

*Scenic Highway
Community Development District*

Meeting Agenda

April 21, 2022

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 14, 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, April 21, 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/81935368539>

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

Meeting ID: 819 3536 8539

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. Approval of Minutes of the March 17, 2022 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Policies and Rates
 - i. Consideration of Resolution 2022-07 Adopting Amenity Policies and Rates for the District
5. Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: July 21, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Discussion Regarding Janitorial Services at Amenity
 - D. District Manager's Report
 - i. Approval of Check Register

¹ Comments will be limited to three (3) minutes

ii. Balance Sheet & Income Statement

7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Thursday, **March 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:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Patrick Marone	Assistant Secretary
Jessica Kowalski	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Marshall Tindall	GMS
Jake Whealdon	KE Law Group

The following is a summary of the discussions and actions taken at the March 17, 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

**Administration of Oath to Newly
Appointed Supervisor Lindsey Roden**

Ms. Burns stated that they had taken care of this item prior to the meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 17, 2022 Board of Supervisors Meeting

Ms. Burns presented the minutes of the February 17, 2022 Board of Supervisors meeting minutes and asked for any comments or corrections. There being none, there was a motion of approval.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Minutes of the February 17, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Quote for Pool Furniture

Ms. Burns stated that the total amount for the quote of the pool furniture was \$12,746. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Quote for Pool Furniture totaling \$12,746, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Equipment/Lease Purchase Agreement for Playground Equipment and Pool Furniture

Ms. Burns stated the agreement was in the package, noting that the Board had approved the quote for the pool furniture at a prior meeting. She asked if the Board had any questions, and hearing none, asked for a motion to approve. Ms. Roden noted she would abstain from the vote due to a conflict.

On MOTION by Mr. Marone, seconded by Ms. Kowalski, with all in favor, the Equipment/Lease Purchase Agreement for Playground Equipment and Pool Furniture, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns stated that the resolution would allow the District to utilize electronic signatures on documents instead of hard copies. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2022-06 Authorizing the Use of Electronic Documents and Signatures, was approved.

EIGHTH 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 report, highlighting items like the proposal for the landscaping project including the amenity and general area totaling \$34,040 annually, the janitorial proposal, and pest control proposal.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Amendment to the Prince Contract, was approved.

i. Consideration of Proposals for Janitorial Services at Amenity

a) CSS

b) Statewide Building Maintenance *(to be provided under separate cover)*

Mr. Tindall reviewed the proposals, noting that CSS was their current vendor and the Board decided to table this item until they had acquired more proposals.

ii. Consideration of Proposals for Pest Control at Amenity

a) Orkin

b) Massey Services *(to be provided under separate cover)*

Mr. Tindall reviewed the proposals, noting that Orkin had gone up in pricing, totaling \$974, noting that Massey was about half the price. The Board decided to go with Massey.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Proposal for Pest Control at Amenity with Massey as the Chosen Option, was approved.

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 \$65,875.31.

On MOTION by Mr. Heath, 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.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item was followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES INCLUDING SUSPENSION AND TERMINATION POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amenity Policies and Rates (together, “Amenity Rules”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. Fees for use of the District's recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of April 2022.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Policies and Rates

EXHIBIT A

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – APRIL 21, 2022 ¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); in accordance with Chapter 190 of the Florida Statutes, and on April 21, 2022, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the Scenic Highway Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and Lakes, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Scenic Highway Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Scenic Highway Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Scenic Highway Community Development District.

“District” – shall mean the Scenic Highway Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," “hereinafter” and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in

lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida Law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
 - (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.

- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.
- (q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.
- (r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass Containers.** No glass containers are permitted.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts’ sovereign immunity or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on April 21, 2022 by the Board of Supervisors for the Scenic Highway Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____

DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card. It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Scenic Highway Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of ____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Scenic Highway Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Scenic Highway Community Development District
Attn: Amenity Access Coordinator
219 East Livingston Street
Orlando, Florida 32801
Telephone: (407) 841-5524
Email: amenityaccess@gmscfl.com

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ – ____ Phase ____ – ____ Phase ____ – ____

New Construction: ____ Re-Sale: ____ Prior Owner: ____

Rental: ____ Landlord/Owner: ____

Lease Term: ____ Tenant/Renter: ____

SECTION V

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Thursday, July 21, 2022
HOUR: 9:00 AM
LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City, Florida and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

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

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF APRIL 2022.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Scenic Highway
Community Development District

Proposed Budget
FY2023



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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments	\$ 276,000	\$ 201,895	\$ 73,874	\$ 275,770	\$ 410,340
Assessments - Lot Closings	\$ -	\$ 230	\$ -	\$ 230	\$ -
Developer Contributions	\$ 73,380	\$ -	\$ 2,395	\$ 2,395	\$ -

Total Revenues	\$ 349,380	\$ 202,126	\$ 76,270	\$ 278,395	\$ 410,340
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$ 7,000	\$ 9,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Attorney	\$ 30,000	\$ 3,515	\$ 26,485	\$ 30,000	\$ 30,000
Annual Audit	\$ 4,300	\$ -	\$ 3,400	\$ 3,400	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 3,030	\$ -	\$ 3,030	\$ 3,550
Management Fees	\$ 35,000	\$ 14,583	\$ 20,417	\$ 35,000	\$ 36,750
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 175	\$ 175	\$ 300
Postage & Delivery	\$ 1,000	\$ 142	\$ 583	\$ 725	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Printing & Binding	\$ 1,000	\$ 7	\$ 583	\$ 590	\$ 1,000
Legal Advertising	\$ 10,000	\$ 1,327	\$ 8,673	\$ 10,000	\$ 7,000
Other Current Charges	\$ 5,000	\$ 186	\$ 350	\$ 536	\$ 5,000
Office Supplies	\$ 625	\$ 6	\$ 365	\$ 371	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 385	\$ 385	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 138,260	\$ 39,674	\$ 82,283	\$ 121,957	\$ 136,694
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Operations & Maintenance

Field Services

Property Insurance	\$ 5,000	\$ 1,153	\$ 4,888	\$ 6,041	\$ 10,000
Field Management	\$ 15,000	\$ -	\$ 10,000	\$ 10,000	\$ 15,750
Landscape Maintenance	\$ 70,000	\$ 9,153	\$ 19,857	\$ 29,010	\$ 34,040
Landscape Replacement	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Streetlights	\$ 18,000	\$ 5,676	\$ 7,700	\$ 13,376	\$ 14,520
Electric	\$ 3,600	\$ 1,020	\$ 2,100	\$ 3,120	\$ 3,960
Water & Sewer	\$ 2,400	\$ -	\$ 1,400	\$ 1,400	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 292	\$ 292	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 10,000
Contingency	\$ 2,500	\$ 38,635	\$ 1,458	\$ 40,093	\$ 7,500

Subtotal Field Services	\$ 127,000	\$ 55,637	\$ 54,570	\$ 110,207	\$ 123,170
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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ -	\$ 4,550	\$ 4,550	\$ 8,580
Amenity - Water	\$ 3,500	\$ -	\$ 5,250	\$ 5,250	\$ 9,900
Playground & Furniture Lease	\$ 14,000	\$ -	\$ 13,170	\$ 13,170	\$ 31,488
Internet	\$ 3,000	\$ -	\$ 770	\$ 770	\$ 1,452
Pest Control	\$ 720	\$ -	\$ 266	\$ 266	\$ 456
Janitorial Service	\$ 8,500	\$ -	\$ 3,150	\$ 3,150	\$ 5,400
Security Services	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 34,000
Pool Maintenance	\$ 18,000	\$ -	\$ 6,825	\$ 6,825	\$ 11,700
Amenity Access Management	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Subtotal Amenity Expenditures	\$ 83,120	\$ -	\$ 46,231	\$ 46,231	\$ 125,476
<u>Total Operations & Maintenance</u>	\$ 210,120	\$ 55,637	\$ 100,801	\$ 156,438	\$ 248,646
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 1,000	\$ -	\$ -	\$ -	\$ 25,000
<u>Total Other Expenditures</u>	\$ 1,000	\$ -	\$ -	\$ -	\$ 25,000
Total Expenditures	\$ 349,380	\$ 95,311	\$ 183,084	\$ 278,395	\$ 410,340
Excess Revenues/(Expenditures)	\$ -	\$ 106,814	\$ (106,814)	\$ -	\$ -

