

***Scenic Highway
Community Development District***

Agenda

April 15, 2025

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 8, 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, April 15, 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 March 18, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-06 Approving Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
5. Ratification of Proposal for Installation of Inception Controller
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Quiddity Engineering Updated Rates
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

**MINUTES OF MEETING
SCENIC HIGHWAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Tuesday, **March 18, 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
Savanah Hancock	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	GMS Field Services

The following is a summary of the discussions and actions taken at the March 18, 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. 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 or attending the meeting by Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 21, 2025 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the January 21, 2025 Board of Supervisors meeting. She asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the January 21, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Mailbox Agreement with Magnolia Park HOA

Ms. Virgen stated that the license agreement memorialized that the HOA was able to have the mailbox kiosk on District Property. She noted that the District owned the concrete pad on which the mailbox kiosks were placed. This allowed the HOA to have those kiosks there and ensured that they were also responsible for their maintenance.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Mailbox Agreement with Magnolia Park HOA, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Series 2020 Arbitrage Rebate Report

Ms. Virgen stated that this report was required to show that the District does not earn more interest on the bonds than it pays. She added that a negative arbitrage amount is listed on page 22 of the agenda package.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Accepting the Series 2020 Arbitrage Rebate Report, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Roof Repair with American Roofing

Ms. Virgen noted that the District had previously approved a proposal from NPS for roof repairs from the hurricane. Ms. Virgen stated that NPS had backed out of their proposal. Ms.

Virgen added that they had obtained a proposal from American Roofing and sent it to the Chair so they could complete it. Ms. Virgen stated that the proposal was ready to be ratified by the Board.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Proposal for Roof Repair with American Roofing, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report except the ethics training reminder.

B. Engineer

Ms. Virgen noted the Engineer wasn't present or on the line.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report. He added that United was doing good. He noted that one of the borders on the playground had pulled loose slightly. He spoke about retaining the wall and cleaning the furniture. He added that overall, the landscaping was good. The ornamental grasses were starting to flush out as Spring approached. He said the entrance beds were looking better. He also noted that the general maintenance was good. The lights had been double-checked. All entrance lights were working. No issues. He said light cleaning at the amenity area was completed. The rust and iron stains were cleaned, including the mailboxes that previously had slight orange stains. Mr. Tindall added that the routine maintenance of the storm drains was ongoing. All the fences had been repaired.

Board discussion returned to the mailbox agreement. The license property description listed there, as well as the lift station, was highlighted. The mailboxes will be to the left of the pool. Ms. Virgen asked for a motion to approve the agreement as amended with highlights to the correct license area.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Mailbox Agreement with Magnolia Park HOA, was approved as amended.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from January 1, 2025, through March 5, 2025, totaling \$552,687.30. Immediately following the summary is a detailed check register noting all checks paid by the District.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Check Register totaling \$552,687.30 was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen presented the unaudited financials from January 1, 2025. These are for informational purposes only. She offered to answer any questions on the financials.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 15, 2025

HOUR: 10:30 a.m.

LOCATION: Holiday Inn – Winter Haven
200 Cypress Gardens Boulevard
Winter Haven, Florida 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget

hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2025.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Scenic Highway
Community Development District

Proposed Budget
FY2026



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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 635,542	\$ 625,773	\$ 9,769	\$ 635,542	\$ 635,542
Miscellaneous Revenue	\$ -	\$ 2,363	\$ 1,182	\$ 3,545	\$ -
Total Revenues	\$ 635,542	\$ 628,136	\$ 10,951	\$ 639,087	\$ 635,542
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 5,600	\$ 9,200	\$ 12,000
FICA Expenses	\$ -	\$ 153	\$ 428	\$ 581	\$ 918
Engineering	\$ 13,000	\$ -	\$ 6,500	\$ 6,500	\$ 13,000
Attorney	\$ 25,000	\$ 8,613	\$ 12,500	\$ 21,113	\$ 25,000
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,300
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 2,188	\$ 3,063	\$ 5,250	\$ 5,408
Trustee Fees	\$ 4,041	\$ 4,041	\$ -	\$ 4,041	\$ 4,445
Management Fees	\$ 45,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 49,500
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 2,079
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,386
Postage & Delivery	\$ 1,000	\$ 495	\$ 583	\$ 1,078	\$ 1,000
Insurance	\$ 6,817	\$ 6,631	\$ -	\$ 6,631	\$ 7,626
Copies	\$ 50	\$ 54	\$ 29	\$ 83	\$ 100
Legal Advertising	\$ 5,000	\$ 1,887	\$ 2,917	\$ 4,803	\$ 5,000
Other Current Charges	\$ 1,500	\$ 224	\$ 875	\$ 1,099	\$ 1,500
Office Supplies	\$ 500	\$ 3	\$ 292	\$ 294	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 131,998	\$ 54,140	\$ 64,374	\$ 118,514	\$ 139,118
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 18,775	\$ 15,400	\$ -	\$ 15,400	\$ 17,710
Field Management	\$ 17,530	\$ 7,304	\$ 10,226	\$ 17,530	\$ 18,056
Landscape Maintenance	\$ 49,536	\$ 19,349	\$ 28,896	\$ 48,245	\$ 51,023
Landscape Replacement	\$ 13,000	\$ 9,263	\$ 7,583	\$ 16,846	\$ 13,000
Right of Way Tree Inspection	\$ 10,625	\$ 2,656	\$ 6,195	\$ 8,851	\$ 10,625
Right of Way Tree Replacement	\$ 150,000	\$ 25,305	\$ 87,500	\$ 112,805	\$ 105,000
Streetlights	\$ 15,972	\$ 5,109	\$ 7,770	\$ 12,879	\$ 17,569
Electric	\$ 4,646	\$ 1,984	\$ 3,332	\$ 5,316	\$ 5,111
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 345	\$ 3,500	\$ 3,845	\$ 6,000
General Repairs & Maintenance	\$ 10,000	\$ 16,419	\$ 5,833	\$ 22,252	\$ 12,000
Contingency	\$ 9,000	\$ 2,671	\$ 5,250	\$ 7,921	\$ 9,000
Subtotal Field Services	\$ 307,584	\$ 105,804	\$ 167,335	\$ 273,140	\$ 267,594

