

***Scenic Highway
Community Development District***

Agenda

February 20, 2024

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

February 13, 2024

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Scenic Highway Community Development District** will be held **Tuesday, February 20, 2024 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: 1-646-876-9923

Meeting ID: 826 4729 1029

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 17, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Setting a Public Hearing for Easement Variance Policies
5. Consideration of Resolution 2024-02 Authorizing the Opening of SBA Account
6. Presentation of Arbitrage Rebate Report
7. Consideration of Contract Agreement with Polk County Property Appraiser
8. Ratification of Data Sharing & Usage Agreement with Polk County
Property Appraiser
9. Staff Reports
 - A. Attorney
 - i. Review of Ethics Training Memo
 - B. Engineer
 - C. Field Managers Report
 - 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 Tuesday, **October 17, 2023** at 10:30 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
Kristin Cassidy	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the October 17, 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 five 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 September 21, 2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the September 21, 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. Ms. Adams asked for any comments, corrections, or questions on the minutes. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Minutes of the September 21, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Review of Status of Conveyance Portion of Right of Way to Homeowners Association**

Ms. Adams led the Board in the discussion item for the status of conveyance portion of right of way to homeowners association. She noted that there have been some challenges with certain parts of the right of way being under landscape ordinances with the city. Ms. Hammock added a potential solution stating that the small merge area would be conveyed to the HOA because the HOA covenance are what require the homeowners to maintain the landscaping. Because the District does not have a mechanism to enforce HOA covenances and for that reason it should be in her opinion the best interest to the District to not own that strip of property. She has a call scheduled with HOA members involved as long as the Board is in agreeance with the plan. The Board made a motion for counsel to prepare documents and take all necessary steps to convey the property to the HOA. Additionally, a discussion on the trees in the right of way continued and Tindall will work with staff to have them taken care of and will update the Board as needed.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Authorizing District Counsel to Take Necessary Steps to Convey Land to the HOA, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Fiscal Year 2023 Audit Engagement Letter**

Ms. Adams presented the engagement letter for auditing services and reminded the Board that in 2019 the Board entered into a five year agreement for these services. This engagement letter is presented in accordance with the terms of that original agreement with an annual fee of \$4,400.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Fiscal Year 2023 Audit Engagement Letter, was approved.

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. Hearing no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

i. Consideration of Pool Services Renewal with Resort Pools

Mr. Tindall presented the field manager's report to the Board which can be found in the agenda package. Complete items include:

- Vendors' maintenance of the facility areas is satisfactory.
- Monthly playground review was completed.
- Pool maintenance contract renewal with Resort Pools.
- Janitorial renewal and trash services review is complete.
 - Recommendation for them to take over trash services full time from the landscaper.
- Landscape maintenance has been good.
- Additional reports of pocket gopher activity.
 - The recommendation is to do nothing.

In progress items include:

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

Mr. Tindall presented a proposal for pool services that was provided under separate cover. He summarized the proposal for the Board for the renewal with Resort Pools for a total of \$22,560 for the year. This amount comes under the amount budgeted.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Pool Services Renewal with Resort Pools, was approved.

ii. Consideration of Janitorial Maintenance Services Clean Star Services

This was a verbal update. No action was required.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from September 8, 2023 through October 4, 2023 totaling \$75,149.74. Ms. Adams offered to answer any questions the Board may have. There being no questions, she asked for a motion of approval.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through September 30th. Ms. Adams stated that no action was required from the Board and it was for informational purposes only.

iii. Ratification of Requisition No. 66. Series 2020, Phase 1 and 2

Ms. Adams presented the requisition for the Series 2020 Phase 1 and 2. The Board had no questions on the requisition.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Requisition No. 66 Series 2020, Phase 1 and 2, was ratified.

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.

October 17, 2023

Scenic Highway CDD

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES AND FEES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, by virtue of certain plats and other legal instruments, the District holds certain easement rights, and additional easements may in the future be dedicated to the District (together, “**District Easements**”); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District’s improvements; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to set a public hearing to consider adoption of a policy and application fee for the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Variance Policy**”).

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

SECTION 1. The Board intends to adopt its proposed Easement Variance Policy, attached hereto as **Exhibit A**, which includes an application fee. The District will hold a public hearing on such Easement Variance Policy at a meeting of the Board to be held on **April 16, 2024, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

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

PASSED AND ADOPTED this 20th day of February 2024.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Easement Variance Policy

EXHIBIT A
Proposed Easement Variance Policy

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT Easement Variance
Policy**

Effective: _____

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the Scenic Highway Community Development District (“District”). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that in swale areas, any approved fence must be constructed in a manner which does not impede the flow of water. An example of permissible and impermissible fences in swale areas is attached as **Exhibit A**. Please also note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION.

