

***Scenic Highway
Community Development District***

Agenda

July 20, 2023

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 13, 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, July 20, 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. Approval of Minutes of the June 15, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Adoption of the Fiscal Year 2024 Budget
 - i. Consideration of Resolution 2023-07 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying and Assessment Roll
5. Consideration of Resolution 2023-09 Setting a Date, Time, and Location of Public Hearing Adopting Parking Rules
6. Staff Reports
 - A. Attorney
 - i. Presentation of Memo Regarding Ethics Trainings for Special District Supervisors
 - B. Engineer
 - C. Field Managers Report
 - i. Renewal of Pool Services Agreement with Resort Pools
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Review of Fiscal Year 2024 Meeting Schedule
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, **June 15, 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:

Bobbie Henley
Lindsey Roden
Jessica Kowalski
Kristin Cassidy

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (appointed during the meeting)

Also, present were:

Tricia Adams
Meredith Hammock
Maddie Flint
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
Kilinski Van Wyk
GMS

The following is a summary of the discussions and actions taken at the June 15, 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 three members attending, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated there were no members of the public present nor were there any members of the public attending on Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of the Resignation of Lauren Schwenk

Ms. Adams stated Supervisor Lauren Schwenk sent in a letter of resignation.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, Acceptance of the Resignation of Lauren Schwenk, was approved.

B. Appointment of Individual to Fulfill Vacancy of Seat No. 2 with Term Ending November 2023

Ms. Adams asked if there is an appointment of an individual to fulfill the vacancy on the Board for seat number 2 with a term that ends November 2023. Ms. Henley nominated Kristin Cassidy.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, the Appointment of Kristin Cassidy to Fulfill Vacancy of Seat No.2 with Term Ending November 2023, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Adams administered the oath to Kristin Cassidy. Ms. Hammock stated that Supervisor Cassidy does serve on other Boards and reminded Ms. Cassidy that, as a Supervisor of the CDD, she is a governmental official and Florida ethics laws, Florida Sunshine Law and public records laws apply to her when acting in her capacity as a supervisor. Ms. Hammock reviewed the Florida ethics laws, Florida Sunshine Law, and Florida public records laws with the Board.

D. Consideration of Resolution 2023-02 Electing Officers

Ms. Adams noted that when there is a new appointment to the Board, or after an election, the District is required to redesignate its officers. She stated the Board officers are the Chair, Vice Chair, Secretary, Assistant Secretary, Treasurer, and Assistant Treasurer. She noted formerly, Lauren Schwenk had been serving as Chairperson and Eric Lavoie, who is still seated on the Board, served as Vice Chairperson. The remaining Board members served as Assistant Secretaries. She noted there are some members of the District Management team who serve in the capacity of Secretary, Assistant Secretary, Treasure and Assistant Treasurer for the purpose of attesting the signature of the Chairman, processing District records and processing financial records and

requested that any way that the Board wants to elect the officers that they keep the District Management staff in place. Following this, there was a motion for Bobbie Henley to be Chairperson, Lindsey Roden to be Vice Chairperson and the remaining Board members to serve as Assistant Secretaries and Jill Burns as Secretary, Tricia Adams as Assistant Secretary, George Flint as Treasurer, and Katie Costa as Assistant Treasurer.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, Resolution 2023-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 20, 2023 Board of Supervisors Meeting

Ms. Adams presented the minutes of the April 20, 2023 Board of Supervisors meeting minutes and asked for any comments or corrections, noting that the minutes have been previously reviewed by staff.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the Minutes of the April 20, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03 Extending Seat Terms to Reflect the General Election Schedule

Ms. Adams stated by approving Resolution 2023-03 would extend terms of the seats to coincide with general elections in November 2024 and 2026 with seats number 1, 2, and 4 having terms expiring in November of 2024 and seats number 3 and 5 having terms expiring in November 2026. She asked for any comments from District Counsel. Ms. Hammock asked if the Board would approve with the addition of Supervisor Cassidy's name to seat 2, as it was blank.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, Resolution 2023-03 Extending Seat Terms to Reflect the General Election Schedule, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04
Updating Local Bank Signatories**

Ms. Adams stated this is an administrative matter and appoints the Districts Treasurer, Assistant Treasurer and Secretary as signers on the District's local bank account.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, Resolution 2023-04 Updating Local Bank Signatories, was ratified.
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SEVENTH ORDER OF BUSINESS

**Ratification of Recorded Release of
Construction Easement**

Ms. Hammock stated this is the construction easement that was over the property and now that the construction is done can be released.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the Recorded Release of Construction Easement, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated, in conjunction with Marshall, they will provide an update regarding the violation notice from Haines City regarding trees, dead landscaping, and the right of way. She noted District staff has already been actively and promptly working on removing and replacing the dead vegetation in the right-of-way noted in the notice from the City. Ms. Adams stated the Board will be hearing more about this matter under the Field Manager's Report. Board members who serve on other Boards are aware that City of Haines City has been performing inspections on properties that are not in compliance with the Haines City landscape codes and, as the property owner of the right-of-way, the District is the entity being cited by City code enforcement officials. She noted there are HOA governing documents that assign maintenance responsibility to the abutting property owner so District staff and counsel have been in regular communication with Haines City regarding these matters. The City's code enforcement officials provided a list of about 15 properties that were not in compliance and all of the owners of the abutting residential properties received a letter. She also noted the Field Services Manager has been working with some of the builders. District staff noted that DR Horton recently replaced 13 trees, that were still under warranty, in the right of way. District staff and counsel are trying to address the items identified

by the City officials in several different ways. Ms. Hammock noted that later in this meeting the Board would be asked to consider a proposal of a per tree cost for replacing the dead trees because if the City does not extend the inspection time, the District could be subject to fines. In coordination with District Management staff, District Counsel prepares letters of collection that then are mailed to the property owners. Ms. Adams noted the property owners who have called District staff have been told to check with their builder to determine if the trees are still under warranty and if the builder will replace. She noted some property owners have replaced the trees but others are not as cooperative.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall noted that overall facilities have been well maintained with no significant issues right now. He stated playground review was done and there was one post gap that is missing that was discussed with Pro Playgrounds to replace without cost and it has already been shipped. He noted on landscaping review, there are no issues currently other than some irrigation staining. He noted that previously the irrigation company had adjusted the sprinkler heads and for the next report, District staff anticipates having a proposal as a reference from the well vendor for a potential iron removal system to reduce staining in the future. He noted District staff will work on getting someone out to clean the walls in the meantime but monitor the irrigation company's work so far to determine if the adjustments will reduce that staining over the next month.

