

***Scenic Highway
Community Development District***

Agenda

October 17, 2023

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 10, 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 **Tuesday, October 17, 2023 at 10:30 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/82647291029>

Zoom Call-In Number: 305-224-1968

Meeting ID: 826 4729 1029

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 21, 2023 Board of Supervisors Meeting
4. Review of Status of Conveyance Portion of Right of Way to Homeowners Association
5. Consideration of Fiscal Year 2023 Audit Engagement Letter
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Managers Report
 - i. Consideration of Pool Services Renewal with Resort Pools
 - ii. Consideration of Janitorial Maintenance Services Clean Star Services
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisition No. 66. Series 2020, Phase 1 and 2
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **September 21, 2023** at 9:32 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:

Bobbie Henley	Chairman
Lindsey Roden	Vice Chairman
Eric Lavoie	Assistant Secretary
Jessica Kowalski	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Marshall Tindall	GMS Field Services
Joel Blanco	GMS Field Services

The following is a summary of the discussions and actions taken at the September 21, 2023 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. There were four Board members attending, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There are no members of the public present nor are there any members of the public attending on Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 20, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 20, 2023 Board of Supervisors meeting minutes included on page 5 of the agenda packet. The meeting minutes were reviewed by District Counsel as well as by District Management staff. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the July 20, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

A. Rules Related to Parking and Parking Enforcement

i. Public Comment Related to Proposed Parking Rules

Ms. Adams stated in order to adopt rules related to parking on the public roadway, we are required to have a public hearing. The Board members previously met and approved a public hearing for today's date. We do have an affidavit of publication of the public hearing in accordance with Florida Statutes. We are required to take public comment during the hearing. We do need a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams stated no members of the public were present nor were there any members of the public attending via Zoom. She asked for a motion to close the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Closing the Public Hearing, was approved.
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ii. Consideration of Resolution 2023-10 Adopting Rules related to Parking Enforcement

Ms. Adams stated approval of this resolution will adopt the parking rules. She noted the parking rules are attached as an exhibit as well as the parking map. The parking map had been previously reviewed by Board members. I will note that the parking map is subject to final revision. She noted there are some corners and some entrance roadway where we want to prohibit parking

for the safe flow of traffic. She stated in the parking rules on page 17, they are recommending sequestering parking to one side of the public roadway. Now that they have residents at Scenic Highway, they have had residents of the District reach out and have concerns that they are not able to navigate through the roadway when there is parking on both sides of the streets. She noted there are concerns about emergency vehicle access when vehicles are parked on both sides of the street. By sequestering the parking to one side of the roadway, it allows for the free flow of traffic and allows for emergency vehicle access but also for the understanding that from time-to-time property owners will have visitors and may need on street parking. She stated this parking model has previously been reviewed by Board members. The final form of the map is subject to adding the restricted parking zones in the entrances and on the corners.

Ms. Adams asked for any comments from Board members or any items to discuss regarding the parking rules or parking map. The Board asked if there are any issues with the sides of the streets where there is double parking. Mr. Lavoie stated the sides of odd lots, for example lot 115 and 177 and just South of the main entrance, 139 and 182. He asked would they formally be in an agreement that the odd side of the road would be the side facing in front of the homes and not the side of the homes and could that be clarified on signs and make that stick. Ms. Adams stated the odd side is defined by property address in the parking rules. She noted when they do communication with residents, they always emphasize to review the parking map because the cul-de-sac and entrance ways may be no parking zones and vehicles found there are subject to immediate towing. The goal is to allow for parking on the odd side but there are areas because of the free flow of traffic that they need to restrict, they can certainly do that.

Ms. Adams stated corners are typically no parking zones in order to be able to safely navigate into the intersection. She noted the corners of lot 208, 225, 156, and 172 will be no parking zones. Ms. Adams asked for any comments from District Counsel before the Board takes action on Resolution 2023-10. Ms. Hammock stated not unless there are any questions from the Board.

Ms. Adams stated approval of this resolution also implicitly directs staff to start to communicate the parking rules to the residents. She noted they typically direct mail the parking rules along with a cover letter and a copy of the map to everyone as well as several email blasts prior to engaging in enforcement of the parking rules. The District will also need to enter into an agreement with a towing service provider. She noted they do have a towing service provider who

is in a region a distance from the community that complies with Florida Statute as they have to be in a certain proximity from the property that they are towing from which is S&S Towing.