WHEREAS, the Scenic Highway Community Development District (the “District”) is a local unit of special purpose government created and existing under Chapter 190, *Florida Statutes*, and situated within Polk County, Florida; and

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.

SECTION 2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.

SECTION 3. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

PASSED AND ADOPTED this 20th day of February, 2024.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

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 21, 2023**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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(F) 860-321-7581

www.amteccorp.com

January 25, 2024

Scenic Highway Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government 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, 2024. 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

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the December 21, 2023 Computation Date
Reflecting Activity from December 21, 2020 through December 21, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 1&2	0.226041%	931.79	(16,497.61)
Acquisition & Construction Fund - Phase 3	0.005867%	56.81	(40,948.42)
Capitalized Interest Fund	0.005993%	10.24	(7,223.99)
Cost of Issuance Fund	0.005785%	0.01	(7.41)
Debt Service Reserve Fund	1.618474%	20,477.35	(29,983.29)
Totals	0.759427%	\$21,476.20	\$(94,660.72)
Bond Yield	3.865895%		
Rebate Computation Credits			(5,783.10)
Net Rebatable Arbitrage			\$(100,443.82)

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 21, 2023, the Computation Date. 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 21, 2023, 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 21, 2023, the Computation Date.

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 21, 2023, 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	Beg Bal	-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
05/30/23		-229,959.37	-234,928.51
06/29/23		230,018.65	234,265.37
10/10/23		37.50	37.78
12/21/23	Bal	809.29	809.29
12/21/23	Acc	2.32	2.32

12/21/23	TOTALS:	931.79	-16,497.61

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-16,497.61
COMP DATE:	12/21/23	NET INCOME:	931.79
BOND YIELD:	3.865895%	TAX INV YIELD:	0.226041%

\$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
12/21/23		0.66	0.66

12/21/23	TOTALS:	56.81	-40,948.42

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-40,948.42
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
01/04/23		1,434.35	1,488.28
02/02/23		1,527.23	1,579.94
03/02/23		1,463.83	1,509.52
04/04/23		1,654.70	1,700.55
05/02/23		1,670.95	1,712.15
05/30/23		229,959.37	234,928.51
06/02/23		1,758.58	1,796.20
07/05/23		889.62	905.47
08/02/23		929.48	943.32
09/05/23		965.08	976.02
10/03/23		934.56	942.35
11/02/23		967.61	972.67
12/04/23		938.59	940.29
12/21/23	Bal	229,959.62	229,959.62
12/21/23	Acc	659.07	659.07

12/21/23	TOTALS:	20,477.35	-29,983.29

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-29,983.29
COMP DATE:	12/21/23	NET INCOME:	20,477.35
BOND YIELD:	3.865895%	TAX INV YIELD:	1.618474%

\$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
12/21/22		-1,830.00	-1,901.43
12/21/23		-1,960.00	-1,960.00

12/21/23	TOTALS:	-5,570.00	-5,783.10

ISSUE DATE: 12/21/20 REBATABLE ARBITRAGE: -5,783.10
COMP DATE: 12/21/23
BOND YIELD: 3.865895%

SECTION VII

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 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 2024 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, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, 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 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. 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 13, 2024**. 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 2024 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 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** 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:

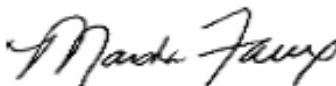
Special District Representative

Print name

Title

Date

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



Marsha M. Faux, Property Appraiser

SECTION VIII



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Scenic Highway Community Development District 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.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

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 and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels 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.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, 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

Signature: Marsha Faux
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: Scenic Highway CDD
Signature: Tricia L. Adams
Print: Tricia L. Adams
Title: District Manager
Date: 12/4/23

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

SECTION IX

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors

From: Kilinski | Van Wyk PLLC

Date: January 5, 2024

Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

As a follow up to our communication in July of 2023, the purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, *Florida Statutes*, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

What is required and when is the deadline?

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions for existing clients upon request. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There may also be the ability to include training within your existing Board meeting schedule.

Form 1 Submittal Changes.

