

***Scenic Highway  
Community Development District***

***Agenda***

***March 18, 2025***

# AGENDA

# *Scenic Highway*

## *Community Development District*

---

219 E. Livingston St., Orlando, Florida 32801

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

March 11, 2025

**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, March 18, 2025 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/85963009019>

**Zoom Call-In Number:** 1-646-931-3860      **Meeting ID:** 859 6300 9019

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 21, 2025 Board of Supervisors Meeting
4. Consideration of Mailbox Agreement with Magnolia Park HOA
5. Presentation of Series 2020 Arbitrage Rebate Report
6. Ratification of Proposal for Roof Repair with American Roofing
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisors Requests
10. 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, **January 21, 2025** 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
Kristin Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary
Joe Braddy	Assistant Secretary

Also, present were:

Monica Virgen	District Manager, GMS
Jamie McMillan <i>by Zoom</i>	GMS
Savanah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	GMS Field Services

*The following is a summary of the discussions and actions taken at the January 21, 2025 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order and called roll at 10:31 a.m. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen stated no members of the public were present in person nor by Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisors**

Ms. Virgen administered the oath of office to Joe Braddy.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 19, 2024 Meetings**

**A. Landowners' Meeting**

**B. Audit Committee Meeting**

**C. Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the November 19, 2024 Landowners' meeting, Audit Committee meeting and Board of Supervisors meeting. She asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

<p>On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the November 19, 2024 Landowners' Meeting, Audit Committee Meeting, and Board of Supervisors Meeting, were approved.</p>
---

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06  
Setting a Public Hearing to Consider  
Resident Request for Parking Exception  
on Tagliamento Lane**

Ms. Virgen stated Mr. Rosario's home is on lot 262 on Tagliamento Lane. He is requesting additional parking to be added in that area. It has been reviewed by the District Engineer and if the Board is amenable, additional parking can be added in this area from lots 268 to 262 without restricting access to any of the tracts. If the Board does approve this, a sample of a parking exemption sign is on page 22 of the agenda. No action was taken at this time.

**SIXTH ORDER OF BUSINESS**

**Consideration of Data Sharing & Usage  
Agreement with Polk County Property  
Appraiser**

Ms. Virgen noted this agreement certifies that the records that Polk County holds exempt from public record, the District will also hold exempt from public record. It is an annual agreement with the county.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Data Sharing & Usage Agreement with Polk County Property Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Virgen stated this agreement allows the District to include the CDD assessments on the Non-Ad Valorem portion of the property tax bill. This is an annual agreement.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report.

**B. Engineer**

**i. Consideration of Assignment of Agreement**

Ms. Virgen noted the Engineer is not on the line today. On page 31 of the agenda packet is the assignment of agreement for professional engineering services. Wood & Associates Engineering has been acquired by Quiddity Engineering, LLC. This agreement will assign the contract for District engineering services to Quiddity Engineering, LLC. John will continue to be the District Engineer.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Assignment of Agreement for District Engineer, was approved.

**C. Field Manager's Report**

Mr. Tindall reviewed the Field Manager's Report.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from November 1, 2024 through December 31, 2024 totaling \$79,713.53. Immediately following the summary is a detailed check register.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Check Register totaling \$79,713.53, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the unaudited financials. These are for informational purposes only. She offered to take questions on the financials.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# SECTION IV

**LICENSE AGREEMENT BETWEEN SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT AND MAGNOLIA PARK HOMEOWNERS  
ASSOCIATION OF POLK COUNTY, INC., REGARDING THE USE OF CERTAIN  
DISTRICT PROPERTY**

**THIS LICENSE AGREEMENT** (the “**Agreement**”) is made and entered into this \_\_\_\_ day of March 2025, by and between:

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

**MAGNOLIA PARK HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.**, a Florida not for profit corporation, with a mailing address of c/o Prime Community Management, LLC, 346 East Central Avenue, Winter Haven, Florida 33880 (the “**Licensee**”, and together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District owns, operates, and maintains various parcels of real property within the boundaries of the District, including those identified in **Exhibit A** attached hereto (the “**License Property**”); and

**WHEREAS**, the Licensee previously installed mailbox kiosks upon the License Property (“**Mailbox Kiosks**”); and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is willing to grant a non-exclusive, revocable license to formally authorize Licensee’s prior installation of the Mailbox Kiosks, provided that such use does not impede the District’s operation of the License Property as a public improvement, such use is in compliance with this Agreement and provided that the Licensee complies with the provisions set forth herein; and

**WHEREAS**, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to Licensee a limited, non-exclusive license over, across, and around the License Property for the sole purpose and as necessary for operating, maintaining, repairing and replacing the Mailbox Kiosks (“**License**”). The License includes rights of ingress and egress, as may be reasonably necessary for the Licensee and its staff, employees and contractors to access the License Property to facilitate such services. In consideration of said use of the License Property, Licensee agrees to the following conditions:

- a. Licensee shall be solely responsible for all maintenance and operation of the Mailbox Kiosks. Any work performed by or on behalf of the Licensee pursuant to this License shall be performed in accordance with all applicable governmental standards and regulations and performed in a good and workmanlike manner. Licensee shall ensure that any District property is kept free of liens and shall immediately discharge any liens that are placed on District property.
- b. Licensee must obtain the District’s written approval before making any other changes, modifications, or installations on the License Property. The Licensee’s access does not include the use of any other District facilities, including but not limited to the recreational facilities or other improvements.
- c. The District’s designees for purposes of this Agreement shall be its District Manager. The District reserves all rights and privileges in and to the District’s property, including the License Property. This License for the License Property is granted to Licensee in its “as is” condition and without any warranty or representation, express or implied. No other use of, or access to, the District’s property or recreational facilities is permitted without prior written consent of the District through its designee.
- d. Licensee shall use due care to protect the Mailbox Kiosks from damage in the course of exercising the rights granted by the License. Licensee shall be responsible, at its sole cost, for replacing or repairing the Mailbox Kiosks, including without limitation, ongoing maintenance, installation and or removal thereof, including the activities of the Licensee or its contractors, subcontractors, agents, employees or others under Licensee’s direction or control. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the Licensee’s use of the License Property. In the event the Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, the Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover,

roadways, sidewalks, parking areas, and other structures or improvements of any kind.

