

*Scenic Highway  
Community Development District*

*Agenda*

*August 19, 2021*

# 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

August 12, 2021

**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 **Thursday, August 19, 2021, at 10:30 AM at 346 E. Central Ave., 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/88176655269>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 881 7665 5269

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Ratification of Joint Letter from Hopping, Green & Sams and KE Law Group Regarding District Counsel Representation
4. Consideration of Fee Agreement with KE Law Group
5. Approval of Minutes of the July 15, 2021 Board of Supervisors Meeting
6. Consideration of Resolution 2021-09 Re-Designating Registered Agent for the District
7. Consideration of Resolution 2021-10 Re-Designating Regular Meeting, Date, Time and Location for Fiscal Year 2022 Meetings
8. Staff Reports
  - A. Attorney
  - B. Engineer

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<sup>1</sup> Comments will be limited to three (3) minutes

- C. District Manager's Report
  - i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
  - iii. Ratification of:
    - a) Summary of Series 2020 Phase 3 Requisitions #23 to #26; #29 and #30
    - b) Fiscal Year 2021 Funding Requests #1 to #10
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

## SECTION III

# Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Scenic Highway CDD  
c/o Jill Burns  
Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801  
[Jburns@gmscfl.com](mailto:Jburns@gmscfl.com)


**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC**

Dear Jill,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

 7-22-21  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

\_\_\_\_\_  
(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)

**3.** If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

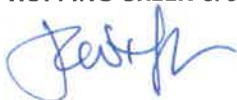
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(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**

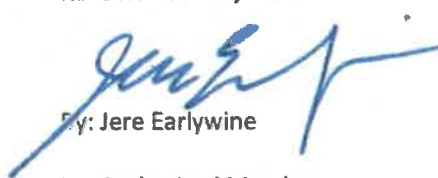


By: Jonathan Johnson

Its: President

Date: July 22, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021

## SECTION IV





P.O. Box 6386, Tallahassee, Florida 32314

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**KE LAW GROUP, PLLC FEE AGREEMENT  
SCENIC HIGHWAY CDD**

**I. PARTIES**

THIS AGREEMENT is made and entered into by and between the following parties:

**A. Scenic Highway Community Development District (“Client”)**

Jill Burns, District Manager  
219 East Livingston Street  
Orlando, Florida 32801  
and

**B. KE LAW GROUP PLLC, (“KE Law”)**

P.O. Box 6386  
Tallahassee, FL 32314

**II. SCOPE OF SERVICES**

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KE Law as its attorney and legal representative for counseling and representation for the purpose of providing advice and counsel regarding the Astoria Community Development District.

B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

**III. CLIENT FILES**

The files and work product material (“client file”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the client file will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the client file, unless KE Law is provided a written request from the Client requesting return of the client file, to which KE Law will return the client file at the Client’s expense.

#### IV. FEES

A. The Client agrees to compensate KE Law for services rendered in connection with any matters covered by this Agreement according to the agreed upon hourly billing rates for individual KE Law lawyers, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). The hourly rates of the attorneys who are initially expected to handle the bulk of Client's work are Roy Van Wyk at \$365/hour, Sarah Warren at \$350/hour. Associate attorneys will be billed between \$265/hour to \$285/hour. To the extent other KE Law attorneys or law clerks provide work on this matter, those rates will be provided to Client. Paralegals are billed at \$170/hour and the range of hourly rates for KE Law attorneys is \$265-\$450/hour.

1. Bond Validation - Billed at Hourly Rates
2. First Bond Issuance - \$45,000 Including Expenses
3. Each Subsequent Bond Issuance – To be Negotiated

B. To the extent practicable and consistent with the requirements of sound legal representation, KE Law will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. KE Law's hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to KE Law's annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.

C. In addition to billing for hourly rates, KE Law will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy (Attachment A).