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

SECTION C

Scenic Highway CDD

Field Management Report

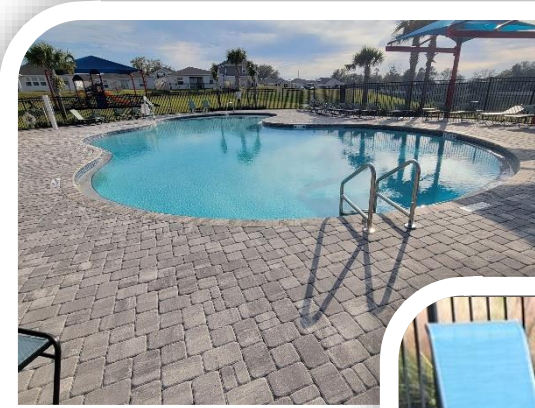


February 20, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- + Vendors' maintenance of the facility areas has been satisfactory.
- + Water fountain repaired.
- + Baby changing stations were damaged in December and were replaced.
- + Chair lift motor was replaced.
- + Pool furniture was done at the end of fall for in preparation for the holidays. Another cleaning will be done at the end of winter.



Complete

Landscape Review

- + Landscape maintenance has been good.
- + Planters are clean and mows are consistent & satisfactory.
- + Arranging for entry planter replacements at the end of winter.
- + Annual crepe myrtle pruning was completed in preparation for spring.
- + Grasses around the pool were cut.



Complete

General Maintenance

- ✚ Missing stop sign was installed on the south end of Piave.
- ✚ Dog bowl was added to park.
- ✚ Repaired dog waste bin.
- ✚ Repaired some areas of perimeter fence that were blown out.



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 D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

October 5, 2023 to January 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	10/11/23	405-406	\$ 645.00
	10/16/23	407-411	\$ 20,160.99
	10/23/23	412-415	\$ 785.74
	10/30/23	416-421	\$ 4,596.85
	11/1/23	422	\$ 300.00
	11/13/23	423	\$ 2,624.00
	11/20/23	424-431	\$ 16,943.27
	11/28/23	432	\$ 862.50
	11/29/23	433	\$ 459.64
	12/4/23	434-436	\$ 8,315.86
	12/11/23	437-438	\$ 8,207.37
	12/22/23	439-441	\$ 2,961.79
	1/3/24	442-443	\$ 2,864.50
	1/8/24	444-446	\$ 3,675.61
	1/16/24	447-450	\$ 13,469.77
	1/22/24	451-454	\$ 1,547.59
	1/31/24	455	\$ 450.00
			<u>\$ 88,870.48</u>
Total Amount			\$ 88,870.48

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/23	00050	2/01/23 18576	202312 330-57200-48500	POOL MAINTENANCE - FEB 23	V	1,500.00-	
				MCDONNELL CORPORATION DBA RESORT			1,500.00-000304
10/11/23	00041	9/26/23 10757	202309 330-57200-48200	CLEANING SVCS SEP23	*	470.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			470.00 000405
10/11/23	00005	10/02/23 89325	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000406
10/16/23	00002	9/30/23 112	202310 310-51300-31700	ASSESSMENT ROLL FY24	*	5,000.00	
		10/01/23 110	202310 310-51300-34000	MANAGEMENT FEES OCT23	*	3,333.33	
		10/01/23 110	202310 310-51300-35200	WEBSITE ADMIN OCT23	*	100.00	
		10/01/23 110	202310 310-51300-35100	INFORMATION TECH OCT23	*	150.00	
		10/01/23 110	202310 310-51300-31300	DISSEMINATION SVCS OCT23	*	416.67	
		10/01/23 110	202310 330-57200-48300	AMENITY ACCESS OCT23	*	437.50	
		10/01/23 110	202310 310-51300-51000	OFFICE SUPPLIES OCT23	*	.66	
		10/01/23 110	202310 310-51300-42000	POSTAGE OCT23	*	20.00	
		10/01/23 110	202310 310-51300-42500	COPIES OCT23	*	1.35	
		10/01/23 111	202310 320-53800-34000	FIELD MANAGEMENT OCT23	*	1,391.25	
				GOVERNMENTAL MANAGEMENT SERVICES			10,850.76 000407
10/16/23	00024	10/06/23 7708	202309 310-51300-31500	GENERAL COUNSEL SEP23	*	1,013.46	
		10/11/23 7816	202308 310-51300-31500	GENERAL COUNSEL AUG23	*	968.11	
				KILINSKI / VAN WYK, PLLC			1,981.57 000408
10/16/23	00050	10/01/23 20545	202310 330-57200-48500	POOL MAINTENANCE OCT23	*	1,500.00	
				MCDONNELL CORPORATION DBA RESORT			1,500.00 000409
10/16/23	00027	10/01/23 10295	202310 320-53800-46200	LANDSCAPE MAINT OCT23	*	2,836.66	