- e. Licensee remains responsible for the safety and security of all persons operating under this grant of License.
- f. Licensee's use of the License Property shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.
- g. The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals ("**Laws**"). It is Licensee's responsibility to know, understand and follow such Laws.
- h. The District may revoke the License at any time with or without cause.

**3. COVENANTS RUNNING WITH THE LAND; BINDING EFFECT.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the Parties or their successors, and shall inure to the Parties' benefit.

**4. CARE OF PROPERTY.** The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's License Property and other property as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's License Property or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph. Further, the Licensee shall be solely responsible for the cleaning of the District's License Property following each instance of use in a manner which restores the License Property to the same or a higher degree of cleanliness as they were in prior to use.

**5. REVOCATION, SUSPENSION AND TERMINATION.** The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately upon written notice, with or without cause, by either party. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously

restore the District property to its same or better condition. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

**6. INDEMNITY; LIMITATIONS ON GOVERNMENTAL LIABILITY.** The Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by the Licensee, its staff, agents, participants, guests, or invitees. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**7. RECOVERY OF COSTS AND FEES.** In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

**8. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

**9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties to the Agreement.

**10. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties, or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**11. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any dispute arising hereunder shall be in a court of jurisdiction in Polk County, Florida.

**12. DEFAULT.** In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and the Licensee shall remove the Mailbox Kiosks and any signage from District property.

**13. NOTICES.** All notices, requests, consents, and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties as follows:

a. **If to the District:** Scenic Highway Community Development District  
c/o Governmental Management Services –  
Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: Scenic Highway CDD, District Counsel

b. **If to the Licensee:** Magnolia Park Homeowners Association of  
Polk County, Inc.  
c/o Prime Community Management, LLC  
346 East Central Avenue  
Winter Haven, Florida 33880  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**14. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**15. PUBLIC RECORDS.** The Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Licensee 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 period 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 the Licensee 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 the Licensee'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 the Licensee, the Licensee 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 LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**16. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**17. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

**18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**19. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**20. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Licensee agrees to execute the affidavit, in a form acceptable to the District, in compliance with section 787.06(13), *Florida Statutes*.

*[Signature page to License Agreement Regarding the Use of Certain District Property]*

**IN WITNESS WHEREOF**, the Parties caused this Agreement to be executed, effective as of the day and year first written above.

**SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**MAGNOLIA PARK HOMEOWNERS  
ASSOCIATION OF POLK COUNTY, INC.**, a  
Florida not for profit corporation

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** License Property



**Exhibit A**  
License Property

The License Property includes the District-owned and maintained property that is located adjacent to the Mailbox Kiosks, which are identified in the red box in the image below, along with any District-owned property which is necessary to use for ingress and egress to and from the Mailbox Kiosks.



# SECTION V

# **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, 2028  
Reflecting Activity To  
December 31, 2024**



---

**AMTEC**

## TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund: Phase 1&2	13
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund: Phase 3	15
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	17
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	18
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	19
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	21



# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

February 14, 2025

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, 2025. 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 31, 2028 Computation Date  
Reflecting Activity from December 31, 2020 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 1&2	0.229273%	945.86	(19,975.17)
Acquisition & Construction Fund - Phase 3	0.005867%	56.81	(49,588.73)
Capitalized Interest Fund	0.005993%	10.24	(8,748.29)
Cost of Issuance Fund	0.005785%	0.01	(8.97)
Debt Service Reserve Fund	2.095320%	31,687.70	(33,733.11)
<b>Totals</b>	<b>1.059831%</b>	<b>\$32,700.62</b>	<b>\$(112,054.27)</b>
<b>Bond Yield</b>	<b>3.865895%</b>		
Rebate Computation Credits			(9,415.97)
<b>Net Rebatable Arbitrage</b>			<b>\$(121,470.24)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 21, 2020, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 21, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 21, 2020 and December 31, 2024, 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 1/12<sup>th</sup> 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, 2028.

### **7. Computation Period**

The period beginning on December 21, 2020, the date of the closing, and ending on December 31, 2024.

### **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:

<b>Fund / Account</b>	<b>Account Number</b>
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 Rebateable Arbitrage, as of December 31, 2024, 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, 2028. 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, 2028, is the Rebateable Arbitrage.

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

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$8,120,000.00</b>
<b>Total</b>	<b>\$8,120,000.00</b>

<b>Uses of Funds</b>
----------------------

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

## 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	-5,851,793.20
12/23/20		2,222,167.50	3,017,989.46
12/28/20		150.00	203.61
12/31/20		17,858.44	24,236.01
01/05/21		3,000.00	4,069.19
01/06/21		306,060.94	415,095.80
01/06/21		71,771.15	97,339.77
01/06/21		21,000.00	28,481.29
01/06/21		15,463.74	20,972.73
01/06/21		203.28	275.70
01/06/21		1,348.75	1,829.25
01/06/21		252.00	341.78
01/19/21		10,474.43	14,186.34
01/26/21		182,178.47	246,554.90
02/02/21		3,000.00	4,057.52
02/04/21		1,243.94	1,682.08
02/04/21		3,000.00	4,056.66
02/05/21		401,255.20	542,527.22
02/05/21		80,064.81	108,253.65
02/05/21		1,720.00	2,325.57
02/05/21		6,795.82	9,188.46
02/05/21		9,000.00	12,168.68
02/12/21		3,000.00	4,053.21
02/25/21		4,388.00	5,920.30
02/25/21		1,421.50	1,917.89
03/03/21		45,318.89	61,092.34
03/03/21		2,500.00	3,370.14
03/03/21		105.00	141.55
03/04/21		3,000.00	4,043.73
03/09/21		503,354.72	678,116.75
03/09/21		13,830.26	18,632.05
03/09/21		3,000.00	4,041.58
03/26/21		3,000.00	4,034.28
04/05/21		65,843.20	88,458.64
04/06/21		25,700.00	34,523.61
04/07/21		-55,109.38	-74,022.28
04/09/21		160,142.10	215,055.27
04/09/21		8,951.16	12,020.54
04/09/21		26,426.14	35,487.74
04/13/21		2,335.00	3,134.34
04/15/21		-348,842.80	-468,163.09
04/15/21		78,430.50	105,257.34
04/15/21		1,401.62	1,881.04
04/29/21		-25,700.00	-34,439.26
04/29/21		262,852.78	352,235.64
04/29/21		2,089.25	2,799.70
04/29/21		47,568.00	63,743.46
04/29/21		22,216.25	29,770.87