The Board asked if there is an estimated date for this to go into place. Ms. Adams stated the rules will be effective immediately, but they will not be able to enforce the rules until there are a few things in place, for example they are required to have the towing enforcement agreement and they are also required to install signage at the community entrance and part of that signage comes from the towing service provider and part of that signage is facilitated by field staff, Marshall. She noted it is usually a 30–60-day process depending on how quickly they move everything along.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, Resolution 2023-10 Adopting Rules Related to Parking Enforcement and Directing Staff to Fully Implement, was approved.

iii. Consideration of Proposal for Series 2020 Arbitrage Rebate Computation Services

Ms. Adams stated the bonds that were issued are regulated by the IRS. The IRS requires reporting at regular intervals regarding arbitrage and the key on that is that they want to know if there is an arbitrage situation sooner rather than later. She noted that they cannot be earning more interest on the bonds than what they are paying. She stated if they are earning more interest, there is a penalty that goes back to the IRS in a five-year interval. She noted each year they run the arbitrage rebate computation services through a service provider. The proposal in the agenda packet is from AMTEC and they are the most cost-effective service provider. She stated on page 24 it articulates the annual fee for this.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the Proposal for Series 2020 Arbitrage Rebate Computation Services, was approved.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she did not have any specific report for the Board but would be happy to answer any questions.

B. Engineer**i. Presentation of Annual Engineers Inspection**

Ms. Adams stated she does not see anyone on the line but included in the agenda packet is a report provided by John Wood and Associates. She noted each year as part of the Trust Indenture, we are required to provide a report to the Bond Trustee indicating that the Districts assets are being maintained and there is adequate funding and adequate insurance so this is a report covering those areas. She stated any maintenance matters that were noted as part of the stormwater system have been added to our field managers' report for maintenance work.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Annual Engineer's Inspection, was approved.

C. Field Manager's Report

Mr. Tindall stated the field report is on page 66 of the agenda. He noted nothing significant occurred due to the storm either to the stormwater tracts or to the facility. The only thing they felt was needed during this time was for the facility to be closed on Wednesday as a caution. He noted a couple of fence panels were blown out but that occurs during normal thunderstorm activity as well. He noted overall the amenity facility is doing well with no major issues. The vendors are keeping the facility up. He stated they are working to get the chairlift back up and running. The motor needs to be replaced, which is not unusual for these battery powered lifts. Long term, if the Board would like, we could look into a water powered lift but based on the build outs, the battery powered lifts continue to maintain it for now. He stated a section in landscaping opposite the dog park that was overlooked because it was incorrectly assumed to be a house. The houses are up, and the landscaper and I both realize that section was not being mowed like it should be so they have gone out and cleaned it up and it will be maintained as part of their contract scope going forward as was intended. No issues there.

He noted a couple of residents did report some pocket gopher activity. He noted they have looked into pocket gopher solution at other communities and tested some products including some deterrents. Based on the area, pocket gophers are native to the area and thrive in the sandy ridge and travel extensively from one location to another. He stated treating the mounds individually is their recommendation to homeowner lots as a deterrent. It is the most cost-effective way and there were only a few mounds noted. On page 69 of the agenda is the primary pond in question which

is the area with complaints and only a few mounds were located in that pond on the right-hand side. He noted the left side of that fence is non CDD owned and owned by private or another party. It is fairly large and very sandy. It is very likely pocket gophers can be in that traveling across the fence. Treating them is difficult and there is no guarantee that treatments are going to be effective but very cost intensive. Our recommendation is to take no action at this time and continue to monitor and revisit at another time. Mr. Tindall stated engineer items that are of concern is the biggest issue a busted collar where the drain cover itself in one of the ponds had moved over and that has been fixed. All of the fences have been double checked and repaired. The street signs as a whole, a couple have been remounted and a couple replaced. There was a speed limit sign replaced. Signs were straightened. We need a skid steer, some riprap and some sod so that we can make sure the repair sticks.