#### V. FLORIDA EXECUTIVE AND LEGISLATIVE BRANCH LOBBYING LAWS

Florida law requires any individual participating in executive or legislative branch lobbying to register as an executive or legislative branch lobbyist and report any fees associated with such representation. To the extent that KE Law represents Client on matters before executive branch agencies, or before applicable legislative entities, Client agrees to sign client consent forms required by Florida lobbying law and agrees to registration of KE Law attorneys as lobbyists and the reporting of fees associated with such representation.

#### VI. BILLING AND PAYMENT

The Client agrees to pay KE Law monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from KE Law. KE Law shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of fees shall be a basis for KE Law to immediately withdraw from the representation without regard to remaining actions necessitating attention by KE Law as part of the representation.

## VII. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## VIII. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

## VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

\_\_\_\_\_  
Scenic Highway Community  
Development District

KE Law Group, PLLC

By:

By:

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **ATTACHMENT A**

### **KE LAW GROUP PLLC EXPENSE REIMBURSEMENT POLICY**

The following is KE Law Groups' standard expense reimbursement policy.

This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

#### Interest

. For all statements outstanding ninety (90) days past the invoice date, simple interest at a rate of one percent (1%) per month (twelve percent per annum) will be assessed on the outstanding fees and expenses.

#### Printing and Mailing

. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

#### Postage and Delivery.

. Postage is billed at actual cost.

. Overnight delivery is billed at actual cost.

. Local messenger service is billed at the IRS approved reimbursement rate.

#### Computerized Legal Research

. Charges for computerized legal research are billed at an amount approximating actual cost.

#### Travel

. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

#### Consultants

. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any billing arrangements or procedures which the client requires of the consultant.

#### Other Expenses.

. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

#### Word Processing and Secretarial Overtime

. No charge is made for word processing.

No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

# MINUTES

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

The regular meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Thursday, **July 15, 2021** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk	Vice Chairwoman
Patrick Marone	Assistant Secretary
Jack Berry	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Hopping Green & Sams
Ashton Bligh	Greenberg Traurig

*The following is a summary of the discussions and actions taken at the July 15, 2021 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. There were three members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there were no members of the public present at the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 17, 2021  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the June 17, 2021 Board of Supervisors meeting minutes. Ms. Burns asked for any comments or corrections to the minutes. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the Minutes of the June 17, 2021 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget**

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2021-05 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds**

Ms. Burns noted that the budget has not changed since the last meeting. She elaborated on some of the amenity expenses in the budget for the Board. Ms. Burns offered to answer any questions concerning the budget. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, Resolution 2021-05 Adoption of the Fiscal Year 2022 Budget and Appropriating Funds, was approved.

**ii. Consideration of Budget Deficit Funding Agreement**

Ms. Burns noted that this was the funding agreement where JMBI Real Estate, LLC will fund the amount necessary with the offset amount at \$750. The Board had no questions on the agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the Budget Deficit Funding Agreement, was approved.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated that this had been advertised and that they have sent mail notice to all landowners and sent it at the higher amount.



On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns reviewed the assessments for the Board and offered to answer any questions. She re-stated that they did send notice to the landowners. Ms. Burns stated that the gross amount that the Board just approved and the amounts for the debt were included in the tax roll.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07  
Designating a Date, Time, and Location  
for a Landowners' Meeting and Election**

Ms. Burns suggested the meeting be set on November 2, 2021 at 3:00 p.m.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, Resolution 2021-07 Designation a Date, Time, and Location for a Landowners' Meeting and Election for November 2, 2021 at 3:00 p.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08  
Designation of Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2022 Meetings**

Ms. Burns proposed the meeting dates be set for the 3<sup>rd</sup> Thursday of each month at 10:30 a.m. at 346 E. Central Ave., Winter Haven, FL 33880. The Board had no objections.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, Resolution 2021-08 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022 Meetings, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Partial Termination of  
the Temporary Construction and Access  
Easement Agreement**

Ms. Burns reviewed the agreement and asked for a motion to approve.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, the Partial Termination of the Temporary Construction and Access Easement Agreement, was approved.
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**EIGHTH ORDER OF BUSINESS**

**Presentation of the Fiscal Year 2020 Audit  
Report**

Ms. Burns noted that page 19 was the report to management that summarized the audit. There were no instances of noncompliance and no findings. Ms. Burns stated that this was considered a clean audit and was submitted to the state.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the Fiscal Year 2020 Audit Report, was approved.
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**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Burns stated that the check register totaled \$369,466.42. She asked if there were any questions, and hearing none asked for a motion to approve.