\$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	191.48
05/17/21		1,061.84	1,420.20
05/17/21		2,402.35	3,213.11
05/17/21		333.75	446.39
05/21/21		87,041.50	116,367.27
05/26/21		1,610.00	2,151.29
09/17/21		-115,128.59	-152,030.03
10/08/21		4,500.00	5,929.10
10/08/21		8,272.00	10,899.00
10/22/21		2,237.50	2,943.69
10/27/21		2,940.58	3,866.62
10/27/21		265.00	348.45
11/12/21		-29,457.90	-38,672.96
11/19/21		29,457.90	38,644.18
11/19/21		48,725.05	63,919.68
11/19/21		48,189.50	63,217.12
01/10/22		-25,117.10	-32,771.48
02/02/22		219.00	285.07
02/02/22		262.50	341.70
02/02/22		2,078.00	2,704.93
03/01/22		-1,522.00	-1,975.08
03/02/22		2,352.70	3,052.75
03/15/22		21,727.41	28,153.47
05/30/23		-229,959.37	-284,499.53
06/29/23		230,018.65	283,696.46
10/10/23		37.50	45.76
01/23/24		-546.00	-658.96
03/20/24		1,368.10	1,641.17
12/31/24	Bal	3.57	4.16
12/31/24	Acc	0.01	0.01
-----			
12/21/28	TOTALS:	945.86	-19,975.17
-----			

ISSUE DATE: 12/21/20      REBATABLE ARBITRAGE: -19,975.17  
 COMP DATE: 12/21/28      NET INCOME: 945.86  
 BOND YIELD: 3.865895%      TAX INV YIELD: 0.229273%



\$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	-3,699,838.09
04/07/21		55,109.38	74,022.28
04/13/21		128,387.02	172,337.95
04/15/21		348,842.80	468,163.09
04/29/21		3,000.00	4,020.15
04/29/21		449,979.40	602,994.50
04/29/21		25,700.00	34,439.26
04/29/21		6,442.50	8,633.27
05/04/21		3,000.00	4,018.01
05/06/21		227,892.50	305,159.86
05/17/21		3,000.00	4,012.46
05/21/21		20,561.63	27,489.20
06/08/21		3,000.00	4,003.51
06/08/21		292,905.27	390,882.67
06/16/21		3,000.00	4,000.10
06/25/21		14,668.16	19,539.33
06/25/21		16,850.00	22,445.74
07/01/21		435,009.21	579,102.26
07/01/21		231.25	307.85
07/01/21		3,000.00	3,993.72
07/09/21		8,500.00	11,305.93
07/09/21		3,000.00	3,990.33
07/09/21		13,574.16	18,055.11
07/20/21		1,755.00	2,331.61
07/23/21		26,422.00	35,091.85
07/23/21		3,000.00	3,984.39
08/03/21		189,438.86	251,331.97
08/11/21		22,470.75	29,786.99
08/11/21		3,000.00	3,976.77
08/31/21		1,821.76	2,410.03
08/31/21		115,128.59	152,305.17
08/31/21		75.00	99.22
08/31/21		3,000.00	3,968.74
09/03/21		6,198.58	8,197.57
09/27/21		6,435.00	8,488.54
09/27/21		8,950.00	11,806.12
09/27/21		3,000.00	3,957.36
10/08/21		1,629.25	2,146.66
10/08/21		13,575.00	17,886.11
10/08/21		3,000.00	3,952.73
10/27/21		250.00	328.73
10/27/21		1,164.50	1,531.22
10/27/21		860.00	1,130.83
10/27/21		1,583.40	2,082.04
10/27/21		543.75	714.99
10/27/21		56.70	74.56
11/01/21		-3,000.00	-3,943.07

\$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	-3,943.07
11/15/21		192,201.24	252,245.40
11/19/21		16,321.00	21,410.61
11/19/21		42,913.59	56,295.95
11/19/21		13,478.89	17,682.21
12/21/21		-1,629.25	-2,130.06
12/22/21		1,629.25	2,129.83
12/21/23		0.66	0.80
-----			
12/21/28	TOTALS:	56.81	-49,588.73
-----			

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-49,588.73
COMP DATE:	12/21/28	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	-355,033.30
01/05/21		0.48	0.65
02/02/21		1.33	1.80
03/02/21		1.20	1.62
04/02/21		1.33	1.79
05/03/21		109,601.73	146,809.23
05/04/21		1.29	1.73
06/02/21		0.81	1.08
06/22/21		-0.01	-0.01
07/02/21		0.75	1.00
08/03/21		0.77	1.02
09/02/21		0.78	1.03
10/04/21		0.75	0.99
11/01/21		151,756.25	199,462.08
11/02/21		0.77	1.01
-----			
12/21/28	TOTALS:	10.24	-8,748.29
-----			

ISSUE DATE: 12/21/20 REBATABLE ARBITRAGE: -8,748.29  
 COMP DATE: 12/21/28 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	-259,016.28
12/21/20		6,000.00	8,150.51
12/21/20		47,500.00	64,524.84
12/21/20		30,000.00	40,752.53
12/21/20		55,000.00	74,712.97
12/21/20		45,000.00	61,128.79
12/28/20		5,675.00	7,703.28
01/06/21		1,500.00	2,034.38
06/22/21		0.01	0.01
-----			
12/21/28	TOTALS:	0.01	-8.97
-----			