i. Consideration of Tree Replanting Proposals

Mr. Tindall stated that the field services team has inspected the areas noted in the Haines City violation notice and worked with the HOAs as closely as possible to try to get this resolved. He noted there are proposals for price per tree from a couple of landscaping companies. He stated Stewart and Associates has been the cheapest so far as their cost per tree to replace a tree on the row is \$400 per tree. He noted they have included the gator bag here for watering, which is optional. However, the issue and concern here is that if the trees die again, the District may continue receiving violation notices from the City and if the residents abutting the right-of-way are not maintaining their irrigation resulting in the trees dying, it is not likely if the tree was

replaced that irrigation is going to continue without some measured effort from District staff, so the gator bags would be there for anyone who is not taking action at that point. He stated even with the rainy season after discussion with the landscaper, there is no warranty on the tree. He noted, in order to give those trees the best chance to survive, approving a per watering cost as needed is recommended. He stated they would monitor and if it is dry, they would manually irrigate by filling gator bags with water. The Board asked if the water would cost anything. Mr. Tindall stated the water is \$25 per tree per fill. Ms. Adams stated that is where the cost does add up, but this is included in the cost that the District could collect from the abutting property owner. The Board asked how can this be prevented in the future with the residents. Ms. Adams stated this is not a CDD responsibility but because of these situations, Marshall has started to go through and inspect the areas that the HOA has responsibility for that lie within the City of Haines City boundaries and notify the HOA when these issues are in violation or the trees are dying so that notifying the HOA manager about which letters need to go out. The Board asked if we do not recoup the funds from the homeowners, could this money come back on the HOA. Ms. Adams stated in speaking with the HOAs in the past, they have complex fine committees and statutory compliance issues. Ms. Adams stated they are asking the Board to authorize a per tree cost for planting and watering on an as needed basis. The tree would be \$400, the gator bag to water it would be \$45 and per fill it would be \$25 and that would be directed by the Field Services staff based on rainfall.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Consideration of Tree Replanting Proposals – Approved Stewart Proposal (per tree cost, gator bag, and watering), was approved.

ii. Consideration of Added Annual Mows Proposal with Prince & Sons

Mr. Tindall stated they have been working on some street signs that have been leaning down. The signs were ordered and field staff are installing. He noted residents had concerns over stop signs that were leaning a little bit. He noted he would prioritize other things as long as the sign was standing. He noted the tree issue was delaying other things being addressed, but field staff are working diligently on known issues and should be resolved by the next meeting. He noted there is some work going on along the road. The sidewalk is closed as there is some damage to that sidewalk. He noted this is something that the city should take care of in conjunction with the

contractor who damaged the sidewalk from their work. He noted he would continue to monitor. He noted that last year there were some concerns about grass and vegetation around the ponds were getting a little bit high but the landscaper was mowing the areas per contract. The contract requires 19 mows per year. He noted during the summer it does get a little bit worse and in order to alleviate that, the scope of work would need to be revised to increase the number of mows but doing so would exceed the current budgeted line item. He asked if the Board is interested in pursuing increased pond mowing schedule. He noted there is an RFP out for landscaping services and the only proposer that has responded is the current landscaper. He noted one that District staff reached out to other vendors, but other vendors stated they were not interested because the community was too small. He stated by the next meeting if there are no further bids, this will be presented at that time. He noted with the trees that may be something that the Board does not wish to pursue while we address the trees in the row and we will just look at it as we budget for the next year. The Board asked if the pond would become an issue if we do not do additional mowing. He stated it is not so much that the ponds are an issue, they are mowed 19 times per year and get additional mowing in the summer but the ponds do get a little bit high in between some residents and we do get a fair number of calls to our office about this matter. Ms. Adams stated this all unirrigated Bahia, grows significantly in the summer and lies dormant in the winter when it is not getting water. She stated the Board could authorize staff, with Board direction, to direct the landscaper to mow more frequently if there is a mow needed here or there. The Board agreed with this approach. Mr. Tindall noted to clarify, they will do additional pond mowing if needed during the summer on an as needed basis and for now will stick with the existing mowing schedule and next time hopefully will have a resolution for the proposals. Ms. Adams stated that was a request from Supervisor Lavoie to make sure during budget discussion that the District is getting the best possible pricing for landscape service.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register in the amount of \$52,472.02 for approval. She stated these include the summary of the checks written as well as details for the vendors and the

account that it was processed under and the amounts for each check. Ms. Adams noted she would be happy to answer any questions.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, the Check Register as a slate through April 2023, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams stated that the unaudited financials are included in the agenda package. These are presented for informational purposes only.

iii. Presentation of Registered Voters – 190

Ms. Adams stated the letter from the election's office notes that within the District's boundaries there were 190 registered voters as of April 15, 2023 at Scenic Highway CDD and Board members understand this is relevant because there are two benchmarks to transition to general election, 250 registered voters and being established for six years.

iv. Reminder of Form 1 Filing Deadline of July 1, 2023

Ms. Adams stated this is a courtesy reminder to file Form 1 that is due by July 1st each year. She noted if anyone needs a form or filing instructions to let her know and that can be sent electronically.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

June 15, 2023

Scenic Highway CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Scenic Highway Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF JULY 2023.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Scenic Highway
Community Development District

Proposed Budget
FY2024



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Series 2020 Debt Service Fund</u>
9-10	<u>Series 2020 Amortization Schedule</u>
11	<u>Capital Reserve Fund</u>

