

*Scenic Highway  
Community Development District*

*Meeting Agenda*

*March 17, 2026*

# AGENDA

# *Scenic Highway*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

March 10, 2026

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

The regular meeting of the Board of Supervisors of the **Scenic Highway Community Development District** will be held **Tuesday, March 17, 2026 at 10:30 AM** at the **Offices of Prime Community Management – 375 Avenue A SE, 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/84482485468>

**Zoom Call-In Number:** +1 305 224 1968 US

**Meeting ID:** 844 8248 5468

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 20, 2026 Board of Supervisors Meeting
4. Public Hearing
  - a. Consideration of Resolution 2026-04 Adopting Amended Parking Rules
5. Consideration of Proposal for No Stopping, Idling or Standing Signage
6. Ratification of Polk County Contract Agreement
7. Presentation of Arbitrage Report – Series 2020
8. Staff Reports
  - a. Attorney
  - b. Engineer
  - c. Field Manager's Report
    - i. Right of Way Tree Update
  - d. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisors Requests
11. 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 20, 2026**, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Shockley	Chairman
Lindsey Roden	Assistant Chairman
Kristin Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary
Joe Braddy	Assistant Secretary

Also, present were:

Katie O'Rourke	District Manager, GMS
Savanah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the January 20, 2026 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order and called roll. Five Board members were in attendance in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. O'Rourke stated no members of the public were present in person and there were no public comments from the Zoom line.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 21, 2025 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the October 21, 2025 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There were no comments from the Board and Ms. O'Rourke asked for a motion of approval.

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

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Ms. O'Rourke asked for a motion to open the public hearing.

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

**A. Consideration of Resolution 2026-02 Adopting Amended & Restated Rules of Procedure**

Ms. O'Rourke presented Resolution 2026-02 adopting the amended and restated Rules of Procedure.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-02 Adopting Amended & Restated Rules of Procedure, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03 Setting a Public Hearing to Amend Parking Rules**

Ms. O'Rourke presented Resolution 2026-03 and stated that this resolution sets a public hearing to amend the parking rules. The rules begin on page 79 of the agenda package. She pointed

out that these are minor language changes to the parking policies. Ms. Hancock walked the Board through the changes outlined in the agenda package. She explained that they revised some of the definitions in Section Two to be more in line with what they've been adopting recently at other Districts. The Board agreed to set the public hearing for March 17, 2026 at Prime offices.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-03 Setting a Public Hearing to Amend Parking Rules for March 17, 2026 at Prime Offices, was approved.

**SIXTH ORDER OF BUSINESS**

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

Ms. O'Rourke presented the Data Sharing and Usage agreement to the Board. She stated the agreement is administrative in nature indicating that they will adhere to all of the statutory guidelines regarding exempt professions and adhere to the requirement that they keep their personal information confidential.

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

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report but offered to answer any questions. She reminded the Board that they would have to redo their ethics training this year because it is a calendar year requirement.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Tindall presented the Field Manager's Report that was provided on page 90 of the agenda package. He reviewed the completed items which included routine fall facility cleaning including furniture, pool shade canopy, amenity building, amenity area sidewalks, and mailboxes,

repairs to the men’s restroom where tile was busted out at the stall door strike area and facilities were closed temporarily to ensure the repairs had time to set and were reopened as soon as possible. Staff coordinated flag removal with builder to address a code violation from the city, and stormwater maintenance was done in the main dry pond behind the amenity and additional rip rap was added and some light grading work was completed. Mr. Tindall reviewed the contracted services which included the overall site maintenance is satisfactory, holiday lights were installed as approved, landscaper is keeping up with the property and beds are neat and detailed, and no issues noted from pool or janitorial maintenance vendors. He reviewed the in progress item, which included assessing ROW trees with vendor for warranty items and next round of replacements where needed.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. O’Rourke presented the check register from October 8, 2025 through January 7, 2026 totaling \$171,348.74. Immediately following is a detailed run summary of the invoices paid. She noted that these have all been checked for accuracy but she noted she was happy to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet and Income Statement**

Ms. O’Rourke presented the unaudited financials. No action is required by the Board.

**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. Shockley, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION 4

# SECTION A

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED RULES RELATING TO PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District desires to adopt *Amended Rules Relating to Parking Enforcement* (“Policy”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Policy and a public hearing was held at a meeting of the Board on March 17, 2026; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.

**SECTION 2.** The District hereby adopts the Policy, attached hereto as **Exhibit A**.

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

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

**PASSED AND ADOPTED** this 17<sup>th</sup> day of March 2026.

ATTEST:

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Amended Rules Relating to Parking Enforcement

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**  
***AMENDED RULES RELATING TO PARKING ENFORCEMENT***

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**In accordance with Chapter 190, Florida Statutes, and on March 17, 2026, at a duly noticed public meeting, the Board of Supervisors of the Scenic Highway Community Development District (“District”) adopted the following Rule to govern parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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**SECTION 1. INTRODUCTION.** The District finds that Parked Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to Park Vehicles on-street in certain Designated Parking Areas and remove such Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles and Recreational Vehicles from District designated Tow Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

**SECTION 2. DEFINITIONS.**

- A. *Designated Parking Areas.* Designated Parking Areas. Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A**.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
  - ii. Motor Vehicles with a trailer attached;
  - iii. Motor coaches/homes;
  - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
  - v. Mobile homes or manufactured homes.
- b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

- c. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- C. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Park(ed)/(ing).* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- E. *Tow Away Zone.* District property in which Parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow Away Zone. is a Tow Away Zone.**
- F. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** On street Parking is only authorized on the odd numbered side of the street (as indicated by address numbers). Parking on the street is **expressly prohibited** on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District’s boundaries depicted in **Exhibit A**, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow Away Zones” for all Vehicles, including Oversized Vehicles, Vessels, Trailers, and Recreational Vehicles as set forth in Sections 4 and 5 herein. On street Parking is expressly prohibited on District Roadways except where indicated. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

**SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES.** All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as “Tow-Away Zones.” Further, Vehicles, including Oversized Vehicles, Vessels, and Recreational Vehicles, may not Park at any time on any District property that is not designated for Parking; such prohibited Parking areas include but are not limited to grassy or landscaped common areas, grassy or landscaped areas near the ponds, and grassy or landscaped areas bordering the roadways. Parking any Vehicle on District-owned grassy and/or landscaped areas is expressly prohibited at all times, unless an express exception is granted by the District in advance. In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby

authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

#### **SECTION 5. EXCEPTIONS.**

- A. OVERNIGHT ON-STREET PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- C. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- F. MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

#### **SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, Florida Statutes.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board, in its sole discretion, may amend this Rule from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

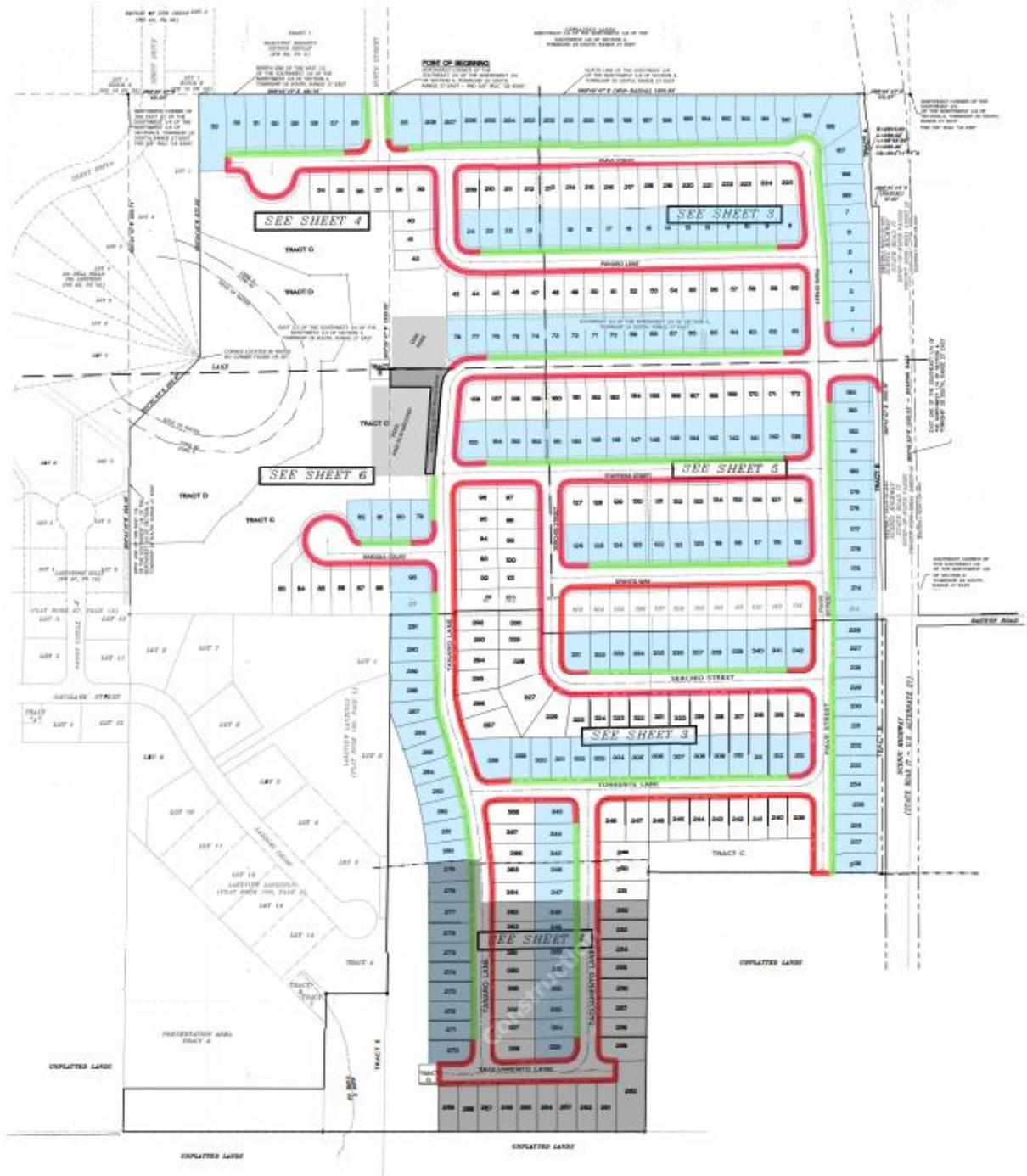
**EXHIBIT A – *Parking Map***

Effective March 17, 2026

# EXHIBIT A – Parking Map

Scenic Highway CDD  
Parking Policy Map

- Parking allowed
- Odd Addresses
- NO PARKING - Tow Away Zone



# SECTION 5

# Proposal #518



## Governmental Management Services

Maintenance Services

Bill To/District: Scenic Highway CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<b><u>Scenic Highway CDD</u></b> <b><u>Entrance notice signs “No Parking, standing, idling”</u></b> - Proposal is for installation of x10 12”x18” signs and 10ft U-channel posts. -	

Qty	Description	Unit Price	Line Total
12	Labor	\$55.00	\$660.00
1	Mobilization		\$65.00
	Equipment		\$90.00
	Materials		\$1,930.80
Total Due:			\$2,745.80

This Proposal is Valid for 30 days.