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-8.97
COMP DATE:	12/21/28	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	-624,761.74
01/05/21		0.84	1.14
02/02/21		2.34	3.16
03/02/21		2.12	2.86
04/02/21		2.34	3.14
05/04/21		2.28	3.05
06/02/21		2.34	3.12
07/02/21		2.26	3.01
08/03/21		2.34	3.10
09/02/21		2.35	3.11
10/04/21		2.26	2.98
11/02/21		2.34	3.08
12/02/21		2.28	2.99
12/30/21		0.05	0.07
01/04/22		2.34	3.06
02/02/22		2.34	3.05
03/02/22		2.11	2.74
04/04/22		2.36	3.05
05/03/22		2.26	2.91
06/02/22		115.94	149.00
07/05/22		264.75	339.06
08/02/22		462.22	590.26
09/02/22		696.27	886.31
10/04/22		795.38	1,009.04
11/02/22		1,041.77	1,317.68
12/02/22		1,269.58	1,600.71
01/04/23		1,434.35	1,802.31
02/02/23		1,527.23	1,913.31
03/02/23		1,463.83	1,828.04
04/04/23		1,654.70	2,059.38
05/02/23		1,670.95	2,073.42
05/30/23		229,959.37	284,499.53
06/02/23		1,758.58	2,175.20
07/05/23		889.62	1,096.52
08/02/23		929.48	1,142.37
09/05/23		965.08	1,181.97
10/03/23		934.56	1,141.18
11/02/23		967.61	1,177.90
12/04/23		938.59	1,138.69
12/22/23		0.23	0.28
01/03/24		969.57	1,172.66
02/02/24		964.90	1,163.41
03/04/24		898.89	1,080.14
03/22/24		0.01	0.01
04/02/24		958.87	1,148.79
05/02/24		925.93	1,105.79
06/04/24		957.25	1,139.31
07/02/24		926.10	1,098.96

\$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%)
08/02/24		955.63	1,130.39
09/04/24		951.72	1,121.94
10/02/24		889.84	1,045.87
11/04/24		868.06	1,016.80
12/03/24		810.56	946.53
12/31/24	Bal	229,959.38	267,763.92
12/31/24	Acc	792.10	922.32
-----			
12/21/28	TOTALS:	31,687.70	-33,733.11
-----			

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-33,733.11
COMP DATE:	12/21/28	NET INCOME:	31,687.70
BOND YIELD:	3.865895%	TAX INV YIELD:	2.095320%

\$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	-2,327.15
12/21/22		-1,830.00	-2,302.64
12/21/23		-1,960.00	-2,373.57
12/21/24		-2,070.00	-2,412.61
-----			
12/21/28	TOTALS:	-7,640.00	-9,415.97
-----			

ISSUE DATE: 12/21/20      REBATABL ARBITRAGE: -9,415.97  
 COMP DATE: 12/21/28  
 BOND YIELD: 3.865895%

# SECTION VI





**American Roofing FL**  
 2219 31st Street Northwest,  
 Winter Haven, FL 33881  
 Phone: (863) 965-2727

# Repair- 611 Tanaro Ln

02/07/2025  
**Claim Information**

**Company Representative**  
 Billy Jelinek  
 Phone: (863) 965-2727  
 billy@americanroofingfl.com

<p><b>Marshall Tindall</b>                  Scenic Highway CDD                  611 Tanaro Lane                  Haines City, FL 33844</p>	<p>Job: Magnolia Park Amenity Roof</p>									
<b>Repair Section</b>										
<p>Repair</p> <p>On the pool building structure's southeast front hip we will replace 7 feet area of missing/marked cap shingles.                  We will replace four small marked/damaged field shingle areas. We will replace two East slope, one North slope, and one West slope. We will match the existing shingle color to the best of our ability.</p> <p>The above specified active leaking areas guaranteed for a period of one year.</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Qty</th> <th style="text-align: left;">Unit</th> <th style="text-align: left;">Price</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">1.00</td> <td style="text-align: left;">EA</td> <td style="text-align: left;">\$685.00</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$685.00</b></td> </tr> </tbody> </table>	Qty	Unit	Price	1.00	EA	\$685.00			<b>\$685.00</b>
Qty	Unit	Price								
1.00	EA	\$685.00								
		<b>\$685.00</b>								

<b>TOTAL</b>	<b>\$685.00</b>
--------------	-----------------

Finance as little as \$2000 • Starting at \$43/month with Acorn FINANCE • [APPLY](#)

**Warranty Policy:**

American Roofing FL offers a 10-year workmanship warranty on all new residential roofs and a 5-year warranty on all new modular or mobile home roofs. This warranty is a testament to the quality of our work and our confidence in it.

Please note that the workmanship warranty is void if payment is not made in full (this includes any cost added for rotten wood).

This warranty does not cover the acts or omissions of other trades and contractors. Warranty service issues caused by named storms, including any damages caused by named storms, are not covered by American Roofing FL's workmanship warranty.

If work is conducted in connection with flues, vents, drains, sign braces, railings, platforms, or other equipment fastened to or set on the roof, including solar panels, satellite dishes, antennas, etc., or if repairs or alterations are made to the roof without first notifying American Roofing FL referred to herein as Contractor in writing and giving Contractor a reasonable period (no less than ten days) to make the necessary roofing application recommendations with respect thereto, this warranty will be void.

This warranty is not assignable and is not subject to alterations except by written agreement by an officer of the warrantor. This ensures that the homeowner understands their responsibilities in maintaining the warranty and fosters a sense of trust in the process.

**Repair Warranty:**

American Roofing FL warrants the workmanship on all roof repairs for one year from the completion date (unless otherwise specified in specifications). Please note that the workmanship warranty is void if payment is not made in full.

**Arbitrator / Mediator:**

If any disputes or controversies arise between the parties under the terms of this Contract, the parties waive their right to litigate these issues in court and instead elect to have these disputes resolved through neutral, unbiased arbitration/mediation. The parties agree that any unresolved disputes will be arbitrated in Polk County in Florida.

Open and unpaid invoices automatically trigger the start of the lien process. Once an agreement is reached, the lien removal will start without delay. Any decision or award resulting from any such arbitration/mediation shall be issued in writing, and both parties agree to adhere to the terms of the arbitrator's/mediator's final decision and instructions. Any arbitration award may be confirmed in a court of competent jurisdiction.

This process ensures fair and impartial resolution of any disputes, fostering a sense of security and trust with the homeowner.