Mr. Tindall stated he is in contact with the city and code compliance and adjusting the date as needed and keeping in contact with them. The HOA should be sending out letters to notice residents. I have done a review of the trees and will be in touch with the HOA seeking progress and continuing to monitor with code compliance to avoid any legal issues going forward. Ms. Hammock stated they have been working with several Districts on this issue. She noted there have been some conversations with the city about a variance here allowing the variance, but code enforcement does not seem to be amenable to that and we would need their support to make that work with the city. She noted at this point, our recommendation would be to convey the small partials to the HOA so that they are no longer owned by the CDD. The issue here from a legal perspective is that while the District owns the real property, maintenance is an obligation of the residents through the HOA covenants that the HOA is supposed to be enforcing. To clean that up for the District, it would be best to convey just those small portions to the HOA but we would obviously need the HOA to accept that. Ms. Adams asked if there are any legal impediments to convey related to the bond documents. Ms. Hammock answered no. Ms. Adams asked what the Board would need to do to authorize that as this may be a time sensitive issue. Ms. Hammock stated at this point she would need direction to work with District management staff to get in touch with the HOA to even initiate those conversations to see if they are amenable to that solution. Ms. Adams stated the HOA is fully controlled by the developer. We have not yet had a magistrate hearing at Scenic Highway so have not yet reached a defining line with the city so we may be able to reach out to them and ask them to forego any further enforcement actions until the legal matter

is settled internally which would buy us more time. District management supports any legal remedy to relieve the District of this burden. Ms. Hammock stated perfect, we will work to prep those documents and present those to the Board for review and approval ideally at your next Board meeting. Mr. Tindall noted there are some items in the Engineer's Report that are tied to the Southwest corner construction of the District, some missing sod for example that is causing some runoff of sediment around a retaining wall. He noted that those areas are currently part of the lots for the homeowners that have not been developed yet. Once those lots are developed, the sod should go down. If there is anything major in the meantime, we will keep an eye on it and address if needed.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register on page 75. This is a summary check register from July 7, 2023 through July 28, 2023 totaling \$16,326.89. It does include your general fund as well as capital project funds. She noted a detailed summary following the register.

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

ii. Balance Sheet and Income Statement

Ms. Adams stated on page 87 is the combined balance sheet showing the balance in your general fund and construction fund. With the bond, there is a very small amount there. We may reach out and see if there are any pending requisitions or if we can declare this project complete. There is also the debt service fund managed by the Trustee. We keep an eye on the unassigned balance in the general fund. We keep an eye on your actual spending relative to your prorated budget. She noted there is nothing to bring to the Board members' attention other than you are fully collected for your fiscal year, all of your assessment revenue has been received.

iii. Next Meeting Date: October 17, 2023, 10:00 AM at the Holiday Inn -Winter Haven

Ms. Adams stated the next meeting is October 17, 2023 at 10:00 a.m. at Holiday Inn – Winter Haven.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

September 21, 2023

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

The following represents our understanding of the services we will provide *Scenic Highway Community Development District*.

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of *Scenic Highway Community Development District*, as of September 30, 2023, and for the year then ended and the related notes to the financial statements, which collectively comprise *Scenic Highway Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements, including disclosures and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude based on the audit evidence obtained, whether there are conditions or events considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Scenic Highway Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist with the preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with the preparation of the financial statements and that you have accepted responsibility for them.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements and proposing adjusting or correcting journal entries to be reviewed and approved by management, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the drafting of financial statements as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account codings and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of *Scenic Highway Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Scenic Highway Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We will also issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

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

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

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2024 and the audit reports and all corresponding reports will be issued no later than May 31, 2024.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis & Company, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,400 for the year ended September 30, 2023, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Scenic Highway Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for two additional years subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Scenic Highway Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

This audit engagement letter with any addendum, if any, constitute the complete and exclusive statement of the agreement between the parties.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-841-5524, JBURNS@GMSCL.COM, OR AT 219 EAST LIVINGSTON ST., ORLANDO, FL 32801.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of Scenic Highway Community Development District by:

Title: _____

SECTION VI

SECTION C

Scenic Highway CDD

Field Management Report

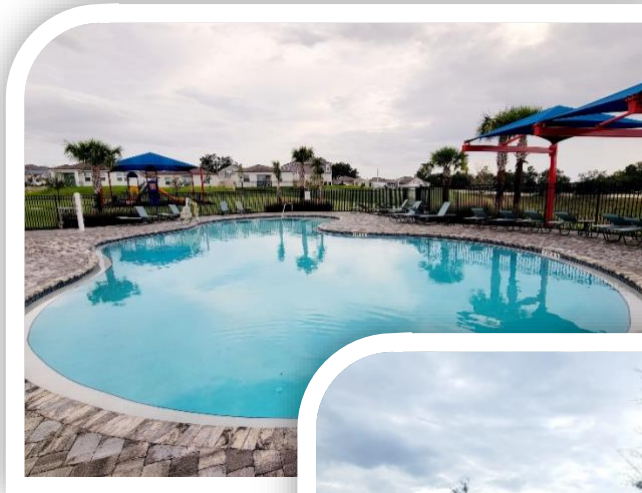


October 17, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed.
- ✚ Pool maintenance contract renewal with Resort Pools.
- ✚ Janitorial renewal & trash services review – recommending Janitorial takes over full service☐



Complete

Landscape Review

- ✚ Landscape maintenance has been good.
- ✚ Planters are clean and mows are consistent & satisfactory.
- ✚ Additional reports of pocket gopher activity. Review still found minimal activity.