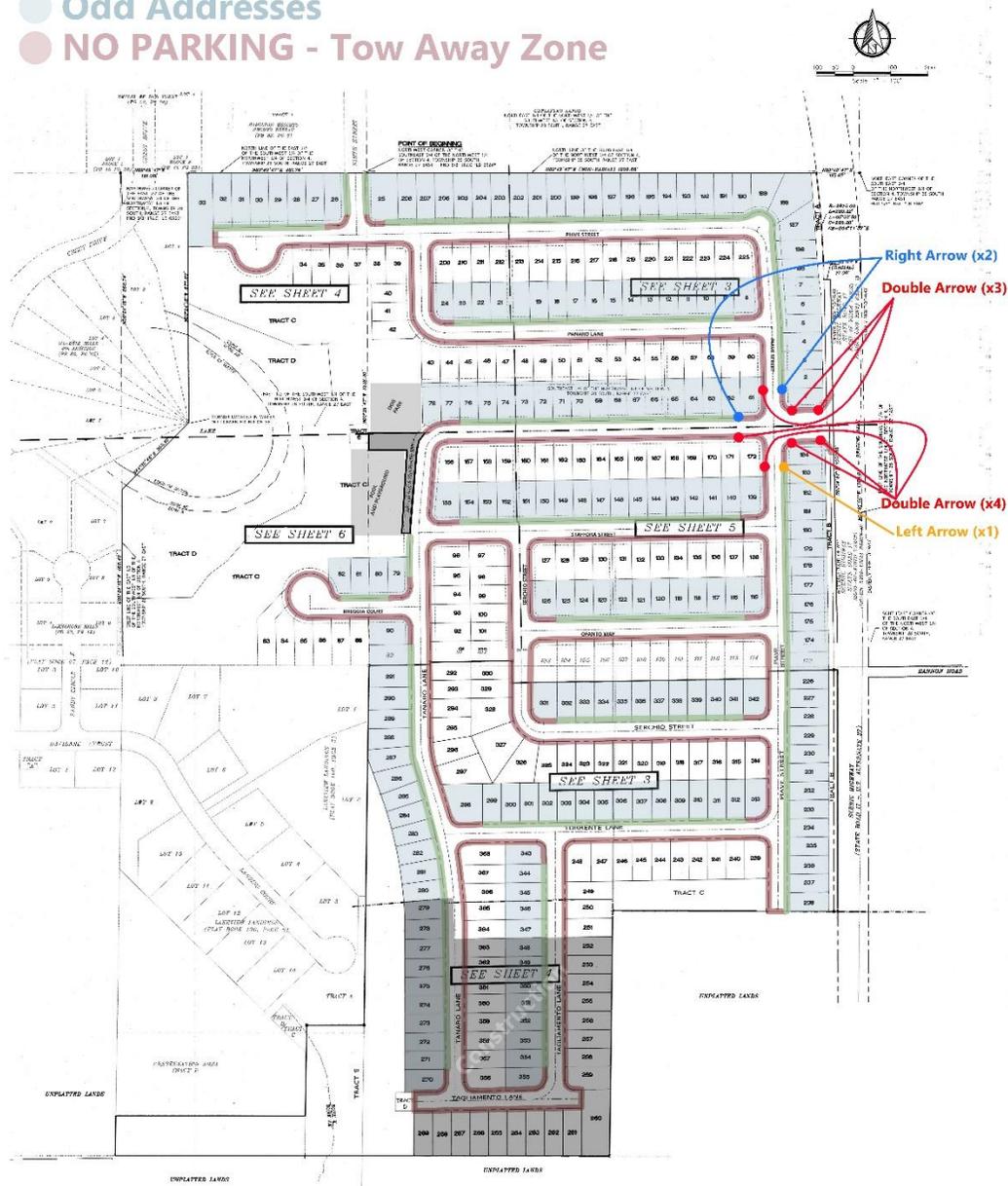
Client Signature: \_\_\_\_\_

# Proposal #518

## NO IDLING SIGNS PLACEMENT CONSIDERATION: Overlaid onto Existing Parking Map

- Parking allowed
- Odd Addresses
- NO PARKING - Tow Away Zone

Scenic Highway CDD  
Parking Policy Map



# SECTION 6

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Scenic Highway Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Scenic Highway Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Signed by:

*Bobbie Shockley*

D4BFE8F149CE476...

Special District Representative

Bobbie Shockley

Print name

Chair

Title

Date

Neil Combee  
Polk County Property Appraiser  
By:

*Neil Combee*

Neil Combee, Property Appraiser

# SECTION 7

# **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**

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**Rebate Report to the Computation Date  
December 21, 2028  
Reflecting Activity To  
December 31, 2025**



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**AMTEC**

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# 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)

January 29, 2026

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, 2026. 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, 2025

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	2.317225%	40,554.34	(33,678.87)
<b>Totals</b>	<b>1.246705%</b>	<b>\$41,567.26</b>	<b>\$(112,000.03)</b>
<b>Bond Yield</b>	<b>3.865895%</b>		
Rebate Computation Credits			(11,794.03)
<b>Net Rebatable Arbitrage</b>			<b>\$(123,794.06)</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, 2025, 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, 2025, 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, 2025.

### **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. Rebtable 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, 2025, 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>
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<b>Par Amount</b>	<b>\$8,120,000.00</b>
<b>Total</b>	<b>\$8,120,000.00</b>

<b>Uses of Funds</b>
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<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

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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

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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
01/01/25		0.01	0.01
01/01/25	de minimis	3.57	4.16
-----			
12/21/28	TOTALS:	945.86	-19,975.17
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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
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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
01/03/25		811.56	944.68
02/04/25		781.87	907.12
03/04/25		702.50	812.44
04/02/25		771.13	889.16
05/02/25		744.31	855.50
06/03/25		765.51	876.97
07/02/25		738.76	843.72
08/04/25		763.45	868.95
09/03/25		761.43	863.99
10/02/25		719.34	813.71
11/04/25		722.94	815.01
12/02/25		676.69	760.60
12/31/25	Bal	229,959.38	257,705.03
12/31/25	Acc	699.25	783.62
-----			
12/21/28	TOTALS:	40,554.34	-33,678.87
-----			