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

Ms. Burns stated that the financials were included in the package, but no action was needed.

**iii. Ratification of Summary of Series 2020 Phase 3 Requisitions #14 to #22**

Mr. Burns noted that the requisitions had previously been approved and asked that the Board ratify them at this time.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the Series 2020 Phase 3 Requisitions #14 to #22, were ratified.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION VI

**RESOLUTION 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**SECTION 1.** Jill Burns is hereby designated as the Registered Agent for the Scenic Highway Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the City of Haines City, Polk County, and the Florida Department of Economic Opportunity.

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August 2021

ATTEST:

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION VII

## RESOLUTION 2021-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE REVISED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August 2021.

ATTEST:

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021-2022 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Scenic Highway Community Development District will hold their regular meetings for Fiscal Year 2021-2022 on the 3<sup>rd</sup> Thursday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 9:00 a.m., unless otherwise indicated as follows:

**October 21, 2021  
November 18, 2021  
December 16, 2021  
January 20, 2022  
February 17, 2022  
March 17, 2022  
April 21, 2022  
May 19, 2022  
June 16, 2022  
July 21, 2022  
August 18, 2022  
September 15, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



## SECTION VIII

# SECTION C

# SECTION 1

# SCENIC HIGHWAY

## Community Development District

### Summary of Checks

July 8, 2021 to August 11, 2021

Bank	Date	Check No.'s	Amount
General Fund	7/16/21	116-121	\$ 37,590.16
	7/23/21	122	\$ 124.00
	7/30/21	123-127	\$ 25,608.00
	8/11/21	128-130	\$ 34,813.26
			<hr/>
			\$ 98,135.42
			<hr/>
			<b>\$ 98,135.42</b>