Complete

General Maintenance

✚ Walls and amenity building area had a rust remover used to remove staining.



In Progress

Engineer's Stormwater Maintenance List

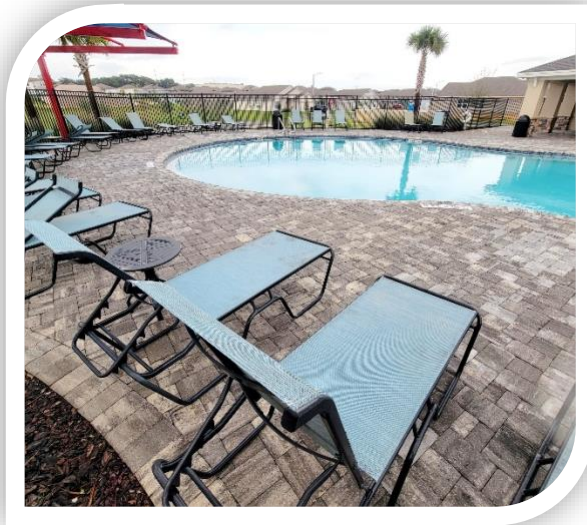
- ✚ Basic cleanout substantially completed.
- ✚ Additional rip rap needed to complete work is being arranged.



Upcoming

Furniture cleaning

- ✚ Furniture at amenity being scheduled for cleaning in fall before holidays as per normal maintenance.
- ✚ Chairs will be assessed for loose parts and damage and repaired as needed before the spring season.



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 D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

September 8, 2023 to October 4, 2023

Fund	Date	Check No.'s	Amount
General Fund	9/11/23	389-390	\$ 7,845.19
	9/18/23	391-393	\$ 8,598.36
	9/25/23	394-402	\$ 33,270.19
	10/3/23	403-404	\$ 25,436.00
Total Amount			\$ 75,149.74