Net Assessments	\$410,340
Add: Discounts & Collections 7%	\$30,886
Gross Assessments	<u>\$441,226</u>
Assessable Units	368
Per Unit Gross Assessment	<u>\$1,198.98</u>

Scenic Highway

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. McDirmit Davis provides these services.

Assessment Administration

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Scenic Highway Community Development District General Fund Budget

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

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

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Scenic Highway Community Development District General Fund Budget

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

Description	Monthly	Annually
Landscape Maintenance	\$2,837	\$34,040
Total		\$34,040

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

Streetlights

Represents the cost to maintain street lights within the District boundaries that are expected to be in place throughout the fiscal year.

Electric

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

Scenic Highway Community Development District General Fund Budget

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Playground & Furniture Lease

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

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

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

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

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

Janitorial Services

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

Description	Monthly	Annually
Janitorial Services	\$450	\$5,400
Total		\$5,400

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

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

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

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 459,919	\$ 336,475	\$ 123,444	\$ 459,919	\$ 459,919
Interest	\$ -	\$ 14	\$ -	\$ 14	\$ -
Carry Forward Surplus	\$ 151,772	\$ 151,784	\$ -	\$ 151,784	\$ 153,204
Total Revenues	\$ 611,691	\$ 488,273	\$ 123,444	\$ 611,717	\$ 613,123
Expenditures					
Interest Expense - 11/1	\$ 151,756	\$ 151,756	\$ -	\$ 151,756	\$ 149,625
Principal Expense - 5/1	\$ 155,000	\$ -	\$ 155,000	\$ 155,000	\$ 160,000
Interest Expense - 5/1	\$ 151,756	\$ -	\$ 151,756	\$ 151,756	\$ 149,625
Total Expenditures	\$ 458,513	\$ 151,756	\$ 306,756	\$ 458,513	\$ 459,250
Excess Revenues/(Expenditures)	\$ 153,178	\$ 336,517	\$ (183,312)	\$ 153,204	\$ 153,873

