

***Scenic Highway  
Community Development District***

***Agenda***

***June 15, 2023***

# AGENDA

# *Scenic Highway*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

June 8, 2023

**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, June 15, 2023 at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

**Zoom Video Link:** <https://us06web.zoom.us/j/81785812872>

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

**Meeting ID:** 831 4845 3275

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of the Resignation of Lauren Schenk
  - B. Appointment of Individual to Fulfill Vacancy of Seat No. 2 with Terms Ending November 2023
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2023-02 Electing Officers
4. Approval of Minutes of the April 20, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2023-03 Extending Seat Terms to Reflect the General Election Schedule
6. Consideration of Resolution 2023-04 Updating Local Bank Signatories
7. Ratification of Recorded Release of Construction Easement
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Tree Replanting Proposals
    - ii. Consideration of Added Annual Mows Proposal with Prince & Sons
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Registered Voters- 190
    - iv. Reminder of Form 1 Filing Deadline of July 1, 2023
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

## SECTION III

# SECTION A

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----- Forwarded message -----

From: Lauren Oakley <[loakley@cassidyhomes.com](mailto:loakley@cassidyhomes.com)>

Date: Thu, May 11, 2023 at 5:00 PM

Subject: Scenic Highway CDD

To: Tricia Adams <[tadams@gmscfi.com](mailto:tadams@gmscfi.com)>

Please accept this email as my resignation from the Scenic Highway CDD board.

Lauren Schwenk  
Oakley Rhinehart Cassidy, LLC  
Creative Association Services  
The Land Ladies, LLC  
C. 863.287.1197

Sent from my iPhone

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# SECTION D

**RESOLUTION 2023-02**

**A RESOLUTION ELECTING THE OFFICERS OF THE  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT  
DISTRICT, POLK COUNTY, FLORIDA.**

**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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Treasurer	_____
Treasurer	_____

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2023.**

ATTEST:

SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT

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

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



# 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, **April 20, 2023** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present and constituting a quorum were:

Lauren Schwenk <i>joined meeting in progress by Zoom</i>	Chairperson
Eric Lavoie	Vice Chairman
Bobbie Henley	Assistant Secretary
Jessica Kowalski	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Marshall Tindall	GMS
Meredith Hammock	KVW Law

*The following is a summary of the discussions and actions taken at the April 20, 2023 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order. There were four members attending, constituting a quorum. Ms. Schwenk joined the meeting via Zoom later in the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams stated that there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 20, 2022 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the October 20, 2022 Board of Supervisors meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the Minutes of the October 20, 2022 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing for  
Budget Adoption**

Ms. Adams stated this resolution is to approve the Fiscal Year 2024 proposed budget and noted it was included in the agenda packet. She noted this would set the public hearing for July 20, 2023, at 9:30 a.m. and this would approve the proposed budget and will facilitate communication to the local government and the publication of notices for budget adoption in July. She added they are proposing a level assessment meaning there will be no assessment increase for the property owners. She noted if the Board would like to increase the spending and increase the assessment level that would need to be done today.

Ms. Adams reviewed the budget details and reiterated the total is the same as the current budget. She added some adjustments were made in administration based on actuals to include a decrease in engineering and attorney fees. Increases include assessment administration from \$5,000 to \$5,300 and management fees from \$36,750 up to \$40,000. She stated the overall budget for Fiscal Year 2024 is \$126,352 and is a reduction from the current adopted budget from \$133,734. She added increases in field expenses, field management, landscape maintenance from a total of \$128,450 to the proposed \$145,647. The Board asked about water/sewer costs in the projected budget. Ms. Adams replied these are anticipated costs.

She added the amenity expenditures for the new budget have been adjusted and a proposed increase of \$3,000 for security services and proposed increase for \$8,100 for pool maintenance. She explained the security services will include increase in patrol services. The current amenity expenses are \$125,476 and the proposed budget will be \$133,136. She added the planned capital

transfer out from \$22,680 to \$5,205.1. She stated there are 368 units and the maintenance fees per unit will be \$1,198.98.

Ms. Adams noted Ms. Schwenk joined the meeting via Zoom. She questioned the security services change to the budget. Ms. Adams explained the current services for on-site security guards on weekends and mobile patrol for Thursday, Friday and Monday. She explained the implementation of a pilot program with remote monitoring services to include a camera, speaker, installation. The new amount includes the remote monitoring option. Continued discussion included the days/times of monitoring, personnel, scope of services, and monitoring service.