ISSUE DATE:	12/21/20	REBATABLE ARBITRAGE:	-33,678.87
COMP DATE:	12/21/28	NET INCOME:	40,554.34
BOND YIELD:	3.865895%	TAX INV YIELD:	2.317225%

\$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
12/21/25		-2,120.00	-2,378.06
-----			
12/21/28	TOTALS:	-9,760.00	-11,794.03
-----			

ISSUE DATE: 12/21/20      REBATABLE ARBITRAGE: -11,794.03  
 COMP DATE: 12/21/28  
 BOND YIELD: 3.865895%

# SECTION 8

# SECTION C

# Scenic Highway CDD

## Field Management Report

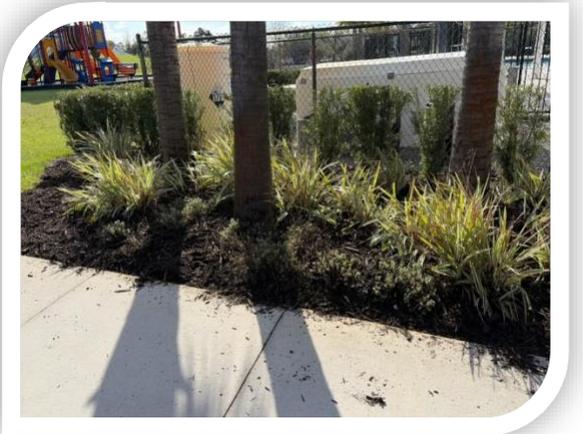
### Completed Items

- Standard general maintenance work has been arranged as needed since last meeting. Includes minor fence repairs, men’s partition repair, restroom fixture maintenance, replacement of fans switch, and drainpipe repairs.
- Some bullnose coping in the pool deck was remounted after it was identified during site review.



### Contracted Services

- Overall site maintenance is satisfactory.
- .Onboarded a new landscape account manager. They are keeping up with the property and beds are neat and detailed.
- Palm trimming was arranged along with amenity area mulching.
- No issues noted from pool or janitorial maintenance vendors other than some unresponsive fixtures that were serviced.



### In Progress

- Assessing ROW trees with vendor for warranty items and next round of replacements where needed. Some trees are still struggling following warranty periods and landscaper is reviewing options for final recommendations to improve outcome.
- Also assessing some sod replacement and grading for pod shoulders in areas where seasonal stress periods have caused weak points.
- Assessing plant replacements.
- Graffiti removal is being arranged on walls.



# SECTION D

# SECTION i

# Scenic Highway Community Development District

## Summary of Check Register

January 8, 2026 to March 6, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/9/26	766-771	\$ 394,200.28
	1/27/26	772-780	\$ 502,777.80
	2/5/26	781-783	\$ 7,507.38
	2/17/26	784-788	\$ 26,452.84
	2/25/26	789-791	\$ 1,462.50
	3/3/26	792-793	\$ 4,653.00
			\$ 937,053.80
General Fund Auto Pays			
	1/8/26-1/23/26	80033-80050	\$ 5,273.01
			\$ 5,273.01
	<u>January Supervisors</u>		
	Kristin Cassidy	50024	\$ 184.70
	Joe Braddy	50025	\$ 184.70
	Lindsey Roden	50026	\$ 184.70
	Bobbie J. Shockley	50027	\$ 184.70
	Jessica Spencer	50028	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 943,250.31</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/26	00041	10/21/25	16305	202510	330-57200-48200			CLEANING SVCS OCT25	*	735.00		
		11/30/25	16548	202511	330-57200-48200			CLEANING SVCS NOV25	*	725.00		
CSS CLEAN STAR SERVICES CENTRAL FL											1,460.00	000766
1/09/26	00050	1/16/26	30122	202601	330-57200-48500			POOL MAINTENANCE JAN26	*	2,030.00		
MCDONNELL CORPORATION DBA RESORT											2,030.00	000767
1/09/26	00051	12/31/25	12414222	202512	330-57200-34500			SECURITY SVCS DEC25	*	1,949.63		
SECURITAS SECURITY											1,949.63	000768
1/09/26	00031	1/09/26	01092026	202601	300-20700-10000			ASSESSMENT TRSF S2020	*	385,984.65		
SCENIC HIGHWAY CDD C/O USBANK											385,984.65	000769
1/09/26	00068	1/08/26	01082026	202601	300-21700-10000			Q4 2025 IRS TAX PAYMENT	*	153.00		
UNITED STATES TREASURY											153.00	000770
1/09/26	00039	1/08/26	01082026	202601	300-15500-10000			PLAYGRND/FUR LEASE FEB26	*	2,623.00		
83 HOLDINGS LLC											2,623.00	000771
1/27/26	00073	1/05/26	9384	202511	320-53800-48100			HOLIDAY LIGHTING	*	7,400.00		
SPARKLING POOLS & LIGHTS, LLC											7,400.00	000772
1/27/26	00058	12/31/25	00075051	202512	310-51300-48000			NOT OF RULE DEVELOPMENT	*	378.41		
		12/31/25	00075051	202512	310-51300-48000			NOTICE OF RULEMAKING	*	617.91		
GANNETT MEDIA CORP DBA GANNETT											996.32	000773
1/27/26	00002	11/30/25	210	202511	330-57200-48000			AMENITY PRESSURE WASH	*	1,823.25		
		1/01/26	211	202601	320-53800-46400			RIGHT OF WAY INSPECTION	*	885.42		
		1/01/26	212	202601	320-53800-34000			FIELD MANAGEMENT JAN26	*	1,504.67		
		1/01/26	213	202601	310-51300-34000			MANAGEMENT FEES JAN26	*	4,125.00		
		1/01/26	213	202601	310-51300-35200			WEBSITE ADMIN JAN26	*	115.50		