Interest Expense 11/1/23	\$ 147,425
Total	\$ 147,425

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

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

Date		Balance	Principal		Interest		Total
11/01/22	\$	7,965,000.00	\$	-	\$	149,625.00	\$ 456,381.25
05/01/23	\$	7,965,000.00	\$	160,000.00	\$	149,625.00	\$ -
11/01/23	\$	7,805,000.00	\$	-	\$	147,425.00	\$ 457,050.00
05/01/24	\$	7,805,000.00	\$	165,000.00	\$	147,425.00	\$ -
11/01/24	\$	7,640,000.00	\$	-	\$	145,156.25	\$ 457,581.25
05/01/25	\$	7,640,000.00	\$	170,000.00	\$	145,156.25	\$ -
11/01/25	\$	7,470,000.00	\$	-	\$	142,818.75	\$ 457,975.00
05/01/26	\$	7,470,000.00	\$	175,000.00	\$	142,818.75	\$ -
11/01/26	\$	7,295,000.00	\$	-	\$	139,975.00	\$ 457,793.75
05/01/27	\$	7,295,000.00	\$	180,000.00	\$	139,975.00	\$ -
11/01/27	\$	7,115,000.00	\$	-	\$	137,050.00	\$ 457,025.00
05/01/28	\$	7,115,000.00	\$	185,000.00	\$	137,050.00	\$ -
11/01/28	\$	6,930,000.00	\$	-	\$	134,043.75	\$ 456,093.75
05/01/29	\$	6,930,000.00	\$	195,000.00	\$	134,043.75	\$ -
11/01/29	\$	6,735,000.00	\$	-	\$	130,875.00	\$ 459,918.75
05/01/30	\$	6,735,000.00	\$	200,000.00	\$	130,875.00	\$ -
11/01/30	\$	6,535,000.00	\$	-	\$	127,625.00	\$ 458,500.00
05/01/31	\$	6,535,000.00	\$	205,000.00	\$	127,625.00	\$ -
11/01/31	\$	6,330,000.00	\$	-	\$	123,781.25	\$ 456,406.25
05/01/32	\$	6,330,000.00	\$	215,000.00	\$	123,781.25	\$ -
11/01/32	\$	6,115,000.00	\$	-	\$	119,750.00	\$ 458,531.25
05/01/33	\$	6,115,000.00	\$	220,000.00	\$	119,750.00	\$ -
11/01/33	\$	5,895,000.00	\$	-	\$	115,625.00	\$ 455,375.00
05/01/34	\$	5,895,000.00	\$	230,000.00	\$	115,625.00	\$ -
11/01/34	\$	5,665,000.00	\$	-	\$	111,312.50	\$ 456,937.50
05/01/35	\$	5,665,000.00	\$	240,000.00	\$	111,312.50	\$ -
11/01/35	\$	5,425,000.00	\$	-	\$	106,812.50	\$ 458,125.00
05/01/36	\$	5,425,000.00	\$	250,000.00	\$	106,812.50	\$ -
11/01/36	\$	5,175,000.00	\$	-	\$	102,125.00	\$ 458,937.50
05/01/37	\$	5,175,000.00	\$	260,000.00	\$	102,125.00	\$ -
11/01/37	\$	4,915,000.00	\$	-	\$	97,250.00	\$ 459,375.00
05/01/38	\$	4,915,000.00	\$	270,000.00	\$	97,250.00	\$ -
11/01/38	\$	4,645,000.00	\$	-	\$	92,187.50	\$ 459,437.50
05/01/39	\$	4,645,000.00	\$	280,000.00	\$	92,187.50	\$ -
11/01/39	\$	4,365,000.00	\$	-	\$	86,937.50	\$ 459,125.00
05/01/40	\$	4,365,000.00	\$	290,000.00	\$	86,937.50	\$ -
11/01/40	\$	4,075,000.00	\$	-	\$	81,500.00	\$ 458,437.50
05/01/41	\$	4,075,000.00	\$	300,000.00	\$	81,500.00	\$ -
11/01/41	\$	3,775,000.00	\$	-	\$	75,500.00	\$ 457,000.00
05/01/42	\$	3,775,000.00	\$	315,000.00	\$	75,500.00	\$ -
11/01/42	\$	3,460,000.00	\$	-	\$	69,200.00	\$ 459,700.00
05/01/43	\$	3,460,000.00	\$	325,000.00	\$	69,200.00	\$ -
11/01/43	\$	3,135,000.00	\$	-	\$	62,700.00	\$ 456,900.00