SCENIC HIGHWAY GENERAL FUND
BANK A SCENIC HIGHWAY CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/11/23	00002	9/01/23	107	202309	310-51300-34000					*	3,062.50		
			MANAGEMENT FEES SEP23										
		9/01/23	107	202309	310-51300-35200					*	100.00		
			WEBSITE ADMIN SEP23										
		9/01/23	107	202309	310-51300-35100					*	150.00		
			INFORMATION TECH SEP23										
		9/01/23	107	202309	310-51300-31300					*	416.67		
			DISSEMINATION SVCS SEP23										
		9/01/23	107	202309	330-57200-48300					*	416.67		
			AMENITY ACCESS SEP23										
		9/01/23	107	202309	310-51300-51000					*	.78		
			OFFICE SUPPLIES SEP23										
		9/01/23	107	202309	310-51300-42000					*	23.19		
			POSTAGE SEP23										
		9/01/23	108	202309	320-53800-34000					*	1,312.50		
			FIELD MANAGEMENT SEP23										
									GOVERNMENTAL MANAGEMENT SERVICES			5,482.31	000389
9/11/23	00051	8/31/23	11415783	202308	330-57200-34500					*	2,362.88		
			SECURITY SVCS AUG23										
									SECURITAS SECURITY			2,362.88	000390
9/18/23	00027	9/01/23	9959	202309	320-53800-46200					*	2,836.66		
			LANDSCAPE MAINT SEP23										
									PRINCE & SONS INC.			2,836.66	000391
9/18/23	00051	7/31/23	11377169	202307	330-57200-34500					*	3,393.45		
			SECURITY SVCS JUL23										
									SECURITAS SECURITY			3,393.45	000392
9/18/23	00011	8/18/23	1762	202306	310-51300-31100					*	2,368.25		
			GENERAL ENGINEERING JUN23										
									WOOD & ASSOCIATES ENGINEERING LLC			2,368.25	000393
9/25/23	00030	9/21/23	BH092120	202309	310-51300-11000					*	200.00		
			SUPERVISOR FEE 09/21/23										
									BOBBIE HENLEY			200.00	000394
9/25/23	00019	8/31/23	00058159	202308	310-51300-48000					*	967.58		
			NOT OF RULE DEV/RULEMAKIN										
									CA FLORIDA HOLDINGS, LLC			967.58	000395
9/25/23	00047	9/21/23	EL092120	202309	310-51300-11000					*	200.00		
			SUPERVISOR FEE 09/21/23										
									ERIC LAVOIE			200.00	000396
									SCEN SCENIC HIGHWAY CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/25/23	00029	9/21/23 JK092120	202309 310-51300-11000	SUPERVISOR FEE 09/21/23	*	200.00	
				JESSICA KOWALSKI			200.00 000397
9/25/23	00055	9/21/23 KC092120	202309 310-51300-11000	SUPERVISOR FEE 09/21/23	*	200.00	
				KRISTIN CASSIDY			200.00 000398
9/25/23	00036	9/21/23 LR092120	202309 310-51300-11000	SUPERVISOR FEE 09/21/23	*	200.00	
				LINDSEY E RODEN			200.00 000399
9/25/23	00037	9/12/23 54934636	202309 330-57200-48100	PEST CONTROL SEP23	*	40.00	
				MASSEY SERVICES INC.			40.00 000400
9/25/23	00056	9/20/23 09202023	202309 300-58100-10000	FY23 CAP RESERVE TRANSFER	*	22,680.00	
				SCENIC HIGHWAY CAPITAL RES			22,680.00 000401
9/25/23	00031	9/21/23 09212023	202309 300-20700-10000	ASSESSMENT TRANS - S2020	*	8,582.61	
				SCENIC HIGHWAY CDD C/O USBANK			8,582.61 000402
10/03/23	00003	9/21/23 20033	202310 310-51300-45000	FY24 INSURANCE POLICY	*	22,812.00	
				EGIS INSURANCE & RISK ADVISORS			22,812.00 000403
10/03/23	00039	10/02/23 10022023	202310 300-15500-10000	PLAYGRND/FUR LEASE NOV23	*	2,624.00	
				83 HOLDINGS, LLC			2,624.00 000404
TOTAL FOR BANK A						75,149.74	
TOTAL FOR REGISTER						75,149.74	

SCEN SCENIC HIGHWAY CWRIGHT

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2020</u>
5	<u>Capital Projects Fund Series 2020</u>
6	<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
September 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 255,627	\$ -	\$ -	\$ -	\$ 255,627
Capital Projects Account	\$ -	\$ -	\$ 871	\$ -	\$ 871
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 22,680	\$ -
Investments:					
Series 2020					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 182,989	\$ -	\$ -	\$ 182,989
Construction - Phase 1 & 2	\$ -	\$ -	\$ 833	\$ -	\$ 833
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
Prepaid Expenses	\$ 3,634	\$ -	\$ -	\$ -	\$ 3,634
Total Assets	\$ 259,261	\$ 412,949	\$ 1,705	\$ 22,680	\$ 673,915
Liabilities:					
Accounts Payable	\$ 470	\$ -	\$ -	\$ -	\$ 470
Total Liabilities	\$ 470	\$ -	\$ -	\$ -	\$ 470
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,634	\$ -	\$ -	\$ -	\$ 3,634
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 412,949	\$ -	\$ -	\$ 412,949
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,705	\$ -	\$ 1,705
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 22,680	\$ -
Unassigned	\$ 255,157	\$ -	\$ -	\$ -	\$ 255,157
Total Fund Balances	\$ 258,791	\$ 412,949	\$ 1,705	\$ 22,680	\$ 673,445
Total Liabilities & Fund Balance	\$ 259,261	\$ 412,949	\$ 1,705	\$ 22,680	\$ 673,915

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 410,340	\$ 410,340	\$ 412,729	\$ 2,389
Miscellaneous Revenue	\$ -	\$ -	\$ 17,795	\$ 17,795
Total Revenues	\$ 410,340	\$ 410,340	\$ 430,524	\$ 20,184
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,800	\$ 7,200
Engineering	\$ 15,000	\$ 15,000	\$ 2,368	\$ 12,632
Attorney	\$ 30,000	\$ 30,000	\$ 7,511	\$ 22,489
Annual Audit	\$ 3,500	\$ 3,500	\$ 4,400	\$ (900)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,550	\$ 4,041	\$ (491)
Management Fees	\$ 36,750	\$ 36,750	\$ 36,750	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 734	\$ 266
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 1,000	\$ 1,000	\$ 49	\$ 951
Legal Advertising	\$ 5,000	\$ 5,000	\$ 2,114	\$ 2,886
Other Current Charges	\$ 5,000	\$ 5,000	\$ 509	\$ 4,491
Office Supplies	\$ 625	\$ 625	\$ 11	\$ 614
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 133,734	\$ 133,734	\$ 83,349	\$ 50,385

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 13,224	\$ (3,224)
Field Management	\$ 15,750	\$ 15,750	\$ 15,750	\$ -
Landscape Maintenance	\$ 34,040	\$ 34,040	\$ 34,040	\$ 0
Landscape Replacement	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Streetlights	\$ 14,520	\$ 14,520	\$ 13,118	\$ 1,402
Electric	\$ 9,240	\$ 9,240	\$ 3,466	\$ 5,774
Water & Sewer	\$ 2,400	\$ 2,400	\$ -	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ 850	\$ 1,650
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 2,606	\$ 4,894
General Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,308	\$ (308)
Contingency	\$ 7,500	\$ 7,500	\$ 13,629	\$ (6,129)
Subtotal Field Expenditures	\$ 128,450	\$ 128,450	\$ 106,991	\$ 21,459
Amenity Expenditures				
Amenity - Electric	\$ 8,580	\$ 8,580	\$ 6,425	\$ 2,155
Amenity - Water	\$ 9,900	\$ 9,900	\$ 5,249	\$ 4,651
Playground Lease	\$ 31,488	\$ 31,488	\$ 31,480	\$ 8
Internet	\$ 1,452	\$ 1,452	\$ 1,140	\$ 312
Pest Control	\$ 456	\$ 456	\$ 320	\$ 136
Janitorial Service	\$ 5,400	\$ 5,400	\$ 5,145	\$ 255
Security Services	\$ 34,000	\$ 34,000	\$ 24,077	\$ 9,923
Pool Maintenance	\$ 11,700	\$ 11,700	\$ 18,000	\$ (6,300)
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 4,660	\$ 5,340
Contingency	\$ 7,500	\$ 7,500	\$ 1,158	\$ 6,342
Subtotal Amenity Expenditures	\$ 125,476	\$ 125,476	\$ 102,655	\$ 22,821
Total Operations & Maintenance	\$ 253,926	\$ 253,926	\$ 209,646	\$ 44,280
Total Expenditures	\$ 387,660	\$ 387,660	\$ 292,995	\$ 94,665
Excess (Deficiency) of Revenues over Expenditures	\$ 22,680		\$ 137,529	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (22,680)	\$ (22,680)	\$ (22,680)	\$ -
Total Other Financing Sources/(Uses)	\$ (22,680)	\$ (22,680)	\$ (22,680)	\$ -
Net Change in Fund Balance	\$ -		\$ 114,849	
Fund Balance - Beginning	\$ -		\$ 143,942	
Fund Balance - Ending	\$ -		\$ 258,791	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 459,919	\$ 462,650	\$ 2,731
Interest	\$ -	\$ -	\$ 23,701	\$ 23,701
Total Revenues	\$ 459,919	\$ 459,919	\$ 486,351	\$ 26,432
Expenditures:				
Interest - 11/1	\$ 149,625	\$ 149,625	\$ 149,625	\$ -
Principal - 5/1	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest - 5/1	\$ 149,625	\$ 149,625	\$ 149,625	\$ -
Total Expenditures	\$ 459,250	\$ 459,250	\$ 459,250	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 669		\$ 27,101	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (229,959)	\$ 229,959
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (229,959)	\$ 229,959
Net Change in Fund Balance	\$ 669		\$ (202,858)	
Fund Balance - Beginning	\$ 153,700		\$ 615,807	
Fund Balance - Ending	\$ 154,369		\$ 412,949	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 43,827	\$ 43,827
Interest	\$ -	\$ -	\$ 892	\$ 892
Total Revenues	\$ -	\$ -	\$ 44,720	\$ 44,720
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 273,846	\$ (273,846)
Miscellaneous	\$ -	\$ -	\$ 114	\$ (114)
Total Expenditures	\$ -	\$ -	\$ 273,960	\$ (273,960)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (229,240)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 229,959	\$ 229,959
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 229,959	\$ 229,959
Net Change in Fund Balance	\$ -		\$ 719	
Fund Balance - Beginning	\$ -		\$ 986	
Fund Balance - Ending	\$ -		\$ 1,705	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	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	\$ 22,680	\$ 22,680	\$ -
Total Other Financing Sources (Uses)	\$ 22,680	\$ 22,680	\$ 22,680	\$ -
Net Change in Fund Balance	\$ 22,680		\$ 22,680	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 22,680		\$ 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	\$ 4,653	\$ (2,062)	\$ 1,914	\$ -	\$ 3	\$ 7,653	\$ -	\$ 412,729
Miscellaneous Revenue	\$ -	\$ -	\$ 3,985	\$ -	\$ -	\$ -	\$ -	\$ 104	\$ 30	\$ -	\$ 13,676	\$ -	\$ 17,795
Total Revenues	\$ -	\$ 16,920	\$ 318,743	\$ 66,587	\$ 2,303	\$ 4,653	\$ (2,062)	\$ 2,018	\$ 30	\$ 3	\$ 21,329	\$ -	\$ 430,524
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 4,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,368	\$ -	\$ -	\$ -	\$ 2,368
Attorney	\$ 1,065	\$ 95	\$ 114	\$ 304	\$ 38	\$ 362	\$ 2,007	\$ 850	\$ 1,597	\$ 1,079	\$ -	\$ -	\$ 7,511
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ 4,400
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,000
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 36,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 44	\$ 9	\$ 101	\$ 193	\$ 52	\$ 96	\$ 35	\$ 27	\$ 61	\$ 34	\$ 58	\$ 23	\$ 734
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 21	\$ -	\$ 5	\$ 14	\$ -	\$ 49
Legal Advertising	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691	\$ 968	\$ -	\$ 2,114
Other Current Charges	\$ 38	\$ 38	\$ 39	\$ 74	\$ 39	\$ 39	\$ 47	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 509
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,505	\$ 3,873	\$ 3,985	\$ 7,331	\$ 4,759	\$ 4,237	\$ 6,819	\$ 4,666	\$ 8,596	\$ 10,979	\$ 4,808	\$ 4,792	\$ 83,349