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	
7/16/21	00011	6/20/21	1167	202107	300	20700	10100			*	906.25		
			FY21 SER20 PH1&2 FR#8										
		6/25/21	1160	202107	300	20700	10100			*	662.50		
			FY21 SER20 PH1&2 FR#8										
									WOOD & ASSOCIATES ENGINEERING LLC			1,568.75	000116
7/16/21	00002	7/01/21	34	202107	310	51300	34000			*	2,916.67		
			MANAGEMENT FEES JULY 21										
		7/01/21	34	202107	310	51300	35100			*	75.00		
			INFO TECHNOLOGY JULY 21										
		7/01/21	34	202107	310	51300	31300			*	416.67		
			DISSEMINATION JULY 21										
		7/01/21	34	202107	310	51300	51000			*	2.59		
			OFFICE SUPPLIES										
		7/01/21	34	202107	310	51300	42000			*	1.53		
			POSTAGE										
		7/01/21	34	202107	310	51300	42500			*	6.60		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			3,419.06	000117
7/16/21	00001	5/31/21	122970	202104	310	51300	31500			*	941.00		
			GENERAL COUNSEL APRIL 21										
		6/30/21	123682	202105	310	51300	31500			*	390.50		
			GENERAL COUNSEL MAY 21										
									HOPPING GREEN & SAMS			1,331.50	000118
7/16/21	00019	6/30/21	00039329	202106	310	51300	48000			*	1,676.95		
			BUDGET HEARING/NOT OF MTG										
									LOCALIQ			1,676.95	000119
7/16/21	00021	6/25/21	PAYAPP1	202107	300	20700	10100			*	6,593.90		
			FY21 SER20 PH1&2 FR#9										
									HENKELMAN CONSTRUCTION INC			6,593.90	000120
7/16/21	00020	6/30/21	11183	202107	300	20700	10100			*	19,000.00		
			FY21 SER20 PH1&2 FR#9										
		6/30/21	11184	202107	300	20700	10100			*	4,000.00		
			FY21 SER20 PH1&2 FR#9										
									STEWART & ASSOCIATES PROPERTY SVC			23,000.00	000121
7/23/21	00001	2/28/21	120765	202107	300	20700	10100			*	124.00		
			FY21 SER20 PH1&2 FR#10										
									HOPPING GREEN & SAMS			124.00	000122
7/30/21	00001	7/26/21	124036	202106	310	51300	31500			*	539.00		
			GENERAL COUNSEL JUNE 21										
									HOPPING GREEN & SAMS			539.00	000123
									SCEN SCENIC HIGHWAY KCOSTA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/30/21	00006	7/15/21 JB071520	202107 310-51300-11000		*	200.00	
		SUPERVISOR FEE 7/15/21		JACK M BERRY III			200.00 000124
7/30/21	00008	7/15/21 LS071520	202107 310-51300-11000		*	200.00	
		SUPERVISOR FEE 7/15/21		LAUREN SCHWENK			200.00 000125
7/30/21	00010	7/15/21 PM071520	202107 310-51300-11000		*	200.00	
		SUPERVISOR FEE 7/15/21		PATRICK MARONE			200.00 000126
7/30/21	00013	7/22/21 69231	202108 300-20700-10100		*	24,469.00	
		FY21 SER20 PH1&2 FR#11		DANIELLE FENCE			24,469.00 000127
8/11/21	00023	5/24/21 FES13309	202108 300-20700-10100		*	12,930.00	
		FY21 SER20 PH1&2 FR#12		FAULKNER ENGINEERING SERVICES INC			12,930.00 000128
8/11/21	00022	7/29/21 001-21-3	202108 300-20700-10100		*	3,383.26	
		FY21 SER20 PH1&2 FR#12		ONSIGHT INDUSTRIES LLC			3,383.26 000129
8/11/21	00020	7/27/21 11189	202108 300-20700-10100		*	18,500.00	
		FY21 SER20 PH1&2 FR#12		STEWART & ASSOCIATES PROPERTY SVC			18,500.00 000130
TOTAL FOR BANK A						98,135.42	
TOTAL FOR REGISTER						98,135.42	

SCEN SCENIC HIGHWAY KCOSTA

## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2021***





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1	<hr/> Balance Sheet
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4	<hr/> Series 2020 Capital Projects Fund
5	<hr/> Month to Month
6	<hr/> Long Term Debt Report

**Scenic Highway**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash:				
Operating Account	\$ 5,393	\$ -	\$ -	\$ 5,393
Series 2020:				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 19	\$ -	\$ 19
Interest	\$ -	\$ 151,756	\$ -	\$ 151,756
Construction - Phase 1	\$ -	\$ -	\$ 0	\$ 0
Construction - Phase 2	\$ -	\$ -	\$ 1,135,573	\$ 1,135,573
Due From Developer	\$ 20,000	\$ -	\$ 2,569	\$ 22,569
<b>Total Assets</b>	<b>\$ 25,393</b>	<b>\$ 611,694</b>	<b>\$ 1,138,142</b>	<b>\$ 1,775,229</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,547	\$ -	\$ -	\$ 3,547
Contracts Payable	\$ -	\$ -	\$ 1,569	\$ 1,569
Due To Developer	\$ -	\$ -	\$ 13,574	\$ 13,574
<b>Total Liabilities</b>	<b>\$ 3,547</b>	<b>\$ -</b>	<b>\$ 15,143</b>	<b>\$ 18,690</b>
<b>Fund Balances:</b>				
Unassigned	\$ 21,846	\$ -	\$ -	\$ 21,846
Assigned for Series 2020 Debt Service	\$ -	\$ 611,694	\$ -	\$ 611,694
Assigned for Series 2020 Capital Projects	\$ -	\$ -	\$ 1,122,999	\$ 1,122,999
<b>Total Fund Balances</b>	<b>\$ 21,846</b>	<b>\$ 611,694</b>	<b>\$ 1,122,999</b>	<b>\$ 1,756,538</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 25,393</b>	<b>\$ 611,694</b>	<b>\$ 1,138,142</b>	<b>\$ 1,775,229</b>