She continued the overview of the proposed budget details to include debt service annual fund, interest and principal based on the amortization schedule. She noted the gross assessment per unit is \$1,344 and explained the net assessment.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Resolution 2023-01 the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing for July 20, 2023 at 9:30 a.m. in the same location, was approved.
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#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Quit Claim Deed Between Scenic Highway CDD and JMBI Real Estate, LLC**

Ms. Adams stated this was added to the agenda and noted District Counsel had prepared the documents. Ms. Hammock explained the deed and reviewed the portion of the sidewalk adjacent to Scenic Highway.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Quit Claim Deed Between Scenic Highway CDD and JMBI Real Estate, LLC, was approved.
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#### **SIXTH ORDER OF BUSINESS**

#### **Ratification of Fiscal Year 2023 Data Usage Agreement with Polk County Property Appraiser**

Ms. Adams stated this agreement noted the District is abiding by the public records of the county and exemptions of classifications of citizens. She added it was signed in order to process.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Fiscal Year 2023 Data Agreement with Polk County Property Appraiser, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Contract Agreement with  
Polk County Property Appraiser**

Ms. Adams stated this agreement will allow the Polk County Property Appraiser to place the CDD fees on the property tax bills.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Review of Special Assessment Bonds,  
Series 2020 Rebate Report**

Ms. Adams stated this report is for the Series 2020 bond issue. She noted the IRS requires reporting every 5 years for reporting any arbitrage issues. She added there are no arbitrage issues at this time.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Special Assessment Bonds Series 2020 Rebate Report, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated that there was nothing specific to report. She noted the partnership change of the firm.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Tindall reviewed the field manager's report to included repairs of fence damage, repair

to shade structures, installation of park signs, security services updates, clean-up of areas, landscaping trimming, palm replacements, irrigation repairs, well damage and pump replacement, fence repairs and insurance claims, street signs, irrigation adjustments and cleaning.

**i. Consideration of Landscape and Irrigation Contract Maintenance Renewal with Prince & Sons**

Ms. Adams explained the contract renewal stating the renewal of landscaping services will extend the existing terms through the end of the current fiscal year. She added there is an expectation a new contract will be presented closer to budget adoption time and will include the new terms being negotiated now. This agreement will extend the current agreement. Mr. Lavoie ask about pricing, and it was noted the pricing is the same through the end of the year.

On MOTION by Mr. Lavoie, seconded by Mr. Roden, with all in favor, the Landscape and Irrigation Contract Maintenance Renewal with Prince & Sons, was approved.
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Further discussion ensued on the pricing and increases for the contract on pond maintenance. Mr. Tindell noted for next year to include extra pond maintenance, and pricing increases. Mr. Lavoie stated they were getting expensive. Ms. Adams ask for clarification if the Board was interested in bidding out landscaping for the Fiscal Year 2024. Mr. Lavoie stated yes. Based on the discussion a motion was made.

On MOTION by Mr. Lavoie, seconded by Mr. Roden, with all in favor, To Issue an RFP for Landscaping Services for FY 2024, was approved.
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Mr. Tindell asked about keeping the RFP for later. Ms. Adams explained this would be effective October 1, 2023 and this would be discussed in the upcoming budget and using the scope with additional work.

Mr. Lavoie stated there wasn't specific issues but wanted to be more competitive with landscaping. Ms. Adams explained the RFP process and budget.

**ii. Consideration of Janitorial Maintenance Services Renewal with Clean Star Services of Central Florida**

Ms. Adams noted they are looking for the Board to extend the existing agreement through the end of the fiscal year with no changes to the terms. This proposal is an increase effective October 1, 2023. Mr. Tindall provided an overview of the Clean Star Services proposal and the current pricing of 3/week for \$425/month. He noted they are less expensive and do a good job and he recommended continuing with this company. He noted they are asking for an increase to \$475/month for the same service starting October 1, 2023. He explained the transfer of cleaning and trash services. The Board asked if the amount current paid be lower. Mr. Tindell explained the services and fees and his recommendation for approval. Discussion of the contingent budget adoption and this approval.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Janitorial Maintenance Services Renewal with Clean Star Services of Central Florida, was approved.

**iii. Consideration of Pool Maintenance Services Agreement Renewal with Resort Pool Services**

Mr. Adams noted this would extending the current term of the existing agreement and effective October 1<sup>st</sup> and the proposed terms. Mr. Tindell explained the scope of services and the proposed increase of the monthly fee from \$1500 to \$1650. New terms effective October 1<sup>st</sup> contingent on budget adoption. He recommended approval of this proposal and the new increase starting October 1<sup>st</sup> – September 30, 2024.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the Pool Maintenance Services Agreement Renewal with Resort Pool Services, was approved.

**iv. Ratification of Proposal for Playground Shade Repairs with Pro Playgrounds**

Mr. Adams noted a copy was provided to the Board and the repairs have been completed from the hurricane damage.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Proposal for Playground Shade Repairs with Pro Playgrounds, was ratified.