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26		213		202601	310-51300-35100		INFORMATION TECH JAN26	*	173.25		
1/01/26		213		202601	310-51300-31300		DISSEM AGENT SVCS JAN26	*	450.67		
1/01/26		213		202601	330-57200-48300		AMENITY ACCESS JAN26	*	858.33		
1/01/26		213		202601	310-51300-51000		OFFICE SUPPLIES JAN26	*	.27		
1/01/26		213		202601	310-51300-42000		POSTAGE JAN26	*	99.39		
										10,035.75	000774
-----											
1/27/26	00024	1/13/26	14048	202512	310-51300-31500		GENERAL COUNSEL DEC25	*	79.00		
										79.00	000775
-----											
1/27/26	00037	1/19/26	69020681	202601	330-57200-48100		PEST CONTROL JAN26	*	40.00		
										40.00	000776
-----											
1/27/26	00064	1/13/26	211	202512	310-51300-42000		REIMBURSE OF POSTAGE EXP	*	180.73		
										180.73	000777
-----											
1/27/26	00027	1/01/26	21751	202601	320-53800-46200		LANDSCAPE MAINT JAN26	*	4,251.00		
										4,251.00	000778
-----											
1/27/26	00067	1/26/26	01262026	202601	300-58100-10000		FY26 CAPITAL RESERVE TSFR	*	71,795.00		
										71,795.00	000779
-----											
1/27/26	00067	1/26/26	01262026	202601	300-15100-10000		GF EXCESS TRANSFER	*	408,000.00		
										408,000.00	000780
-----											
2/05/26	00053	1/29/26	7105-01-	202601	310-51300-31200		SPEC ASSESS BOND S2020	*	450.00		
										450.00	000781
-----											
2/05/26	00033	1/23/26	8055811	202601	310-51300-32300		TRUSTEE FEES FY26	*	3,325.78		
1/23/26		8055811		202601	300-15500-10000		TRUSTEE FEES FY27	*	1,108.60		
										4,434.38	000782
-----											
SCEN SCENIC HIGHWAY CWRIGHT											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/26	00039	2/05/26	02052026	202602	300	15500	10000		PLAYGRND/FUR LEASE MAR26	*	2,623.00		
83 HOLDINGS LLC											2,623.00	000783	
2/17/26	00041	1/27/26	17042	202601	330	57200	48200		CLEANING SVCS JAN26	*	755.00		
CSS CLEAN STAR SERVICES CENTRAL FL											755.00	000784	
2/17/26	99999	2/17/26	VOID	202602	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	000785	
2/17/26	00002	12/31/25	214	202512	320	53800	46600		SIDEWALK GRINDS & REPAIRS	*	815.00		
		12/31/25	215	202512	330	57200	48000		REPLACE BABY STATION	*	613.73		
		12/31/25	216	202512	320	53800	46600		SIDEWALK REPLACEMENT	*	1,204.51		
		12/31/25	217	202512	330	57200	48000		AMENITY MAINTENANCE ADJS	*	293.14		
		12/31/25	218	202512	320	53800	48000		STORMWATER MAINTENANCE	*	5,196.82		
		12/31/25	219	202512	330	57200	48000		DECK CLEANING	*	1,006.00		
		12/31/25	220	202512	330	57200	48000		RESTROOM REPAIRS	*	2,160.17		
		2/01/26	221	202602	320	53800	46400		RIGHT OF WAY TREE INSPECT	*	885.42		
		2/01/26	222	202602	320	53800	34000		FIELD MANAGEMENT FEB26	*	1,504.67		
		2/01/26	223	202602	310	51300	34000		MANAGEMENT FEES FEB26	*	4,125.00		
		2/01/26	223	202602	310	51300	35200		WEBSITE ADMIN FEB26	*	115.50		
		2/01/26	223	202602	310	51300	35100		INFORMATION TECH FEB26	*	173.25		
		2/01/26	223	202602	310	51300	31300		DISSEM AGENT SVCS FEB26	*	450.67		
		2/01/26	223	202602	330	57200	48300		AMENITY ACCESS FEB26	*	858.33		
		2/01/26	223	202602	310	51300	51000		OFFICE SUPPLIES FEB26	*	.57		
		2/01/26	223	202602	310	51300	42000		POSTAGE FEB26	*	14.06		
GOVERNMENTAL MANAGEMENT SERVICES-CF											19,416.84	000786	
SCEN SCENIC HIGHWAY CWRIGHT													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/17/26	00050	2/01/26 30637	202602 330-57200-48500	POOL MAINTENANCE FEB26	*	2,030.00	
				MCDONNELL CORPORATION DBA RESORT			2,030.00 000787
2/17/26	00027	2/01/26 22148	202602 320-53800-46200	LANDSCAPE MAINT FEB26	*	4,251.00	
				PRINCE & SONS INC.			4,251.00 000788
2/25/26	00041	2/24/26 17290	202602 330-57200-48200	CLEANING SVCS FEB26	*	725.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			725.00 000789
2/25/26	00024	2/18/26 14255	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	697.50	
				KILINSKI VAN WYK PLLC			697.50 000790
2/25/26	00037	2/10/26 69412090	202602 330-57200-48100	PEST CONTROL FEB26	*	40.00	
				MASSEY SERVICES INC.			40.00 000791
3/03/26	00050	3/01/26 31010	202603 330-57200-48500	POOL MAINTENANCE MAR26	*	2,030.00	
				MCDONNELL CORPORATION DBA RESORT			2,030.00 000792
3/03/26	00039	3/03/26 03032026	202603 300-15500-10000	PLAYGRND/FUR LEASE APR26	*	2,623.00	
				83 HOLDINGS LLC			2,623.00 000793
TOTAL FOR BANK A						937,053.80	