Should water intrusion or any other damage occur due to our workmanship during your roof project, American Roofing FL will determine and execute all necessary repairs to bring the structure back to its original state.

Please note that American Roofing FL cannot be held responsible for any damages caused during the roof construction, including but not limited to cracks in drywall, damage to items falling off walls, shelves, paintings, outdoor decorations, patio furniture, grills, figurines, or any other items that could incur damage.

American Roofing FL's estimate assumes that your existing decking and framing members are installed evenly and that the deck is free of deviations.

However, American Roofing FL shall not be responsible for any deviations in the existing roof decking surface, including, but not limited to, uneven truss installation, poor framing workmanship, inadequate roof system engineering, or low-quality deck materials.

**Payment Terms:**

We kindly request a 50% deposit upon signing the contract. The final payment, including any applicable additional charges, is due upon substantial completion and is not contingent upon an insurance payment.

We appreciate your promptness in this matter. It helps us maintain our high standards of service.

Please note that you may be sued to collect your debt, and any associated fees will be added to your account balance. Late payment fees of 3-10% per day apply beyond seven days of the first invoice date.

All major credit cards are accepted (a 3.9% transaction fee will apply to each transaction).

Electronic ACH checks are accepted (a .05% transaction fee will apply to each transaction).

Additional fees associated with financing may apply. Ask your sales representative for applicable details.

The property owner is responsible for ensuring the crew has access to electricity and running water on-site for the project's duration.

The property owner must be accessible at all times by phone and email to approve change orders in writing and receive necessary updates.

Please sign the estimate, issue a 50% deposit, and sign the attached Notice of Commencement. American Roofing FL will record the NOC as required in your jurisdiction.

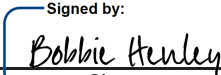
I completely understand all the terms of this contract, including that the price is based on the specifications listed herein. I agree to pay the amount stated in this contract for the work specified and any additional costs (including wood).

**CONTRACTS ENTERED INTO DURING A DECLARATION OF A STATE OF EMERGENCY BY THE GOVERNOR:**

**You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a declaration of a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.**

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

Signed by:  
  
\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
2025-02-12

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

# SECTION VII

# SECTION C

*to be provided under  
separate cover*

# SECTION D

# SECTION 1

# Scenic Highway Community Development District

## Summary of Check Register

January 1, 2025 to March 5, 2025

Fund	Date	Check No.'s	Amount
General Fund	1/7/25	611-614	\$ 475,933.68
	1/16/25	615-622	\$ 17,020.03
	1/23/25	623-625	\$ 7,905.81
	2/5/25	626-627	\$ 3,368.00
	2/13/25	628-632	\$ 28,766.42
	2/21/25	633-636	\$ 16,057.05
	2/26/25	637-638	\$ 2,712.81
			\$ 551,763.80
	<b><u>February Supervisors</u></b>		
	Kristin Cassidy	50001	\$ 184.70
	Bobbly Henley	50002	\$ 184.70
	Joe Braddy	50000	\$ 184.70
	Lindsey Roden	50003	\$ 184.70
	Jessica Spence	50004	\$ 184.70
			\$ 923.50
		<b>Total Amount</b>	<b>\$ 552,687.30</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00002	11/30/24	160	202411	320	53800	48000		GENERAL REPAIRS NOV24	*	1,348.54		
		11/30/24	160	202411	320	53800	49000		MILTON- FENCE REPAIRS	*	900.00		
		11/30/24	160	202411	330	57200	48000		MILTON-STORM PREPARATIONS	*	700.00		
		12/01/24	159	202412	320	53800	46400		ROW TREE INSPECTS DEC24	*	885.42		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,833.96	000611
1/07/25	00027	11/30/24	15596	202411	320	53800	46401		LIVE OAK TREES/GATOR BAGS	*	25,305.00		
PRINCE & SONS INC.												25,305.00	000612
1/07/25	00031	1/06/25	01062025	202501	300	20700	10000		ASSESS TRANSFER S2020	*	444,171.72		
SCENIC HIGHWAY CDD C/O USBANK												444,171.72	000613
1/07/25	00039	1/06/25	01062025	202501	300	15500	10000		PLAYGRND/FUR LEASE FEB25	*	2,623.00		
83 HOLDINGS LLC												2,623.00	000614
1/16/25	00041	12/30/24	13955	202412	330	57200	48200		CLEANING SVCS DEC24	*	745.00		
CSS CLEAN STAR SERVICES CENTRAL FL												745.00	000615
1/16/25	00046	11/15/24	110916	202411	330	57200	48000		INSTD ELECTRIC STRIKE	*	433.00		
CURRENT DEMANDS ELECTRICAL &												433.00	000616
1/16/25	00058	11/30/24	00068162	202411	310	51300	48000		NOT OF LANDOWNERS MEETING	*	1,250.44		
GANNETT MEDIA CORP DBA GANNETT												1,250.44	000617
1/16/25	00002	1/01/25	161	202501	310	51300	34000		MANAGEMENT FEES JAN25	*	3,750.00		
		1/01/25	161	202501	310	51300	35200		WEBSITE ADMIN JAN25	*	105.00		
		1/01/25	161	202501	310	51300	35100		INFORMATION TECH JAN25	*	157.50		
		1/01/25	161	202501	310	51300	31300		DISSEMINATION SVCS JAN25	*	437.50		
		1/01/25	161	202501	330	57200	48300		AMENITY ACCESS JAN25	*	833.33		
		1/01/25	161	202501	310	51300	51000		OFFICE SUPPLIES JAN25	*	.96		