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	3,135,000.00	\$	340,000.00	\$	62,700.00	\$ -
11/01/44	\$	2,795,000.00	\$	-	\$	55,900.00	\$ 458,600.00
05/01/45	\$	2,795,000.00	\$	355,000.00	\$	55,900.00	\$ -
11/01/45	\$	2,440,000.00	\$	-	\$	48,800.00	\$ 459,700.00
05/01/46	\$	2,440,000.00	\$	365,000.00	\$	48,800.00	\$ -
11/01/46	\$	2,075,000.00	\$	-	\$	41,500.00	\$ 455,300.00
05/01/47	\$	2,075,000.00	\$	380,000.00	\$	41,500.00	\$ -
11/01/47	\$	1,695,000.00	\$	-	\$	33,900.00	\$ 455,400.00
05/01/48	\$	1,695,000.00	\$	400,000.00	\$	33,900.00	\$ -
11/01/48	\$	1,295,000.00	\$	-	\$	25,900.00	\$ 459,800.00
05/01/49	\$	1,295,000.00	\$	415,000.00	\$	25,900.00	\$ -
11/01/49	\$	880,000.00	\$	-	\$	17,600.00	\$ 458,500.00
05/01/50	\$	880,000.00	\$	430,000.00	\$	17,600.00	\$ -
11/1/50	\$	450,000.00	\$	-	\$	9,000.00	\$ 456,600.00
5/1/51	\$	450,000.00	\$	450,000.00	\$	9,000.00	\$ 459,000.00
				\$ 7,965,000.00	\$ 5,463,750.00	\$	13,735,506.25

Scenic Highway
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Proposed Budget FY2022	Actuals Thru 44620	Projected Next 7 Months	Total Thru 44834	Proposed Budget FY2023
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -	\$ 25,000
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -	\$ 25,000
Excess Revenues/(Expenditures)	\$ 1,000	\$ -	\$ -	\$ -	\$ 25,000

SECTION VI

SECTION C

Scenic Highway CDD

Field Management Report



April 21, 2022
Clayton Smith
Field Services Manager
GMS

Complete

Landscape Review

- ✚ Monitoring landscaping maintenance as weekly mows begin.
- ✚ Oil spill materials cleanup completed.
- ✚ Planning for street repairs.



Complete

Amenity Review

- Monitoring Amenity.
- Met with Janitorial vendors, and proposals gathered for consideration.
- Facility ISP scheduled for setup on the 18th.



In Progress

Mailbox Lighting Assessment

Assessing mailbox lighting



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 D

SECTION 1

Scenic Highway Community Development District

Summary of Checks

March 8, 2022 to April 14, 2022

Bank	Date	Check No.'s	Amount
General Fund	3/14/22	184-186	\$ 8,281.23
	3/16/22	187-188	\$ 38,635.00
	3/22/02	189-193	\$ 1,000.00
	3/29/22	194	\$ 5,953.32
	4/5/22	195	\$ 4,888.00
	4/13/22	196	\$ 4,218.68
			<hr/> \$ 62,976.23
			<hr/> \$ 62,976.23

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/22/22	00010	3/17/22 PM031720	202203 310-51300-11000		*	200.00	
		BOS MEETING 3/17/22		PATRICK MARONE			200.00 000192
3/22/22	00009	3/17/22 RH031720	202203 310-51300-11000		*	200.00	
		BOS MEETING 3/17/22		RENNIE HEATH			200.00 000193
3/29/22	00027	11/01/21 5573	202111 320-53800-46200		*	288.33	
		LANDSCAPE MAINT - NOV 21					
		12/01/21 5574	202112 320-53800-46200		*	1,888.33	
		LAWN MAINTENANCE - DEC 22					
		1/01/22 5575	202201 320-53800-46200		*	1,888.33	
		LAWN MAINTENANCE - JAN 22					
		2/02/22 5576	202202 320-53800-46200		*	1,888.33	
		LAWN MAINTENANCE - FEB 22		PRINCE & SONS INC.			5,953.32 000194
4/05/22	00003	3/30/22 15382	202203 320-53800-45000		*	4,888.00	
		FY22 PROPERTY INSURANCE		EGIS INSURANCE & RISK ADVISORS			4,888.00 000195
4/13/22	00002	4/01/22 45	202204 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - APR 22					
		4/01/22 45	202204 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-APR 22					
		4/01/22 45	202204 310-51300-35100		*	150.00	
		INFORMATION TECH - APR 22					
		4/01/22 45	202204 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-APR 22					
		4/01/22 45	202204 310-51300-51000		*	2.92	
		OFFICE SUPPLIES					
		4/01/22 45	202204 310-51300-42000		*	7.42	
		POSTAGE					
		4/01/22 46	202204 320-53800-34000		*	625.00	
		FIELD MANAGEMENT - APR 22		GOVERNMENTAL MANAGEMENT SERVICES			4,218.68 000196
TOTAL FOR BANK A						62,976.23	
TOTAL FOR REGISTER						62,976.23	

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SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
February 28, 2022



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Scenic Highway
Community Development District
Combined Balance Sheet
February 28, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 235,776	\$ -	\$ -	\$ 235,776
Capital Projects Account	\$ -	\$ -	\$ 985	\$ 985
Investments:				
Series 2020				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 276,461	\$ -	\$ 276,461
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction - Phase 1 & 2	\$ -	\$ -	\$ 22,558	\$ 22,558
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ 1
Due from Developer	\$ 50,000	\$ -	\$ -	\$ 50,000
Due from General Fund	\$ -	\$ 60,056	\$ -	\$ 60,056
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
Total Assets	\$ 286,786	\$ 796,436	\$ 23,544	\$ 1,106,765
Liabilities:				
Accounts Payable	\$ 45,489	\$ -	\$ -	\$ 45,489
Contracts Payable	\$ -	\$ -	\$ 32,245	\$ 32,245
Due to Debt Service	\$ 60,056	\$ -	\$ -	\$ 60,056
Retainage Payable	\$ -	\$ -	\$ 54,878	\$ 54,878
Total Liabilities	\$ 105,546	\$ -	\$ 87,123	\$ 192,669
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,010	\$ -	\$ -	\$ 1,010
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 796,436	\$ -	\$ 796,436
Capital Projects - Series 2020	\$ -	\$ -	\$ (63,580)	\$ (63,580)
Unassigned	\$ 180,230	\$ -	\$ -	\$ 180,230
Total Fund Balances	\$ 181,240	\$ 796,436	\$ (63,580)	\$ 914,096
Total Liabilities & Fund Balance	\$ 286,786	\$ 796,436	\$ 23,544	\$ 1,106,765

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 168,750	\$ 168,145	\$ 168,145	\$ -
Assessments - Direct Bill	\$ 107,250	\$ 80,438	\$ 33,750	\$ (46,688)
Assessments - Lot Closings	\$ -	\$ -	\$ 230	\$ 230
Developer Contributions	\$ 73,380	\$ -	\$ -	\$ -
Total Revenues	\$ 349,380	\$ 248,583	\$ 202,126	\$ (46,457)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 30,000	\$ 12,500	\$ 3,515	\$ 8,985
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,550	\$ 3,030	\$ 520
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 142	\$ 275
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 417	\$ 7	\$ 410
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,327	\$ 2,840
Other Current Charges	\$ 5,000	\$ 2,083	\$ 186	\$ 1,897
Office Supplies	\$ 625	\$ 260	\$ 6	\$ 254
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,260	\$ 64,135	\$ 39,674	\$ 24,461