**D. District Manager's Report**

**i. Approval of Check Register**

Mr. Adams stated the check register was from February 1, 2023 through February 28, 2023, for a total amount of \$21,302.95.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Check Register for \$21,302.95, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams stated that the unaudited financials were through February and were included in the package.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION V

## RESOLUTION 2023-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; 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; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

Seat # 1	(currently held by Bobbie Henley)
Seat # 2	(currently held by _____)
Seat # 4	(currently held by Jessica Kowalski)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 3	(currently held by Lindsey Roden)
Seat # 5	(currently held by Eric Lavoie)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**ATTEST:**

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson / Vice Chairperson,  
Board of Supervisors

## SECTION VI

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 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 entirely within Polk County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

## SECTION VII

**Prepared By and Return to:**

Roy Van Wyk, Esq.  
**KILINSKI | VAN WYK**  
2016 Delta Boulevard Suite 101  
Tallahassee, Florida 32301

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**RELEASE OF  
TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT**

This RELEASE OF TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("Release") is executed by the SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT, whose address is 219 E. Livingston Street, Orlando, Florida 32801 ("District").

**WITNESSETH:**

**WHEREAS**, the District is the holder of a temporary construction and access easement (the "Easement") as granted and more particularly described by that certain *Temporary Construction and Access Easement Agreement* (the "Agreement"), dated October 17, 2019, and recorded in Official Records Book 11099, Pages 0430-0436 of the Official Records of Polk County, Florida; and

**WHEREAS**, the District no longer has need for the Easement as the improvements contemplated to be constructed by the Agreement have been completed; and

**WHEREAS**, the District desires to release the Easement and terminate the Agreement of record.

**NOW, THEREFORE**, the District hereby releases, conveys and quitclaims all of the District's right, title and interest in and to the Easement and hereby cancels the Agreement of record and all of the lands and property identified in the Agreement as being subject to the Easement, to the extent not previously released pursuant to the provisions of the Easement, shall be deemed to be and are hereby released therefrom.

*{SIGNATURES SET FORTH ON THE FOLLOWING PAGE}*

Signed, sealed and delivered  
in the presence of:

Jessica Petrucci  
(Signature)

Jessica Petrucci  
(Print Name)

Kristin Cassidy  
(Signature)

Kristin Cassidy  
(Print Name)

**SCENIC HIGHWAY COMMUNITY**

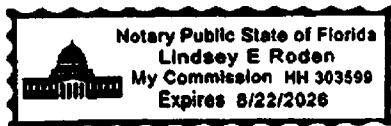
**DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government created pursuant to  
Chapter 190, *Florida Statutes*

By: Lauren O. Schwenk

Lauren O. Schwenk, Chairperson, Board of  
Supervisors

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 11<sup>th</sup> day of May 2023, by Lauren Schwenk, as Chairperson of the  
Board of Supervisors of Scenic Highway Community Development District.



[notary seal]

Lindsey E. Roden  
(Official Notary Signature)

Name: Lindsey E. Roden  
Personally Known Lauren Schwenk  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



## SECTION VIII

# SECTION C

# Scenic Highway CDD

## Field Management Report

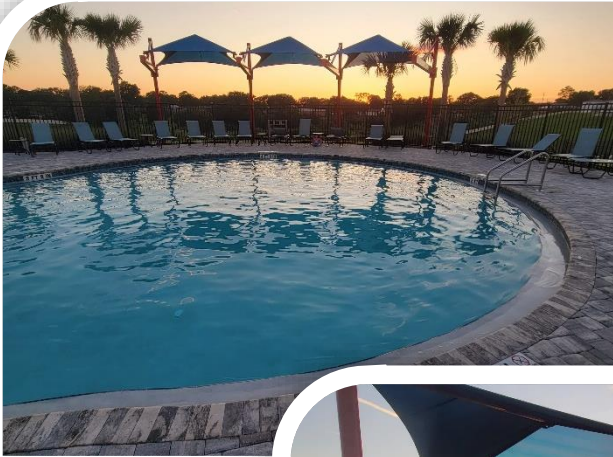


June 15, 2023  
Marshall Tindall  
Field Services Manager  
GMS

# Complete

## Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed.
- ✚ Making arrangements to replace a post cap that is missing.