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 410,340	\$ 405,073	\$ 5,267	\$ 410,340	\$ 410,340
Miscellaneous Revenue	\$ -	\$ 4,089	\$ -	\$ 4,089	\$ -
Total Revenues	\$ 410,340	\$ 409,162	\$ 5,267	\$ 414,429	\$ 410,340
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 13,000
Attorney	\$ 30,000	\$ 4,834	\$ 4,000	\$ 8,834	\$ 25,000
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Arbitrage	\$ 450	\$ 900	\$ -	\$ 900	\$ 450
Dissemination	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 4,041	\$ -	\$ 4,041	\$ 4,041
Management Fees	\$ 36,750	\$ 24,500	\$ 12,250	\$ 36,750	\$ 40,000
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 558	\$ 200	\$ 758	\$ 1,000
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 1,000	\$ 30	\$ 30	\$ 60	\$ -
Legal Advertising	\$ 5,000	\$ 455	\$ 2,000	\$ 2,455	\$ 5,000
Other Current Charges	\$ 5,000	\$ 353	\$ 160	\$ 513	\$ 1,500
Office Supplies	\$ 625	\$ 6	\$ 20	\$ 26	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,734	\$ 54,174	\$ 31,827	\$ 86,001	\$ 126,352
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 10,000	\$ 13,224	\$ -	\$ 13,224	\$ 19,836
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 34,040	\$ 22,693	\$ 11,348	\$ 34,041	\$ 49,872
Landscape Replacement	\$ 15,000	\$ -	\$ 4,333	\$ 4,333	\$ 13,000
Streetlights	\$ 14,520	\$ 8,702	\$ 4,440	\$ 13,142	\$ 14,520
Electric	\$ 9,240	\$ 2,101	\$ 1,320	\$ 3,421	\$ 4,224
Water & Sewer	\$ 2,400	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 850	\$ 625	\$ 1,475	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,124	\$ 1,000	\$ 3,124	\$ 7,500
General Repairs & Maintenance	\$ 10,000	\$ 10,070	\$ 2,500	\$ 12,570	\$ 10,000
Contingency	\$ 7,500	\$ 13,629	\$ 5,000	\$ 18,629	\$ 7,500
Subtotal Field Services	\$ 128,450	\$ 83,894	\$ 35,816	\$ 119,711	\$ 145,647

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
Amenity Expenditures					
Amenity - Electric	\$ 8,580	\$ 3,970	\$ 2,240	\$ 6,210	\$ 7,392
Amenity - Water	\$ 9,900	\$ 3,593	\$ 2,880	\$ 6,473	\$ 4,224
Playground & Furniture Lease	\$ 31,488	\$ 20,986	\$ 10,496	\$ 31,482	\$ 31,488
Internet	\$ 1,452	\$ 760	\$ 380	\$ 1,140	\$ 1,254
Pest Control	\$ 456	\$ 160	\$ 160	\$ 320	\$ 528
Janitorial Service	\$ 5,400	\$ 3,400	\$ 1,700	\$ 5,100	\$ 8,700
Security Services	\$ 34,000	\$ 15,937	\$ 10,000	\$ 25,937	\$ 37,000
Pool Maintenance	\$ 11,700	\$ 12,000	\$ 6,000	\$ 18,000	\$ 22,800
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,250
Amenity Repairs & Maintenance	\$ 10,000	\$ 695	\$ 500	\$ 1,195	\$ 10,000
Contingency	\$ 7,500	\$ 1,158	\$ 1,000	\$ 2,158	\$ 7,500
Subtotal Amenity Expenditures	\$ 125,476	\$ 65,992	\$ 37,023	\$ 103,015	\$ 136,136
<u>Total Operations & Maintenance</u>	\$ 253,926	\$ 149,886	\$ 72,839	\$ 222,725	\$ 281,783
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 2,205
<u>Total Other Expenditures</u>	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 2,205
Total Expenditures	\$ 410,340	\$ 204,060	\$ 127,346	\$ 331,406	\$ 410,340
Excess Revenues/(Expenditures)	\$ -	\$ 205,102	\$ (122,079)	\$ 83,023	\$ -

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

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.

Copies

Printing agenda items 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

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.

Description	Monthly	Annually
Landscape Maintenance	\$4,156	\$49,872
Total		\$49,872

Landscape Replacement

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.

Electric

Represents current and estimated electric charges of 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.

Scenic Highway Community Development District General Fund Budget

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	\$31,488
Total		\$31,488

Internet

Represents internet services used at the Amenity Center.

Pest Control

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

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	\$725	\$8,700
Total		\$8,700

Security Services

Represents the estimated cost of monthly security services for the District's amenity facilities as well as maintaining security systems in place. Services are provided by Securita's.

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

Pool Maintenance

The district is contracted with Resort Pool Services for regular cleaning and treatments of the District's pool.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
Total		\$19,800

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities. Services are provided by Governmental Management Services – Central Florida, LLC.

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 FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 459,919	\$ 454,068	\$ 5,851	\$ 459,919	\$ 459,919
Interest	\$ -	\$ 16,481	\$ 4,120	\$ 20,602	\$ -
Carry Forward Surplus	\$ 153,700	\$ 385,848	\$ -	\$ 385,848	\$ 177,160
Total Revenues	\$ 613,619	\$ 856,397	\$ 9,972	\$ 866,369	\$ 637,079
Expenditures					
Interest Expense - 11/1	\$ 149,625	\$ 149,625	\$ -	\$ 149,625	\$ 147,425
Principal Expense - 5/1	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest Expense - 5/1	\$ 149,625	\$ 149,625	\$ -	\$ 149,625	\$ 147,425
Total Expenditures	\$ 459,250	\$ 459,250	\$ -	\$ 459,250	\$ 459,850
Other Financing Sources/(Uses)					
Transfer In/Out	\$ -	\$ (229,959)	\$ -	\$ (229,959)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (229,959)	\$ -	\$ (229,959)	\$ -
Excess Revenues/(Expenditures)	\$ 154,369	\$ 167,188	\$ 9,972	\$ 177,160	\$ 177,229

Interest Expense 11/1/24	\$ 145,156
Total	\$ 145,156

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
11/01/23	\$	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		Prinicipal		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	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Revenues</u>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 22,680
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 22,680
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 2,205
Total Other Financing Sources/(Uses)	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 2,205
Excess Revenues/(Expenditures)	\$ 22,680	\$ -	\$ 22,680	\$ 22,680	\$ 24,885