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00072	12/23/25	0571-12. 00 SCENIC HWY S DEC25	202512	320-53800-43100		DUKE ENERGY	*	764.82	764.82	080033
1/08/26	00070	1/01/26	2922-01. 611 TANARO LN JAN26	202601	330-57200-44000		FRONTIER	*	124.99	124.99	080034
1/21/26	00049	1/15/26	69060-12. 611 TANARO LN DEC25	202512	330-57200-43200		CITY OF HAINES CITY	*	342.08	342.08	080035
1/21/26	00072	1/07/26	0381-12. 000 SCENIC HWY DEC25	202512	320-53800-43100		DUKE ENERGY	*	378.73		
		1/07/26	0381-12. 000 SCENIC HWY DEC25	202512	320-53800-43100		DUKE ENERGY	V	378.73-	.00	080036
1/21/26	00072	1/13/26	0224-12. 695 TANARO LN DEC25	202512	320-53800-43000		DUKE ENERGY	*	39.85	39.85	080037
1/21/26	00072	1/13/26	9087-12. 611 TANARO LN DEC25	202512	330-57200-43000		DUKE ENERGY	*	420.73	420.73	080038
1/21/26	00072	1/15/26	0745-12. 615 TANARO LN DEC25	202512	320-53800-43000		DUKE ENERGY	*	373.31	373.31	080039
1/21/26	00072	1/15/26	9916-12. 2510 SCENIC HWY DEC25	202512	320-53800-43000		DUKE ENERGY	*	150.75	150.75	080040
1/26/26	00072	1/26/26	0571-01. 00 SCENIC HWY S JAN26	202601	320-53800-43100		DUKE ENERGY	*	651.98	651.98	080041
1/30/26	00072	1/07/26	0381-12. 000 SCENIC HWY S DEC25	202512	320-53800-43100		DUKE ENERGY	*	317.31	317.31	080042
2/16/26	00049	2/13/26	69060-01. 611 TANARO LANE JAN26	202601	330-57200-43200		CITY OF HAINES CITY	*	349.14	349.14	080043

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/26	00072	2/05/26	0381-01.000	202601	320	53800	43100		DUKE ENERGY	*	366.64	366.64	080044
2/16/26	00072	2/10/26	0224-01.695	202601	320	53800	43000		DUKE ENERGY	*	6.06	6.06	080045
2/16/26	00072	2/10/26	9087-01.611	202601	330	57200	43000		DUKE ENERGY	*	162.20	162.20	080046
2/16/26	00072	2/12/26	0745-01.615	202601	320	53800	43000		DUKE ENERGY	*	211.53	211.53	080047
2/16/26	00072	2/12/26	9916-01.2510	202601	320	53800	43000		DUKE ENERGY	*	120.28	120.28	080048
2/23/26	00072	2/23/26	0571-02.00	202602	320	53800	43100		DUKE ENERGY	*	746.35	746.35	080049
2/23/26	00070	2/01/26	2922-02.611	202602	330	57200	44000		FRONTIER	*	124.99	124.99	080050
TOTAL FOR BANK Z											5,273.01		
TOTAL FOR REGISTER											942,326.81		

SCEN SCENIC HIGHWAY CWRIGHT

# SECTION ii

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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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, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 137,633	\$ -	\$ -	\$ -	\$ 137,633
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 27,338	\$ 27,338
State Board of Administration	\$ 520,356	\$ -	\$ -	\$ -	\$ 520,356
<b>Investments:</b>					
<b>Series 2020</b>					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 535,304	\$ -	\$ -	\$ 535,304
Construction - Phase 1 & 2	\$ -	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
SBA Capital Reserves Account	\$ -	\$ -	\$ -	\$ 263,591	\$ 263,591
Due from General Fund	\$ -	\$ 4,005	\$ -	\$ -	\$ 4,005
Prepaid Expenses	\$ 3,732	\$ -	\$ -	\$ -	\$ 3,732
<b>Total Assets</b>	<b>\$ 661,721</b>	<b>\$ 769,269</b>	<b>\$ 4</b>	<b>\$ 290,929</b>	<b>\$ 1,721,922</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 18,995	\$ -	\$ -	\$ -	\$ 18,995
Due to Debt Service	\$ 4,005	\$ -	\$ -	\$ -	\$ 4,005
<b>Total Liabilities</b>	<b>\$ 23,001</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,001</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 3,732	\$ -	\$ -	\$ -	\$ 3,732
<b>Restricted for:</b>					
Debt Service - Series 2020	\$ -	\$ 769,269	\$ -	\$ -	\$ 769,269
Capital Projects - Series 2020	\$ -	\$ -	\$ 4	\$ -	\$ 4
<b>Assigned for:</b>					
Capital Reserves	\$ -	\$ -	\$ -	\$ 290,929	\$ 290,929
Unassigned	\$ 634,989	\$ -	\$ -	\$ -	\$ 634,989
<b>Total Fund Balances</b>	<b>\$ 638,720</b>	<b>\$ 769,269</b>	<b>\$ 4</b>	<b>\$ 290,929</b>	<b>\$ 1,698,922</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 661,721</b>	<b>\$ 769,269</b>	<b>\$ 4</b>	<b>\$ 290,929</b>	<b>\$ 1,721,922</b>

**Scenic Highway**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 635,542	\$ 613,232	\$ 613,232	\$ -
Interest Revenue	\$ -	\$ -	\$ 2,487	\$ 2,487
Miscellaneous Revenue	\$ -	\$ -	\$ 394	\$ 394
<b>Total Revenues</b>	<b>\$ 635,542</b>	<b>\$ 613,232</b>	<b>\$ 616,113</b>	<b>\$ 2,881</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
FICA Expense	\$ 918	\$ 306	\$ 153	\$ 153
Engineering	\$ 13,000	\$ 4,333	\$ -	\$ 4,333
Attorney	\$ 25,000	\$ 8,333	\$ 1,935	\$ 6,398
Annual Audit	\$ 3,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,408	\$ 1,803	\$ 1,803	\$ -
Trustee Fees	\$ 4,445	\$ 4,336	\$ 4,336	\$ -
Management Fees	\$ 49,500	\$ 16,500	\$ 16,500	\$ -
Information Technology	\$ 2,079	\$ 693	\$ 693	\$ -
Website Maintenance	\$ 1,386	\$ 462	\$ 462	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 364	\$ (30)
Insurance	\$ 7,626	\$ 7,626	\$ 7,029	\$ 597
Printing and Binding	\$ 100	\$ 33	\$ 54	\$ (21)
Legal Advertising	\$ 5,000	\$ 1,667	\$ 1,276	\$ 391
Other Current Charges	\$ 1,500	\$ 500	\$ 98	\$ 402
Office Supplies	\$ 500	\$ 167	\$ 1	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 139,118</b>	<b>\$ 57,449</b>	<b>\$ 43,062</b>	<b>\$ 14,387</b>