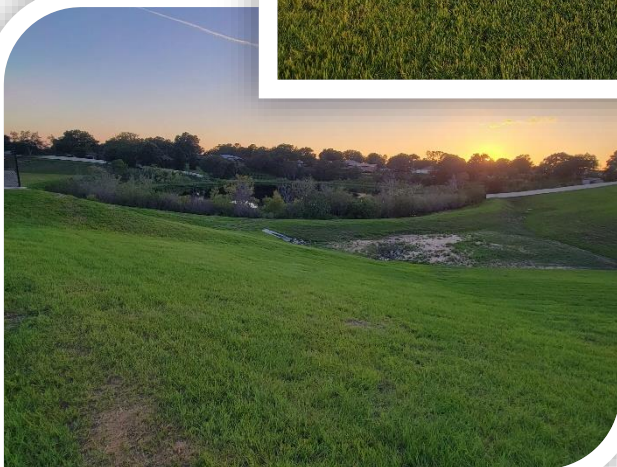
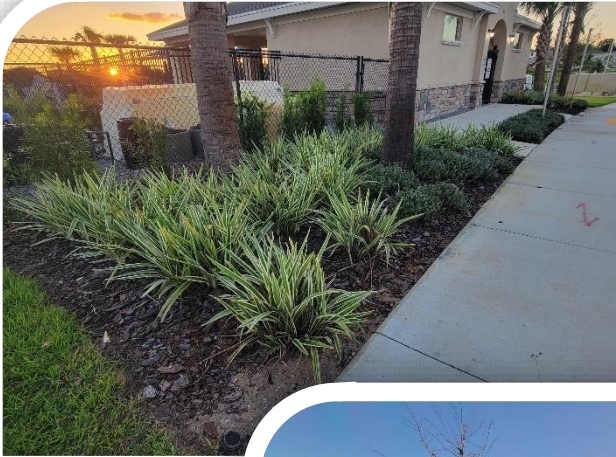




# Complete

## Landscape Review

- ✚ Landscaper has kept up with the grass mowing and planters have been kept neat and clean.
- ✚ Preparing for rainy season.
- ✚ Recommending increased pond mows.
- ✚ Finalizing proposal with vendor.



# In Progress

## City Violation Notices

- ✚ Our team is working hard to alert residents of violation notices to allow them to take action themselves.
- ✚ We reviewed city's list, and are proactively monitoring for other areas with HOA to seek resolution.
- ✚ Gathering proposal for new trees as a cautionary measure.



# In Progress

## Signs

- ✚ Street signs have arrived.
- ✚ Installation and straightening is being scheduled.

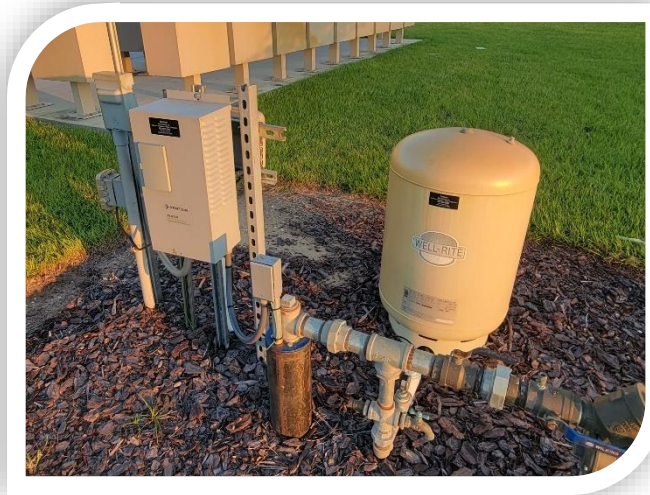




# Upcoming

## Iron in water

- ✚ Heads along the walls were adjusted to reduce overspray.
- ✚ Planning for wall cleaning during summer.
- ✚ Gathering proposals for iron treatment system and maintenance for consideration.





# Site Items

## Signs

- ✚ Road and utility work is being done along SR 17.
- ✚ Monitoring adjacent CDD areas.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,  
Marshall Tindall

# SECTION 1

***to be provided under separate cover***

## SECTION 2

*to be provided under separate cover*

# SECTION D

# SECTION 1



# Scenic Highway Community Development District

## Summary of Check Register

March 1, 2023 to April 30, 2023

Fund	Date	Check No.'s		Amount
General Fund	3/6/23	307-311	\$	3,169.00
	3/14/23	312-314	\$	5,196.84
	3/21/23	315-319	\$	21,978.56
	4/5/23	320-321	\$	1,430.25
	4/24/23	322-327	\$	14,980.10
Total Amount			\$	46,754.75