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25		161	202501 310-51300-42000					*	154.55		
			POSTAGE JAN25								
1/01/25		162	202501 320-53800-34000					*	1,460.83		
			FIELD MANAGEMENT JAN25								
1/01/25		163	202501 320-53800-46400					*	885.42		
			ROW TREE INSPECTNS JAN25								
GOVERNMENTAL MANAGEMENT SERVICES-CF										7,785.09	000618
1/16/25	00037	1/13/25	63507473 202501 330-57200-48100					*	40.00		
			PEST CONTROL JAN25								
MASSEY SERVICES INC.										40.00	000619
1/16/25	00050	1/01/25	25899 202501 330-57200-48500					*	1,880.00		
			POOL MAINTENANCE JAN25								
MCDONNELL CORPORATION DBA RESORT										1,880.00	000620
1/16/25	00027	1/01/25	15897 202501 320-53800-46200					*	2,836.66		
			LANDSCAPE MAINT JAN25								
PRINCE & SONS INC.										2,836.66	000621
1/16/25	00051	12/31/24	12002266 202412 330-57200-34500					*	2,049.84		
			SECURITY SVCS DEC24								
SECURITAS SECURITY										2,049.84	000622
1/23/25	00024	1/21/25	11255 202412 310-51300-31500					*	3,484.00		
			GENERAL COUNSEL DEC24								
KILINSKI VAN WYK PLLC										3,484.00	000623
1/23/25	00064	1/15/25	57 202501 310-51300-42000					*	172.93		
			REIMBURSEMENT OF POSTAGE								
POLK COUNTY TAX COLLECTOR										172.93	000624
1/23/25	00032	1/17/25	6131 202501 330-57200-49000					*	4,248.88		
			SHADE CANOPY REPLACEMENT								
LEGACY CONSTRUCTION SERVICES GROUP										4,248.88	000625
2/05/25	00041	1/28/25	14191 202501 330-57200-48200					*	745.00		
			CLEANING SVCS JAN25								
CSS CLEAN STAR SERVICES CENTRAL FL										745.00	000626
2/05/25	00039	2/05/25	02052025 202502 300-15500-10000					*	2,623.00		
			PLAYGRND/FUR LEASE MAR25								
83 HOLDINGS LLC										2,623.00	000627
2/13/25	00002	2/01/25	165 202502 310-51300-34000					*	3,750.00		
			MANAGEMENT FEES FEB25								

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/25		165	202502 310-51300-35200				WEBSITE ADMIN FEB25	*	105.00		
2/01/25		165	202502 310-51300-35100				INFORMATION TECH FEB25	*	157.50		
2/01/25		165	202502 310-51300-31300				DISSEMINATION SVCS FEB25	*	437.50		
2/01/25		165	202502 330-57200-48300				AMENITY ACCESS FEB25	*	833.33		
2/01/25		165	202502 310-51300-51000				OFFICE SUPPLIES FEB25	*	.54		
2/01/25		165	202502 310-51300-42000				POSTAGE FEB25	*	48.35		
2/01/25		165	202502 310-51300-42500				COPIES FEB25	*	1.35		
2/01/25		166	202502 320-53800-34000				FIELD MANAGEMENT FEB25	*	1,460.83		
GOVERNMENTAL MANAGEMENT SERVICES-CF										6,794.40	000628
2/13/25	00037	2/01/25	63857327	202502	330-57200-48100		PEST CONTROL FEB25	*	40.00		
MASSEY SERVICES INC.										40.00	000629
2/13/25	00050	2/01/25	26252	202502	330-57200-48500		POOL MAINTENANCE FEB25	*	1,880.00		
MCDONNELL CORPORATION DBA RESORT										1,880.00	000630
2/13/25	00065	1/29/25	2025-MP-	202501	320-53800-48000		MILTON-VINYL FENCE REPAIR	*	12,050.00		
PINEAPPLE SERVICES LLC										12,050.00	000631
2/13/25	00027	2/01/25	16273	202502	320-53800-46200		LANDSCAPE MAINT FEB25	*	2,836.66		
		2/07/25	16400	202502	320-53800-46200		ADJ LANDS MAINT NOV-FEB	*	5,165.36		
PRINCE & SONS INC.										8,002.02	000632
2/21/25	00053	2/14/25	7105-02-	202502	310-51300-31200		SPEC ASSESS BOND S2020	*	450.00		
AMTEC										450.00	000633
2/21/25	00051	1/31/25	12042598	202501	330-57200-34500		SECURITY SVCS JAN25	*	1,822.08		
SECURITAS SECURITY										1,822.08	000634
2/21/25	00031	2/21/25	02212025	202502	300-20700-10000		ASSESS TRANSFER S2020	*	1,016.47		

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/21/25		02212025	202502	300-20700-10000					ASSESS TRANSFER S2020	*	8,727.87		
SCENIC HIGHWAY CDD C/O USBANK												9,744.34	000635
2/21/25	00033	1/24/25	7624269	202501	310-51300-32300				TRUSTEE FEES FY25 JAN-SEP	*	3,030.47		
		1/24/25	7624269	202501	300-15500-10000				TRUSTEE FEES FY26 OCT-DEC	*	1,010.16		
US BANK												4,040.63	000636
2/26/25	00002	12/31/24	164	202412	320-53800-48000				GENERAL MAINTENANCE DEC24	*	1,100.41		
		2/01/25	167	202502	320-53800-46400				ROW TREE INSPECTNS FEB25	*	885.42		
GOVERNMENTAL MANAGEMENT SERVICES-CF												1,985.83	000637
2/26/25	00027	2/10/25	16418	202502	320-53800-47300				REPLACE BRKN SPRAYS, NOZZ	*	126.98		
		2/17/25	16463	202502	320-53800-46300				CHOCOLATE MULCH	*	600.00		
PRINCE & SONS INC.												726.98	000638
TOTAL FOR BANK A											551,763.80		
TOTAL FOR REGISTER											551,763.80		