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,153	\$ 3,847
Field Management	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 70,000	\$ 29,167	\$ 9,153	\$ 20,013
Landscape Replacement	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Streetlights	\$ 18,000	\$ 7,500	\$ 5,676	\$ 1,824
Electric	\$ 3,600	\$ 1,500	\$ 1,020	\$ 480
Water & Sewer	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
General Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 2,500	\$ 1,042	\$ 38,635	\$ (37,593)
Subtotal Field Expenditures	\$ 127,000	\$ 55,833	\$ 55,637	\$ 196
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 6,000	\$ -	\$ 6,000
Amenity - Water	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Playground Lease	\$ 14,000	\$ 5,833	\$ -	\$ 5,833
Internet	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Pest Control	\$ 720	\$ 300	\$ -	\$ 300
Janitorial Service	\$ 8,500	\$ 3,542	\$ -	\$ 3,542
Security Services	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Pool Maintenance	\$ 18,000	\$ 7,500	\$ -	\$ 7,500
Amenity Access Management	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,000	\$ 417	\$ -	\$ 417
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 83,120	\$ 34,633	\$ -	\$ 34,633
Total Operations & Maintenance	\$ 210,120	\$ 90,467	\$ 55,637	\$ 34,829
Total Expenditures	\$ 348,380	\$ 154,602	\$ 95,311	\$ 59,291
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 106,814	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 106,814	
Fund Balance - Beginning	\$ -		\$ 74,426	
Fund Balance - Ending	\$ -		\$ 181,240	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 281,180	\$ 280,225	\$ 280,225	\$ -
Assessments - Direct Bill	\$ 178,739	\$ 134,063	\$ 56,250	\$ (77,813)
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ 459,919	\$ 414,288	\$ 336,489	\$ (77,799)
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		\$ 184,733	
Fund Balance - Beginning	\$ 151,772		\$ 611,703	
Fund Balance - Ending	\$ 153,178		\$ 796,436	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 617,010	\$ 617,010
Other Income	\$ -	\$ -	\$ 54,575	\$ 54,575
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 671,589	\$ 671,589
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 618,281	\$ (618,281)
Miscellaneous	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 618,296	\$ (618,296)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 53,293	
Fund Balance - Beginning	\$ -		\$ (116,873)	
Fund Balance - Ending	\$ -		\$ (63,580)	

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	\$ 1,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	168,145
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 33,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,750
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	230
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ 165,861	\$ 997	\$ 35,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	202,126
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 59	\$ 1,715	\$ 994	\$ 446	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,515
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,030
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,583
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 5	\$ -	\$ 47	\$ 53	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	142
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,570
Printing & Binding	\$ -	\$ -	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Legal Advertising	\$ 1,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,327
Other Current Charges	\$ 30	\$ 31	\$ 38	\$ 39	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	186
Office Supplies	\$ 0	\$ -	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 15,750	\$ 6,529	\$ 5,671	\$ 7,155	\$ 4,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,674

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	\$ -	\$ -	\$ -	\$ -	\$ 1,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,153
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 1,600	\$ 1,888	\$ 1,888	\$ 1,888	\$ 1,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,153
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ 3,340	\$ 2,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,676
Electric	\$ -	\$ -	\$ -	\$ 752	\$ 268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,020
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ 27,800	\$ 10,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,635
Subtotal Field Expenditures	\$ 1,600	\$ 1,888	\$ 1,888	\$ 33,781	\$ 16,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,637
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	\$ 1,888	\$ 1,888	\$ 33,781	\$ 16,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,637
Total Expenditures	\$ 17,350	\$ 8,417	\$ 7,559	\$ 40,936	\$ 21,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,311
Excess (Deficiency) of Revenues over Expenditures	\$ (17,350)	\$ (8,417)	\$ 158,303	\$ (39,939)	\$ 14,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106,814
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (17,350)	\$ (8,417)	\$ 158,303	\$ (39,939)	\$ 14,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106,814

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
02/18/22	ACH	\$4,300.90	(\$172.00)	(\$82.58)	\$0.00	\$4,046.32	\$1,517.43	\$2,528.89	\$4,046.32
TOTAL							\$ 168,145.49	\$ 280,225.10	\$ 448,370.59

99.64%	Net Percent Collected
\$ 1,611.07	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

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
2/22/22	12/1/21	302168	\$45,000.00	\$45,000.00	\$16,875.00	\$28,125.00
2/22/22	2/1/22	302168	\$22,500.00	\$22,500.00	\$8,437.50	\$14,062.50
2/22/22	5/1/22	302168	\$22,500.00	\$22,500.00	\$8,437.50	\$14,062.50
			\$90,000.00	\$90,000.00	\$33,750.00	\$56,250.00