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 8,131	\$ 1,764	\$ 2,751	\$ 4,515	\$ 8,131
Amenity - Water	\$ 4,646	\$ 1,334	\$ 2,450	\$ 3,784	\$ 5,111
Playground & Furniture Lease	\$ 31,488	\$ 13,115	\$ 18,361	\$ 31,476	\$ 31,488
Internet	\$ 1,317	\$ 914	\$ 768	\$ 1,682	\$ 1,514
Pest Control	\$ 648	\$ 200	\$ 280	\$ 480	\$ 1,384
Janitorial Service	\$ 9,680	\$ 3,705	\$ 5,215	\$ 8,920	\$ 9,680
Security Services	\$ 38,850	\$ 10,394	\$ 22,663	\$ 33,057	\$ 40,016
Pool Maintenance	\$ 23,700	\$ 9,850	\$ 13,160	\$ 23,010	\$ 24,411
Amenity Access Management	\$ 10,000	\$ 4,167	\$ 5,833	\$ 10,000	\$ 10,300
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,003	\$ 5,833	\$ 10,836	\$ 10,000
Contingency	\$ 7,500	\$ 4,934	\$ 4,375	\$ 9,309	\$ 7,500
Subtotal Amenity Expenditures	\$ 145,960	\$ 55,380	\$ 81,689	\$ 137,070	\$ 149,535
<i>Total Operations & Maintenance</i>	\$ 453,544	\$ 161,185	\$ 249,025	\$ 410,209	\$ 417,129
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 50,000	\$ (30,359)	\$ 80,000	\$ 49,641	\$ 79,295
<i>Total Other Expenditures</i>	\$ 50,000	\$ (30,359)	\$ 80,000	\$ 49,641	\$ 79,295
Total Expenditures	\$ 635,542	\$ 184,966	\$ 393,399	\$ 578,364	\$ 635,542
Excess Revenues/(Expenditures)	\$ (0)	\$ 443,171	\$ (382,448)	\$ 60,723	\$ -

Net Assessments	\$635,542
Add: Discounts & Collections 7%	\$47,837
Gross Assessments	<u>\$683,379</u>
Assessable Units	<u>368</u>
Per Unit Gross Assessment	<u>\$1,857.01</u>
FY25 Per Unit Gross Assessment	<u>\$1,857.01</u>
Increase (Decrease)	<u>\$0.00</u>
% Increase	<u>0.00%</u>

Scenic Highway Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. Dibartolomeo, McBee, Hartley & Barnes provides these services.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Trustee Fees

The District will incur trustee related costs with the Series 2020 bonds.

Scenic Highway Community Development District General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda items for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

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

Scenic Highway Community Development District General Fund Budget

Operations & Maintenance:

Field Services

Property Insurance

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

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Description	Monthly	Annually
Landscape Maintenance	\$4,252	<u>\$51,023</u>
Total		\$51,023

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Right of Way Tree Inspection

Represents cost associated with inspections of vegetated verge abutting residential lots in cases where property owners are failing to maintain trees in accordance with Haines City landscape ordinances. Field staff will inspect the area, photograph/document lack of maintenance, report to HOA for enforcement of recorded declarations, coordinate inspections with Haines City code compliance staff, coordinate communication with property owners, and coordinate with landscape service providers.

Right of Way Tree Replacement

Represents cost associated with tree replacements within the vegetated verge abutting residential homes in cases where residential property owners have not complied with Haines City landscape ordinances.

Streetlights

Represents the cost to maintain streetlights within the District boundaries.

Electric

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

Scenic Highway Community Development District General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District’s common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District’s amenity facilities.

Amenity - Water

Represents estimated water charges for the District’s amenity facilities.

Playground & Furniture Lease

Description	Monthly	Annually
Playground & Furniture Lease	\$2,624	<u>\$31,488</u>
Total		\$31,488

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

Internet

Represents internet services used at the Amenity Center.

Pest Control

The District incurs costs for pest control treatments to its amenity facilities.

Scenic Highway Community Development District General Fund Budget

Janitorial Services

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

Description	Monthly	Annually
Janitorial Services	\$807	<u>\$9,680</u>
Total		\$9,680

Security Services

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

Pool Maintenance

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

Description	Monthly	Annually
Pool Maintenance	\$2,034	<u>\$24,411</u>
Total		\$24,411

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District’s amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Scenic Highway
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 459,919	\$ 452,900	\$ 7,019	\$ 459,919	\$ 459,919
Interest	\$ -	\$ 7,568	\$ 3,784	\$ 11,353	\$ 5,000
Carry Forward Surplus	\$ 206,476	\$ 210,005	\$ -	\$ 210,005	\$ 220,964
Total Revenues	\$ 666,395	\$ 670,473	\$ 10,804	\$ 681,276	\$ 685,883
Expenditures					
Interest Expense - 11/1	\$ 145,156	\$ 145,156	\$ -	\$ 145,156	\$ 142,819
Principal Expense - 5/1	\$ 170,000	\$ -	\$ 170,000	\$ 170,000	\$ 175,000
Interest Expense - 5/1	\$ 145,156	\$ -	\$ 145,156	\$ 145,156	\$ 142,819
Total Expenditures	\$ 460,313	\$ 145,156	\$ 315,156	\$ 460,313	\$ 460,638
Excess Revenues/(Expenditures)	\$ 206,082	\$ 525,316	\$ (304,353)	\$ 220,964	\$ 225,245

Interest Expense 11/1/26	\$ 139,975
Total	\$ 139,975

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	368	\$ 459,919	\$1,250	\$1,344
	368	\$ 459,919		

Scenic Highway
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/25	\$ 7,470,000.00	\$ -	\$ 142,818.75	\$ 457,975.00
05/01/26	\$ 7,470,000.00	\$ 175,000.00	\$ 142,818.75	\$ -
11/01/26	\$ 7,295,000.00	\$ -	\$ 139,975.00	\$ 457,793.75
05/01/27	\$ 7,295,000.00	\$ 180,000.00	\$ 139,975.00	\$ -
11/01/27	\$ 7,115,000.00	\$ -	\$ 137,050.00	\$ 457,025.00
05/01/28	\$ 7,115,000.00	\$ 185,000.00	\$ 137,050.00	\$ -
11/01/28	\$ 6,930,000.00	\$ -	\$ 134,043.75	\$ 456,093.75
05/01/29	\$ 6,930,000.00	\$ 195,000.00	\$ 134,043.75	\$ -
11/01/29	\$ 6,735,000.00	\$ -	\$ 130,875.00	\$ 459,918.75
05/01/30	\$ 6,735,000.00	\$ 200,000.00	\$ 130,875.00	\$ -
11/01/30	\$ 6,535,000.00	\$ -	\$ 127,625.00	\$ 458,500.00
05/01/31	\$ 6,535,000.00	\$ 205,000.00	\$ 127,625.00	\$ -
11/01/31	\$ 6,330,000.00	\$ -	\$ 123,781.25	\$ 456,406.25
05/01/32	\$ 6,330,000.00	\$ 215,000.00	\$ 123,781.25	\$ -
11/01/32	\$ 6,115,000.00	\$ -	\$ 119,750.00	\$ 458,531.25
05/01/33	\$ 6,115,000.00	\$ 220,000.00	\$ 119,750.00	\$ -
11/01/33	\$ 5,895,000.00	\$ -	\$ 115,625.00	\$ 455,375.00
05/01/34	\$ 5,895,000.00	\$ 230,000.00	\$ 115,625.00	\$ -
11/01/34	\$ 5,665,000.00	\$ -	\$ 111,312.50	\$ 456,937.50
05/01/35	\$ 5,665,000.00	\$ 240,000.00	\$ 111,312.50	\$ -
11/01/35	\$ 5,425,000.00	\$ -	\$ 106,812.50	\$ 458,125.00
05/01/36	\$ 5,425,000.00	\$ 250,000.00	\$ 106,812.50	\$ -
11/01/36	\$ 5,175,000.00	\$ -	\$ 102,125.00	\$ 458,937.50
05/01/37	\$ 5,175,000.00	\$ 260,000.00	\$ 102,125.00	\$ -
11/01/37	\$ 4,915,000.00	\$ -	\$ 97,250.00	\$ 459,375.00
05/01/38	\$ 4,915,000.00	\$ 270,000.00	\$ 97,250.00	\$ -
11/01/38	\$ 4,645,000.00	\$ -	\$ 92,187.50	\$ 459,437.50
05/01/39	\$ 4,645,000.00	\$ 280,000.00	\$ 92,187.50	\$ -
11/01/39	\$ 4,365,000.00	\$ -	\$ 86,937.50	\$ 459,125.00
05/01/40	\$ 4,365,000.00	\$ 290,000.00	\$ 86,937.50	\$ -
11/01/40	\$ 4,075,000.00	\$ -	\$ 81,500.00	\$ 458,437.50
05/01/41	\$ 4,075,000.00	\$ 300,000.00	\$ 81,500.00	\$ -
11/01/41	\$ 3,775,000.00	\$ -	\$ 75,500.00	\$ 457,000.00
05/01/42	\$ 3,775,000.00	\$ 315,000.00	\$ 75,500.00	\$ -
11/01/42	\$ 3,460,000.00	\$ -	\$ 69,200.00	\$ 459,700.00
05/01/43	\$ 3,460,000.00	\$ 325,000.00	\$ 69,200.00	\$ -
11/01/43	\$ 3,135,000.00	\$ -	\$ 62,700.00	\$ 456,900.00
05/01/44	\$ 3,135,000.00	\$ 340,000.00	\$ 62,700.00	\$ -
11/01/44	\$ 2,795,000.00	\$ -	\$ 55,900.00	\$ 458,600.00
05/01/45	\$ 2,795,000.00	\$ 355,000.00	\$ 55,900.00	\$ -
11/01/45	\$ 2,440,000.00	\$ -	\$ 48,800.00	\$ 459,700.00
05/01/46	\$ 2,440,000.00	\$ 365,000.00	\$ 48,800.00	\$ -
11/01/46	\$ 2,075,000.00	\$ -	\$ 41,500.00	\$ 455,300.00

Scenic Highway
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 2,075,000.00	\$ 380,000.00	\$ 41,500.00	\$ -
11/01/47	\$ 1,695,000.00	\$ -	\$ 33,900.00	\$ 455,400.00
05/01/48	\$ 1,695,000.00	\$ 400,000.00	\$ 33,900.00	\$ -
11/01/48	\$ 1,295,000.00	\$ -	\$ 25,900.00	\$ 459,800.00
05/01/49	\$ 1,295,000.00	\$ 415,000.00	\$ 25,900.00	\$ -
11/01/49	\$ 880,000.00	\$ -	\$ 17,600.00	\$ 458,500.00
05/01/50	\$ 880,000.00	\$ 430,000.00	\$ 17,600.00	\$ -
11/1/50	\$ 450,000.00	\$ -	\$ 9,000.00	\$ 456,600.00
5/1/51	\$ 450,000.00	\$ 450,000.00	\$ 9,000.00	\$ 459,000.00
		\$ 7,470,000.00	\$ 4,579,337.50	\$ 12,364,493.75

Scenic Highway
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 2,401	\$ 1,201	\$ 3,602	\$ -
Carry Forward Surplus	\$ 25,880	\$ 256,015	\$ -	\$ 256,015	\$ 291,617
Total Revenues	\$ 25,880	\$ 258,416	\$ 1,201	\$ 259,617	\$ 291,617
Expenditures					
Holiday Decorations	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Chair Lift Replacement	\$ 10,500	\$ -	\$ 10,500	\$ 10,500	\$ -
Total Expenditures	\$ 18,000	\$ -	\$ 18,000	\$ 18,000	\$ 7,500
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 50,000	\$ (30,000)	\$ 80,000	\$ 50,000	\$ 79,295
Total Other Financing Sources/(Uses)	\$ 50,000	\$ (30,000)	\$ 80,000	\$ 50,000	\$ 79,295
Excess Revenues/(Expenditures)	\$ 57,880	\$ 228,416	\$ 63,201	\$ 291,617	\$ 363,412

SECTION V

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
 Lakeland, FL 33801
 +18635834443
 service@currentdemands.com

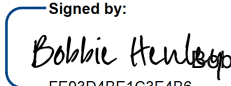


Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS10383
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	03/31/2025
6200 LEE VISTA BLVD.	SCENIC HIGHWAY CDD		
SUITE 300	611 TANARO LN 33844		
ORLANDO, FL 32822	HAINES CITY, FL 33844		

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
IR 996300NA CONTROLLER	INCEPTION CONTROLLER	1	922.75	922.75T
994200 CONVERTER	OSDP WIEGAND CONVERTER	3	96.15	288.45T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	4	150.00	600.00
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	100.00	100.00T
NOTE	ESTIMATE TO REMOVE EXISITING CDVI CONTROLLER AND REPLACE WITH NEW INCEPTION SYSTEM, REUSING ALL OTHER EXISITNG EQUIPMENT.	1	0.00	0.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	1,911.20
	TAX	0.00
	TOTAL	\$1,911.20

Signed by:
 Accepted By  Bobbie Henley, Chairman
 FE93D4BE1C3E4B6...

Accepted Date 2025-04-07

SECTION VI

SECTION B

**ASSIGNMENT OF AGREEMENT
FOR PROFESSIONAL ENGINEERING SERVICES**

THIS ASSIGNMENT (“Assignment”) is made and entered into this ____ day of _____ 20____ by and between **WOOD & ASSOCIATES ENGINEERING, LLC**, a Florida limited liability company, with a mailing address of 1925 Bartow Road, Lakeland, FL 33801 (“Assignor”); **QUIDDITY ENGINEERING, LLC**, a Texas corporation authorized to do business in Florida, with a mailing address of 6330 West Loop S Ste 150, Bellaire, TX 77401 (“Assignee”); and **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 219 E. Livingston St., Orlando, Florida 32801 (“District”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Agreement between the Scenic Highway Community Development District and Wood & Associates Engineering, LLC for Professional Engineering Services*, dated June 14, 2019 (the “**Agreement**”); and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement may be assigned pursuant to Article 21 of the Agreement upon written consent; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor 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 Assignment.
- 2. ASSIGNMENT.** The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. Upon execution of this Assignment, all work performed by the Assignor shall cease and all work authorizations issued to the Assignor shall terminate, provided that the District shall compensate the Assignor for services provided up to the date of Assignment. Services to be performed by the Assignee shall be authorized by separate work authorization.
- 3. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination

within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

4. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Parties as follows:

If to the District: Scenic Highway Community Development District
219 E. Livingston St.
Orlando, Florida 32801
Attention: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attention: District Counsel

If to Assignee: Quiddity Engineering, LLC
6330 West Loop S Ste 150
Bellaire, TX 77401
Attention: Tobin Synatschk


5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.
6. **ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.
7. **COUNTERPARTS.** This Assignment 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties have executed this Assignment effective as of the date set forth above.

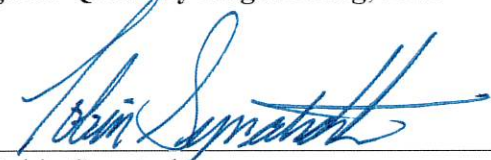
**District: Scenic Highway Community
Development District**

By: _____
Its: _____

**Assignor: Wood & Associates Engineering,
LLC**


By: JOHN R. BANNON, P.E.
Its: PRESIDENT

Assignee: Quiddity Engineering, LLC


By: Tobin Synatschik
Its: Chief Operations Officer



SCHEDULE OF HOURLY RATES
Effective August 2024 - Subject to Revision

ENGINEERING PERSONNEL

Graduate Engineer I	\$130
Graduate Engineer II	\$155
Professional Engineer I	\$185
Professional Engineer II	\$210
Professional Engineer III	\$240
Professional Engineer IV	\$270
Professional Engineer V	\$290
Professional Engineer VI	\$310

ELECTRICAL ENGINEERING PERSONNEL

Electrical Graduate Engineer I	\$140
Electrical Graduate Engineer II	\$165
Electrical Professional Engineer I	\$200
Electrical Professional Engineer II	\$225
Electrical Professional Engineer III	\$255
Electrical Professional Engineer IV	\$285
Electrical Professional Engineer V	\$305

STRUCTURAL ENGINEERING PERSONNEL

Structural Graduate Engineer I	\$135
Structural Graduate Engineer II	\$160
Structural Professional Engineer I	\$190
Structural Professional Engineer II	\$215
Structural Professional Engineer III	\$245
Structural Professional Engineer IV	\$275
Structural Professional Engineer V	\$295

CONSTRUCTION PERSONNEL

Construction Manager I	\$135
Construction Manager II	\$155
Construction Manager III	\$180
Construction Manager IV	\$200
Construction Manager V	\$240
Field Project Representative I	\$ 85
Field Project Representative II	\$105
Field Project Representative III	\$125
Specialist Field Project Representative I	\$140
Specialist Field Project Representative II	\$150
Senior Specialist Field Project Representative	\$165

SPECIALIST

Specialist I	\$125
Specialist II	\$155
Specialist III	\$190
Specialist IV	\$225
Specialist V	\$260

PLANNING PERSONNEL

Planner I	\$110
Planner II	\$150
Planner III	\$190
Planner IV	\$265

DESIGNER/DRAFTING PERSONNEL

CAD Operator I	\$ 85
CAD Operator II	\$105
CAD Operator III	\$125
Designer I	\$140
Designer II	\$155
Designer III	\$175
GIS I	\$100
GIS II	\$135
GIS III	\$165
GIS IV	\$225

SURVEYING PERSONNEL

1-Person Field Crew	\$155
2-Person Field Crew	\$205
3-Person Field Crew	\$250
4-Person Field Crew	\$285
Scanner Equipment	\$110
Survey Technician I	\$105
Survey Technician II	\$115
Project Surveyor I	\$115
Project Surveyor II	\$135
Project Surveyor III	\$155
Project Surveyor IV	\$190
Chief of Survey Crews	\$160
Certified Photogrammetrist	\$190
Remote Pilot I	\$110
Remote Pilot II	\$140
Remote Pilot III	\$180
Visual Observer	\$105
LiDAR Tech	\$115
Aerial Tech	\$100
Registered Professional Land Surveyor	\$215
Survey Manager	\$250

OFFICE PERSONNEL

Engineer's Assistant I	\$ 80
Engineer's Assistant II	\$ 90
Engineer's Assistant III	\$100
Admin I	\$ 80
Admin II	\$100
Admin III	\$130
Project Admin/Accountant	\$140

SCHEDULE OF REIMBURSABLE EXPENSES

Effective August 2024 - Subject to Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black & White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$ 0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$ 1.00/page
8½ x 14	\$0.15/page	\$ 0.75/page
11 x 17	\$0.20/page	\$ 1.00/page
<u>Large Document Prints/Plots</u>	<u>Black & White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$ 1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$ 5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	\$ 8.00/sq ft

Aerial Backgrounds

All sizes \$5.50/sheet (plus above sq. ft. cost)

- 2. Transportation (mileage): Standard IRS mileage rate in effect
- 3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
- 4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
- 5. Surveying Expenses
 - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
 - b. Special Rental Equipment: Cost, plus 10%
 - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
 - d. Iron Rods and Pipes: Cost, plus 10%
 - e. All-Terrain Vehicle (ATV): \$175/day
 - f. Overnight Stays: \$200/night
 - g. Overtime Rates: Jobs requiring work on weekends or holidays billed at 1.5 times the standard rate
 - h. Sales Tax: To be paid on boundary-related services.
 - i. Abstracting services, and other reimbursable expenses charged at cost, plus 10%

SECTION C

*to be provided under
separate cover*

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

March 6, 2025 to April 2, 2025

Fund	Date	Check No.'s	Amount
General Fund	3/6/25	639-641	\$ 5,126.41
	3/13/25	642-644	\$ 9,446.50
	3/20/25	645-649	\$ 12,999.36
	3/24/25	650-651	\$ 355,000.00
	3/26/25	652	\$ 1,822.08
	3/27/25	653	\$ 306.00
			\$ 384,700.35
 <u>March Supervisors</u> 			
	Kristin Cassidy	50005	\$ 184.70
	Bobbly Henley	50006	\$ 184.70
	Joe D. Braddy	50007	\$ 184.70
	Lindsey Roden	50008	\$ 184.70
	Jessica Spence	50009	\$ 184.70
			\$ 923.50
Total Amount			\$ 385,623.85

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/25	00066	2/20/25	300-1	202502	330	57200	49000		MILTON-AMENITY ROOF REPAI AMERICAN ROOFING FL, LLC	*	685.00	685.00	000639
3/06/25	00024	2/27/25	11502	202501	310	51300	31500		GENERAL COUNSEL JAN25 KILINSKI VAN WYK PLLC	*	1,818.41	1,818.41	000640
3/06/25	00039	3/05/25	03052025	202503	300	15500	10000		PLAYGRND/FUR LEASE APR25 83 HOLDINGS LLC	*	2,623.00	2,623.00	000641
3/13/25	00041	2/27/25	14418	202502	330	57200	48200		CLEANING SVCS FEB25 CSS CLEAN STAR SERVICES CENTRAL FL	*	725.00	725.00	000642
3/13/25	00002	3/01/25	168	202503	310	51300	34000		MANAGEMENT FEES MAR25	*	3,750.00		
		3/01/25	168	202503	310	51300	35200		WEBSITE ADMIN MAR25	*	105.00		
		3/01/25	168	202503	310	51300	35100		INFORMATION TECH MAR25	*	157.50		
		3/01/25	168	202503	310	51300	31300		DISSEMINATION SVCS MAR25	*	437.50		
		3/01/25	168	202503	330	57200	48300		AMENITY ACCESS MAR25	*	833.33		
		3/01/25	168	202503	310	51300	51000		OFFICE SUPPLIES MAR25	*	.15		
		3/01/25	168	202503	310	51300	42000		POSTAGE MAR25	*	86.09		
		3/01/25	168	202503	310	51300	42500		COPIES MAR25	*	11.10		
		3/01/25	169	202503	320	53800	34000		FIELD MANAGEMENT MAR25	*	1,460.83		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,841.50	000643
3/13/25	00050	3/01/25	26584	202503	330	57200	48500		POOL MAINTENANCE MAR25 MCDONNELL CORPORATION DBA RESORT	*	1,880.00	1,880.00	000644
3/20/25	00046	3/10/25	111914	202503	330	57200	34500		SECURITY SVCS MAR25	*	290.00		
		3/10/25	21508	202503	330	57200	34500		SECURITY SVCS MAR25 CURRENT DEMANDS ELECTRICAL &	*	280.00	570.00	000645

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/25	00002	1/31/25	171	202501	320	53800	48000		GENERAL MAINTENANCE JAN25	*	414.46		
		3/01/25	170	202503	320	53800	46400		ROW TREE INSPECTNS MAR25	*	885.42		
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,299.88	000646	
3/20/25	00024	3/18/25	11761	202502	310	51300	31500		GENERAL COUNSEL FEB25	*	109.00		
KILINSKI VAN WYK PLLC											109.00	000647	
3/20/25	00027	3/01/25	16686	202503	320	53800	46200		LANDSCAPE MAINT MAR25	*	2,836.66		
		3/11/25	16863	202503	320	53800	46200		ADJ LANDS MAINT DEC-MAR	*	5,165.36		
PRINCE & SONS INC.											8,002.02	000648	
3/20/25	00031	3/20/25	03202025	202503	300	20700	10000		ASSESS TRANSFER S2020	*	3,018.46		
SCENIC HIGHWAY CDD C/O USBANK											3,018.46	000649	
3/24/25	00067	3/24/25	03242025	202503	300	15100	10000		GF EXCESS TRANSFER	*	305,000.00		
STATE BOARD OF ADMINISTRATION C/O											305,000.00	000650	
3/24/25	00067	3/24/25	03242025	202503	300	58100	10000		FY25 CAP RESRV TXFER	*	50,000.00		
STATE BOARD OF ADMINISTRATION C/O											50,000.00	000651	
3/26/25	00051	2/28/25	12077933	202502	330	57200	34500		SECURITY SVCS FEB25	*	1,822.08		
SECURITAS SECURITY											1,822.08	000652	
3/27/25	00068	3/26/25	03262025	202503	300	21700	10000		IRS TAX PAYMENT 03/26/25	*	306.00		
UNITED STATES TREASURY											306.00	000653	
TOTAL FOR BANK A											384,700.35		
TOTAL FOR REGISTER											384,700.35		