SCEN SCENIC HIGHWAY CWRIGHT

# SECTION 2

***Scenic Highway***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2025***



# 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**  
**January 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 563,905	\$ -	\$ -	\$ -	\$ 563,905
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 26,370	\$ 26,370
<b>Investments:</b>					
<b>Series 2020</b>					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 513,436	\$ -	\$ -	\$ 513,436
Construction - Phase 1 & 2	\$ -	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
SBA Capital Reserves Account	\$ -	\$ -	\$ -	\$ 201,970	\$ 201,970
Due from Capital Reserves	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Due from General Fund	\$ -	\$ 7,749	\$ -	\$ -	\$ 7,749
Prepaid Expenses	\$ 3,633	\$ -	\$ -	\$ -	\$ 3,633
<b>Total Assets</b>	<b>\$ 577,538</b>	<b>\$ 751,144</b>	<b>\$ 4</b>	<b>\$ 228,340</b>	<b>\$ 1,557,027</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 21,577	\$ -	\$ -	\$ -	\$ 21,577
Due to Debt Service	\$ 7,749	\$ -	\$ -	\$ -	\$ 7,749
Due to General Fund	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
<b>Total Liabilities</b>	<b>\$ 29,326</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 39,326</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 3,633	\$ -	\$ -	\$ -	\$ 3,633
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 751,144	\$ -	\$ -	\$ 751,144
Capital Projects - Series 2020	\$ -	\$ -	\$ 4	\$ -	\$ 4
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 218,340	\$ 218,340
Unassigned	\$ 544,579	\$ -	\$ -	\$ -	\$ 544,579
<b>Total Fund Balances</b>	<b>\$ 548,213</b>	<b>\$ 751,144</b>	<b>\$ 4</b>	<b>\$ 218,340</b>	<b>\$ 1,517,702</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 577,538</b>	<b>\$ 751,144</b>	<b>\$ 4</b>	<b>\$ 228,340</b>	<b>\$ 1,557,027</b>



**Scenic Highway**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 635,542	\$ 623,016	\$ 623,016	\$ -
<b>Total Revenues</b>	<b>\$ 635,542</b>	<b>\$ 623,016</b>	<b>\$ 624,789</b>	<b>\$ 1,773</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
Engineering	\$ 13,000	\$ 4,333	\$ -	\$ 4,333
Attorney	\$ 25,000	\$ 8,333	\$ 8,504	\$ (170)
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 1,750	\$ 1,750	\$ -
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 15,000	\$ 15,000	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 447	\$ (113)
Insurance	\$ 6,817	\$ 6,817	\$ 6,631	\$ 186
Printing and Binding	\$ 50	\$ 17	\$ 53	\$ (36)
Legal Advertising	\$ 5,000	\$ 1,887	\$ 1,887	\$ -
Other Current Charges	\$ 1,500	\$ 500	\$ 180	\$ 320
Office Supplies	\$ 500	\$ 167	\$ 2	\$ 164
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 131,998</b>	<b>\$ 53,968</b>	<b>\$ 46,883</b>	<b>\$ 7,084</b>

**Scenic Highway**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 18,775	\$ 18,775	\$ 15,400	\$ 3,375
Field Management	\$ 17,530	\$ 5,843	\$ 5,843	\$ (0)
Landscape Maintenance	\$ 49,536	\$ 16,512	\$ 11,347	\$ 5,165
Landscape Replacement	\$ 13,000	\$ 4,333	\$ 8,663	\$ (4,329)
Right of Way Tree Inspections	\$ 10,625	\$ 3,542	\$ 1,771	\$ 1,771
Right of Way Tree Replacement	\$ 150,000	\$ 50,000	\$ 25,305	\$ 24,695
Streetlights	\$ 15,972	\$ 5,324	\$ 3,999	\$ 1,325
Electric	\$ 4,646	\$ 1,549	\$ 1,508	\$ 41
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 218	\$ 1,782
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 16,004	\$ (12,671)
Contingency	\$ 9,000	\$ 3,000	\$ 2,671	\$ 329
<b>Subtotal Field Expenditures</b>	<b>\$ 307,584</b>	<b>\$ 115,045</b>	<b>\$ 92,728</b>	<b>\$ 22,316</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,131	\$ 2,710	\$ 1,371	\$ 1,339
Amenity - Water	\$ 4,646	\$ 1,549	\$ 985	\$ 564
Playground Lease	\$ 31,488	\$ 10,496	\$ 10,492	\$ 4
Internet	\$ 1,317	\$ 439	\$ 794	\$ (355)
Pest Control	\$ 648	\$ 216	\$ 160	\$ 56
Janitorial Service	\$ 9,680	\$ 3,227	\$ 2,980	\$ 247
Security Services	\$ 38,850	\$ 12,950	\$ 8,572	\$ 4,378
Pool Maintenance	\$ 23,700	\$ 7,900	\$ 7,970	\$ (70)
Amenity Access Management	\$ 10,000	\$ 3,333	\$ 3,333	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 5,003	\$ (1,670)
Contingency	\$ 7,500	\$ 2,500	\$ 4,249	\$ (1,749)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 145,960</b>	<b>\$ 48,653</b>	<b>\$ 45,909</b>	<b>\$ 2,745</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 453,544</b>	<b>\$ 163,698</b>	<b>\$ 138,637</b>	<b>\$ 25,061</b>
<b>Total Expenditures</b>	<b>\$ 585,542</b>	<b>\$ 217,666</b>	<b>\$ 185,521</b>	<b>\$ 32,145</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 439,268</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ 40,359	\$ 40,359
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ 40,359</b>	<b>\$ 40,359</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 479,627</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 68,586</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 548,213</b>	

**Scenic Highway**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 459,919	\$ 450,904	\$ 450,904	\$ -
Interest	\$ -	\$ -	\$ 5,433	\$ 5,433
<b>Total Revenues</b>	<b>\$ 459,919</b>	<b>\$ 450,904</b>	<b>\$ 456,337</b>	<b>\$ 5,433</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 145,156	\$ 145,156	\$ 145,156	\$ -
Principal - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,156	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 460,313</b>	<b>\$ 145,156</b>	<b>\$ 145,156</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (394)</b>		<b>\$ 311,181</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 206,476</b>		<b>\$ 439,964</b>	
<b>Fund Balance - Ending</b>	<b>\$ 206,082</b>		<b>\$ 751,144</b>	

**Scenic Highway**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Miscellaneous	\$ -	\$ -	\$ 40	\$ (40)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40</b>	<b>\$ (40)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (40)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (359)	\$ (359)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (359)</b>	<b>\$ (359)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (399)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 403</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	

**Scenic Highway**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2,325	\$ 2,325
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,325</b>	<b>\$ 2,325</b>
<b>Expenditures:</b>				
Holiday Decorations	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Chair Lift Replacement	\$ 10,500	\$ 3,500	\$ -	\$ 3,500
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,325</b>	<b>\$ 2,325</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ (40,000)	\$ (40,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ (40,000)</b>	<b>\$ (40,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ (37,675)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 25,880</b>		<b>\$ 256,015</b>	
<b>Fund Balance - Ending</b>	<b>\$ 75,880</b>		<b>\$ 218,340</b>	