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/06/23	00053	2/10/23 7105-02-	202302 310-51300-31200	SPECIAL ASSESS BOND S2020	*	900.00	
				AMTEC			900.00 000307
3/06/23	00041	2/27/23 9232	202302 330-57200-48200	MTHLY CLEANING SVC-FEB 23	*	425.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			425.00 000308
3/06/23	00024	2/21/23 5794	202301 310-51300-31500	CONFER/REVIEW	*	304.00	
				KILINSKI / VAN WYK, PLLC			304.00 000309
3/06/23	00037	2/02/23 51997922	202302 330-57200-48100	PEST PREVENTION - FEB 23	*	40.00	
				MASSEY SERVICES INC.			40.00 000310
3/06/23	00050	3/01/23 18633	202303 330-57200-48500	POOL MAINTENANCE - MAR 23	*	1,500.00	
				RESORT POOL SERVICES			1,500.00 000311
3/14/23	00037	3/01/23 52472192	202303 330-57200-48100	PEST CONTROL - MAR 23	*	40.00	
				MASSEY SERVICES INC.			40.00 000312
3/14/23	00027	3/01/23 8202	202303 330-57200-46200	LANDSCAPE MAINT - MAR23	*	2,836.66	
				PRINCE & SONS INC.			2,836.66 000313
3/14/23	00051	2/28/23 11189707	202302 330-57200-34500	SECURITY SVCS 02/01-02/28	*	2,320.18	
				SECURITAS SECURITY			2,320.18 000314
3/21/23	00002	3/01/23 89	202303 310-51300-34000	MANAGEMENT FEES - MAR 23	*	3,062.50	
		3/01/23 89	202303 310-51300-35200	WEBSITE ADMIN - MAR 23	*	100.00	
		3/01/23 89	202303 310-51300-35100	INFOR TECHNOLOGY - MAR 23	*	150.00	
		3/01/23 89	202303 310-51300-31300	DISSEMINATION - MAR 23	*	416.67	
		3/01/23 89	202303 330-57200-48300	AMENITY ACCESS - MAR 23	*	416.67	
		3/01/23 89	202303 310-51300-51000	OFFICE SUPPLIES	*	1.05	
		3/01/23 89	202303 310-51300-42000	POSTAGE	*	96.32	

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		3/01/23	89	202303	310-51300-42500					*	9.60		
			COPIES										
		3/01/23	90	202303	320-53800-34000					*	1,312.50		
			FEILD MANAGEMENT - MAR 23										
									GOVERNMENTAL MANAGEMENT SERVICES			5,565.31	000315
3/21/23	00054	1/30/23	HCF00017	202301	320-53800-49000					*	13,629.17		
			REPAIR/RPLCD PVC FENCE										
									HILLCREST FENCE LLC			13,629.17	000316
3/21/23	00024	3/10/23	6025	202302	310-51300-31500					*	38.00		
			GEN.COUNSEL MTHLY MEETING										
									KILINSKI / VAN WYK, PLLC			38.00	000317
3/21/23	00027	3/03/23	8262	202303	320-53800-47300					*	123.08		
			RPLCD HEADS/BRKN NOZZLES										
									PRINCE & SONS INC.			123.08	000318
3/21/23	00039	3/20/23	03202023	202303	300-15500-10000					*	2,623.00		
			PLAYGRND/FUR LEASE- MAR23										
									83 HOLDINGS, LLC			2,623.00	000319
4/05/23	00041	3/28/23	9465	202303	330-57200-48200					*	425.00		
			MTHLY CLEANING SVC-MAR-23										
									CSS CLEAN STAR SERVICES CENTRAL FL			425.00	000320
4/05/23	00046	3/27/23	GMS33505	202303	330-57200-34500					*	1,005.25		
			KEY CARDS CS25										
									CURRENT DEMANDS ELECTRICAL &			1,005.25	000321
4/24/23	00002	4/01/23	92	202304	310-51300-34000					*	3,062.50		
			MANAGEMENT FEES APR 23										
		4/01/23	92	202304	310-51300-35200					*	100.00		
			WEBSITE ADMIN APR 23										
		4/01/23	92	202304	310-51300-35100					*	150.00		
			INFOR TECHNOLOGY APR 23										
		4/01/23	92	202304	310-51300-31300					*	416.67		
			DISSEMINATION APR 23										
		4/01/23	92	202304	330-57200-48300					*	416.67		
			AMENITY ACESS APR 23										
		4/01/23	92	202304	310-51300-51000					*	.87		
			OFFICE SUPPLIES										
		4/01/23	92	202304	310-51300-42000					*	35.27		
			POSTAGE										
		4/01/23	93	202304	320-53800-34000					*	1,312.50		
			FIELD MANAGEMENT APR 23										
									GOVERNMENTAL MANAGEMENT SERVICES			5,494.48	000322
									SCEN SCENIC HIGHWAY CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/24/23	00037	4/05/23 52883703	202304 330-57200-48100	PEST CONTROL- APR23	*	40.00	
				MASSEY SERVICES INC.			40.00 000323
4/24/23	00027	4/01/23 8486	202304 330-57200-46200	LANDSCAPE MAINT-APR23	*	2,836.66	
		4/06/23 8538	202304 330-57200-47300	RPLCD HEADS/BRKN NOZZLES	*	123.08	
				PRINCE & SONS INC.			2,959.74 000324
4/24/23	00050	4/01/23 18873	202304 330-57200-48500	POOL MAINTENANCE APR 23	*	1,500.00	
				RESORT POOL SERVICES			1,500.00 000325
4/24/23	00051	3/31/23 11226776	202303 330-57200-34500	SECURITY SVCS -3/01-3/30	*	2,362.88	
				SECURITAS SECURITY			2,362.88 000326
4/24/23	00039	4/13/23 04132023	202304 300-15500-10000	PLAYGRND/FUR LEASE- MAY23	*	2,623.00	
				83 HOLDINGS, LLC			2,623.00 000327
TOTAL FOR BANK A						46,754.75	
TOTAL FOR REGISTER						46,754.75	