SECTION 2

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Scenic Highway Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20th DAY OF JULY 2023.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

FY 24 Roll[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	PROP DSCR1	UNITS	FY 24 O&M	2020 DEBT	TOTAL
272804815030003550	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003560	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003570	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003580	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003590	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003600	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003610	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003620	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003630	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003640	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003650	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003660	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003670	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003680	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	1	\$1,198.98	\$1,344.00	\$2,542.98
272804815030003690	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	0	\$0.00	\$0.00	\$0.00
272804815030003700	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	0	\$0.00	\$0.00	\$0.00
272804815030003710	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	0	\$0.00	\$0.00	\$0.00
272804815030003720	MAGNOLIA PARK PHASE 3 PB 186 PG 7-10	0	\$0.00	\$0.00	\$0.00
Total Gross Assessments		368	\$441,224.64	\$494,592.00	\$935,816.64
Total Net Assessments			\$410,338.92	\$459,970.56	\$870,309.48

SECTION V

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.

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 entirely within the Polk County, Florida; and

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

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

SECTION 1. The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, **2023, at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF JULY 2023.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

DRAFT

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

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

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle and Trailers:* A vehicle designed for recreational use, which includes motor homes, campers and and type of trailer.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted in designated parking areas, as indicated by asphalt markings for parking spaces. On-street parking is only authorized on the Odd-numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the even-numbered side of the street (as indicated by address numbers). **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The even-numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein ("**Tow-Away Zone**").

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned, inoperable, and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- C. MAILBOX PARKING.** Parking at the mailboxes is limited to 5 (five) minutes only for the purpose of retrieving mail.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.
- F. Culs De Sac.** The culs de sac throughout the community are designed as turnarounds for utility and delivery vehicles. Parking is prohibited on all culs de sac at all times.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was

not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

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

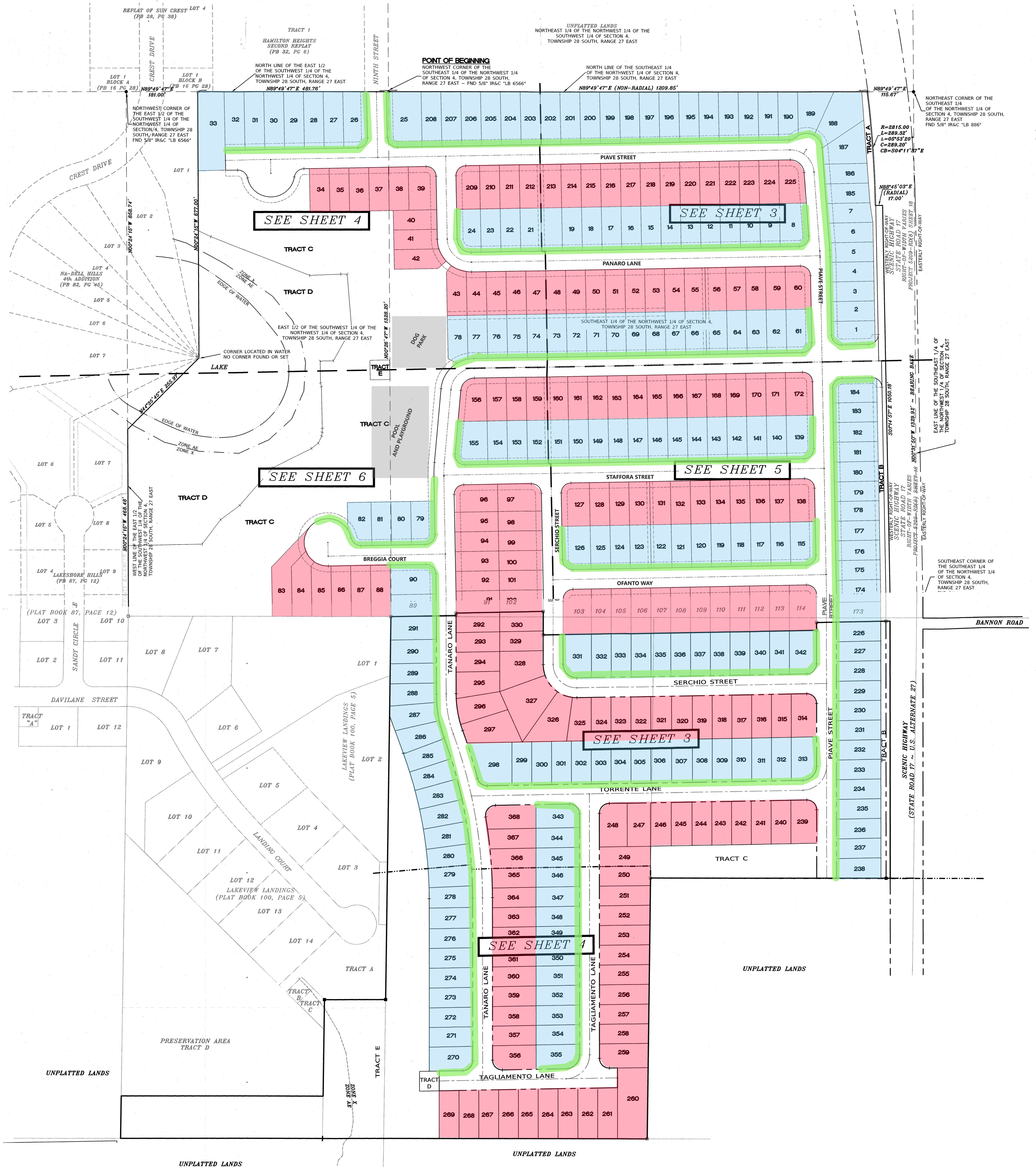
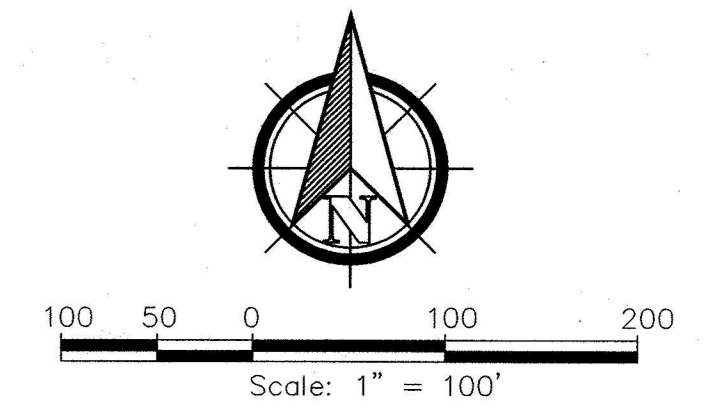
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones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

