

*Scenic Highway
Community Development District*

Meeting Agenda

March 17, 2022

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 10, 2022

**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, March 17, 2022 at 9:00 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/84697756534>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 846 9775 6534

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Administration of Oath to Newly Appointed Supervisor Lindsey Roden
4. Approval of Minutes of the February 17, 2022 Board of Supervisors Meeting
5. Consideration of Quote for Pool Furniture
6. Consideration of Equipment/Lease Purchase Agreement for Playground Equipment and Pool Furniture (*to be provided under separate cover*)
7. Consideration of Resolution 2022-06 Authorizing the Use of Electronic Documents and Signatures
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Janitorial Services at Amenity
 - a) CSS

¹ Comments will be limited to three (3) minutes

- b) Statewide Building Maintenance (*to be provided under separate cover*)
 - ii. Consideration of Proposals for Pest Control at Amenity
 - a) Orkin
 - b) Massey Services (*to be provided under separate cover*)
 - iii. Consideration of Proposal for Security Cameras at Amenity (*to be provided under separate cover*)
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 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 Thursday, **February 17, 2022** at 9:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk
Patrick Marone
Jessica Kowalski

Vice-Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Marshall Tindall

District Manager, GMS
GMS

The following is a summary of the discussions and actions taken at the February 16, 2022 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

Organizational Matters

A. Acceptance of Resignation from Christine Aviles

Ms. Burns stated that they had received a letter of resignation from Christine Aviles and asked for a motion to accept that letter of resignation.

On MOTION by Ms. Schwenk, seconded by Ms. Kowalski, with all in favor, Acceptance of Resignation from Christine Aviles, was approved.

B. Appointment to Fill the Vacant Board Seat

Ms. Burns noted that due to the resignation, there is a vacancy on the Board. She asked for a nomination to fill that vacancy. Ms. Schwenk nominated Lindsey Roden to fill the seat on the Board and she will be sworn in at the next meeting.

On MOTION by Ms. Schwenk, seconded by Ms. Kowalski, with all in favor, Appointment of Ms. Lindsey Rhoden to Fill the Vacant Board Seat, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Rhoden will be sworn in at the next meeting.

D. Consideration of Resolution 2022-04 Appointing Assistant Secretary

Ms. Burns stated that this resolution would appoint Ms. Rhoden as an Assistant Secretary on the Board.

On MOTION by Ms. Schwenk, seconded by Ms. Kowalski, with all in favor, Resolution 2022-04 Appointing Lindsey Rhoden as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 16, 2021 Board of Supervisors Meeting

Ms. Burns presented the minutes of the December 16, 2021 Board of Supervisors meeting minutes and asked for any comments or corrections. There being none, there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Ms. Kowalski, with all in favor, the Minutes of the December 16, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Setting a Public Hearing on Amenity Rules
and Rates**

Ms. Burns stated that the amenity is planning on opening soon so they would like to get the amenity rules set and they need at least 30 days to advertise for the hearing. She suggested April 21, 2022 as the hearing date. They can move forward with the opening of the amenity center with the draft rules in place so this would not hold that date up.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, Resolution 2022-05 Setting a Public Hearing on Amenity Rules and Rates for April 21, 2022, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated there was nothing further to report.

B. Engineer

There being none, the next item followed

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board which can be found in the agenda package. Ms. Burns gave an update on the rental car that hit the wall and noted that they are in the process of collecting insurance from the driver in the situation through USSA. They have paid out of pocket for the repairs and anticipate getting reimbursed through the insurance.

i. Consideration of Proposal for Oil Spill Cleanup

There was discussion about an oil spill and the cost associated with cleaning it up. Staff has filed a police report to investigate who might be responsible, but it is looking like it will be a CDD expense. There is a proposal from Petrotech to do the last portion of cleanup for \$4,745 to finalize this issue. There has been an \$11,000 expense in cleanup that has already been done. In case this too is a CDD expense, staff is asking for an approval to pay that as well, but they will not ask who is paying that portion unless they are billed for it.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Proposal from Petrotech for Oil Spill Cleanup and Authorization to pay amount incurred to date, was approved.

ii. Consideration of Proposals for Pool Maintenance Services

Mr. Tindall reviewed the proposals submitted to the Board for pool maintenance services which can be found in the agenda package. The Board decided to go with Resort Pools Services for \$975 a month.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Proposal for Pool Maintenance Services from Resort Pools, was approved.

iii. Consideration of Proposals for Janitorial Services at Amenity *(to be provided under separate cover)*

Mr. Tindall stated that CSS will come in and do a one-time cleaning before the amenity opens and will bring back proposals for janitorial services at the next Board meeting for consideration.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Proposal for Janitorial Services for a Onetime Cleaning at the Amenity from CSS, was approved.

iv. Consideration of Proposals for Pest Control at Amenity *(to be provided under separate cover)*

This item was tabled until the next meeting due to waiting on proposals to come back.