SCEN SCENIC HIGHWAY CWRIGHT

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/13/24	PAGE	2
*** CHECK DATES 10/05/2023 - 01/31/2024 ***														
SCENIC HIGHWAY GENERAL FUND														
BANK A SCENIC HIGHWAY CDD														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/02/23 10362	202310 320-53800-47300		*	572.22	
		REPLACED IRRIGATION CLOCK					
				PRINCE & SONS INC.			3,408.88 000410
10/16/23	00051	9/30/23 11459279	202309 330-57200-34500		*	2,419.78	
		SECURITY SVCS SEP23					
				SECURITAS SECURITY			2,419.78 000411
10/23/23	00046	7/10/23 33552	202307 330-57200-34500		*	505.00	
		SECURITY SVCS JUL23					
				CURRENT DEMANDS ELECTRICAL &			505.00 000412
10/23/23	00037	10/12/23 55375979	202310 330-57200-48100		*	40.00	
		PEST CONTROL OCT23					
				MASSEY SERVICES INC.			40.00 000413
10/23/23	00050	10/22/23 20795	202310 330-57200-48500		*	150.00	
		POOL MAINT INCREASE					
				MCDONNELL CORPORATION DBA RESORT			150.00 000414
10/23/23	00027	10/02/23 10371	202310 320-53800-47300		*	90.74	
		RPLC BROKEN HEAD/NOZZLES					
				PRINCE & SONS INC.			90.74 000415
10/30/23	00030	10/17/23 BH101720	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/17/23					
				BOBBIE HENLEY			200.00 000416
10/30/23	00047	10/17/23 EL101720	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/17/23					
				ERIC LAVOIE			200.00 000417
10/30/23	00002	9/30/23 114	202309 320-53800-48000		*	3,596.85	
		GENERAL MAINTENANCE SEP23					
				GOVERNMENTAL MANAGEMENT SERVICES			3,596.85 000418
10/30/23	00029	10/17/23 JK101720	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/17/23					
				JESSICA KOWALSKI			200.00 000419
10/30/23	00055	10/17/23 KC101720	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/17/23					
				KRISTIN CASSIDY			200.00 000420
10/30/23	00036	10/17/23 LR101720	202310 310-51300-11000		*	200.00	
		SUPERVISOR FEE 10/17/23					
				LINDSEY E RODEN			200.00 000421

SCEN SCENIC HIGHWAY CWRIGHT							

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/13/24	PAGE	3
*** CHECK DATES 10/05/2023 - 01/31/2024 ***														
SCENIC HIGHWAY GENERAL FUND														
BANK A SCENIC HIGHWAY CDD														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/01/23	00002	9/30/23 112B	202310 310-51300-31700		*	300.00	
		ASSESS ROLL FY24 BALANCE		GOVERNMENTAL MANAGEMENT SERVICES			300.00 000422
11/13/23	00039	11/13/23 11132023	202311 300-15500-10000		*	2,624.00	
		PLAYGRND/FUR LEASE DEC23		83 HOLDINGS, LLC			2,624.00 000423
11/20/23	00041	10/30/23 10948	202310 330-57200-48200		*	425.00	
		CLEANING SVCS OCT23		CSS CLEAN STAR SERVICES CENTRAL FL			425.00 000424
11/20/23	00002	11/01/23 115	202311 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES NOV23					
		11/01/23 115	202311 310-51300-35200		*	100.00	
		WEBSITE ADMIN NOV23					
		11/01/23 115	202311 310-51300-35100		*	150.00	
		INFORMATION TECH NOV23					
		11/01/23 115	202311 310-51300-31300		*	416.67	
		DISSEMINATION SVCS NOV23					
		11/01/23 115	202311 330-57200-48300		*	437.50	
		AMENITY ACCESS NOV23					
		11/01/23 115	202311 310-51300-51000		*	.57	
		OFFICE SUPPLIES NOV23					
		11/01/23 115	202311 310-51300-42000		*	47.82	
		POSTAGE NOV23					
		11/01/23 115	202311 310-51300-42500		*	1.80	
		COPIES NOV23					
		11/01/23 116	202311 320-53800-34000		*	1,391.25	
		FIELD MANAGEMENT NOV23		GOVERNMENTAL MANAGEMENT SERVICES			5,878.94 000425
11/20/23	00024	11/09/23 8016	202310 310-51300-31500		*	1,897.02	
		GENERAL COUNSEL OCT23		KILINSKI / VAN WYK, PLLC			1,897.02 000426
11/20/23	00037	11/09/23 55841111	202311 330-57200-48100		*	40.00	
		PEST CONTROL NOV23		MASSEY SERVICES INC.			40.00 000427
11/20/23	00050	11/01/23 20817	202311 330-57200-48500		*	1,650.00	
		POOL MAINTENANCE NOV23		MCDONNELL CORPORATION DBA RESORT			1,650.00 000428
11/20/23	00027	10/19/23 10543	202310 320-53800-47300		*	132.29	
		REPLACE BROKEN HEADS/NOZZ					