EXHIBIT A: *Tow-Away Zones (highlighted areas)*

Effective date:

EXHIBIT A
Tow Away Zones

- Parking allowed
- Odd Addresses
- Even Addresses



SECTION VI

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION C

Scenic Highway CDD

Field Management Report

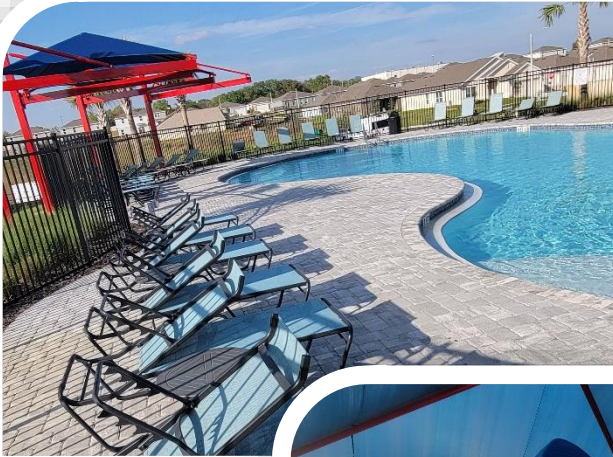


July 20, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed.
- ✚ Gate was adjusted to correct normal sag of hinges over time.



Complete

Landscape Review

- ✚ Landscape maintenance has done well as we continue through rainy season.
- ✚ Planters are clean and mows are consistent & satisfactory.
- ✚ Storm drains are being kept clean.



In Progress

Fence repairs

- ✚ Straightening some street signs.
- ✚ Repairing fence blown out by strong summer storms.



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.
- ✚ Making arrangements to resolve as needed following final notices before next city inspection.



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. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

RESORT POOL SERVICES



14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210

Friday, July 14, 2023

POOL SERVICE QUOTE FOR SCENIC HIGHWAY CDD (MAGNOLIA PARK)

Pool service 3 x per week through September 2023

\$1500 per month

Pool service October 2023 to October 2024

\$1650 per month

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
[Resort Pool Services](#)
Director of Operations -

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

May 1, 2023 through July 6, 2023

Fund	Date	Check No.'s		Amount
General Fund				
	5/5/23	328-334	\$	2,239.93
	5/17/23	335-341	\$	15,823.27
	5/24/23	342-343	\$	2,286.58
	6/15/23	344-347	\$	9,557.07
	6/19/23	348-357	\$	15,455.55
	6/27/23	358	\$	850.00
	7/4/23	359-360	\$	1,925.00
Capital Projects Fund				
	5/19/23	193	\$	1,815.00
Total Amount			\$	49,952.40

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/05/23	00030	4/20/23	BH042020 202304 310-51300-11000 SUPERVISOR FEES-04/20/23	BOBBIE HENLEY	*	200.00	200.00 000328
5/05/23	00047	4/20/23	EL042020 202304 310-51300-11000 SUPERVISOR FEES-04/20/23	ERIC LAVOIE	*	200.00	200.00 000329
5/05/23	00029	4/20/23	JK042020 202304 310-51300-11000 SUPERVISOR FEES-04/20/23	JESSICA KOWALSKI	*	200.00	200.00 000330
5/05/23	00024	4/11/23	6417 202303 310-51300-31500 ATTORNEY SVCS-MAR23	KILINSKI / VAN WYK, PLLC	*	361.50	361.50 000331
5/05/23	00036	4/20/23	LR042020 202304 310-51300-11000 SUPERVISOR FEES-04/20/23	LINDSEY E RODEN	*	200.00	200.00 000332
5/05/23	00008	4/20/23	LS042020 202304 310-51300-11000 SUPERVISOR FEES-04/20/23	LAUREN SCHWENK	*	200.00	200.00 000333
5/05/23	00032	4/06/23	3466 202304 330-57200-49000 HURRICANE DAMAGE REPAIRED	PRO PLAYGROUNDS	*	878.43	878.43 000334
5/17/23	00041	4/26/23	9674 202304 330-57200-48200 MTHLY CLEANING SVC-APR-23	CSS CLEAN STAR SERVICES CENTRAL FL	*	425.00	425.00 000335
5/17/23	00002	5/01/23	94 202305 310-51300-34000 MANAGEMENT FEES-MAY23		*	3,062.50	
		5/01/23	94 202305 310-51300-35200 WEBSITE MANAGEMENT-MAY23		*	100.00	
		5/01/23	94 202305 310-51300-35100 INFORMATION TECH-MAY23		*	150.00	
		5/01/23	94 202305 310-51300-31300 DISSEMINATION SVCS-MAY23		*	416.67	
		5/01/23	94 202305 330-57200-48300 AMENITY ACCESS-MAY23		*	416.67	
		5/01/23	94 202305 310-51300-51000 OFFICE SUPPLIES		*	.81	
		5/01/23	94 202305 310-51300-42000 POSTAGE		*	27.15	