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	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	15,750
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	34,040
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 721	\$ 1,429	\$ 1,075	\$ 1,082	\$ 1,097	\$ 1,096	\$ 1,099	\$ 1,104	\$ 1,104	\$ 1,104	\$ 1,104	\$ 1,104	13,118
Electric	\$ 178	\$ 186	\$ 211	\$ 255	\$ 318	\$ 302	\$ 327	\$ 325	\$ 321	\$ 365	\$ 354	\$ 324	3,466
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	850
Irrigation Repairs	\$ -	\$ 1,045	\$ 94	\$ 443	\$ 223	\$ 123	\$ 123	\$ 73	\$ 98	\$ 122	\$ 263	\$ -	2,606
General Repairs & Maintenance	\$ -	\$ 7,532	\$ 1,264	\$ -	\$ -	\$ -	\$ 1,275	\$ -	\$ -	\$ 238	\$ -	\$ -	10,308
Contingency	\$ -	\$ -	\$ -	\$ 13,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,629
Subtotal Field Expenditures	\$ 18,272	\$ 14,341	\$ 6,793	\$ 19,558	\$ 5,786	\$ 5,671	\$ 7,823	\$ 5,651	\$ 5,672	\$ 5,978	\$ 5,870	\$ 5,578	106,991
Amenity Expenditures													
Amenity - Electric	\$ 414	\$ 393	\$ 390	\$ 474	\$ 559	\$ 573	\$ 545	\$ 623	\$ 573	\$ 612	\$ 633	\$ 637	6,425
Amenity - Water	\$ 951	\$ 294	\$ 294	\$ -	\$ -	\$ 568	\$ 198	\$ 1,288	\$ 632	\$ 344	\$ 345	\$ 335	5,249
Playground Lease	\$ 2,623	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,623	\$ 2,623	\$ 2,623	\$ 2,624	\$ 2,624	\$ 2,623	31,480
Internet	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	1,140
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	320
Janitorial Service	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 470	5,145
Security Services	\$ -	\$ -	\$ 2,249	\$ 2,704	\$ 2,320	\$ 3,368	\$ 2,818	\$ 2,477	\$ 2,384	\$ 3,393	\$ 2,363	\$ -	24,077
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	18,000
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	5,000
Amenity Repairs & Maintenance	\$ 520	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ 3,368	\$ 597	\$ -	\$ -	4,660
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878	\$ 280	\$ -	\$ -	\$ -	\$ -	1,158
Subtotal Amenity Expenditures	\$ 6,944	\$ 5,747	\$ 7,994	\$ 8,413	\$ 7,980	\$ 9,609	\$ 9,539	\$ 9,767	\$ 12,057	\$ 10,046	\$ 8,442	\$ 6,117	102,655
Total Operations & Maintenance	\$ 25,216	\$ 20,087	\$ 14,787	\$ 27,971	\$ 13,766	\$ 15,280	\$ 17,362	\$ 15,418	\$ 17,729	\$ 16,024	\$ 14,312	\$ 11,695	209,646
Total Expenditures	\$ 43,721	\$ 23,960	\$ 18,771	\$ 35,301	\$ 18,525	\$ 19,516	\$ 24,181	\$ 20,084	\$ 26,325	\$ 27,003	\$ 19,120	\$ 16,487	292,995
Excess (Deficiency) of Revenues over Expenditures	\$ (43,721)	\$ (7,040)	\$ 299,972	\$ 31,286	\$ (16,222)	\$ (14,863)	\$ (26,243)	\$ (18,067)	\$ (26,295)	\$ (26,999)	\$ 2,209	\$ (16,487)	137,529
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,680)	(22,680)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,680)	(22,680)
Net Change in Fund Balance	\$ (43,721)	\$ (7,040)	\$ 299,972	\$ 31,286	\$ (16,222)	\$ (14,863)	\$ (26,243)	\$ (18,067)	\$ (26,295)	\$ (26,999)	\$ 2,209	\$ (39,167)	114,849