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/01/23 10674	202311 320-53800-46200		*	2,836.66	
			LANDSCAPE MAINT NOV23				
				PRINCE & SONS INC.			2,968.95 000429
11/20/23 00051		10/31/23 11493559	202310 330-57200-34500		*	2,846.84	
			SECURITY SVCS OCT23				
				SECURITAS SECURITY			2,846.84 000430
11/20/23 00031		11/20/23 11202023	202311 300-20700-10000		*	1,236.52	
			ASSESSMENT TRANSFER S2020				
				SCENIC HIGHWAY CDD C/O USBANK			1,236.52 000431
11/28/23 00041		11/17/23 11157	202311 330-57200-48200		*	862.50	
			CLEANING SVCS NOV23				
				CSS CLEAN STAR SERVICES CENTRAL FL			862.50 000432
11/29/23 00057		10/16/23 9075862	202310 310-51300-42000		*	459.64	
			PRINTING/POSTAGE/DELIVERY				
				TRIPLE HERITAGE, LLC DBA ACTION			459.64 000433
12/04/23 00002		10/31/23 117	202310 330-57200-48000		*	1,125.00	
			AMENITY REPAIRS OCT23				
		10/31/23 117	202310 320-53800-48000		*	2,916.86	
			GENERAL MAINTENANCE OCT23				
				GOVERNMENTAL MANAGEMENT SERVICES			4,041.86 000434
12/04/23 00050		12/01/23 21115	202312 330-57200-48500		*	1,650.00	
			POOL MAINTENANCE DEC23				
				MCDONNELL CORPORATION DBA RESORT			1,650.00 000435
12/04/23 00039		12/04/23 12042023	202312 300-15500-10000		*	2,624.00	
			PLAYGRND/FUR LEASE JAN24				
				83 HOLDINGS, LLC			2,624.00 000436
12/11/23 00002		12/01/23 118	202312 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES DEC23				
		12/01/23 118	202312 310-51300-35200		*	100.00	
			WEBSITE ADMIN DEC23				
		12/01/23 118	202312 310-51300-35100		*	150.00	
			INFORMATION TECH DEC23				
		12/01/23 118	202312 310-51300-31300		*	416.67	
			DISSEMINATION SVCS DEC23				
		12/01/23 118	202312 330-57200-48300		*	437.50	
			AMENITY ACCESS DEC23				
		12/01/23 118	202312 310-51300-51000		*	.27	
			OFFICE SUPPLIES DEC23				

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/23 118	202312 310-51300-42000		*	5.67	
		POSTAGE DEC23					
		12/01/23 119	202312 320-53800-34000		*	1,391.25	
		FIELD MANAGEMENT DEC23					
		12/01/23 119	202312 310-51300-42500		*	9.80	
		PRINTING SEP COVER 10/16					
			GOVERNMENTAL MANAGEMENT SERVICES				5,844.49 000437
12/11/23 00051	11/30/23	11531961	202311 330-57200-34500		*	2,362.88	
		SECURITY SVCS NOV23					
			SECURITAS SECURITY				2,362.88 000438
12/22/23 00037	12/14/23	56202604	202312 330-57200-48100		*	40.00	
		PEST CONTROL DEC23					
			MASSEY SERVICES INC.				40.00 000439
12/22/23 00027	11/20/23	10871	202311 320-53800-47300		*	85.13	
		REPLACE BROKN HEAD/NOZZLE					
	12/01/23	11017	202312 320-53800-46200		*	2,836.66	
		LANDSCAPE MAINT DEC23					
			PRINCE & SONS INC.				2,921.79 000440
12/22/23 00050	2/01/23	18576	202312 330-57200-48500		*	1,500.00	
		REISSUE CK#304 POOL-FEB23					
			MCDONNELL CORPORATION DBA RESORT				1,500.00 000441
1/03/24 00024	12/17/23	8234	202311 310-51300-31500		*	240.50	
		GENERAL COUNSEL NOV23					
			KILINSKI / VAN WYK, PLLC				240.50 000442
1/03/24 00039	1/03/24	01032024	202401 300-15500-10000		*	2,624.00	
		PLAYGRND/FUR LEASE FEB24					
			83 HOLDINGS, LLC				2,624.00 000443
1/08/24 00041	12/20/23	11363	202312 330-57200-48200		*	755.00	
		CLEANING SVCS DEC23					
			CSS CLEAN STAR SERVICES CENTRAL FL				755.00 000444
1/08/24 00002	11/30/23	120	202311 330-57200-48000		*	1,270.61	
		AMENITY MAINTENANCE NOV23					
			GOVERNMENTAL MANAGEMENT SERVICES				1,270.61 000445
1/08/24 00050	1/01/24	21385	202401 330-57200-48500		*	1,650.00	
		POOL MAINTENANCE JAN24					
			MCDONNELL CORPORATION DBA RESORT				1,650.00 000446
			SCEN SCENIC HIGHWAY CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/16/24	00002	8/31/23 109	202308 330-57200-48000		*	1,833.08	
		AMENITY REPAIRS AUG23					
1/01/24		121	202401 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES JAN24					
1/01/24		121	202401 310-51300-35200		*	100.00	
		WEBSITE ADMIN JAN24					
1/01/24		121	202401 310-51300-35100		*	150.00	
		INFORMATION TECH JAN24					
1/01/24		121	202401 310-51300-31300		*	416.67	
		DISSEMINATION SVCS JAN24					
1/01/24		121	202401 330-57200-48300		*	437.50	
		AMENITY ACCESS JAN24					
1/01/24		121	202401 310-51300-51000		*	.48	
		OFFICE SUPPLIES JAN24					
1/01/24		121	202401 310-51300-42000		*	10.08	
		POSTAGE JAN24					
1/01/24		122	202401 320-53800-34000		*	1,391.25	
		FIELD MANAGEMENT JAN24					
GOVERNMENTAL MANAGEMENT SERVICES						7,672.39	000447
1/16/24	00052	1/03/24 01032024	202401 310-51300-42000		*	153.70	
		MAILING 2023 TAX NOTICES					
JOE G. TEDDER, TAX COLLECTOR						153.70	000448
1/16/24	00027	1/01/24 11190	202401 320-53800-46200		*	2,836.66	
		LANDSCAPE MAINT JAN24					
PRINCE & SONS INC.						2,836.66	000449
1/16/24	00051	12/31/23 11567754	202312 330-57200-34500		*	2,807.02	
		SECURITY SVCS DEC23					
SECURITAS SECURITY						2,807.02	000450
1/22/24	00024	1/17/24 8511	202312 310-51300-31500		*	430.00	
		GENERAL COUNSEL DEC23					
KILINSKI / VAN WYK, PLLC						430.00	000451
1/22/24	00037	1/09/24 56630079	202401 330-57200-48100		*	40.00	
		PEST CONTROL JAN24					
MASSEY SERVICES INC.						40.00	000452
1/22/24	00050	1/10/24 21626DEC	202312 330-57200-48500		*	230.00	
		PRICE INCREASE DEC23					
		1/10/24 21626JAN	202401 330-57200-48500		*	230.00	
		PRICE INCREASE JAN24					
		1/10/24 21626NOV	202311 330-57200-48500		*	230.00	
		PRICE INCREASE NOV23					

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/10/24	21626OCT 202310 330-57200-48500 PRICE INCREASE OCT23		*	230.00	
				MCDONNELL CORPORATION DBA RESORT			920.00 000453
1/22/24 00027		1/17/24 11452	202401 320-53800-47300 RPLCD BROKN HEADS/NOZZLES		*	157.59	
				PRINCE & SONS INC.			157.59 000454
1/31/24 00053		1/25/24 7105-01-	202401 310-51300-31200 SPECIAL ASSESS BOND S2020		*	450.00	
				AMTEC			450.00 000455
TOTAL FOR BANK A						88,870.48	
TOTAL FOR REGISTER						88,870.48	

SCEN SCENIC HIGHWAY CWRIGHT

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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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
December 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 992,997	\$ -	\$ -	\$ -	\$ 992,997
Capital Projects Account	\$ -	\$ -	\$ 757	\$ -	\$ 757
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 22,958	\$ 22,958
Investments:					
Series 2020					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 42,072	\$ -	\$ -	\$ 42,072
Construction - Phase 1 & 2	\$ -	\$ -	\$ 809	\$ -	\$ 809
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
Due from General Fund	\$ -	\$ 441,457	\$ -	\$ -	\$ 441,457
Prepaid Expenses	\$ 2,625	\$ -	\$ -	\$ -	\$ 2,625
Total Assets	\$ 995,622	\$ 713,489	\$ 1,567	\$ 22,958	\$ 1,733,635
Liabilities:					
Accounts Payable	\$ 6,045	\$ -	\$ -	\$ -	\$ 6,045
Due to Debt Service	\$ 441,457	\$ -	\$ -	\$ -	\$ 441,457
Due to Other	\$ -	\$ 781	\$ -	\$ -	\$ 781
Total Liabilities	\$ 447,502	\$ 781	\$ -	\$ -	\$ 448,283
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,625	\$ -	\$ -	\$ -	\$ 2,625
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 712,708	\$ -	\$ -	\$ 712,708
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,567	\$ -	\$ 1,567
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 22,958	\$ 22,958
Unassigned	\$ 545,495	\$ -	\$ -	\$ -	\$ 545,495
Total Fund Balances	\$ 548,120	\$ 712,708	\$ 1,567	\$ 22,958	\$ 1,285,353
Total Liabilities & Fund Balance	\$ 995,622	\$ 713,489	\$ 1,567	\$ 22,958	\$ 1,733,635