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/23 94	202305 310-51300-42500		*	20.70	
		COPIES					
		5/01/23 95	202305 320-53800-34000		*	1,312.50	
		FIELD MANAGEMENT-MAY23					
				GOVERNMENTAL MANAGEMENT SERVICES			5,507.00 000336
5/17/23 00037		5/01/23 53285408	202305 330-57200-48100		*	40.00	
		PEST CONTROL-MAY23					
				MASSEY SERVICES INC.			40.00 000337
5/17/23 00027		5/01/23 8728	202305 320-53800-47300		*	73.21	
		IRRIGATION REPAIRS-MAY23					
		5/01/23 8794	202305 320-53800-46200		*	2,836.66	
		LANDSCAPE MAINT-MAY23					
				PRINCE & SONS INC.			2,909.87 000338
5/17/23 00050		5/01/23 19118	202305 330-57200-48500		*	1,500.00	
		POOL MAINTENANCE-MAY23					
				RESORT POOL SERVICES			1,500.00 000339
5/17/23 00051		4/30/23 11267804	202304 330-57200-34500		*	2,818.40	
		SECURITY SVCS-4/1-4/30/23					
				SECURITAS SECURITY			2,818.40 000340
5/17/23 00039		5/09/23 05092023	202305 300-15500-10000		*	2,623.00	
		PLAYGRND/FUR LEASE-JUN 23					
				83 HOLDINGS, LLC			2,623.00 000341
5/24/23 00040		5/12/23 53-BID-6	202305 330-57200-49000		*	280.00	
		POOL PERMIT FY 2023					
				FLORIDA DEPARTMENT OF HEALTH			280.00 000342
5/24/23 00024		5/15/23 6633	202304 310-51300-31500		*	2,006.58	
		ATTORNEY SVCS-APR23					
				KILINSKI / VAN WYK, PLLC			2,006.58 000343
6/15/23 00002		6/01/23 97	202306 310-51300-34000		*	3,062.50	
		MANAGEMENT FEES JUN23					
		6/01/23 97	202306 310-51300-35200		*	100.00	
		WEBSITE ADMIN JUN23					
		6/01/23 97	202306 310-51300-35100		*	150.00	
		INFORMATION TECH JUN23					
		6/01/23 97	202306 310-51300-31300		*	416.67	
		DISSEMINATION SVCS JUN23					
		6/01/23 97	202306 330-57200-48300		*	416.67	
		AMENITY ACCESS JUN23					

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/23 97	202306 310-51300-51000		*	1.62	
		OFFICE SUPPLIES JUN23					
		6/01/23 97	202306 310-51300-42000		*	61.39	
		POSTAGE JUN23					
				GOVERNMENTAL MANAGEMENT SERVICES			4,208.85 000344
6/15/23 00024		10/04/22 4263	202209 310-51300-31500		*	247.50	
		GEN COUNSEL/MTHLY MEETING					
				KILINSKI / VAN WYK, PLLC			247.50 000345
6/15/23 00051		5/31/23 11303600	202305 330-57200-34500		*	2,476.72	
		SECURITY SVCS JUN23					
				SECURITAS SECURITY			2,476.72 000346
6/15/23 00039		6/15/23 06152023	202306 300-15500-10000		*	2,624.00	
		PLAYGRND/FUR LEASE JUL23					
				83 HOLDINGS, LLC			2,624.00 000347
6/19/23 00030		6/15/23 BH061520	202306 310-51300-11000		*	200.00	
		SUPERVISOR FEES 06/15/23					
				BOBBIE HENLEY			200.00 000348
6/19/23 00041		5/25/23 9889	202305 330-57200-48200		*	425.00	
		MNTLY CLEANING SVCS JUN23					
				CSS CLEAN STAR SERVICES CENTRAL FL			425.00 000349
6/19/23 00002		4/30/23 99	202304 320-53800-48000		*	1,274.79	
		GENERAL MAINT APR23					
		4/30/23 99	202304 320-53800-46600		*	850.00	
		SIDEWALK/ASPHALT MAINT					
				GOVERNMENTAL MANAGEMENT SERVICES			2,124.79 000350
6/19/23 00029		6/15/23 JK061520	202306 310-51300-11000		*	200.00	
		SUPERVISOR FEES 06/15/23					
				JESSICA KOWALSKI			200.00 000351
6/19/23 00055		6/15/23 KC061520	202306 310-51300-11000		*	200.00	
		SUPERVISOR FEES 06/15/23					
				KRISTIN CASSIDY			200.00 000352
6/19/23 00036		6/15/23 LR061520	202306 310-51300-11000		*	200.00	
		SUPERVISOR FEES 06/15/23					
				LINDSEY E RODEN			200.00 000353
6/19/23 00037		6/02/23 53662856	202306 330-57200-48100		*	40.00	
		PEST CONTROL JUN23					
				MASSEY SERVICES INC.			40.00 000354
				SCEN SCENIC HIGHWAY CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/19/23	00027	6/01/23 9136	202306 320-53800-46200		*	2,836.66	
			LANDSCAPE MAINT JUN23				
		6/05/23 8985	202306 320-53800-47300		*	98.11	
			RPLCD SPRAY NOZZLES/HEADS				
				PRINCE & SONS INC.			2,934.77 000355
6/19/23	00050	6/01/23 19368	202306 330-57200-48500		*	1,500.00	
			POOL MAINTENANCE JUN23				
				RESORT POOL SERVICES			1,500.00 000356
6/19/23	00031	6/15/23 06152023	202306 300-20700-10000		*	7,630.99	
			ASSESSMENT TRANS - S2020				
				SCENIC HIGHWAY CDD C/O USBANK			7,630.99 000357
6/27/23	00024	6/14/23 6826	202305 310-51300-31500		*	850.00	
			GENERAL COUNSEL MAY23				
				KILINSKI / VAN WYK, PLLC			850.00 000358
7/04/23	00041	6/28/23 10112	202306 330-57200-48200		*	425.00	
			MTHLY CLEANING SVCS JUN23				
				CSS CLEAN STAR SERVICES CENTRAL FL			425.00 000359
7/04/23	00050	7/01/23 19641	202307 330-57200-48500		*	1,500.00	
			POOL MAINTENANCE JUL23				
				RESORT POOL SERVICES			1,500.00 000360
TOTAL FOR BANK A						48,137.40	
TOTAL FOR REGISTER						48,137.40	

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/23	00008	4/21/23 1673	202305 600-53800-60000		*	1,815.00	
		SER20 PH3 FR#13		WOOD & ASSOCIATES ENGINEERING LLC			1,815.00 000193
-----							-----
TOTAL FOR BANK B						1,815.00	
TOTAL FOR REGISTER						1,815.00	