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$229,959	
Reserve Fund Balance	\$229,959	
Bonds Outstanding - 12/21/20		\$8,120,000
Less: Principal Payment 5/1/22		(\$155,000)
Less: Principal Payment 5/1/23		(\$160,000)
Current Bonds Outstanding		\$7,805,000

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
03/17/23	02/01/23-02/28/23	\$10,171.92	(\$101.72)	(\$201.40)	\$0.00	\$9,868.80	\$4,653.00	\$5,215.80	\$9,868.80
04/11/23	3/1/23-3/31/23	\$5,085.96	\$0.00	(\$101.72)	\$0.00	\$4,984.24	\$2,350.00	\$2,634.24	\$4,984.24
04/30/23	1% Fee Adj	(\$9,358.17)	\$0.00	\$0.00	\$0.00	(\$9,358.17)	(\$4,412.25)	(\$4,945.92)	(\$9,358.17)
05/11/23	4/1-4/30/23	\$2,619.29	\$0.00	(\$52.39)	\$0.00	\$2,566.90	\$1,210.26	\$1,356.64	\$2,566.90
05/24/23	3/31/23	\$0.00	\$0.00	\$0.00	\$1,492.25	\$1,492.25	\$703.58	\$788.67	\$1,492.25
07/31/23	4/1-6/30/23	\$0.00	\$0.00	\$0.00	\$7.28	\$7.28	\$3.43	\$3.85	\$7.28
08/11/23	7/1-7/31/23	\$16,563.12	\$0.00	(\$331.26)	\$0.00	\$16,231.86	\$7,653.10	\$8,578.76	\$16,231.86
TOTAL		\$ 927,840.02	\$ (35,934.73)	\$ (18,025.27)	\$ 1,499.53	\$ 875,379.55	\$ 412,729.38	\$ 462,650.17	\$ 875,379.55

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020

(Ph 1 & 2 # 242008005)

The undersigned, a Responsible Officer of the Scenic Highway Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of December 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2020 (collectively, the "Series 2020 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture):

- (A) Requisition Number: 66
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Wood & Associates Engineering, Inc.
- (D) Amount Payable: \$37.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 1786 – Req Approval
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

[Phases 1 & 2 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund] [Phase 3 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund]

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:

[Phases 1 & 2 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.] [Phase 3 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.]; and

- 3. each disbursement set forth above was incurred in connection with:

the Costs of the Series 2020 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**


By: 

Responsible Officer

Date: 10/6/23

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2020 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2020 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.


Consulting Engineer

Date: 10-5-23



RECEIVED
By beberline at 5:03:45 PM, 8/18/2023

Invoice

Date	Invoice #
8/18/2023	1786

Bill To
Rennie Heath Scenic Highway CDD 346 East Central Avenue Winter Haven, FL 33880

Approved
DA 09/29/2023

301810

SENT TO CDD
By mantes at 3:00:14 PM, 10/5/2023

VMar Dev - Magnolia Park Ph 1 & 2

Quantity	Description	Rate	Serviced	Amount
0.25	Principal Engineer -Scenic Highway Series 2020 REQ 65	150.00		37.50
				</