SCEN SCENIC HIGHWAY CWRIGHT

## SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2023***



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**Scenic Highway**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 378,577	\$ -	\$ -	\$ 378,577
Capital Projects Account	\$ -	\$ -	\$ 985	\$ 985
<b>Investments:</b>				
<b>Series 2020</b>				
Reserve	\$ -	\$ 459,919	\$ -	\$ 459,919
Revenue	\$ -	\$ 465,819	\$ -	\$ 465,819
Construction - Phase 1 & 2	\$ -	\$ -	\$ 0	\$ 0
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ 1
Due from General Fund	\$ -	\$ 5,486	\$ -	\$ 5,486
Prepaid Expenses	\$ 3,633	\$ -	\$ -	\$ 3,633
<b>Total Assets</b>	<b>\$ 382,210</b>	<b>\$ 931,224</b>	<b>\$ 986</b>	<b>\$ 1,314,420</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 7,490	\$ -	\$ -	\$ 7,490
Due to Debt Service	\$ 5,486	\$ -	\$ -	\$ 5,486
<b>Total Liabilities</b>	<b>\$ 12,976</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,976</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 3,633	\$ -	\$ -	\$ 3,633
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 931,224	\$ -	\$ 931,224
Capital Projects - Series 2020	\$ -	\$ -	\$ 986	\$ 986
Unassigned	\$ 365,602	\$ -	\$ -	\$ 365,602
<b>Total Fund Balances</b>	<b>\$ 369,235</b>	<b>\$ 931,224</b>	<b>\$ 986</b>	<b>\$ 1,301,444</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 382,210</b>	<b>\$ 931,224</b>	<b>\$ 986</b>	<b>\$ 1,314,420</b>



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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 410,340	\$ 410,340	\$ 403,159	\$ (7,181)
Miscellaneous Revenue	\$ -	\$ -	\$ 3,985	\$ 3,985
<b>Total Revenues</b>	<b>\$ 410,340</b>	<b>\$ 410,340</b>	<b>\$ 407,144</b>	<b>\$ (3,196)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,000	\$ 5,000
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 30,000	\$ 17,500	\$ 3,984	\$ 13,516
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,000	\$ 2,917	\$ 2,917	\$ -
Trustee Fees	\$ 3,550	\$ 3,550	\$ 4,041	\$ (491)
Management Fees	\$ 36,750	\$ 21,438	\$ 21,438	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Postage & Delivery	\$ 1,000	\$ 583	\$ 531	\$ 53
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 1,000	\$ 583	\$ 10	\$ 574
Legal Advertising	\$ 5,000	\$ 2,917	\$ 455	\$ 2,462
Other Current Charges	\$ 5,000	\$ 2,917	\$ 314	\$ 2,602
Office Supplies	\$ 625	\$ 365	\$ 5	\$ 359
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 133,734</b>	<b>\$ 82,578</b>	<b>\$ 49,507</b>	<b>\$ 33,070</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2023**

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 13,224	\$ (3,224)
Field Management	\$ 15,750	\$ 9,188	\$ 9,188	\$ -
Landscape Maintenance	\$ 34,040	\$ 19,857	\$ 19,857	\$ 0
Landscape Replacement	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Streetlights	\$ 14,520	\$ 8,470	\$ 7,598	\$ 872
Electric	\$ 9,240	\$ 5,390	\$ 1,776	\$ 3,614
Water & Sewer	\$ 2,400	\$ 1,400	\$ -	\$ 1,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 7,500	\$ 4,375	\$ 2,051	\$ 2,324
General Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 8,795	\$ (2,962)
Contingency	\$ 7,500	\$ 7,500	\$ 13,629	\$ (6,129)
<b>Subtotal Field Expenditures</b>	<b>\$ 128,450</b>	<b>\$ 82,221</b>	<b>\$ 76,118</b>	<b>\$ 6,103</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,580	\$ 5,005	\$ 3,347	\$ 1,658
Amenity - Water	\$ 9,900	\$ 5,775	\$ 2,305	\$ 3,470
Playground Lease	\$ 31,488	\$ 18,368	\$ 18,363	\$ 5
Internet	\$ 1,452	\$ 847	\$ 665	\$ 182
Pest Control	\$ 456	\$ 266	\$ 120	\$ 146
Janitorial Service	\$ 5,400	\$ 3,150	\$ 2,975	\$ 175
Security Services	\$ 34,000	\$ 19,833	\$ 13,460	\$ 6,373
Pool Maintenance	\$ 11,700	\$ 6,825	\$ 10,500	\$ (3,675)
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 2,917	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 695	\$ 5,138
Contingency	\$ 7,500	\$ 4,375	\$ 878	\$ 3,497
<b>Subtotal Amenity Expenditures</b>	<b>\$ 125,476</b>	<b>\$ 73,194</b>	<b>\$ 56,225</b>	<b>\$ 16,969</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 253,926</b>	<b>\$ 155,415</b>	<b>\$ 132,344</b>	<b>\$ 23,072</b>
<b>Total Expenditures</b>	<b>\$ 387,660</b>	<b>\$ 237,993</b>	<b>\$ 181,851</b>	<b>\$ 56,142</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 22,680</b>		<b>\$ 225,293</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (22,680)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (22,680)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 225,293</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 143,942</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 369,235</b>	