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
May 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2020</u>
5	<u>Capital Projects Fund Series 2020</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Scenic Highway
Community Development District
Combined Balance Sheet
May 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 359,165	\$ -	\$ -	\$ 359,165
Capital Projects Account	\$ -	\$ -	\$ 985	\$ 985
Investments:				
Series 2020				
Reserve	\$ -	\$ 229,959	\$ -	\$ 229,959
Revenue	\$ -	\$ 159,556	\$ -	\$ 159,556
Construction - Phase 1 & 2	\$ -	\$ -	\$ 229,959	\$ 229,959
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ 1
Due from General Fund	\$ -	\$ 7,631	\$ -	\$ 7,631
Prepaid Expenses	\$ 3,633	\$ -	\$ -	\$ 3,633
Total Assets	\$ 362,799	\$ 397,147	\$ 230,945	\$ 990,890
Liabilities:				
Accounts Payable	\$ 6,124	\$ -	\$ -	\$ 6,124
Due to Debt Service	\$ 7,631	\$ -	\$ -	\$ 7,631
Total Liabilities	\$ 13,755	\$ -	\$ -	\$ 13,755
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,633	\$ -	\$ -	\$ 3,633
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 397,147	\$ -	\$ 397,147
Capital Projects - Series 2020	\$ -	\$ -	\$ 230,945	\$ 230,945
Unassigned	\$ 345,410	\$ -	\$ -	\$ 345,410
Total Fund Balances	\$ 349,044	\$ 397,147	\$ 230,945	\$ 977,135
Total Liabilities & Fund Balance	\$ 362,799	\$ 397,147	\$ 230,945	\$ 990,890

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 410,340	\$ 410,340	\$ 405,073	\$ (5,267)
Miscellaneous Revenue	\$ -	\$ -	\$ 4,089	\$ 4,089
Total Revenues	\$ 410,340	\$ 410,340	\$ 409,162	\$ (1,178)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 6,000
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 30,000	\$ 20,000	\$ 4,834	\$ 15,166
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,000	\$ 3,333	\$ 3,333	\$ -
Trustee Fees	\$ 3,550	\$ 3,550	\$ 4,041	\$ (491)
Management Fees	\$ 36,750	\$ 24,500	\$ 24,500	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 558	\$ 109
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 1,000	\$ 667	\$ 30	\$ 636
Legal Advertising	\$ 5,000	\$ 3,333	\$ 455	\$ 2,878
Other Current Charges	\$ 5,000	\$ 3,333	\$ 353	\$ 2,980
Office Supplies	\$ 625	\$ 417	\$ 6	\$ 410
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 133,734	\$ 92,109	\$ 54,174	\$ 37,935

Scenic Highway
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 13,224	\$ (3,224)
Field Management	\$ 15,750	\$ 10,500	\$ 10,500	\$ -
Landscape Maintenance	\$ 34,040	\$ 22,693	\$ 22,693	\$ 0
Landscape Replacement	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Streetlights	\$ 14,520	\$ 9,680	\$ 8,702	\$ 978
Electric	\$ 9,240	\$ 6,160	\$ 2,101	\$ 4,059
Water & Sewer	\$ 2,400	\$ 1,600	\$ -	\$ 1,600
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ 850	\$ 817
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 2,124	\$ 2,876
General Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 10,070	\$ (3,404)
Contingency	\$ 7,500	\$ 7,500	\$ 13,629	\$ (6,129)
Subtotal Field Expenditures	\$ 128,450	\$ 91,467	\$ 83,894	\$ 7,572
Amenity Expenditures				
Amenity - Electric	\$ 8,580	\$ 5,720	\$ 3,970	\$ 1,750
Amenity - Water	\$ 9,900	\$ 6,600	\$ 3,593	\$ 3,007
Playground Lease	\$ 31,488	\$ 20,992	\$ 20,986	\$ 6
Internet	\$ 1,452	\$ 968	\$ 760	\$ 208
Pest Control	\$ 456	\$ 304	\$ 160	\$ 144
Janitorial Service	\$ 5,400	\$ 3,600	\$ 3,400	\$ 200
Security Services	\$ 34,000	\$ 22,667	\$ 15,937	\$ 6,730
Pool Maintenance	\$ 11,700	\$ 7,800	\$ 12,000	\$ (4,200)
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 695	\$ 5,972
Contingency	\$ 7,500	\$ 5,000	\$ 1,158	\$ 3,842
Subtotal Amenity Expenditures	\$ 125,476	\$ 83,651	\$ 65,992	\$ 17,659
Total Operations & Maintenance	\$ 253,926	\$ 175,117	\$ 149,886	\$ 25,231
Total Expenditures	\$ 387,660	\$ 267,226	\$ 204,060	\$ 63,166
Excess (Deficiency) of Revenues over Expenditures	\$ 22,680		\$ 205,102	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (22,680)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,680)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 205,102	
Fund Balance - Beginning	\$ -		\$ 143,942	
Fund Balance - Ending	\$ -		\$ 349,044	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 459,919	\$ 454,068	\$ (5,851)
Interest	\$ -	\$ -	\$ 16,481	\$ 16,481
Total Revenues	\$ 459,919	\$ 459,919	\$ 470,549	\$ 10,630
Expenditures:				
Interest - 11/1	\$ 149,625	\$ 149,625	\$ 149,625	\$ -
Principal - 5/1	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest - 5/1	\$ 149,625	\$ 149,625	\$ 149,625	\$ -
Total Expenditures	\$ 459,250	\$ 459,250	\$ 459,250	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 669		\$ 11,299	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (229,959)	\$ 229,959
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (229,959)	\$ 229,959
Net Change in Fund Balance	\$ 669		\$ (218,660)	
Fund Balance - Beginning	\$ 153,700		\$ 615,807	
Fund Balance - Ending	\$ 154,369		\$ 397,147	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 43,077	\$ 43,077
Total Revenues	\$ -	\$ -	\$ 43,077	\$ 43,077
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 43,077	\$ (43,077)
Total Expenditures	\$ -	\$ -	\$ 43,077	\$ (43,077)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 229,959	\$ 229,959
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 229,959	\$ 229,959
Net Change in Fund Balance	\$ -		\$ 229,959	
Fund Balance - Beginning	\$ -		\$ 986	
Fund Balance - Ending	\$ -		\$ 230,945	

