ 314,758	\$ 66,587	\$ 2,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400,568
Miscellaneous Revenue	\$ -	\$ -	\$ 3,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,985
Total Revenues	\$ -	\$ 16,920	\$ 318,743	\$ 66,587	\$ 2,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	404,553
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,065	\$ 95	\$ 114	\$ 304	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,616
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,041
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,313
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Postage & Delivery	\$ 44	\$ 9	\$ 101	\$ 193	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	399
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	455
Other Current Charges	\$ 38	\$ 38	\$ 39	\$ 74	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 18,505	\$ 3,873	\$ 3,985	\$ 7,331	\$ 4,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,452

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	\$ 13,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,224
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,563
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,183
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 721	\$ 1,429	\$ 1,075	\$ 1,082	\$ 1,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,403
Electric	\$ 178	\$ 186	\$ 211	\$ 255	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,147
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 1,045	\$ 94	\$ 443	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,805
General Repairs & Maintenance	\$ -	\$ 7,532	\$ 1,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,795
Contingency	\$ -	\$ -	\$ -	\$ 13,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,629
Subtotal Field Expenditures	\$ 18,272	\$ 14,341	\$ 6,793	\$ 19,558	\$ 5,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	64,749
Amenity Expenditures													
Amenity - Electric	\$ 414	\$ 393	\$ 390	\$ 474	\$ 559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,229
Amenity - Water	\$ 951	\$ 294	\$ 294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,539
Playground Lease	\$ 2,623	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,117
Internet	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	475
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Janitorial Service	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,125
Security Services	\$ -	\$ -	\$ 2,249	\$ 2,704	\$ 2,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,274
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Amenity Repairs & Maintenance	\$ 520	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	695
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 6,944	\$ 5,747	\$ 7,994	\$ 8,413	\$ 7,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,078
Total Operations & Maintenance	\$ 25,216	\$ 20,087	\$ 14,787	\$ 27,971	\$ 13,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	101,827
Total Expenditures	\$ 43,721	\$ 23,960	\$ 18,771	\$ 35,301	\$ 18,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	140,279
Excess (Deficiency) of Revenues over Expenditures	\$ (43,721)	\$ (7,040)	\$ 299,972	\$ 31,286	\$ (16,222)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	264,275
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (43,721)	\$ (7,040)	\$ 299,972	\$ 31,286	\$ (16,222)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	264,275

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 2023

Gross Assessments \$ 441,224.64 \$ 494,592.00 \$ 935,816.64
Net Assessments \$ 410,338.92 \$ 459,970.56 \$ 870,309.48

ON ROLL ASSESSMENTS

							47.15%	52.85%	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>
11/21/22	11/1/22-11/6/22	\$25,429.80	(\$1,017.23)	(\$488.25)	\$0.00	\$23,924.32	\$11,279.99	\$12,644.33	\$23,924.32
11/25/22	11/7/22-11/13/22	\$12,714.90	(\$508.63)	(\$244.13)	\$0.00	\$11,962.14	\$5,639.98	\$6,322.16	\$11,962.14
12/12/22	11/14/22-11/23/22	\$193,266.48	(\$7,731.41)	(\$3,710.70)	\$0.00	\$181,824.37	\$85,727.68	\$96,096.69	\$181,824.37
12/21/22	11/24/22-11/30/22	\$259,383.96	(\$10,376.29)	(\$4,980.15)	\$0.00	\$244,027.52	\$115,055.61	\$128,971.91	\$244,027.52
12/23/22	12/01/22-12/15/22	\$256,840.98	(\$10,172.50)	(\$4,933.37)	\$0.00	\$241,735.11	\$113,974.77	\$127,760.34	\$241,735.11
01/13/23	12/16/22-12/31/22	\$150,035.82	(\$5,925.25)	(\$2,882.21)	\$0.00	\$141,228.36	\$66,587.22	\$74,641.14	\$141,228.36
02/16/23	1/1/23-1/31/23	\$5,085.96	(\$101.70)	(\$99.69)	\$0.00	\$4,884.57	\$2,303.01	\$2,581.56	\$4,884.57
TOTAL		\$ 902,757.90	\$ (35,833.01)	\$ (17,338.50)	\$ -	\$ 849,586.39	\$ 400,568.26	\$ 449,018.13	\$ 849,586.39

98%	Net Percent Collected
\$ 20,723.09	Balance Remaining to Collect