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 410,340	\$ 393,823	\$ 393,823	\$ -
Total Revenues	\$ 410,340	\$ 393,823	\$ 393,823	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,000	\$ 2,000
Engineering	\$ 13,000	\$ 3,250	\$ -	\$ 3,250
Attorney	\$ 25,000	\$ 6,250	\$ 2,568	\$ 3,682
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Trustee Fees	\$ 4,041	\$ 1,010	\$ 1,010	\$ 0
Management Fees	\$ 40,000	\$ 10,000	\$ 10,000	\$ 0
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 533	\$ (283)
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Copies	\$ -	\$ -	\$ 13	\$ (13)
Legal Advertising	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 1,500	\$ 375	\$ 118	\$ 257
Office Supplies	\$ 500	\$ 125	\$ 2	\$ 124
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 126,352	\$ 39,871	\$ 28,915	\$ 10,956

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 19,836	\$ 19,836	\$ 16,615	\$ 3,221
Field Management	\$ 16,695	\$ 4,174	\$ 4,174	\$ -
Landscape Maintenance	\$ 49,872	\$ 12,468	\$ 8,510	\$ 3,958
Landscape Replacement	\$ 13,000	\$ 3,250	\$ -	\$ 3,250
Streetlights	\$ 14,520	\$ 3,630	\$ 3,311	\$ 319
Electric	\$ 4,224	\$ 1,056	\$ 1,116	\$ (60)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 7,500	\$ 1,875	\$ 880	\$ 995
General Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 2,917	\$ (417)
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Field Expenditures	\$ 145,647	\$ 51,289	\$ 37,523	\$ 13,766
Amenity Expenditures				
Amenity - Electric	\$ 7,392	\$ 1,848	\$ 2,053	\$ (205)
Amenity - Water	\$ 4,224	\$ 1,056	\$ 1,068	\$ (12)
Playground Lease	\$ 31,488	\$ 7,872	\$ 7,871	\$ 1
Internet	\$ 1,254	\$ 314	\$ 285	\$ 29
Pest Control	\$ 528	\$ 132	\$ 120	\$ 12
Janitorial Service	\$ 8,700	\$ 2,175	\$ 2,043	\$ 133
Security Services	\$ 37,000	\$ 9,250	\$ 8,017	\$ 1,233
Pool Maintenance	\$ 22,800	\$ 5,700	\$ 5,640	\$ 60
Amenity Access Management	\$ 5,250	\$ 1,313	\$ 1,313	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 2,396	\$ 104
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Amenity Expenditures	\$ 136,136	\$ 34,034	\$ 30,804	\$ 3,230
Total Operations & Maintenance	\$ 281,783	\$ 85,323	\$ 68,327	\$ 16,995
Total Expenditures	\$ 408,135	\$ 125,194	\$ 97,242	\$ 27,952
Excess (Deficiency) of Revenues over Expenditures	\$ 2,205		\$ 296,581	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (2,205)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,205)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 296,581	
Fund Balance - Beginning	\$ -		\$ 251,539	
Fund Balance - Ending	\$ -		\$ 548,120	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 441,457	\$ 441,457	\$ -
Interest	\$ -	\$ -	\$ 4,490	\$ 4,490
Total Revenues	\$ 459,919	\$ 441,457	\$ 445,947	\$ 4,490
Expenditures:				
Interest - 11/1	\$ 147,425	\$ 147,425	\$ 147,425	\$ -
Principal - 5/1	\$ 165,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 147,425	\$ -	\$ -	\$ -
Total Expenditures	\$ 459,850	\$ 147,425	\$ 147,425	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 69		\$ 298,522	
Fund Balance - Beginning	\$ 177,160		\$ 414,185	
Fund Balance - Ending	\$ 177,229		\$ 712,708	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 10	\$ 10
Total Revenues	\$ -	\$ -	\$ 10	\$ 10
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 38	\$ (38)
Miscellaneous	\$ -	\$ -	\$ 114	\$ (114)
Total Expenditures	\$ -	\$ -	\$ 152	\$ (152)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (141)	
Fund Balance - Beginning	\$ -		\$ 1,708	
Fund Balance - Ending	\$ -		\$ 1,567	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 278	\$ 278
Total Revenues	\$ -	\$ -	\$ 278	\$ 278
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 278	\$ 278
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 2,205	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 2,205	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,205		\$ 278	
Fund Balance - Beginning	\$ 22,680		\$ 22,680	
Fund Balance - Ending	\$ 24,885		\$ 22,958	