D. District Manager's Report

i. Approval of Check Register

Mr. Burns stated that the check register was included in the package. The total was \$343,046.64.

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

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 Series 2020 Phase 1 & 2 Requisitions #60 to #62

Mr. Burns noted these had been approved and needed ratification.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Series 2020 Phase 1 & 2 Requisitions #60 to # 62, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There was a discussion that circled back to the road repair in order to get the contractors involved and they looked at the budget to see if there was wiggle room to just go ahead and pay for that in order to control the work themselves. They will wait until the cleanup is complete and engage Tucker to do the repairs.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, Engaging Tucker to Repair the Portion of the Road after Petrotech Clean Up is Completed, was approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Patio 2000 inc.
13655 belcher rd. south
largo, fl 33771
727-531-2260

Estimate

Number magnolia

Date 7/28/2021

Bill To

heath construction
346 e.central ave
winter haven, fl, 33880
greg 813-690-5654

Ship To

magnolia park ammenity center
611 tanaro lance
haines city, fl, 33844

PO Number	Terms	Customer #	Ship	Via	Project
			deliver	our truck	

Item #	Description	Quantity	Price Each	Tax 1	Amount
AP-RD-42HU	42" poly table	2.00	\$439.44		\$878.88
AP-RD20H	20" poly table	12.00	\$128.95		\$1,547.40
D-750	lb diamond chair	8.00	\$128.02		\$1,024.16
L-716	armless 16" chaise	34.00	\$264.58		\$8,995.72
DEL	delivery and set up	1.00	\$300.00		\$300.00
	granite frames		\$0.00		\$0.00
	#918 madras tweed surf		\$0.00		\$0.00

Amount Paid \$0.00

Amount Due \$12,746.16

Discount \$0.00

Shipping Cost \$0.00

Sub Total \$12,746.16

Sales Tax 7.00% on \$0.00 \$0.00

Total \$12,746.16



SECTION VI

*Item will be
provided under
separate cover.*

SECTION VII

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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*, and situated within the City of Haines City, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of March, 2022.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VIII

SECTION C

Scenic Highway CDD

Field Management Report



March 17th, 2022

Clayton Smith

Field Services Manager

GMS

Complete

Landscape Review

- Monitoring landscaping maintenance.
- Coordinating with landscaper to add in new sodded areas and landscaping at amenity.



Complete

Amenity Review

- Monitoring Amenity.
- Coordinating items for review and turnover.
- Coordinating pool maintenance transition with Resort Pools.
- Facility ISP scheduled for setup on the 22nd.
- Dog Park installed.



In Progress

Oil Spill

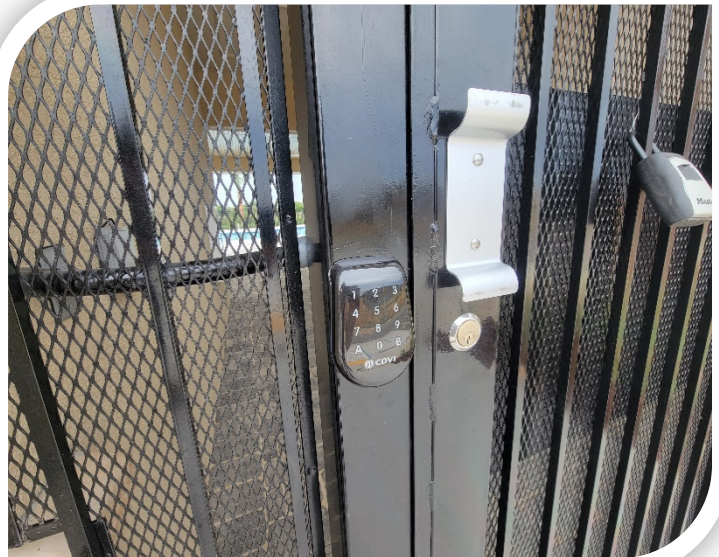
- ✚ Test samples were sent in. Pending results from lab and cleanup will then be green lit for completion.
- ✚ Street repair approved through tucker after cleanup and homes go in.



Upcoming

Amenity Opening

- Finalizing amenity opening date.
- Coordinating odds and ends.
- Cameras proposals.
- Gathering proposals for additional maintenance contract items.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

SECTION (a)



January 21, 2022

Magnolia Point HOA CDD
Governmental Management Services
Marshall Tindall
Assistant Field Manager
Haines City, Florida 33844

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. After careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 25rd year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue to develop a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents, and window edges, on an as needed basis.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES:

- Three (3) times a week → \$ 425.00/mo

Supplies, chemicals and equipment will be provided by CSS Clean Star Services.

Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Magnolia Park HOA

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION (b)

*Item will be
provided under
separate cover.*

SECTION 2

SECTION (a)



COMMERCIAL SERVICES

Orkin Pest Control
Commercial Services Agreement
THIS AGREEMENT IS CONTINGENT UPON THE APPROVAL AND
SIGNATURE OF A REPRESENTATIVE OF ORKIN MANAGEMENT,
WHO HAS AUTHORITY TO EXECUTE IT ON BEHALF OF ORKIN.

ROUTE 0000	GRID #
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Customer Name **MAGNOLIA PARK Scenic Highway CDD** Date **2/25/22**

Billing Address **6200 Lee Vista Blvd Suite 300**

City **Orlando** State **Florida** Zip Code **32822** Phone **(407) 346-2433**

I. INTENT

- A. This Agreement is intended to constitute a mutual understanding between **MAGNOLIA PARK Scenic Highway CDD** (the Customer) and Orkin, LLC (Orkin Pest Control).
B. The specifications indicate services to be rendered by Orkin at the building(s) and premises of the Customer located at (service address):

596 Jet Lane Davenport, Florida 33837

County Name: **Polk** Is this within city limits ☒ Yes ☐ No ☐ Food Safety with GM QA ☐ Health Care ☐ Health Care with GM QA ☐ Pharmaceutical with GM QA ☐ Element

II. SCOPE AND NATURE OF WORK

A. Orkin agrees to provide service for the following pests:

☒ Roaches ☒ Common ants ☐ Rats and mice ☐ Pharaoh ants* ☐ Common spiders ☐ Flies ☐ Odor ☐ Actizyme: Odor Neutralizer ☐ Fly Foam Service ☐ Other _____
Service means the periodic treatment to help control/combate the targeted pests. Service cannot guarantee the targeted pests will not return, but if they do, Orkin will retreat, as set out under the Triple Guarantee attached hereto and incorporated into this Agreement. *Additional per service charge required to cover these ants.

B. **Service Exclusions.** 1. **Services Requiring a Separate Agreement:** The Customer understands that this Agreement does not cover Carpenter Ants, Fire Ants, Bed Bugs, or Mosquitoes. Service for these pests requires a separate Agreement or Addendum. The requirement of a separate agreement or addendum can not be waived by the Customer or any employee or agent of Orkin. 2. **Additional Exclusions:** This Agreement does not cover Brown Recluse Spiders or mold or any mold-like conditions. This exclusion can not be waived by the Customer or any employee or agent of Orkin.

III. CUSTOMER OBLIGATIONS

- A. The Customer shall extend all necessary cooperation to ensure satisfaction from pest services, including: availability of premises; appropriate sanitation, and corrective construction measures.
B. Whenever conditions conducive to the breeding and harborage of pests covered by this Agreement are reported to the Customer in writing by Orkin, the Customer shall take the necessary steps to correct such conditions.
C. The Customer is responsible for communicating with all persons in the premises about the treatments and the nature of services offered hereunder; moreover, the Customer acknowledges that it has no information, or has communicated to Orkin in writing any information it does have, that any persons in the premises have any medical condition or sensitivity which may be affected by the services contemplated by this agreement.
D. Should the Customer discover any targeted pests during the term of this Agreement, they must follow the applicable notification and documentation processes as set out in the scope of service, provided by Orkin.
E. Failure of the Customer to take necessary steps to correct conditions reported to it or to otherwise comply with the Customer Obligations will relieve Orkin of its obligations under the Triple Guarantee and will permit Orkin, at its discretion, to terminate this Agreement with sixty (60) days written notice.

IV. SERVICE SCHEDULE

- A. Orkin service representative shall service the Customer (service frequency) ☒ 1 Time ☐ 2 Times ☐ 4 Times per month ☐ Other _____
All areas requiring attention shall be treated as deemed necessary by Orkin.
B. Orkin representatives shall make additional visits and treatment as they are deemed necessary at no additional charge. Such service visits shall also be made promptly when requested by a designated representative of the Customer.