**Scenic Highway**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b><u>Revenues</u></b>				
Developer Contributions	\$ 166,127	\$ 65,381	\$ 65,381	\$ -
<b>Total Revenues</b>	<b>\$ 166,127</b>	<b>\$ 65,381</b>	<b>\$ 65,381</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,600	\$ 4,400
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 8,611	\$ 10,139
Annual Audit	\$ 3,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 2,500	\$ 1,250
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 2,350	\$ 1,763	\$ 675	\$ 1,088
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 78	\$ 672
Insurance	\$ 5,700	\$ 5,700	\$ 5,381	\$ 319
Printing & Binding	\$ 1,000	\$ 750	\$ 18	\$ 732
Legal Advertising	\$ 10,000	\$ 7,500	\$ 4,568	\$ 2,932
Other Current Charges	\$ 5,000	\$ 3,750	\$ 941	\$ 2,809
Office Supplies	\$ 625	\$ 469	\$ 14	\$ 455
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 131,310</b>	<b>\$ 90,576</b>	<b>\$ 53,811</b>	<b>\$ 36,765</b>
<b><u>Operations &amp; Maintenance:</u></b>				
<b><u>Field Services</u></b>				
Property Insurance	\$ 5,000	\$ 2,000	\$ -	\$ 2,000
Field Management	\$ 6,250	\$ 2,500	\$ -	\$ 2,500
Landscape Maintenance	\$ 11,650	\$ 4,660	\$ -	\$ 4,660
Landscape Replacement	\$ 1,042	\$ 417	\$ -	\$ 417
Streetlights	\$ 5,250	\$ 2,100	\$ -	\$ 2,100
Electric	\$ 833	\$ 333	\$ -	\$ 333
Water & Sewer	\$ 417	\$ 167	\$ -	\$ 167
Sidewalk & Asphalt Maintenance	\$ 208	\$ 83	\$ -	\$ 83
Irrigation Repairs	\$ 1,042	\$ 417	\$ -	\$ 417
General Repairs & Maintenance	\$ 2,083	\$ 833	\$ -	\$ 833
Contingency	\$ 1,042	\$ 417	\$ -	\$ 417
<b>Total Operations &amp; Maintenance</b>	<b>\$ 34,817</b>	<b>\$ 13,927</b>	<b>\$ -</b>	<b>\$ 13,927</b>
<b>Total Expenditures</b>	<b>\$ 166,127</b>	<b>\$ 104,503</b>	<b>\$ 53,811</b>	<b>\$ 50,692</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 11,570</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10,276</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 21,846</b>	

**Scenic Highway**  
**Community Development District**  
**Series 2020 Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 19	\$ 19
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ 19</b>
<b>Expenditures:</b>				
Interest - 5/1	\$ -	\$ -	\$ 109,602	\$ (109,602)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 109,602</b>	<b>\$ (109,602)</b>
<b>Other Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 721,277	\$ 721,277
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ 0
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 721,277</b>	<b>\$ 721,277</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 611,694</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 611,694</b>	

**Scenic Highway**  
**Community Development District**  
**Series 2020 Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 839,914	\$ 839,914
Interest	\$ -	\$ -	\$ 87	\$ 87
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 840,000</b>	<b>\$ 840,000</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 5,233,959	\$ (5,233,959)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 353,075	\$ (353,075)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,587,034</b>	<b>\$ (5,587,034)</b>
<b>Other Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 7,398,723	\$ 7,398,723
Transfer In/(Out)	\$ -	\$ -	\$ (0)	\$ (0)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,398,723</b>	<b>\$ 7,398,723</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 2,651,690</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (1,528,691)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,122,999</b>	