SCEN SCENIC HIGHWAY CWRIGHT

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
February 28, 2025



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

Scenic Highway
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 514,003	\$ -	\$ -	\$ -	\$ 514,003
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 26,446	\$ 26,446
Investments:					
Series 2020					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 525,316	\$ -	\$ -	\$ 525,316
Construction - Phase 1 & 2	\$ -	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
SBA Capital Reserves Account	\$ -	\$ -	\$ -	\$ 201,970	\$ 201,970
Prepaid Expenses	\$ 3,633	\$ -	\$ -	\$ -	\$ 3,633
Total Assets	\$ 517,636	\$ 755,275	\$ 4	\$ 228,416	\$ 1,501,332
Liabilities:					
Accounts Payable	\$ 5,880	\$ -	\$ -	\$ -	\$ 5,880
Total Liabilities	\$ 5,880	\$ -	\$ -	\$ -	\$ 5,880
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,633	\$ -	\$ -	\$ -	\$ 3,633
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 755,275	\$ -	\$ -	\$ 755,275
Capital Projects - Series 2020	\$ -	\$ -	\$ 4	\$ -	\$ 4
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 228,416	\$ 228,416
Unassigned	\$ 508,123	\$ -	\$ -	\$ -	\$ 508,123
Total Fund Balances	\$ 511,756	\$ 755,275	\$ 4	\$ 228,416	\$ 1,495,452
Total Liabilities & Fund Balance	\$ 517,636	\$ 755,275	\$ 4	\$ 228,416	\$ 1,501,332

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 635,542	\$ 625,773	\$ 625,773	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 2,363	\$ 2,363
Total Revenues	\$ 635,542	\$ 625,773	\$ 628,136	\$ 2,363
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
FICA Expense	\$ -	\$ -	\$ 153	\$ (153)
Engineering	\$ 13,000	\$ 5,417	\$ -	\$ 5,417
Attorney	\$ 25,000	\$ 10,417	\$ 8,613	\$ 1,804
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,250	\$ 2,188	\$ 2,188	\$ -
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 495	\$ (78)
Insurance	\$ 6,817	\$ 6,817	\$ 6,631	\$ 186
Printing and Binding	\$ 50	\$ 21	\$ 54	\$ (33)
Legal Advertising	\$ 5,000	\$ 1,887	\$ 1,887	\$ -
Other Current Charges	\$ 1,500	\$ 625	\$ 224	\$ 401
Office Supplies	\$ 500	\$ 208	\$ 3	\$ 206
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,998	\$ 63,289	\$ 54,140	\$ 9,149

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 18,775	\$ 18,775	\$ 15,400	\$ 3,375
Field Management	\$ 17,530	\$ 7,304	\$ 7,304	\$ (0)
Landscape Maintenance	\$ 49,536	\$ 20,640	\$ 19,349	\$ 1,291
Landscape Replacement	\$ 13,000	\$ 5,417	\$ 9,263	\$ (3,846)
Right of Way Tree Inspections	\$ 10,625	\$ 4,427	\$ 2,656	\$ 1,771
Right of Way Tree Replacement	\$ 150,000	\$ 62,500	\$ 25,305	\$ 37,195
Streetlights	\$ 15,972	\$ 6,655	\$ 5,109	\$ 1,546
Electric	\$ 4,646	\$ 1,936	\$ 1,984	\$ (48)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 6,000	\$ 2,500	\$ 345	\$ 2,155
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 16,419	\$ (12,252)
Contingency	\$ 9,000	\$ 3,750	\$ 2,671	\$ 1,079
Subtotal Field Expenditures	\$ 307,584	\$ 139,112	\$ 105,804	\$ 33,308
Amenity Expenditures				
Amenity - Electric	\$ 8,131	\$ 3,388	\$ 1,764	\$ 1,624
Amenity - Water	\$ 4,646	\$ 1,936	\$ 1,334	\$ 602
Playground Lease	\$ 31,488	\$ 13,120	\$ 13,115	\$ 5
Internet	\$ 1,317	\$ 549	\$ 914	\$ (365)
Pest Control	\$ 648	\$ 270	\$ 200	\$ 70
Janitorial Service	\$ 9,680	\$ 4,033	\$ 3,705	\$ 328
Security Services	\$ 38,850	\$ 16,188	\$ 10,394	\$ 5,793
Pool Maintenance	\$ 23,700	\$ 9,875	\$ 9,850	\$ 25
Amenity Access Management	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 5,003	\$ (836)
Contingency	\$ 7,500	\$ 3,125	\$ 4,934	\$ (1,809)
Subtotal Amenity Expenditures	\$ 145,960	\$ 60,817	\$ 55,380	\$ 5,436
Total Operations & Maintenance	\$ 453,544	\$ 199,929	\$ 161,185	\$ 38,744
Total Expenditures	\$ 585,542	\$ 263,217	\$ 215,325	\$ 47,893
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 412,812	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ 30,359	\$ 30,359
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ 30,359	\$ 30,359
Net Change in Fund Balance	\$ -		\$ 443,171	
Fund Balance - Beginning	\$ -		\$ 68,586	
Fund Balance - Ending	\$ -		\$ 511,756	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 452,900	\$ 452,900	\$ -
Interest	\$ -	\$ -	\$ 7,568	\$ 7,568
Total Revenues	\$ 459,919	\$ 452,900	\$ 460,468	\$ 7,568
Expenditures:				
Interest - 11/1	\$ 145,156	\$ 145,156	\$ 145,156	\$ -
Principal - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,156	\$ -	\$ -	\$ -
Total Expenditures	\$ 460,313	\$ 145,156	\$ 145,156	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (394)		\$ 315,312	
Fund Balance - Beginning	\$ 206,476		\$ 439,964	
Fund Balance - Ending	\$ 206,082		\$ 755,275	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous	\$ -	\$ -	\$ 40	\$ (40)
Total Expenditures	\$ -	\$ -	\$ 40	\$ (40)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (40)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (359)	\$ (359)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (359)	\$ (359)
Net Change in Fund Balance	\$ -	\$ -	\$ (399)	
Fund Balance - Beginning	\$ -	\$ -	\$ 403	
Fund Balance - Ending	\$ -	\$ -	\$ 4	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2,401	\$ 2,401
Total Revenues	\$ -	\$ -	\$ 2,401	\$ 2,401
Expenditures:				
Holiday Decorations	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Chair Lift Replacement	\$ 10,500	\$ 4,375	\$ -	\$ 4,375
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,401	\$ 2,401
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ (30,000)	\$ (30,000)
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ (30,000)	\$ (30,000)
Net Change in Fund Balance	\$ 50,000		\$ (27,599)	
Fund Balance - Beginning	\$ 25,880		\$ 256,015	
Fund Balance - Ending	\$ 75,880		\$ 228,416	