Scenic Highway
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<u>Revenues:</u>																										
Assessments - Tax Roll	\$	-	\$	13,236	\$	380,587	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	393,823
Total Revenues	\$	-	\$	13,236	\$	380,587	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	393,823
<u>Expenditures:</u>																										
<u>General & Administrative:</u>																										
Supervisor Fees	\$	1,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,000
Engineering	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Attorney	\$	1,897	\$	241	\$	430	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,568
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Assessment Administration	\$	5,300	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,300
Arbitrage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	417	\$	417	\$	417	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,250
Trustee Fees	\$	1,010	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,010
Management Fees	\$	3,333	\$	3,333	\$	3,333	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,000
Information Technology	\$	150	\$	150	\$	150	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	450
Website Maintenance	\$	100	\$	100	\$	100	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	300
Postage & Delivery	\$	480	\$	48	\$	6	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	533
Insurance	\$	6,197	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,197
Copies	\$	1	\$	2	\$	10	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	13
Legal Advertising	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Other Current Charges	\$	39	\$	40	\$	39	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	118
Office Supplies	\$	1	\$	1	\$	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Total General & Administrative	\$	20,100	\$	4,330	\$	4,484	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	28,915

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	\$ 16,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,615
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,174
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,510
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,104	\$ 1,104	\$ 1,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,311
Electric	\$ 374	\$ 353	\$ 389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,116
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 795	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	880
General Repairs & Maintenance	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 26,033	\$ 5,770	\$ 5,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,523
Amenity Expenditures													
Amenity - Electric	\$ 736	\$ 612	\$ 704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,053
Amenity - Water	\$ 365	\$ 315	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,068
Playground Lease	\$ 2,623	\$ 2,624	\$ 2,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,871
Internet	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	285
Pest Control	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Janitorial Service	\$ 425	\$ 863	\$ 755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,043
Security Services	\$ 2,847	\$ 2,363	\$ 2,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,017
Pool Maintenance	\$ 1,880	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,640
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,313
Amenity Repairs & Maintenance	\$ 1,125	\$ 1,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,396
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 10,574	\$ 10,500	\$ 9,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,804
Total Operations & Maintenance	\$ 36,607	\$ 16,270	\$ 15,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	68,327
Total Expenditures	\$ 56,707	\$ 20,600	\$ 19,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	97,242
Excess (Deficiency) of Revenues over Expenditures	\$ (56,707)	\$ (7,363)	\$ 360,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	296,581
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (56,707)	\$ (7,363)	\$ 360,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	296,581

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 2024

ON ROLL ASSESSMENTS

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

							47%	53%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	Total
11/10/23	10/13-10/14/23	\$ 1,892.38	\$ (99.34)	\$ (35.86)	\$ -	\$ 1,757.18	\$ 828.49	\$ 928.69	\$ 1,757.18
11/14/23	10/01-10/31/23	\$ 2,542.98	\$ (101.72)	\$ (48.83)	\$ -	\$ 2,392.43	\$ 1,128.00	\$ 1,264.43	\$ 2,392.43
11/17/23	11/01-11/05/23	\$ 7,628.94	\$ (305.15)	\$ (146.48)	\$ -	\$ 7,177.31	\$ 3,384.00	\$ 3,793.31	\$ 7,177.31
11/24/23	11/06-11/12/23	\$ 17,800.86	\$ (712.04)	\$ (341.78)	\$ -	\$ 16,747.04	\$ 7,896.00	\$ 8,851.04	\$ 16,747.04
12/8/23	11/13-11/22/23	\$ 167,836.68	\$ (6,713.52)	\$ (3,222.46)	\$ -	\$ 157,900.70	\$ 74,448.00	\$ 83,452.70	\$ 157,900.70
12/21/23	11/23-11/30/23	\$ 678,975.66	\$ (29,600.47)	\$ (12,987.50)	\$ -	\$ 636,387.69	\$ 300,048.02	\$ 336,339.67	\$ 636,387.69
12/29/23	12/01-12/15/23	\$ 13,615.51	\$ (433.90)	\$ (263.63)	\$ -	\$ 12,917.98	\$ 6,090.65	\$ 6,827.33	\$ 12,917.98
Total		\$ 890,293.01	\$ (37,966.14)	\$ (17,046.54)	\$ -	\$ 835,280.33	\$ 393,823.16	\$ 441,457.17	\$ 835,280.33

95.98%	Net Percent Collected
\$ 35,029.15	Balance Remaining to Collect