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Developer Contributions	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ -	20,000	\$ -	20,000	\$ -	\$ -	\$ -	65,381
<b>Total Revenues</b>	<b>\$ 25,381</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,000</b>	<b>\$ -</b>	<b>20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>65,381</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	4,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,560	\$ 537	\$ 1,795	\$ 1,054	\$ 1,633	\$ 162	\$ 941	\$ 391	\$ 539	\$ -	\$ -	\$ -	8,611
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	26,250
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	675
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 0	\$ 34	\$ 1	\$ 1	\$ 4	\$ 32	\$ -	\$ 3	\$ 4	\$ -	\$ -	\$ -	78
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,381
Printing & Binding	\$ -	\$ 0	\$ 9	\$ 5	\$ 2	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	18
Legal Advertising	\$ 477	\$ 431	\$ 1,142	\$ 437	\$ -	\$ -	\$ 404	\$ -	\$ 1,677	\$ -	\$ -	\$ -	4,568
Other Current Charges	\$ -	\$ 265	\$ 126	\$ 121	\$ 120	\$ 120	\$ 120	\$ 30	\$ 38	\$ -	\$ -	\$ -	941
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ 0	\$ -	\$ 3	\$ 0	\$ -	\$ -	\$ -	14
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 11,588</b>	<b>\$ 5,062</b>	<b>\$ 7,067</b>	<b>\$ 5,027</b>	<b>\$ 5,766</b>	<b>\$ 3,723</b>	<b>\$ 5,474</b>	<b>\$ 3,838</b>	<b>\$ 6,267</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>53,811</b>
<b><u>Operations &amp; Maintenance:</u></b>													
<b><u>Field Services</u></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 11,588</b>	<b>\$ 5,062</b>	<b>\$ 7,067</b>	<b>\$ 5,027</b>	<b>\$ 5,766</b>	<b>\$ 3,723</b>	<b>\$ 5,474</b>	<b>\$ 3,838</b>	<b>\$ 6,267</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>53,811</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 13,793</b>	<b>\$ (5,062)</b>	<b>\$ (7,067)</b>	<b>\$ (5,027)</b>	<b>\$ (5,766)</b>	<b>\$ (3,723)</b>	<b>\$ 14,526</b>	<b>\$ (3,838)</b>	<b>\$ 13,733</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>11,570</b>

# 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	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$459,919	
RESERVE FUND BALANCE	\$459,919	
BONDS OUTSTANDING - 12/21/20		\$8,120,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,120,000</b>

## SECTION 3



## SECTION (a)

Requisition	Payee/Vendor	Amount	
23	VMar Dev	\$	1,755.00
24	HUB International Midwest West	\$	26,422.00
25	VMar Dev	\$	3,000.00
26	Blue Ox Enterprises, LLC	\$	189,438.86
27	NOT PAID YET	\$	-
28	NOT PAID YET	\$	-
29	VMar Dev	\$	3,000.00
30	JMBI Real Estate, LLC	\$	22,470.75
TOTAL		\$	246,086.61

SECTION (b)

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

**ENTERED**

By mantes at 1:01:42 PM, 5/19/2021

FY21 Funding Request #1  
May 18, 2021

Bill to: JMBI Real Estate, LLC

Payee

Series 2020 Ph1&2 Capital Projects  
FY2021

1	Tucker Paving Inc Pay Application # 14 thru 4/30/21	\$	286,077.83
---	--	----	------------

\$ 286,077.83

**Total:** \$ 286,077.83

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

**ENTERED**

By mantee at 3:17:00 PM, 5/19/2021

FY21 Funding Request #2  
May 19, 2021

Bill to: JMB Real Estate, LLC

Series 2020 Ph1&2 Capital Projects  
FY2021

Payee

1	Danielle Fence Invoice #98556 - 35% Deposit	\$	22,948.28
---	--	----	-----------

\$	22,948.28
----	-----------

<b>Total:</b>	\$	<b>22,948.28</b>
---------------	----	------------------

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

FY21 Funding Request #3  
May 27, 2021

Bill to: JMBI Real Estate, LLC

Series 2020 Ph1&2 Capital Projects  
FY2021

Payee			
1	Tucker Paving Inc Pay Application # 15 thru 5/31/21	\$	163,269.40
		\$	163,269.40
<b>Total:</b>		\$	163,269.40

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

FY21 Funding Request #4  
June 2, 2021

Bill to: JMBI Real Estate, LLC


Series 2020 Ph1&2 Capital Projects  
FY2021

Payee			
<b>1</b>			
Con-Sur Inc.			
Pay Application # 2 thru 5/31/21		\$	336,474.00
		\$	336,474.00
<b>Total:</b>		\$	<b>336,474.00</b>

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

**FY21 Funding Request #5  
June 3, 2021**

Bill to: JMBI Real Estate, LLC

**Series 2020 Ph1&2 Capital Projects  
FY2021**

Payee			
1	Danielle Fence Invoice #985557 - 35% Deposit	\$	13,176.10
		\$	13,176.10
<b>Total:</b>		\$	<b>13,176.10</b>

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer



**Scenic Highway  
Community Development District**

FY21 Funding Request #6  
June 16, 2021

Bill to: JMBI Real Estate, LLC

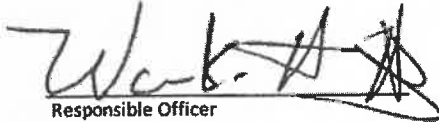
Series 2020 Ph1&2 Capital Projects  
FY2021

Payee			
1	G.B. Collins Engineering Invoice #9187 - Revised Plans per Code update	\$	750.00
2	Leading Edge Land Services Inc Invoice #0020524 - Land Surveying for May 2021	\$	4,449.25
3	Wood & Associates Engineering LLC Invoice #1107 - Phase 1 Plat from 3/24/21 - 6/6/21	\$	10,125.00
		\$	15,324.25
Total:		\$	15,324.25

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

FY21 Funding Request #7  
June 21, 2021

Bill to: JMBI Real Estate, LLC

Series 2020 Ph1&2 Capital Projects  
FY2021

Payee			
1	Wood & Associates Engineering LLC Invoice # 1130 - Phase 1/2 - Water Clearance Review Fee	\$	75.00
		\$	75.00
<b>Total:</b>		\$	75.00

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

FY21 Funding Request #8  
June 29, 2021

Bill to: JMBI Real Estate, LLC

Series 2020 Ph1&2 Capital Projects  
FY2021

Payee			
1	Wood & Associates Engineering LLC		
	Invoice # 1167 - Phase 1/2 - Review and approve requisitions from 3/22/20-6/20/21	\$	906.25
	Invoice # 1160 - Phase 1/2 - Horton Property Contract Extra Services from 6/24/21-6/6/20	\$	662.50
	Bank Maintenance Fee	\$	1,000.00
		\$	2,568.75
<b>Total:</b>		\$	<b>2,568.75</b>

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

FY21 Funding Request #9  
July 7, 2021

Bill to: JMBl Real Estate, LLC

Payee		Series 2020 Ph1&2 Capital Projects FY2021	
1	Stewart & Associates Property Services Inc Invoice # 11184 - Phase 2 Pay Application # 1 Invoice # 11183 - Phase 1 Pay Application # 1	\$ \$	4,000.00 19,000.00
2	Henkelman Construction Inc Pay Application # 1 - Amenity Center period to 6/25/21	\$	6,593.90
		\$	29,593.90
<b>Total:</b>		\$	<b>29,593.90</b>

Please make check payable to:

Scenic Highway Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 Phase 1 & 2 project which have not previously been paid.

  
Responsible Officer

**Scenic Highway  
Community Development District**

FY21 Funding Request #10  
July 13, 2021

Bill to: JMBI Real Estate, LLC

Series 2020 Ph1&2 Capital Projects  
FY2021

Payee

1	Hopping Green & Sams Invoice # 120765 - Bridge Construction for January 2021	\$	124.00
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\$ 124.00

**Total:** \$ 124.00

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6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

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Responsible Officer