Scenic Highway
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 22,680	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 22,680	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,680		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 22,680		\$ -	

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	\$ -	\$ 16,920	\$ 314,758	\$ 66,587	\$ 2,303	\$ 4,653	\$ (2,062)	\$ 1,914	\$ -	\$ -	\$ -	\$ -	\$ 405,073
Miscellaneous Revenue	\$ -	\$ -	\$ 3,985	\$ -	\$ -	\$ -	\$ -	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ 4,089
Total Revenues	\$ -	\$ 16,920	\$ 318,743	\$ 66,587	\$ 2,303	\$ 4,653	\$ (2,062)	\$ 2,018	\$ -	\$ -	\$ -	\$ -	\$ 409,162
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,065	\$ 95	\$ 114	\$ 304	\$ 38	\$ 362	\$ 2,007	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ 4,834
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ 24,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 44	\$ 9	\$ 101	\$ 193	\$ 52	\$ 96	\$ 35	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ 558
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ 30
Legal Advertising	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455
Other Current Charges	\$ 38	\$ 38	\$ 39	\$ 74	\$ 39	\$ 39	\$ 47	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 353
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,505	\$ 3,873	\$ 3,985	\$ 7,331	\$ 4,759	\$ 4,237	\$ 6,819	\$ 4,666	\$ -	\$ -	\$ -	\$ -	\$ 54,174

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	\$ 13,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,224
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	10,500
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	22,693
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 721	\$ 1,429	\$ 1,075	\$ 1,082	\$ 1,097	\$ 1,096	\$ 1,099	\$ 1,104	\$ -	\$ -	\$ -	\$ -	8,702
Electric	\$ 178	\$ 186	\$ 211	\$ 255	\$ 318	\$ 302	\$ 327	\$ 325	\$ -	\$ -	\$ -	\$ -	2,101
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	850
Irrigation Repairs	\$ -	\$ 1,045	\$ 94	\$ 443	\$ 223	\$ 123	\$ 123	\$ 73	\$ -	\$ -	\$ -	\$ -	2,124
General Repairs & Maintenance	\$ -	\$ 7,532	\$ 1,264	\$ -	\$ -	\$ -	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ -	10,070
Contingency	\$ -	\$ -	\$ -	\$ 13,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,629
Subtotal Field Expenditures	\$ 18,272	\$ 14,341	\$ 6,793	\$ 19,558	\$ 5,786	\$ 5,671	\$ 7,823	\$ 5,651	\$ -	\$ -	\$ -	\$ -	83,894
Amenity Expenditures													
Amenity - Electric	\$ 414	\$ 393	\$ 390	\$ 474	\$ 559	\$ 573	\$ 545	\$ 623	\$ -	\$ -	\$ -	\$ -	3,970
Amenity - Water	\$ 951	\$ 294	\$ 294	\$ -	\$ -	\$ 568	\$ 198	\$ 1,288	\$ -	\$ -	\$ -	\$ -	3,593
Playground Lease	\$ 2,623	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	20,986
Internet	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	760
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	160
Janitorial Service	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ -	\$ -	\$ -	\$ -	3,400
Security Services	\$ -	\$ -	\$ 2,249	\$ 2,704	\$ 2,320	\$ 3,368	\$ 2,818	\$ 2,477	\$ -	\$ -	\$ -	\$ -	15,937
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	12,000
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	3,333
Amenity Repairs & Maintenance	\$ 520	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	695
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878	\$ 280	\$ -	\$ -	\$ -	\$ -	1,158
Subtotal Amenity Expenditures	\$ 6,944	\$ 5,747	\$ 7,994	\$ 8,413	\$ 7,980	\$ 9,609	\$ 9,539	\$ 9,767	\$ -	\$ -	\$ -	\$ -	65,992
Total Operations & Maintenance	\$ 25,216	\$ 20,087	\$ 14,787	\$ 27,971	\$ 13,766	\$ 15,280	\$ 17,362	\$ 15,418	\$ -	\$ -	\$ -	\$ -	149,886
Total Expenditures	\$ 43,721	\$ 23,960	\$ 18,771	\$ 35,301	\$ 18,525	\$ 19,516	\$ 24,181	\$ 20,084	\$ -	\$ -	\$ -	\$ -	204,060
Excess (Deficiency) of Revenues over Expenditures	\$ (43,721)	\$ (7,040)	\$ 299,972	\$ 31,286	\$ (16,222)	\$ (14,863)	\$ (26,243)	\$ (18,067)	\$ -	\$ -	\$ -	\$ -	205,102
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (43,721)	\$ (7,040)	\$ 299,972	\$ 31,286	\$ (16,222)	\$ (14,863)	\$ (26,243)	\$ (18,067)	\$ -	\$ -	\$ -	\$ -	205,102

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$229,959	
Reserve Fund Balance	\$229,959	
Bonds Outstanding - 12/21/20		\$8,120,000
Less: Principal Payment 5/1/22		(\$155,000)
Less: Principal Payment 5/1/23		(\$160,000)
Current Bonds Outstanding		\$7,805,000

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&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)
05/11/23	4/1-4/30/23	\$2,619.29	\$0.00	(\$52.39)	\$0.00	\$2,566.90	\$1,210.26	\$1,356.64	\$2,566.90
05/24/23	3/31/23	\$0.00	\$0.00	\$0.00	\$1,492.25	\$1,492.25	\$703.58	\$788.67	\$1,492.25
TOTAL		\$ 911,276.90	\$ (35,934.73)	\$ (17,694.01)	\$ 1,492.25	\$ 859,140.41	\$ 405,072.85	\$ 454,067.56	\$ 859,140.41

99%		Net Percent Collected	
\$ 11,169.07		Balance Remaining to Collect	

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the Scenic Highway Community Development District will hold their regular meetings for Fiscal Year 2024 on the 3rd Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 10:30 a.m., unless otherwise indicated as follows:

**October 17, 2023
November 21, 2023
December 19, 2023
January 16, 2024
February 20, 2024
March 19, 2024
April 16, 2024
May 21, 2024
June 18, 2024
July 16, 2024
August 20, 2024
September 17, 2024**

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

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

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

District Manager