**Scenic Highway**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 17,710	\$ 17,710	\$ 13,074	\$ 4,636
Field Management	\$ 18,056	\$ 6,019	\$ 6,019	\$ (0)
Landscape Maintenance	\$ 51,023	\$ 17,008	\$ 16,881	\$ 127
Landscape Replacement	\$ 13,000	\$ 4,333	\$ -	\$ 4,333
Right of Way Tree Inspections	\$ 10,625	\$ 3,542	\$ 3,542	\$ (0)
Right of Way Tree Replacement	\$ 105,000	\$ 35,000	\$ -	\$ 35,000
Streetlights	\$ 17,569	\$ 5,856	\$ 4,404	\$ 1,453
Electric	\$ 5,111	\$ 1,704	\$ 3,036	\$ (1,333)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ 2,020	\$ (1,186)
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 598	\$ 1,402
General Repairs & Maintenance	\$ 12,000	\$ 4,000	\$ 5,197	\$ (1,197)
Hoilday Decorations	\$ 7,500	\$ 7,500	\$ 7,400	\$ 100
Contingency	\$ 9,000	\$ 3,000	\$ 5	\$ 2,995
<b>Subtotal Field Expenditures</b>	<b>\$ 275,094</b>	<b>\$ 108,505</b>	<b>\$ 62,175</b>	<b>\$ 46,330</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,131	\$ 2,710	\$ 1,872	\$ 838
Amenity - Water	\$ 5,111	\$ 1,704	\$ 2,199	\$ (495)
Playground Lease	\$ 31,488	\$ 10,496	\$ 10,493	\$ 3
Internet	\$ 1,514	\$ 505	\$ 500	\$ 5
Pest Control	\$ 1,384	\$ 461	\$ 160	\$ 301
Janitorial Service	\$ 9,680	\$ 3,227	\$ 2,940	\$ 287
Security Services	\$ 40,016	\$ 13,339	\$ 6,519	\$ 6,819
Pool Maintenance	\$ 24,411	\$ 8,137	\$ 8,065	\$ 72
Amenity Access Management	\$ 10,300	\$ 3,433	\$ 3,433	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 6,261	\$ (2,928)
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 149,535</b>	<b>\$ 49,845</b>	<b>\$ 42,443</b>	<b>\$ 7,402</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 424,629</b>	<b>\$ 158,350</b>	<b>\$ 104,618</b>	<b>\$ 53,732</b>
<b>Total Expenditures</b>	<b>\$ 563,747</b>	<b>\$ 215,799</b>	<b>\$ 147,679</b>	<b>\$ 68,119</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 468,434</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserves - Transfer	\$ (71,795)	\$ -	\$ (71,795)	\$ (71,795)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (71,795)</b>	<b>\$ -</b>	<b>\$ (71,795)</b>	<b>\$ (71,795)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 396,639</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 242,081</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 638,720</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, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 459,919	\$ 443,823	\$ 443,823	\$ -
Interest	\$ 5,000	\$ 4,887	\$ 4,887	\$ -
<b>Total Revenues</b>	<b>\$ 464,919</b>	<b>\$ 448,710</b>	<b>\$ 448,710</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 142,819	\$ 142,819	\$ 142,819	\$ -
Principal - 5/1	\$ 175,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 142,819	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 460,638</b>	<b>\$ 142,819</b>	<b>\$ 142,819</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,282</b>		<b>\$ 305,891</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 229,746</b>		<b>\$ 463,378</b>	
<b>Fund Balance - Ending</b>	<b>\$ 234,028</b>		<b>\$ 769,269</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, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Other Income	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Miscellaneous	\$ -	\$ -	\$ -	\$ -
<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>\$ 0</b>	<b>\$ 0</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</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, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest	\$ 4,573	\$ 3,896	\$ 3,896	\$ -
<b>Total Revenues</b>	<b>\$ 4,573</b>	<b>\$ 3,896</b>	<b>\$ 3,896</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,573</b>	<b>\$ 3,896</b>	<b>\$ 3,896</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In	\$ 71,795	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 71,795</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 76,368</b>		<b>\$ 3,896</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 274,661</b>		<b>\$ 287,032</b>	
<b>Fund Balance - Ending</b>	<b>\$ 351,029</b>		<b>\$ 290,929</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	\$ -	\$ 56,756	\$ 550,942	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613,232
Interest Revenue	\$ 585	\$ 441	\$ 380	\$ 1,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,487
Miscellaneous Revenue	\$ -	\$ 197	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
<b>Total Revenues</b>	<b>\$ 585</b>	<b>\$ 57,394</b>	<b>\$ 551,519</b>	<b>\$ 6,615</b>	<b>\$ -</b>	<b>\$ 616,113</b>							
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,020	\$ 139	\$ 79	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,935
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,336
Management Fees	\$ 4,125	\$ 4,125	\$ 4,125	\$ 4,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Information Technology	\$ 173	\$ 173	\$ 173	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 693
Website Maintenance	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 462
Postage & Delivery	\$ 59	\$ 18	\$ 188	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Printing and Binding	\$ -	\$ 23	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54
Legal Advertising	\$ 280	\$ -	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,276
Other Current Charges	\$ -	\$ 12	\$ 37	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,246</b>	<b>\$ 5,057</b>	<b>\$ 6,196</b>	<b>\$ 10,562</b>	<b>\$ -</b>	<b>\$ 43,062</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	\$ 13,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,074
Field Management	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,019
Landscape Maintenance	\$ 4,128	\$ 4,251	\$ 4,251	\$ 4,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,881
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Right of Way Tree Inspections	\$ 885	\$ 885	\$ 885	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,542
Right of Way Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,151	\$ 1,151	\$ 1,082	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,404
Electric	\$ 1,649	\$ 485	\$ 564	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,036
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Irrigation Repairs	\$ 195	\$ 329	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598
General Repairs & Maintenance	\$ -	\$ -	\$ 5,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,197
Holiday Decorations	\$ -	\$ 7,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
<b>Subtotal Field Expenditures</b>	<b>\$ 22,588</b>	<b>\$ 16,011</b>	<b>\$ 15,578</b>	<b>\$ 7,998</b>	<b>\$ -</b>	<b>\$ 62,175</b>							
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 840	\$ 450	\$ 421	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,872
Amenity - Water	\$ 1,135	\$ 372	\$ 342	\$ 349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,199
Playground Lease	\$ 2,624	\$ 2,623	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,493
Internet	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160
Janitorial Service	\$ 735	\$ 725	\$ 725	\$ 755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,940
Security Services	\$ 2,132	\$ 2,437	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Pool Maintenance	\$ 1,975	\$ 2,030	\$ 2,030	\$ 2,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,065
Amenity Access Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,433
Amenity Repairs & Maintenance	\$ 365	\$ 1,823	\$ 4,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,261
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 10,829</b>	<b>\$ 11,484</b>	<b>\$ 13,187</b>	<b>\$ 6,943</b>	<b>\$ -</b>	<b>\$ 42,443</b>							
<b>Total Operations &amp; Maintenance</b>	<b>\$ 33,417</b>	<b>\$ 27,495</b>	<b>\$ 28,765</b>	<b>\$ 14,940</b>	<b>\$ -</b>	<b>\$ 104,618</b>							
<b>Total Expenditures</b>	<b>\$ 54,663</b>	<b>\$ 32,552</b>	<b>\$ 34,961</b>	<b>\$ 25,503</b>	<b>\$ -</b>	<b>\$ 147,679</b>							
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (54,078)</b>	<b>\$ 24,842</b>	<b>\$ 516,558</b>	<b>\$ (18,888)</b>	<b>\$ -</b>	<b>\$ 468,434</b>							
<b>Other Financing Sources/Uses:</b>													
Transfer Out	\$ -	\$ -	\$ -	\$ (71,795)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (71,795)
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (71,795)</b>	<b>\$ -</b>	<b>\$ (71,795)</b>							
<b>Net Change in Fund Balance</b>	<b>\$ (54,078)</b>	<b>\$ 24,842</b>	<b>\$ 516,558</b>	<b>\$ (90,683)</b>	<b>\$ -</b>	<b>\$ 396,639</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)
Less: Principal Payment 5/1/25		(\$170,000)
<b>Current Bonds Outstanding</b>		<b>\$7,470,000</b>