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 21,914	\$ 591,800	\$ 9,303	\$ 2,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,773
Total Revenues	\$ -	\$ 21,914	\$ 591,800	\$ 11,075	\$ 3,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 628,136
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,727	\$ 1,475	\$ 3,484	\$ 1,818	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,613
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 9	\$ 38	\$ 72	\$ 327	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing and Binding	\$ -	\$ -	\$ 53	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54
Legal Advertising	\$ 636	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,887
Other Current Charges	\$ 41	\$ 41	\$ 56	\$ 42	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,045	\$ 8,055	\$ 8,115	\$ 9,669	\$ 7,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,140

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400
Field Management	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,304
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 8,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,349
Landscape Replacement	\$ 6,933	\$ 1,730	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,263
Right of Way Tree Inspections	\$ -	\$ -	\$ 885	\$ 885	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,656
Right of Way Tree Replacement	\$ -	\$ 25,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,305
Streetlights	\$ 1,089	\$ 1,089	\$ 1,089	\$ 731	\$ 1,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,109
Electric	\$ 370	\$ 342	\$ 379	\$ 417	\$ 476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,984
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 218	\$ -	\$ -	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345
General Repairs & Maintenance	\$ 1,505	\$ 1,349	\$ 1,100	\$ 12,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,419
Contingency	\$ 885	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,671
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 30,480	\$ 36,116	\$ 7,752	\$ 18,795	\$ 12,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,804
Amenity Expenditures													
Amenity - Electric	\$ 349	\$ 367	\$ 285	\$ 371	\$ 393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,764
Amenity - Water	\$ 347	\$ 317	\$ 320	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334
Playground Lease	\$ 2,623	\$ 2,623	\$ 2,623	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,115
Internet	\$ 113	\$ 113	\$ 113	\$ 453	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 914
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Janitorial Service	\$ 745	\$ 745	\$ 745	\$ 745	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,705
Security Services	\$ 2,110	\$ 2,591	\$ 2,050	\$ 1,822	\$ 1,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,394
Pool Maintenance	\$ 2,330	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,850
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Amenity Repairs & Maintenance	\$ 2,565	\$ 2,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,003
Contingency	\$ -	\$ -	\$ -	\$ 4,249	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,934
Subtotal Amenity Expenditures	\$ 12,056	\$ 11,948	\$ 8,889	\$ 13,016	\$ 9,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,380
Total Operations & Maintenance	\$ 42,536	\$ 48,063	\$ 16,641	\$ 31,812	\$ 22,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,185
Total Expenditures	\$ 63,581	\$ 56,118	\$ 24,756	\$ 41,480	\$ 29,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,325
Excess (Deficiency) of Revenues over Expenditures	\$ (63,581)	\$ (34,204)	\$ 567,044	\$ (30,405)	\$ (26,042)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,812
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ 30,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,359
Total Other Financing Sources/Uses	\$ -	\$ 30,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,359
Net Change in Fund Balance	\$ (63,581)	\$ (3,845)	\$ 567,044	\$ (30,405)	\$ (26,042)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,171

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)
Less: Principal Payment 5/1/24		(\$165,000)
Current Bonds Outstanding		\$7,640,000

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% General Fund	42% 2020 Debt Service	100% 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
2/3/25	10/1-12/31/24	\$ -	\$ -	\$ -	\$ 1,677.80	\$ 1,677.80	\$ 973.35	\$ 704.45	\$ 1,677.80
2/10/25	1/1-1/31/25	\$ 3,201.01	\$ (64.02)	\$ (62.74)	\$ -	\$ 3,074.25	\$ 1,783.47	\$ 1,290.78	\$ 3,074.25
Total		\$ 1,145,124.75	\$ (45,909.94)	\$ (22,219.90)	\$ 1,677.80	\$ 1,078,672.71	\$ 625,773.12	\$ 452,899.59	\$ 1,078,672.71

98.46%	Net Percent Collected
\$ 16,840.95	Balance Remaining to Collect