V. TERMS OF AGREEMENT

- A. This agreement shall be effective for a period of ☒ 1 ☐ 2 ☐ 3 years from the date hereof, and thereafter the term shall automatically renew for additional terms of one (1) year. This agreement can be cancelled by either party by giving written notice of termination at least **60 days prior to the end of the applicable term then in effect.**
B. For multiple year agreements, the service charge will not increase for two years after the initial treatment. Thereafter, and for all non-multiple year agreements, Orkin shall have the right to increase the service charges effective anytime after the anniversary date of the initial treatment.
C. The Customer acknowledges that the terms and conditions between the Customer and Orkin are those stated in the Commercial Services Agreement, that this is the entire agreement, and that there are no other terms or provisions which apply. Any modification or change to these terms and conditions must be by a written Addendum signed by each party, subject to the provisions of section II.B. above.
D. Orkin will be relieved of its obligations under the Triple Guarantee and Orkin may terminate this Agreement on sixty (60) days written notice, if any of the obligations set forth in this Agreement are not met by the Customer, or in the event of a change in state or federal law that materially affects Orkin's obligations under this Agreement. Moreover, Orkin may terminate if it cannot perform its responsibilities due to acts of God, including earthquakes, storms, fires, floods, or because of material change in circumstances, including, but not limited to, acts of war, strikes, unavailability of pesticides, or other supplies from ordinary sources. If any provision or portion thereof, of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement. Provided, however, that as to the paragraph on MEDIATION/ARBITRATION, if the sentence precluding the arbitrator from conducting an arbitration proceeding as a class, representative or private attorney general action is found to be invalid or unenforceable then the entirety of the MEDIATION/ARBITRATION paragraph shall be deemed to be deleted from this Agreement.

VI. PAYMENT

- A. The cost of the services described herein shall be \$ **149.00** plus tax of \$ **10.43** for the initial service and \$ **75.00** plus tax of \$ **5.25** per service thereafter for a period of **(11)** months. You will receive an invoice in the month serviced. Payment shall be due upon receipt of invoice.

VII. MATERIALS

- A. The materials used shall conform to Federal, State and local laws and ordinances and shall be acceptable to the Customer.

B. The materials shall be used in accordance with the labels and specifications.

VIII. LIMITATION OF LIABILITY:

The Customer expressly releases Orkin from liability for any claim for personal injury (including stings or bites from fire ants, spiders, or any other pests) or property damage (to include the structure or contents) caused by any pests. The Customer agrees that under no circumstances shall Orkin be liable for any amount greater than the amount paid by the Customer to Orkin for the services to be provided. In no event will Orkin be responsible for consequential damages or loss of use of property. Any claim by the Customer for damages must be made in writing within one (1) year of the incident at issue or it will be deemed waived.

IX. EQUIPMENT REPLACEMENT

- A. The Customer agrees to use the leased equipment or Orkin provided equipment (the "Equipment") in a proper manner and upon the cancellation of this Agreement to return the Equipment in good condition, usual wear and tear excepted. All Equipment (which includes rodent barrier equipment, Orkin/Aires, or insect light traps) that is damaged, lost or destroyed on the Customer premises will be replaced and charged to the Customer. Charges will be in accordance with the current existing equipment costs.

B. Orkin shall retain ownership of leased components. Upon termination of this Agreement for any reason, the Customer agrees to make the leased components available to Orkin. At Orkin's discretion, Orkin may in a lawful manner and without breach of the peace, enter upon the Customer's premises, take possession of and remove the leased components. Orkin will not be responsible for any damage to the Customer's property upon removal of the leased components except such damage solely caused by Orkin's negligence.

X. INSURANCE:

Upon request, Orkin shall furnish to the Customer a certificate of liability insurance coverage in effect.

XI. CHEMICAL INFORMATION WARNING:

Virtually all pesticides have some odor which may be present for a short time after application. At your request, Orkin will provide information about the chemicals to be used in treating the premises.

XII. MEDIATION/ARBITRATION:

ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE SERVICES PERFORMED BY ORKIN UNDER THIS AGREEMENT OR ANY OTHER AGREEMENT, REGARDLESS OF WHETHER THE CONTROVERSY OR CLAIM AROSE BEFORE OR AFTER THE EXECUTION, TRANSFER OR ACCEPTANCE OF THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO ANY TORT AND STATUTORY CLAIMS, AND ANY CLAIMS FOR PERSONAL OR BODILY INJURY OR DAMAGE TO REAL OR PERSONAL PROPERTY, SHALL BE SETTLED BY BINDING ARBITRATION. UNLESS THE PARTIES AGREE OTHERWISE, THE ARBITRATION SHALL BE ADMINISTERED UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("AAA") AND SHALL BE CONDUCTED BY AAA. IF ADMINISTERED UNDER THE AAA RULES, A CLAIM SHALL BE DETERMINED UNDER THE AAA SUPPLEMENTARY PROCEDURES FOR CONSUMER-RELATED DISPUTES IN CASES WHERE SUCH PROCEDURES ARE APPLICABLE. ANY OTHER CONTROVERSY OR CLAIM SHALL BE DETERMINED UNDER THE AAA COMMERCIAL ARBITRATION RULES. THE CUSTOMER AND ORKIN AGREE THAT THE ARBITRATOR SHALL FOLLOW THE SUBSTANTIVE LAW, INCLUDING THE TERMS AND CONDITIONS OF THIS AGREEMENT. THE ARBITRATOR'S POWERS TO CONDUCT AN ARBITRATION PROCEEDING UNDER THIS AGREEMENT SHALL BE LIMITED AS FOLLOWS: ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT WILL NOT BE CONSOLIDATED OR JOINED WITH ANY ACTION OR LEGAL PROCEEDING UNDER ANY OTHER AGREEMENT OR INVOLVING ANY OTHER PREMISES, AND WILL NOT PROCEED AS A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR SIMILAR REPRESENTATIVE ACTION. EITHER PARTY HAS THE RIGHT TO REQUIRE A PANEL OF THREE (3) ARBITRATORS, BUT IN THE ABSENCE OF THE PARTIES' AGREEMENT, THE REQUESTING PARTY SHALL BE RESPONSIBLE FOR THE COST OF THE ADDITIONAL ARBITRATORS. EITHER PARTY MAY REQUEST AT ANY TIME PRIOR TO THE HEARING THAT THE AWARD BE ACCOMPANIED BY A REASONED OPINION. THE AWARD RENDERED BY THE ARBITRATOR(S) SHALL BE FINAL AND BINDING ON ALL PARTIES, EXCEPT THAT A PARTY MAY WITHIN 30 DAYS OF THE ORIGINAL AWARD REQUEST AN ARBITRAL APPEAL TO AN APPEAL TRIBUNAL, CONSTITUTED IN THE SAME NUMBER AND BY THE SAME PROCESS AS THE INITIAL ARBITRATOR(S). THE APPEALING PARTY SHALL BE RESPONSIBLE FOR THE FILING FEE AND OTHER ARBITRATION FEES AND COSTS SUBJECT TO AWARD BY THE APPEAL TRIBUNAL UNDER APPLICABLE LAW. THE APPEAL TRIBUNAL SHALL REVIEW ALL QUESTIONS OF LAW AND FACT UNDER A CLEARLY ERRONEOUS STANDARD. THE AWARD OF THE APPEAL TRIBUNAL SHALL BE FINAL AND BINDING. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT HAVING JURISDICTION THEREOF. CUSTOMER AND ORKIN ACKNOWLEDGE AND AGREE THAT THIS ARBITRATION PROVISION IS MADE PURSUANT TO A TRANSACTION INVOLVING INTERSTATE COMMERCE AND SHALL BE GOVERNED BY THE FEDERAL ARBITRATION ACT. BEFORE HAVING RECOURSE TO ARBITRATION, CUSTOMER AND ORKIN EACH AGREES TO TRY IN GOOD FAITH TO SETTLE ANY CONTROVERSY OR CLAIM BY AT LEAST FOUR (4) HOURS OF MEDIATION ADMINISTERED UNDER THE AAA COMMERCIAL MEDIATION RULES WITH ORKIN AGREEING TO PAY THE COSTS OF THE MEDIATION. THE AAA MAY BE CONTACTED AT THE TOLL-FREE NUMBER 800.778.7879, OR THROUGH THE FOLLOWING WEBSITE: <http://www.adr.org>.

XIII. AMOUNT REMITTED: \$ 159.43

☐ Cash ☐ Check ☐ Payment Option Form

☐ P.O. Number

Scott R. Newman

Inspector Name (PRINT)

522482

Employee ID # or Certification #

3400 Recker Hwy

Branch Street Address

(863) 409-7642

Branch Telephone Number

THIS AGREEMENT IS NOT VALID UNTIL APPROVED BY ORKIN MANAGEMENT

Winter Haven

City

Customer Email: mtindall@gmsafl.com

State

Zip Code

2/25/22

Date


Customer's Signature

2/25/22

Date

Branch Management Signature



ORKIN COMMERCIAL SERVICES TRIPLE GUARANTEE

1 2x24 Response Guarantee

When you see a pest, you need service right away – 365 days a year. Orkin makes it easy with a direct priority line to our national customer service department and to your local branch. **We'll respond to your request within 2 hours and if needed have someone on-site at your facility within 24 hours – guaranteed.**

2 Reimbursement Guarantee*

Should your company be fined by a regulatory agency due solely to a pest infestation, Orkin will reimburse you for the amount of those fines that are paid.

RESTAURANT AND HOSPITALITY PRECISION PROTECTION™ CUSTOMERS:

Should your customer see a roach, rat or mouse in your establishment after 60 days of service, Orkin will:

- Repay, either you or the customers as appropriate, the reasonable charges incurred by the customer at time of sighting.
- Invite the customer back as Orkin's guest for a meal or room charge, as appropriate.

FOOD SAFETY PRECISION PROTECTION™ CUSTOMERS:

As a Food Safety Precision Protection customer, we stand behind you during your food safety audits. In the unlikely event that you fail your third-party food safety audit solely due to the pest management portion, Orkin will immediately develop and implement an action plan to address gaps noted by the auditor and will pay for that auditing company to come back and re-audit your facility within 60 days of the initial audit.

3 360° Satisfaction Guarantee

With Orkin, your satisfaction is guaranteed on all sides with three unique 60-day guarantees.

- ◆ **60 days complimentary service if you're not satisfied with the way we begin our service** – After you choose Orkin, we provide a 60-day guarantee of our service. If you're not satisfied after the first 60 days, we reimburse you in full.
- ◆ **60 days complimentary service if you're not satisfied at any time thereafter** – At any time, if you are not completely satisfied with results of your regularly scheduled service, Orkin will provide complimentary service for up to 60 days until you're satisfied.
- ◆ **60 days complimentary regular service by another provider if you're still not satisfied** – If you are still dissatisfied after 60 days of Orkin's complimentary service and you wish to cancel our service, we will pay for the first 60 days of regular service by another provider of your choice.

ORKIN REPRESENTATIVE

2/25/22

DATE

CUSTOMER

2/25/22

DATE



PEST CONTROL DOWN TO A SCIENCE.™

LOCATION

* See agreement for details.



Commercial Customer Service Record

Fill out any special instructions for your Orkin Technician.

Enter Messages to Print on Service Ticket:

General PC
Wasps
Roaches

Directions:

Nearest Cross Street:

Medical:
N/A

Preferred Range of Service:

Date(s):

Time(s):

Pets: ☒ N/A

Special Instructions:

TREAT POOL AMENITIES BLVD &
EXTERIOR PERIMETER

SECTION (b)

*Item will be
provided under
separate cover.*

SECTION 3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Checks

February 9, 2022 to March 7, 2022

Bank	Date	Check No.'s	Amount	
General Fund	2/14/22	177-178	\$	4,065.82
	2/18/22	179	\$	1,153.00
	3/1/22	180-182	\$	600.00
	3/7/22	183	\$	60,056.49
			\$	65,875.31
			\$	65,875.31

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/14/22	00002	2/01/22 42	202202 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES - FEB 22				
		2/01/22 42	202202 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-FEB 22				
		2/01/22 42	202202 310-51300-35100		*	150.00	
			INFORMATION TECH - FEB 22				
		2/01/22 42	202202 310-51300-31300		*	416.67	
			DISSEMINATION SVCS-FEB 22				
		2/01/22 42	202202 310-51300-51000		*	.24	
			OFFICE SUPPLIES				
		2/01/22 42	202202 310-51300-42000		*	36.74	
			POSTAGE				
			GOVERNMENTAL MANAGEMENT SERVICES				3,620.32 000177
2/14/22	00024	2/10/22 1300	202201 310-51300-31500		*	445.50	
			GENERAL COUNSEL - JAN22				
			KE LAW GROUP, PLLC				445.50 000178
2/18/22	00003	2/14/22 15279	202202 320-53800-45000		*	1,153.00	
			PROPERTY INSURANCE				
			EGIS INSURANCE & RISK ADVISORS				1,153.00 000179
3/01/22	00029	2/17/22 JK021720	202202 310-51300-11000		*	200.00	
			SUPERVISOR FEE 02/17/22				
			JESSICA KOWALSKI				200.00 000180
3/01/22	00008	2/17/22 LS021720	202202 310-51300-11000		*	200.00	
			SUPERVISOR FEE 02/17/22				
			LAUREN SCHWENK				200.00 000181
3/01/22	00010	2/17/22 PM021720	202202 310-51300-11000		*	200.00	
			SUPERVISOR FEE 02/17/22				
			PATRICK MARONE				200.00 000182
3/07/22	00031	3/07/22 03072022	202203 300-20700-10000		*	60,056.49	
			ASSESSMENT TRANSFER-SER20				
			SCENIC HIGHWAY CDD C/O USBANK				60,056.49 000183
			TOTAL FOR BANK A			65,875.31	
			TOTAL FOR REGISTER			65,875.31	

SCEN SCENIC HIGHWAY KCOSTA

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
January 31, 2022



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9	<hr/> Assessment Receipt Schedule

Scenic Highway
Community Development District
Combined Balance Sheet
January 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 203,641	\$ -	\$ -	\$ 203,641
Capital Projects Account	\$ -	\$ -	\$ 934	\$ 934
Investments:				
Series 2020				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 276,457	\$ -	\$ 276,457
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction - Phase 1 & 2	\$ -	\$ -	\$ 25,117	\$ 25,117
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ 1
Due from Developer	\$ 50,000	\$ -	\$ 125,492	\$ 175,491
Due from General Fund	\$ -	\$ 1,278	\$ -	\$ 1,278
Due from Other	\$ -	\$ -	\$ 51	\$ 51
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
Total Assets	\$ 254,651	\$ 737,654	\$ 151,595	\$ 1,143,899
Liabilities:				
Accounts Payable	\$ 54,486	\$ -	\$ -	\$ 54,486
Contracts Payable	\$ -	\$ -	\$ 125,492	\$ 125,492
Due to Debt Service	\$ 1,278	\$ -	\$ -	\$ 1,278
Retainage Payable	\$ -	\$ -	\$ 54,878	\$ 54,878
Total Liabilities	\$ 55,763	\$ -	\$ 180,370	\$ 236,133
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,010	\$ -	\$ -	\$ 1,010
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 737,654	\$ -	\$ 737,654
Capital Projects - Series 2020	\$ -	\$ -	\$ (28,775)	\$ (28,775)
Unassigned	\$ 197,878	\$ -	\$ -	\$ 197,878
Total Fund Balances	\$ 198,888	\$ 737,654	\$ (28,775)	\$ 907,766
Total Liabilities & Fund Balance	\$ 254,651	\$ 737,654	\$ 151,595	\$ 1,143,899

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 168,750	\$ 166,628	\$ 166,628	\$ -
Assessments - Direct Bill	\$ 107,250	\$ 53,625	\$ -	\$ (53,625)
Assessments - Lot Closings	\$ -	\$ -	\$ 230	\$ 230
Developer Contributions	\$ 73,380	\$ -	\$ -	\$ -
Total Revenues	\$ 349,380	\$ 220,253	\$ 166,858	\$ (53,395)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,200	\$ 1,800
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 30,000	\$ 10,000	\$ 3,214	\$ 6,786
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 1,667	\$ 1,667	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,550	\$ 3,030	\$ 520
Management Fees	\$ 35,000	\$ 11,667	\$ 11,667	\$ (0)
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 1,000	\$ 333	\$ 105	\$ 229
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 333	\$ 7	\$ 327
Legal Advertising	\$ 10,000	\$ 3,333	\$ 1,327	\$ 2,007
Other Current Charges	\$ 5,000	\$ 1,667	\$ 138	\$ 1,529
Office Supplies	\$ 625	\$ 208	\$ 6	\$ 203
Travel Per Diem	\$ 660	\$ 220	\$ -	\$ 220
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,260	\$ 54,253	\$ 35,104	\$ 19,149

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance	\$ 70,000	\$ 23,333	\$ 3,200	\$ 20,133
Landscape Replacement	\$ 2,500	\$ 833	\$ -	\$ 833
Streetlights	\$ 18,000	\$ 6,000	\$ 3,340	\$ 2,660
Electric	\$ 3,600	\$ 1,200	\$ 752	\$ 448
Water & Sewer	\$ 2,400	\$ 800	\$ -	\$ 800
Sidewalk & Asphalt Maintenance	\$ 500	\$ 167	\$ -	\$ 167
Irrigation Repairs	\$ 2,500	\$ 833	\$ -	\$ 833
General Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 2,500	\$ 833	\$ -	
Subtotal Field Expenditures	\$ 127,000	\$ 45,667	\$ 7,292	\$ 37,541
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 4,800	\$ -	\$ 4,800
Amenity - Water	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Playground Lease	\$ 14,000	\$ 4,667	\$ -	\$ 4,667
Internet	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Pest Control	\$ 720	\$ 240	\$ -	\$ 240
Janitorial Service	\$ 8,500	\$ 2,833	\$ -	\$ 2,833
Security Services	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Pool Maintenance	\$ 18,000	\$ 6,000	\$ -	\$ 6,000
Amenity Access Management	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Amenity Repairs & Maintenance	\$ 1,000	\$ 333	\$ -	\$ 333
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Subtotal Amenity Expenditures	\$ 83,120	\$ 27,707	\$ -	\$ 27,707
Total Operations & Maintenance	\$ 210,120	\$ 73,373	\$ 7,292	\$ 65,248
Total Expenditures	\$ 348,380	\$ 127,627	\$ 42,397	\$ 84,397
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 124,461	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 124,461	
Fund Balance - Beginning	\$ -		\$ 74,426	
Fund Balance - Ending	\$ -		\$ 198,888	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 281,180	\$ 277,696	\$ 277,696	\$ -
Assessments - Direct Bill	\$ 178,739	\$ 89,375	\$ -	\$ (89,375)
Interest	\$ -	\$ -	\$ 11	\$ 11
Total Revenues	\$ 459,919	\$ 367,071	\$ 277,707	\$ (89,364)
Expenditures:				
Interest - 11/1	\$ 151,756	\$ 151,756	\$ 151,756	\$ -
Principal - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 151,756	\$ -	\$ -	\$ -
Total Expenditures	\$ 458,513	\$ 151,756	\$ 151,756	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,407		\$ 125,951	
Fund Balance - Beginning	\$ 151,772		\$ 611,703	
Fund Balance - Ending	\$ 153,178		\$ 737,654	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 615,488	\$ 615,488
Other Income	\$ -	\$ -	\$ 54,575	\$ 54,575
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 670,067	\$ 670,067
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 581,954	\$ (581,954)
Miscellaneous	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 581,969	\$ (581,969)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 88,098	
Fund Balance - Beginning	\$ -		\$ (116,873)	
Fund Balance - Ending	\$ -		\$ (28,775)	

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 165,861	\$ 767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	166,628
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	230
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ 165,861	\$ 997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	166,858
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 59	\$ 1,715	\$ 994	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,214
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,667
Trustee Fees	\$ -	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,030
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 5	\$ -	\$ 47	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,570
Printing & Binding	\$ -	\$ -	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Legal Advertising	\$ 1,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,327
Other Current Charges	\$ 30	\$ 31	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	138
Office Supplies	\$ 0	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 15,750	\$ 6,529	\$ 5,671	\$ 7,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,104

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 1,600	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,200
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	3,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,340
Electric	\$ -	\$ -	\$ -	752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	752
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 1,600	\$ 1,600	\$ -	4,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,292
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 1,600	\$ 1,600	\$ -	4,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,292
Total Expenditures	\$ 17,350	\$ 8,129	\$ 5,671	\$ 11,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,397
Excess (Deficiency) of Revenues over Expenditures	\$ (17,350)	\$ (8,129)	\$ 160,191	\$ (10,251)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	124,461
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (17,350)	\$ (8,129)	\$ 160,191	\$ (10,251)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	124,461

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
Current Bonds Outstanding		\$8,120,000

Scenic Highway
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments	\$	181,451.25	\$	302,400.00	\$	483,851.25
Net Assessments	\$	168,749.66	\$	281,232.00	\$	449,981.66

ON ROLL ASSESSMENTS

							37.50%	62.50%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2020 Debt Service</i>	<i>Total</i>
12/14/21	ACH	\$118,274.75	(\$4,730.00)	(\$2,270.90)	\$0.00	\$111,273.85	\$41,729.31	\$69,544.54	\$111,273.85
12/17/21	ACH	\$8,601.80	(\$344.00)	(\$165.16)	\$0.00	\$8,092.64	\$3,034.86	\$5,057.78	\$8,092.64
12/27/21	1% Fee Adj	(\$4,838.51)	\$0.00	\$0.00	\$0.00	(\$4,838.51)	(\$1,814.51)	(\$3,024.00)	(\$4,838.51)
12/31/21	ACH	\$348,372.90	(\$13,932.00)	(\$6,688.82)	\$0.00	\$327,752.08	\$122,911.79	\$204,840.29	\$327,752.08
01/18/22	ACH	\$2,150.45	(\$64.52)	(\$41.72)	\$0.00	\$2,044.21	\$766.61	\$1,277.60	\$2,044.21
TOTAL							\$ 166,628.06	\$ 277,696.21	\$ 444,324.27

99%	Net Percent Collected
\$ 5,657.39	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

DR Horton, Inc 2022 - 01					\$73,500.00	\$122,500.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2020 Debt Service
	12/1/21		\$98,000.00			
	2/1/22		\$49,000.00			
	5/1/22		\$49,000.00			
				\$196,000.00	\$0.00	\$0.00
					\$0.00	\$0.00

Adams Homes of Northwest Florida, Inc 2022 - 02				\$33,750.00	\$56,250.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2020 Debt Service
	12/1/21		\$45,000.00			
	2/1/22		\$22,500.00			
	5/1/22		\$22,500.00			
				\$0.00	\$0.00	\$0.00
				\$90,000.00	\$0.00	\$0.00