**Scenic Highway**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 459,919	\$ 459,919	\$ 451,922	\$ (7,997)
Interest	\$ -	\$ -	\$ 13,119	\$ 13,119
<b>Total Revenues</b>	<b>\$ 459,919</b>	<b>\$ 459,919</b>	<b>\$ 465,042</b>	<b>\$ 5,123</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 149,625	\$ 149,625	\$ 149,625	\$ -
Principal - 5/1	\$ 160,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 149,625	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 459,250</b>	<b>\$ 149,625</b>	<b>\$ 149,625</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 669</b>		<b>\$ 315,417</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 153,700</b>		<b>\$ 615,807</b>	
<b>Fund Balance - Ending</b>	<b>\$ 154,369</b>		<b>\$ 931,224</b>	

**Scenic Highway**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 41,262	\$ 41,262
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,262</b>	<b>\$ 41,262</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 41,262	\$ (41,262)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,262</b>	<b>\$ (41,262)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 986</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 986</b>	

**Scenic Highway**  
**Community Development District**  
**Capital Reserve Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 22,680	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 22,680</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 22,680</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 22,680</b>		<b>\$ -</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 16,920	\$ 314,758	\$ 66,587	\$ 2,303	\$ 4,653	\$ (2,062)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 403,159
Miscellaneous Revenue	\$ -	\$ -	\$ 3,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,985
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 16,920</b>	<b>\$ 318,743</b>	<b>\$ 66,587</b>	<b>\$ 2,303</b>	<b>\$ 4,653</b>	<b>\$ (2,062)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 407,144</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,065	\$ 95	\$ 114	\$ 304	\$ 38	\$ 362	\$ 2,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,984
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,438
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Postage & Delivery	\$ 44	\$ 9	\$ 101	\$ 193	\$ 52	\$ 96	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455
Other Current Charges	\$ 38	\$ 38	\$ 39	\$ 74	\$ 39	\$ 39	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 18,505</b>	<b>\$ 3,873</b>	<b>\$ 3,985</b>	<b>\$ 7,331</b>	<b>\$ 4,759</b>	<b>\$ 4,237</b>	<b>\$ 6,819</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,507</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 13,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,224
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	9,188
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	19,857
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 721	\$ 1,429	\$ 1,075	\$ 1,082	\$ 1,097	\$ 1,096	\$ 1,099	\$ -	\$ -	\$ -	\$ -	\$ -	7,598
Electric	\$ 178	\$ 186	\$ 211	\$ 255	\$ 318	\$ 302	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	1,776
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 1,045	\$ 94	\$ 443	\$ 223	\$ 123	\$ 123	\$ -	\$ -	\$ -	\$ -	\$ -	2,051
General Repairs & Maintenance	\$ -	\$ 7,532	\$ 1,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,795
Contingency	\$ -	\$ -	\$ -	\$ 13,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,629
<b>Subtotal Field Expenditures</b>	<b>\$ 18,272</b>	<b>\$ 14,341</b>	<b>\$ 6,793</b>	<b>\$ 19,558</b>	<b>\$ 5,786</b>	<b>\$ 5,671</b>	<b>\$ 5,698</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>76,118</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 414	\$ 393	\$ 390	\$ 474	\$ 559	\$ 573	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	3,347
Amenity - Water	\$ 951	\$ 294	\$ 294	\$ -	\$ -	\$ 568	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	2,305
Playground Lease	\$ 2,623	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	\$ -	18,363
Internet	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	665
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	120
Janitorial Service	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	2,975
Security Services	\$ -	\$ -	\$ 2,249	\$ 2,704	\$ 2,320	\$ 3,368	\$ 2,818	\$ -	\$ -	\$ -	\$ -	\$ -	13,460
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	10,500
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
Amenity Repairs & Maintenance	\$ 520	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	695
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878	\$ -	\$ -	\$ -	\$ -	\$ -	878
<b>Subtotal Amenity Expenditures</b>	<b>\$ 6,944</b>	<b>\$ 5,747</b>	<b>\$ 7,994</b>	<b>\$ 8,413</b>	<b>\$ 7,980</b>	<b>\$ 9,609</b>	<b>\$ 9,539</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>56,225</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 25,216</b>	<b>\$ 20,087</b>	<b>\$ 14,787</b>	<b>\$ 27,971</b>	<b>\$ 13,766</b>	<b>\$ 15,280</b>	<b>\$ 15,237</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>132,344</b>
<b>Total Expenditures</b>	<b>\$ 43,721</b>	<b>\$ 23,960</b>	<b>\$ 18,771</b>	<b>\$ 35,301</b>	<b>\$ 18,525</b>	<b>\$ 19,516</b>	<b>\$ 22,056</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>181,851</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (43,721)</b>	<b>\$ (7,040)</b>	<b>\$ 299,972</b>	<b>\$ 31,286</b>	<b>\$ (16,222)</b>	<b>\$ (14,863)</b>	<b>\$ (24,118)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>225,293</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (43,721)</b>	<b>\$ (7,040)</b>	<b>\$ 299,972</b>	<b>\$ 31,286</b>	<b>\$ (16,222)</b>	<b>\$ (14,863)</b>	<b>\$ (24,118)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>225,293</b>