**Scenic Highway**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 21,914	\$ 591,800	\$ 9,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623,016
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 21,914</b>	<b>\$ 591,800</b>	<b>\$ 11,075</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 624,789</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,727	\$ 1,475	\$ 3,484	\$ 1,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,504
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 9	\$ 38	\$ 72	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing and Binding	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53
Legal Advertising	\$ 636	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,887
Other Current Charges	\$ 41	\$ 41	\$ 56	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,045</b>	<b>\$ 8,055</b>	<b>\$ 8,115</b>	<b>\$ 9,669</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,883</b>

**Scenic Highway**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400
Field Management	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,347
Landscape Replacement	\$ 6,933	\$ 1,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,663
Right of Way Tree Inspections	\$ -	\$ -	\$ 885	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,771
Right of Way Tree Replacement	\$ -	\$ 25,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,305
Streetlights	\$ 1,089	\$ 1,089	\$ 1,089	\$ 731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,999
Electric	\$ 370	\$ 342	\$ 379	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218
General Repairs & Maintenance	\$ 1,505	\$ 1,349	\$ 1,100	\$ 12,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,004
Contingency	\$ 885	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,671
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 30,480</b>	<b>\$ 36,116</b>	<b>\$ 7,752</b>	<b>\$ 18,381</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,728</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 349	\$ 367	\$ 285	\$ 371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,371
Amenity - Water	\$ 347	\$ 317	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 985
Playground Lease	\$ 2,623	\$ 2,623	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,492
Internet	\$ 113	\$ 113	\$ 113	\$ 453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160
Janitorial Service	\$ 745	\$ 745	\$ 745	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,980
Security Services	\$ 2,110	\$ 2,591	\$ 2,050	\$ 1,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,572
Pool Maintenance	\$ 2,330	\$ 1,880	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,970
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Amenity Repairs & Maintenance	\$ 2,565	\$ 2,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,003
Contingency	\$ -	\$ -	\$ -	\$ 4,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,249
<b>Subtotal Amenity Expenditures</b>	<b>\$ 12,056</b>	<b>\$ 11,948</b>	<b>\$ 8,889</b>	<b>\$ 13,016</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,909</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 42,536</b>	<b>\$ 48,063</b>	<b>\$ 16,641</b>	<b>\$ 31,397</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 138,637</b>
<b>Total Expenditures</b>	<b>\$ 63,581</b>	<b>\$ 56,118</b>	<b>\$ 24,756</b>	<b>\$ 41,066</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185,521</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (63,581)</b>	<b>\$ (34,204)</b>	<b>\$ 567,044</b>	<b>\$ (29,991)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 439,268</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ 40,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,359
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ 40,359</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,359</b>
<b>Net Change in Fund Balance</b>	<b>\$ (63,581)</b>	<b>\$ 6,155</b>	<b>\$ 567,044</b>	<b>\$ (29,991)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 479,627</b>

# Scenic Highway

## Community Development District

### Long Term Debt Report

<b>Series 2020, Special Assessment Revenue Bonds</b>		
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)
Less: Principal Payment 5/1/24		(\$165,000)
<b>Current Bonds Outstanding</b>		<b>\$7,640,000</b>



**Scenic Highway**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

ON ROLL ASSESSMENTS

Gross Assessments                   \$ 683,379.68   \$ 494,592.00   \$ 1,177,971.68  
Net Assessments                       \$ 635,543.10   \$ 459,970.56   \$ 1,095,513.66

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	58%		42%		100%
							General Fund	2020 Debt Service	Total		
11/13/24	10/21/24	\$ 1,474.30	\$ (77.41)	\$ (27.94)	\$ -	\$ 1,368.95	\$ 794.17	\$ 574.78	\$ 1,368.95		
11/15/24	10/01-10/31/24	\$ 6,402.02	\$ (256.12)	\$ (122.92)	\$ -	\$ 6,022.98	\$ 3,494.13	\$ 2,528.85	\$ 6,022.98		
11/19/24	11/01-11/07/24	\$ 35,211.11	\$ (1,408.45)	\$ (676.05)	\$ -	\$ 33,126.61	\$ 19,217.82	\$ 13,908.79	\$ 33,126.61		
11/21/24	1% Adj	\$ (11,779.72)	\$ -	\$ -	\$ -	\$ (11,779.72)	\$ (6,833.80)	\$ (4,945.92)	\$ (11,779.72)		
11/26/24	11/18-11/15/24	\$ 9,603.03	\$ (384.11)	\$ (184.38)	\$ -	\$ 9,034.54	\$ 5,241.23	\$ 3,793.31	\$ 9,034.54		
12/6/24	11/26-11/26/24	\$ 200,665.83	\$ (7,938.61)	\$ (3,854.54)	\$ -	\$ 188,872.68	\$ 109,571.18	\$ 79,301.50	\$ 188,872.68		
12/20/24	11/27-11/30/24	\$ 857,870.68	\$ (34,314.90)	\$ (16,471.12)	\$ -	\$ 807,084.66	\$ 468,216.06	\$ 338,868.60	\$ 807,084.66		
12/27/24	12/1-12/15/24	\$ 25,608.08	\$ (960.32)	\$ (492.96)	\$ -	\$ 24,154.80	\$ 14,012.99	\$ 10,141.81	\$ 24,154.80		
1/10/25	12/16-12/31/24	\$ 16,868.41	\$ (506.00)	\$ (327.25)	\$ -	\$ 16,035.16	\$ 9,302.52	\$ 6,732.64	\$ 16,035.16		
<b>Total</b>		<b>\$ 1,141,923.74</b>	<b>\$ (45,845.92)</b>	<b>\$ (22,157.16)</b>	<b>\$ -</b>	<b>\$ 1,073,920.66</b>	<b>\$ 623,016.30</b>	<b>\$ 450,904.36</b>	<b>\$ 1,073,920.66</b>		

98.03%	Net Percent Collected
\$ 21,593.00	Balance Remaining to Collect