**Scenic Highway**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

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
11/10/25	10/20-10/21/25	\$ 4,820.37	\$ (253.08)	\$ (91.35)	\$ -	\$ 4,475.94	\$ 2,596.64	\$ 1,879.30	\$ 4,475.94
11/14/25	10/1-10/31/25	\$ 3,201.01	\$ (128.02)	\$ (61.46)	\$ -	\$ 3,011.53	\$ 1,747.09	\$ 1,264.44	\$ 3,011.53
11/21/25	11/1-11/7/25	\$ 19,206.06	\$ (768.23)	\$ (368.76)	\$ -	\$ 18,069.07	\$ 10,482.46	\$ 7,586.61	\$ 18,069.07
11/26/25	11/8-11/15/25	\$ 76,824.24	\$ (3,072.99)	\$ (1,475.03)	\$ -	\$ 72,276.22	\$ 41,929.79	\$ 30,346.43	\$ 72,276.22
12/8/25	11/16-11/25/25	\$ 44,814.14	\$ (1,792.52)	\$ (860.43)	\$ -	\$ 42,161.19	\$ 24,459.08	\$ 17,702.11	\$ 42,161.19
12/16/25	1% ADMIN FEE	\$ (11,779.72)	\$ -	\$ -	\$ -	\$ (11,779.72)	\$ (6,833.80)	\$ (4,945.92)	\$ (11,779.72)
12/19/25	11/26-11/30/25	\$ 966,705.02	\$ (38,667.63)	\$ (18,560.75)	\$ -	\$ 909,476.64	\$ 527,616.98	\$ 381,859.66	\$ 909,476.64
12/31/25	12/01-12/15/25	\$ 10,401.07	\$ (376.07)	\$ (200.50)	\$ -	\$ 9,824.50	\$ 5,699.51	\$ 4,124.99	\$ 9,824.50
1/9/26	12/16-12/31/25	\$ 7,995.32	\$ (239.87)	\$ (155.11)	\$ -	\$ 7,600.34	\$ 4,409.20	\$ 3,191.14	\$ 7,600.34
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,939.36	\$ 1,939.36	\$ 1,125.09	\$ 814.27	\$ 1,939.36
<b>Total</b>		<b>\$ 1,122,187.51</b>	<b>\$ (45,298.41)</b>	<b>\$ (21,773.39)</b>	<b>\$ 1,939.36</b>	<b>\$ 1,057,055.07</b>	<b>\$ 613,232.04</b>	<b>\$ 443,823.03</b>	<b>\$ 1,057,055.07</b>

96.49%	Net Percent Collected
\$ 38,458.59	Balance Remaining to Collect