# Scenic Highway

## Community Development District

### Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate	2.750%, 3.250%, 3.750%, 4.000%	
Maturity Date	5/1/2051	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$459,919	
Reserve Fund Balance	\$459,919	
Bonds Outstanding - 12/21/20		\$8,120,000
Less: Principal Payment 5/1/22		(\$155,000)
<b>Current Bonds Outstanding</b>		<b>\$7,965,000</b>



**Scenic Highway**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments   \$   441,224.64   \$   494,592.00   \$   935,816.64  
Net Assessments     \$   410,338.92   \$   459,970.56   \$   870,309.48

**ON ROLL ASSESSMENTS**

47.15%                      52.85%                      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&amp;M Portion</i>	<i>Series 2020 Debt Service</i>	<i>Total</i>
11/21/22	11/1/22-11/6/22	\$25,429.80	(\$1,017.23)	(\$488.25)	\$0.00	\$23,924.32	\$11,279.99	\$12,644.33	\$23,924.32
11/25/22	11/7/22-11/13/22	\$12,714.90	(\$508.63)	(\$244.13)	\$0.00	\$11,962.14	\$5,639.98	\$6,322.16	\$11,962.14
12/12/22	11/14/22-11/23/22	\$193,266.48	(\$7,731.41)	(\$3,710.70)	\$0.00	\$181,824.37	\$85,727.68	\$96,096.69	\$181,824.37
12/21/22	11/24/22-11/30/22	\$259,383.96	(\$10,376.29)	(\$4,980.15)	\$0.00	\$244,027.52	\$115,055.61	\$128,971.91	\$244,027.52
12/23/22	12/01/22-12/15/22	\$256,840.98	(\$10,172.50)	(\$4,933.37)	\$0.00	\$241,735.11	\$113,974.77	\$127,760.34	\$241,735.11
01/13/23	12/16/22-12/31/22	\$150,035.82	(\$5,925.25)	(\$2,882.21)	\$0.00	\$141,228.36	\$66,587.22	\$74,641.14	\$141,228.36
02/16/23	1/1/23-1/31/23	\$5,085.96	(\$101.70)	(\$99.69)	\$0.00	\$4,884.57	\$2,303.01	\$2,581.56	\$4,884.57
03/17/23	02/01/23-02/28/23	\$10,171.92	(\$101.72)	(\$201.40)	\$0.00	\$9,868.80	\$4,653.00	\$5,215.80	\$9,868.80
04/11/23	3/1/23-3/31/23	\$5,085.96	\$0.00	(\$101.72)	\$0.00	\$4,984.24	\$2,350.00	\$2,634.24	\$4,984.24
04/30/23	1% Fee Adj	(\$9,358.17)	\$0.00	\$0.00	\$0.00	(\$9,358.17)	(\$4,412.25)	(\$4,945.92)	(\$9,358.17)
<b>TOTAL</b>		<b>\$   908,657.61</b>	<b>\$   (35,934.73)</b>	<b>\$   (17,641.62)</b>	<b>\$           -</b>	<b>\$   855,081.26</b>	<b>\$   403,159.01</b>	<b>\$   451,922.25</b>	<b>\$   855,081.26</b>

<b>98%</b>	<b>Net Percent Collected</b>
<b>\$   15,228.22</b>	<b>Balance Remaining to Collect</b>

## SECTION 3



April 21, 2023

Brittany Brookes – Recording Secretary  
Scenic Highway CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Scenic Highway Community Development District Registered Voters**

Dear Ms. Brookes,

In response to your request, there are currently **190** voters within the Scenic Highway Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida