

***Scenic Highway
Community Development District***

Agenda

April 16, 2024

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 9, 2024

**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 **Tuesday, April 16, 2024 at 10:30 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/82647291029>

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

Meeting ID: 826 4729 1029

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 20, 2024, Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-03 Adopting Easement Variance Policy and Fees
5. Consideration of Resolution 2024-04 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt Budget
6. Consideration of Resolution 2024-06 Designating a Date, Time and Location for the Landowners' Election and Meeting
7. Staff Reports
 - A. Attorney
 - i. Ethics Training Workshop Date/ Time:
 - April 30th & May 30th, 10 a.m.- Noon Via Zoom Webinar
 - B. Engineer
 - C. Field Managers Report
 - i. Consideration of Proposal for Wall Repairs
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisition No. 67
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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 Tuesday, **February 20, 2024** at 10:30 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	Chairman
Lindsey Roden	Vice Chairman
Jessica Kowalski	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also, present were:

Monica Virgen	District Manager, GMS
Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Molly Maggiano	Kilinski Van Wyk
Marshall Tindall	GMS Field Services

The following is a summary of the discussions and actions taken at the February 20, 2024 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order, and roll was called. There were four Board members attending, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present nor were there any members of the public attending on Zoom.

THIRD ORDER OF BUSINESS**Approval of Minutes of the October 17, 2023 Board of Supervisors Meeting**

Ms. Virgen presented the minutes of the October 17, 2023 Board of Supervisors meeting minutes that were included in the agenda package. The meeting minutes were reviewed by District Counsel as well as by District Management staff. Ms. Virgen asked for any comments, corrections, or questions on the minutes. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Minutes of the October 17, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-01 Setting a Public Hearing for Easement Variances Policies**

Ms. Virgen presented the resolution to the Board and Ms. Adams added that approval of this resolution will set the public hearing to consider policies for times where the Board may want to approve an easement variance. Following the public hearing, if the Board adopts the easement variance policy, they would also adopt an application fee of \$75 for an easement variance. She offered to answer any Board questions. There being no questions from the Board and nothing additional from District Counsel, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2024-01 Setting a Public Hearing for Easement Variances Policies, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02 Authorizing the Opening of SBA Account**

Ms. Virgen presented the resolution to the Board which is also included in the agenda packet. Ms. Adams added that approving this resolution will authorize staff to open a state board of administration account, which is an investment opportunity for local Florida governments. Currently the interest rate is approximately 5.5%. This allows the reserve funds and surplus funds to be put into an interest bearing account.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2024-02 Authorizing the Opening of SBA Account, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Series 2020 Arbitrage Rebate Report

Ms. Virgen noted that the arbitrage rebate report can be found on page 19 of the agenda package. The report illustrates that the District is not earning more interest than it is paying.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Series 2020 Arbitrage Rebate Report, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Virgen stated that this is the annual agreement with the Property Appraiser outlining the procedures for the upcoming year for the CDD non-ad valorem assessments to be placed on the property tax bill and collected by the Property Appraiser. She offered to answer any Board questions. There being none, there was a motion of approval.

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

EIGHTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Polk County

Ms. Virgen noted that this is an annual agreement with the property appraiser's office that keeps confidential records exempt pursuant to applicable Florida statutes. This item has already been signed and staff requesting ratification of that action from the Board.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Data Sharing and Usage Agreement with Polk County, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Review of Ethics Training Memo

Ms. Hammock gave information about the ethics training Board members are required to complete under new Florida statute. Her firm will be providing two training sessions for two-hours each by way of virtual workshops, and she will bring the dates back to the Board when they are available. She had nothing further for the Board, so the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board. Completed items included:

- Amenity Review
 - Vendor's maintenance of the facility areas has been satisfactory.
 - Water fountain has been repaired.
 - Damaged baby changing station was replaced.
 - Chair lift motor was replaced.
 - Pool furniture will receive another cleaning at the end of winter.
- Landscape Review
 - Landscape maintenance has been good.
 - Planters are clean and mows have been consistent and satisfactory.
 - Arranging for entry planter replacement at the end of winter.
 - Crepe myrtle pruning is complete in preparation for spring.
 - Grasses around the pool have been cut.
- General Maintenance
 - Missing stop sign was installed on the south end of Piave.
 - Dog bowl was added to the park.
 - Dog waste bin was repaired.
 - There were some areas of the perimeter fence that were blown out and that has been repaired.

Mr. Tindall offered to answer any Board questions. There being none, the next item followed.

D. District Manager’s Report

Ms. Adams noted that spring break is approaching, and they would like to use the budgeted funds in the security services for additional staff coverage from the security team during that holiday time. The Board agreed.

i. Approval of Check Register

Ms. Virgen presented the check register from October 5, 2023 through January 31, 2024 totaling \$88,870.48. She offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials. Ms. Adams stated that no action was required form the Board and it was for informational purposes only.

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. Henley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND RATES, CHARGES AND FEES RELATED TO IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the *Easement Variance Policy*, including rates, charges and fees (“**Easement Variance Policy**”) related thereto, as set forth at **Exhibit A**, for immediate use and application; and

WHEREAS, the Board further finds that the adoption of the Easement Variance Policy and imposition of the rates, charges and fees is necessary in order to provide for the expenses associated with reviewing and processing applications for easement variances and is in the best interests of the District; and

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

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

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

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

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

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of April 2024.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Easement Variance Policy*

EXHIBIT A

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

Easement Variance Policy

Effective: April 16, 2024

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the Scenic Highway Community Development District (“District”). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT
DISTRICT
Easement Variance Request**

Name of Owner: _____

Address: _____

Telephone: _____ Email: _____

Description of proposed improvement (please attach a detailed survey sketch showing the proposed location of the improvement): _____

Proposed installation commencement date: _____

Acknowledgements (please initial by each):

- _____ I acknowledge that any approval is only for the improvement(s) as specified in this request, and that if my plans change, I must file a new variance request.
- _____ I acknowledge that approval of this variance request is approval from the Scenic Highway Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.
- _____ I acknowledge that if this variance request is approved, I will be required to execute a Variance Agreement, which will be recorded in the official records of Polk County, Florida. No improvements may be installed until the Variance Agreement is executed and recorded.
- _____ I acknowledge that this variance request must be made by the legal owner of the property. I certify that I am the legal owner of the property.

Owner's Signature

Print Name

Date

Please submit this completed form to the District Manager by email at tadams@gmscfl.com, or by mail at c/o Governmental Management Services, 219 E. Livingston St., Orlando, FL 32801.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

SECTION V

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 16, 2024

HOUR: 10:30 A.M.

LOCATION: Holiday Inn- Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF APRIL 2024.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2025

Exhibit A
Proposed Budget for Fiscal Year 2025

Scenic Highway
Community Development District

Proposed Budget
FY2025



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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 410,340	\$ 398,635	\$ 11,705	\$ 410,340	\$ 660,542
Miscellaneous Revenue	\$ -	\$ 60	\$ 15	\$ 75	\$ -
Total Revenues	\$ 410,340	\$ 398,695	\$ 11,720	\$ 410,415	\$ 660,542
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 12,000
Engineering	\$ 13,000	\$ -	\$ 6,500	\$ 6,500	\$ 13,000
Attorney	\$ 25,000	\$ 6,208	\$ 14,583	\$ 20,791	\$ 25,000
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,250
Trustee Fees	\$ 4,041	\$ 4,041	\$ -	\$ 4,041	\$ 4,041
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 45,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 711	\$ 583	\$ 1,294	\$ 1,000
Insurance	\$ 6,886	\$ 6,197	\$ -	\$ 6,197	\$ 6,817
Copies	\$ -	\$ 13	\$ 30	\$ 43	\$ 50
Legal Advertising	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Other Current Charges	\$ 1,500	\$ 233	\$ 280	\$ 513	\$ 1,500
Office Supplies	\$ 500	\$ 3	\$ 20	\$ 23	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 126,352	\$ 45,130	\$ 58,997	\$ 104,127	\$ 131,998
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 19,836	\$ 16,615	\$ -	\$ 16,615	\$ 18,775
Field Management	\$ 16,695	\$ 6,956	\$ 9,188	\$ 16,144	\$ 17,530
Landscape Maintenance	\$ 49,872	\$ 14,183	\$ 19,859	\$ 34,042	\$ 49,536
Landscape Replacement	\$ 13,000	\$ 1,200	\$ 4,333	\$ 5,533	\$ 13,000
Right of Way Tree Inspection	\$ -	\$ -	\$ -	\$ -	\$ 10,625
Right of Way Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Streetlights	\$ 14,520	\$ 5,499	\$ 7,770	\$ 13,269	\$ 15,972
Electric	\$ 4,224	\$ 1,953	\$ 2,947	\$ 4,900	\$ 4,646
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 1,038	\$ 4,375	\$ 5,413	\$ 6,000
General Repairs & Maintenance	\$ 10,000	\$ 4,129	\$ 5,871	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 9,000
Subtotal Field Services	\$ 145,647	\$ 51,573	\$ 58,718	\$ 110,291	\$ 307,584

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	\$ 7,392	\$ 3,177	\$ 5,152	\$ 8,329	\$ 8,131
Amenity - Water	\$ 4,224	\$ 1,683	\$ 3,483	\$ 5,166	\$ 4,646
Playground & Furniture Lease	\$ 31,488	\$ 10,495	\$ 18,368	\$ 28,863	\$ 31,488
Internet	\$ 1,254	\$ 475	\$ 665	\$ 1,140	\$ 1,317
Pest Control	\$ 528	\$ 200	\$ 280	\$ 480	\$ 648
Janitorial Service	\$ 8,700	\$ 3,513	\$ 6,041	\$ 9,554	\$ 9,680
Security Services	\$ 37,000	\$ 12,743	\$ 20,300	\$ 33,043	\$ 38,850
Pool Maintenance	\$ 22,800	\$ 9,400	\$ 13,160	\$ 22,560	\$ 23,700
Amenity Management	\$ 5,250	\$ 2,188	\$ 3,066	\$ 5,254	\$ 10,000
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,406	\$ 5,000	\$ 8,406	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 136,136	\$ 47,278	\$ 79,265	\$ 126,543	\$ 145,960
<i>Total Operations & Maintenance</i>	\$ 281,783	\$ 98,851	\$ 137,983	\$ 236,834	\$ 453,544
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 2,205	\$ -	\$ 2,205	\$ 2,205	\$ 75,000
<i>Total Other Expenditures</i>	\$ 2,205	\$ -	\$ 2,205	\$ 2,205	\$ 75,000
Total Expenditures	\$ 410,340	\$ 143,981	\$ 199,184	\$ 343,165	\$ 660,542
Excess Revenues/(Expenditures)	\$ 0	\$ 254,714	\$ (187,465)	\$ 67,250	\$ -

Net Assessments	\$660,542
Add: Discounts & Collections 7%	\$49,718
Gross Assessments	<u>\$710,260</u>
Assessable Units	<u>368</u>
Per Unit Gross Assessment	<u>\$1,930.06</u>
FY24 Per Unit Gross Assessment	<u>\$1,198.98</u>
Increase (Decrease)	<u>\$731.08</u>
% Increase	<u>60.97%</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, Kilinski|Van Wuk, 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, 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.

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.

Scenic Highway Community Development District General Fund Budget

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	\$4,128	<u>\$49,536</u>
Total		\$49,536

Landscape Replacement

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

Right of Way Tree Inspection

Represents cost associated with inspections of vegetated verge abutting residential lots in cases where property owners are failing to maintain trees in accordance with Haines City landscape ordinances. Field staff will inspect the area, photograph/document lack of maintenance, report to HOA for enforcement of recorded declarations, coordinate inspections with Haines City code compliance staff, coordinate communication with property owners, and coordinate with landscape service providers.

Right of Way Tree Replacement

Represents cost associated with tree replacements within the vegetated verge abutting residential homes in cases where residential property owners have not complied with Haines City landscape ordinances.

Streetlights

Represents the cost to maintain streetlights within the District boundaries.

Electric

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

Scenic Highway Community Development District General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground & Furniture Lease

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

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

Internet

Represents internet services used at the Amenity Center.

Pest Control

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

Scenic Highway Community Development District General Fund Budget

Janitorial Services

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

Description	Monthly	Annually
Janitorial Services	\$807	<u>\$9,680</u>
Total		\$9,680

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 Securitas.

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	\$1,975	<u>\$23,700</u>
Total		\$23,700

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

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 FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 459,919	\$ 446,851	\$ 13,068	\$ 459,919	\$ 459,919
Interest	\$ -	\$ 6,780	\$ 3,390	\$ 10,170	\$ -
Carry Forward Surplus	\$ 177,160	\$ 184,226	\$ -	\$ 184,226	\$ 194,465
Total Revenues	\$ 637,079	\$ 637,857	\$ 16,458	\$ 654,315	\$ 654,384
Expenditures					
Interest Expense - 11/1	\$ 147,425	\$ 147,425	\$ -	\$ 147,425	\$ 145,156
Principal Expense - 5/1	\$ 165,000	\$ -	\$ 165,000	\$ 165,000	\$ 170,000
Interest Expense - 5/1	\$ 147,425	\$ -	\$ 147,425	\$ 147,425	\$ 145,156
Total Expenditures	\$ 459,850	\$ 147,425	\$ 312,425	\$ 459,850	\$ 460,313
Excess Revenues/(Expenditures)	\$ 177,229	\$ 490,432	\$ (295,967)	\$ 194,465	\$ 194,072

Interest Expense 11/1/25	\$ 142,819
Total	\$ 142,819

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

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

Date	Balance	Principal	Interest	Total
05/01/44	\$ 3,135,000.00	\$ 340,000.00	\$ 62,700.00	\$ -
11/01/44	\$ 2,795,000.00	\$ -	\$ 55,900.00	\$ 458,600.00
05/01/45	\$ 2,795,000.00	\$ 355,000.00	\$ 55,900.00	\$ -
11/01/45	\$ 2,440,000.00	\$ -	\$ 48,800.00	\$ 459,700.00
05/01/46	\$ 2,440,000.00	\$ 365,000.00	\$ 48,800.00	\$ -
11/01/46	\$ 2,075,000.00	\$ -	\$ 41,500.00	\$ 455,300.00
05/01/47	\$ 2,075,000.00	\$ 380,000.00	\$ 41,500.00	\$ -
11/01/47	\$ 1,695,000.00	\$ -	\$ 33,900.00	\$ 455,400.00
05/01/48	\$ 1,695,000.00	\$ 400,000.00	\$ 33,900.00	\$ -
11/01/48	\$ 1,295,000.00	\$ -	\$ 25,900.00	\$ 459,800.00
05/01/49	\$ 1,295,000.00	\$ 415,000.00	\$ 25,900.00	\$ -
11/01/49	\$ 880,000.00	\$ -	\$ 17,600.00	\$ 458,500.00
05/01/50	\$ 880,000.00	\$ 430,000.00	\$ 17,600.00	\$ -
11/1/50	\$ 450,000.00	\$ -	\$ 9,000.00	\$ 456,600.00
5/1/51	\$ 450,000.00	\$ 450,000.00	\$ 9,000.00	\$ 459,000.00
		\$ 7,640,000.00	\$ 4,869,650.00	\$ 12,822,075.00

Scenic Highway
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Interest	\$ -	\$ 462	\$ 152	\$ 614	\$ -
Carry Forward Surplus	\$ 22,680	\$ 22,680	\$ -	\$ 22,680	\$ 25,499
Total Revenues	\$ 22,680	\$ 23,142	\$ 152	\$ 23,294	\$ 25,499
Expenditures					
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 2,205	\$ -	\$ 2,205	\$ 2,205	\$ 75,000
Total Other Financing Sources/(Uses)	\$ 2,205	\$ -	\$ 2,205	\$ 2,205	\$ 75,000
Excess Revenues/(Expenditures)	\$ 24,885	\$ 23,142	\$ 2,357	\$ 25,499	\$ 82,499

SECTION VI

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, Florida Statutes],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bobbie Henley	11/2024
2	Kristin Cassidy	11/2024
3	Lindsey Roden	11/2026
4	Jessica Kowalski	11/2024
5	Eric Lavoie	11/2026

This year, Seat 1, currently held by Bobbie Henley, Seat 2, currently held by Kristin Cassidy, and Seat 4, currently held by Jessica Kowalski, are subject to a landowner election. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNER’S ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **19th day of November 2024, at 10:30 a.m.**, and located at 200 Cypress Gardens Blvd.,

Winter Have, FL 33880.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **April 16, 2024** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of April 2024.

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Scenic Highway Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 86.85 acres, located entirely within the City of Haines City, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:
HOUR:
LOCATION:

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
Run Date(s): _____ & _____

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING:

TIME:

LOCATION:

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Scenic Highway Community Development District to be held at [Location], [Address], on [Election Date], at [Time], and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING - [Election Date]

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Scenic Highway Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: _____

Signed: _____

Printed Name: _____

SECTION VII

SECTION C

SECTION 1



PROPOSAL # 10070

**5217 Macoso Court
New Port Richey, Florida 34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com**

**DATE: 04/10/2024
BID EXPIRES 30 DAYS FROM ABOVE
DATE**

**SOLD TO: Scenic Highway CDD
219 E. Livingston St
Orlando Florida 32801**

**PROJECT: 337 Piave St) off Scenic Hwy
updated 4/12/2024**

**Attn: Marshall Tindall
PH: (407)346-2453
Email: Mtindall@gmscfl.com**

<p>Scope of work: Wall Repair</p> <ul style="list-style-type: none"> To remove and dispose 1 damaged post and 2 panels. To replace 1 damaged post and 2 panels, and repaint 1 new post and 2 new panels. <p><i>This includes material, labor, and equipment.</i></p> <p>Deposit Required- 50 % of contract</p>
--

Price \$23,900.00

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK
Note: This proposal is based on estimated quantity (LF). Actual LF Installed will be billed. Signature Privacy Walls of FL, Inc. will not be responsible if any damage occurs to the sidewalk, landscaping and sod around the panel that will be replaced. Signature Privacy Walls will not replace any sod or landscaping after repair is completed.

Seller: Signature Privacy Walls of FL, Inc.

Buyer: Scenic Highway CDD

Rasima Crnjac

(Signature & Title)

Date Accepted: _____

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

March 1, 2024 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/4/24	467-471	\$ 3,423.00
	3/6/24	472	\$ 2,362.88
	3/11/24	473-475	\$ 4,815.00
	3/18/24	476-477	\$ 8,473.55
	3/25/24	478-480	\$ 4,088.87
			<hr/>
			\$ 23,163.30
Total Amount			\$ 23,163.30

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/24	00030	2/20/24	BH022020	202402	310	51300	11000		SUPERVISOR FEE 02/20/24 BOBBIE HENLEY	*	200.00	200.00	000467
3/04/24	00029	2/20/24	JK022020	202402	310	51300	11000		SUPERVISOR FEE 02/20/24 JESSICA KOWALSKI	*	200.00	200.00	000468
3/04/24	00055	2/20/24	KC022020	202402	310	51300	11000		SUPERVISOR FEE 02/20/24 KRISTIN CASSIDY	*	200.00	200.00	000469
3/04/24	00036	2/20/24	LR022020	202402	310	51300	11000		SUPERVISOR FEE 02/20/24 LINDSEY E RODEN	*	200.00	200.00	000470
3/04/24	00039	3/04/24	03042024	202403	300	15500	10000		PLAYGRND/FUR LEASE APR24 83 HOLDINGS, LLC	*	2,623.00	2,623.00	000471
3/06/24	00051	2/29/24	11642199	202402	330	57200	34500		SECURITY SVCS FEB24 SECURITAS SECURITY	*	2,362.88	2,362.88	000472
3/11/24	00041	2/29/24	11789	202402	330	57200	48200		CLEANING SVCS FEB24 CSS CLEAN STAR SERVICES CENTRAL FL	*	725.00	725.00	000473
3/11/24	00050	11/16/23	21076	202311	330	57200	48000		REPAIRS TO POOL LIFT	*	800.00		
		2/28/24	22019	202402	330	57200	48000		1 NEW LIFE RING/ROPE	*	210.00		
		3/01/24	22031	202403	330	57200	48500		POOL MAINTENANCE MAR24	*	1,880.00		
									MCDONNELL CORPORATION DBA RESORT			2,890.00	000474
3/11/24	00027	2/18/24	11790	202402	320	53800	46300		ENHANCEMENTS AT ENTRANCE PRINCE & SONS INC.	*	1,200.00	1,200.00	000475
3/18/24	00002	3/01/24	125	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	3,333.33		
		3/01/24	125	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	125	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00		

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24		125	DISSEMINATION SVCS	202403		310-51300-31300				*	416.67		
3/01/24		125	AMENITY ACCESS	202403		330-57200-48300				*	437.50		
3/01/24		125	OFFICE SUPPLIES	202403		310-51300-51000				*	.60		
3/01/24		125	POSTAGE	202403		310-51300-42000				*	9.95		
3/01/24		125	COPIES	202403		310-51300-42500				*	7.35		
3/01/24		126	FIELD MANAGEMENT	202403		320-53800-34000				*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES												5,846.65	000476
3/18/24	00024	2/09/24	8708	202401		310-51300-31500			GENERAL COUNSEL JAN24	*	948.00		
		3/08/24	8956	202402		310-51300-31500			GENERAL COUNSEL FEB24	*	1,678.90		
KILINSKI / VAN WYK, PLLC												2,626.90	000477
3/25/24	00002	1/31/24	127	202401		320-53800-48000			GENERAL MAINTENANCE JAN24	*	1,212.21		
GOVERNMENTAL MANAGEMENT SERVICES												1,212.21	000478
3/25/24	00037	3/14/24	57419197	202403		330-57200-48100			PEST CONTROL MAR24	*	40.00		
MASSEY SERVICES INC.												40.00	000479
3/25/24	00027	3/01/24	11929	202403		320-53800-46200			LANDSCAPE MAINT MAR24	*	2,836.66		
PRINCE & SONS INC.												2,836.66	000480
TOTAL FOR BANK A											23,163.30		
TOTAL FOR REGISTER											23,163.30		

SCEN SCENIC HIGHWAY CWRIGHT

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Scenic Highway
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 520,272	\$ -	\$ -	\$ -	\$ 520,272
Capital Projects Account	\$ -	\$ -	\$ 679	\$ -	\$ 679
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 23,142	\$ 23,142
Investments:					
Series 2020					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 480,092	\$ -	\$ -	\$ 480,092
Construction - Phase 1 & 2	\$ -	\$ -	\$ 1,363	\$ -	\$ 1,363
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
Due from General Fund	\$ -	\$ 10,340	\$ -	\$ -	\$ 10,340
Prepaid Expenses	\$ 6,258	\$ -	\$ -	\$ -	\$ 6,258
Total Assets	\$ 526,530	\$ 720,392	\$ 2,042	\$ 23,142	\$ 1,272,106
Liabilities:					
Accounts Payable	\$ 9,937	\$ -	\$ -	\$ -	\$ 9,937
Due to Debt Service	\$ 10,340	\$ -	\$ -	\$ -	\$ 10,340
Total Liabilities	\$ 20,277	\$ -	\$ -	\$ -	\$ 20,277
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,258	\$ -	\$ -	\$ -	\$ 6,258
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 720,392	\$ -	\$ -	\$ 720,392
Capital Projects - Series 2020	\$ -	\$ -	\$ 2,042	\$ -	\$ 2,042
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 23,142	\$ 23,142
Unassigned	\$ 499,995	\$ -	\$ -	\$ -	\$ 499,995
Total Fund Balances	\$ 506,254	\$ 720,392	\$ 2,042	\$ 23,142	\$ 1,251,829
Total Liabilities & Fund Balance	\$ 526,530	\$ 720,392	\$ 2,042	\$ 23,142	\$ 1,272,106

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 410,340	\$ 398,635	\$ 398,635	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 410,340	\$ 398,635	\$ 398,695	\$ 60
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
Engineering	\$ 13,000	\$ 5,417	\$ -	\$ 5,417
Attorney	\$ 25,000	\$ 10,417	\$ 6,208	\$ 4,209
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,041	\$ 0
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 711	\$ (294)
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Printing and Binding	\$ 250	\$ 104	\$ 13	\$ 91
Legal Advertising	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Other Current Charges	\$ 1,500	\$ 625	\$ 233	\$ 392
Office Supplies	\$ 250	\$ 104	\$ 3	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 126,352	\$ 61,019	\$ 45,130	\$ 15,889

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 19,836	\$ 19,836	\$ 16,615	\$ 3,221
Field Management	\$ 16,695	\$ 6,956	\$ 6,956	\$ -
Landscape Maintenance	\$ 49,872	\$ 20,780	\$ 14,183	\$ 6,597
Landscape Replacement	\$ 13,000	\$ 5,417	\$ 1,200	\$ 4,217
Streetlights	\$ 14,520	\$ 6,050	\$ 5,499	\$ 551
Electric	\$ 4,224	\$ 1,760	\$ 1,953	\$ (193)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 1,038	\$ 2,087
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 4,129	\$ 38
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Field Expenditures	\$ 145,647	\$ 72,257	\$ 51,573	\$ 20,684
Amenity Expenditures				
Amenity - Electric	\$ 7,392	\$ 3,080	\$ 3,177	\$ (97)
Amenity - Water	\$ 4,224	\$ 1,760	\$ 1,683	\$ 77
Playground Lease	\$ 31,488	\$ 13,120	\$ 10,495	\$ 2,625
Internet	\$ 1,254	\$ 523	\$ 475	\$ 48
Pest Control	\$ 528	\$ 220	\$ 200	\$ 20
Janitorial Service	\$ 8,700	\$ 3,625	\$ 3,513	\$ 113
Security Services	\$ 37,000	\$ 15,417	\$ 12,743	\$ 2,674
Pool Maintenance	\$ 22,800	\$ 9,500	\$ 9,400	\$ 100
Amenity Access Management	\$ 5,250	\$ 2,188	\$ 2,188	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 3,406	\$ 761
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 136,136	\$ 56,723	\$ 47,278	\$ 9,445
Total Operations & Maintenance	\$ 281,783	\$ 128,981	\$ 98,851	\$ 30,130
Total Expenditures	\$ 408,135	\$ 189,999	\$ 143,981	\$ 46,018
Excess (Deficiency) of Revenues over Expenditures	\$ 2,205		\$ 254,714	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (2,205)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,205)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 254,714	
Fund Balance - Beginning	\$ -		\$ 251,539	
Fund Balance - Ending	\$ -		\$ 506,254	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 446,851	\$ 446,851	\$ -
Interest	\$ -	\$ -	\$ 6,780	\$ 6,780
Total Revenues	\$ 459,919	\$ 446,851	\$ 453,631	\$ 6,780
Expenditures:				
Interest - 11/1	\$ 147,425	\$ 147,425	\$ 147,425	\$ -
Principal - 5/1	\$ 165,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 147,425	\$ -	\$ -	\$ -
Total Expenditures	\$ 459,850	\$ 147,425	\$ 147,425	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 69		\$ 306,206	
Fund Balance - Beginning	\$ 177,160		\$ 414,185	
Fund Balance - Ending	\$ 177,229		\$ 720,392	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 18	\$ 18
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ (509)	\$ 509
Miscellaneous	\$ -	\$ -	\$ 192	\$ (192)
Total Expenditures	\$ -	\$ -	\$ (317)	\$ 317
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 334	
Fund Balance - Beginning	\$ -		\$ 1,708	
Fund Balance - Ending	\$ -		\$ 2,042	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 462	\$ 462
Total Revenues	\$ -	\$ -	\$ 462	\$ 462
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 462	\$ 462
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 2,205	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 2,205	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,205		\$ 462	
Fund Balance - Beginning	\$ 22,680		\$ 22,680	
Fund Balance - Ending	\$ 24,885		\$ 23,142	

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	\$ -	\$ 13,236	\$ 380,587	\$ 6,909	\$ (2,098)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398,635
Total Revenues	\$ -	\$ 13,236	\$ 380,587	\$ 6,969	\$ (2,098)	\$ -	\$ 398,695						
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,897	\$ 241	\$ 430	\$ 948	\$ 2,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,208
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 480	\$ 48	\$ 6	\$ 164	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 711
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Printing and Binding	\$ 1	\$ 2	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,100	\$ 4,330	\$ 4,484	\$ 8,632	\$ 7,583	\$ -	\$ 45,130						

Scenic Highway
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 16,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,615
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,956
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,183
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Streetlights	\$ 1,104	\$ 1,104	\$ 1,103	\$ 740	\$ 1,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,499
Electric	\$ 374	\$ 353	\$ 389	\$ 416	\$ 421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,953
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 795	\$ 85	\$ -	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038
General Repairs & Maintenance	\$ 2,917	\$ -	\$ -	\$ 1,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,129
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 26,033	\$ 5,770	\$ 5,720	\$ 6,753	\$ 7,296	\$ -	\$ 51,573						
Amenity Expenditures													
Amenity - Electric	\$ 736	\$ 612	\$ 704	\$ 591	\$ 533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,177
Amenity - Water	\$ 365	\$ 315	\$ 387	\$ 307	\$ 307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,683
Playground Lease	\$ 2,623	\$ 2,624	\$ 2,624	\$ 2,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,495
Internet	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Janitorial Service	\$ 425	\$ 863	\$ 755	\$ 745	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,513
Security Services	\$ 2,847	\$ 2,363	\$ 2,807	\$ 2,363	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,743
Pool Maintenance	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,400
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Amenity Repairs & Maintenance	\$ 1,125	\$ 2,071	\$ -	\$ -	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,406
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 10,574	\$ 11,300	\$ 9,730	\$ 9,083	\$ 6,591	\$ -	\$ 47,278						
Total Operations & Maintenance	\$ 36,607	\$ 17,070	\$ 15,450	\$ 15,836	\$ 13,887	\$ -	\$ 98,851						
Total Expenditures	\$ 56,707	\$ 21,400	\$ 19,935	\$ 24,468	\$ 21,471	\$ -	\$ 143,981						
Excess (Deficiency) of Revenues over Expenditures	\$ (56,707)	\$ (8,163)	\$ 360,652	\$ (17,499)	\$ (23,568)	\$ -	\$ 254,714						
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (56,707)	\$ (8,163)	\$ 360,652	\$ (17,499)	\$ (23,568)	\$ -	\$ 254,714						

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 2024

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	Total	47%	53%	100%
11/10/23	10/13-10/14/23	\$ 1,892.38	\$ (99.34)	\$ (35.86)	\$ -	\$ 1,757.18	\$ 828.49	\$ 928.69	\$ 1,757.18			
11/14/23	10/01-10/31/23	\$ 2,542.98	\$ (101.72)	\$ (48.83)	\$ -	\$ 2,392.43	\$ 1,128.00	\$ 1,264.43	\$ 2,392.43			
11/17/23	11/01-11/05/23	\$ 7,628.94	\$ (305.15)	\$ (146.48)	\$ -	\$ 7,177.31	\$ 3,384.00	\$ 3,793.31	\$ 7,177.31			
11/24/23	11/06-11/12/23	\$ 17,800.86	\$ (712.04)	\$ (341.78)	\$ -	\$ 16,747.04	\$ 7,896.00	\$ 8,851.04	\$ 16,747.04			
12/8/23	11/13-11/22/23	\$ 167,836.68	\$ (6,713.52)	\$ (3,222.46)	\$ -	\$ 157,900.70	\$ 74,448.00	\$ 83,452.70	\$ 157,900.70			
12/21/23	11/23-11/30/23	\$ 678,975.66	\$ (29,600.47)	\$ (12,987.50)	\$ -	\$ 636,387.69	\$ 300,048.02	\$ 336,339.67	\$ 636,387.69			
12/29/23	12/01-12/15/23	\$ 13,615.51	\$ (433.90)	\$ (263.63)	\$ -	\$ 12,917.98	\$ 6,090.65	\$ 6,827.33	\$ 12,917.98			
1/10/24	12/16-12/31/23	\$ 13,040.21	\$ (364.18)	\$ (253.52)	\$ -	\$ 12,422.51	\$ 5,857.04	\$ 6,565.47	\$ 12,422.51			
1/16/24	10/01-12/31/23	\$ -	\$ -	\$ -	\$ 2,232.00	\$ 2,232.00	\$ 1,052.36	\$ 1,179.64	\$ 2,232.00			
2/6/24	1% Admin Fee	\$ (9,358.17)	\$ -	\$ -	\$ -	\$ (9,358.17)	\$ (4,412.25)	\$ (4,945.92)	\$ (9,358.17)			
2/9/24	01/01-01/31/24	\$ 7,628.94	\$ (2,619.27)	\$ (100.19)	\$ -	\$ 4,909.48	\$ 2,314.75	\$ 2,594.73	\$ 4,909.48			
Total		\$ 901,603.99	\$ (40,949.59)	\$ (17,400.25)	\$ 2,232.00	\$ 845,486.15	\$ 398,635.06	\$ 446,851.09	\$ 845,486.15			

	97.15%	
	\$ 24,823.33	Net Percent Collected Balance Remaining to Collect

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020**

(Ph 1 & 2 # 242008005)

The undersigned, a Responsible Officer of the Scenic Highway Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of December 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2020 (collectively, the "Series 2020 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture):

- (A) Requisition Number: 67
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: JMBI Real Estate
- (D) Amount Payable: \$1,368.10
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # SHCDD-030524 - Developer Reimbursement
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

[Phases 1 & 2 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund] [Phase 3 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund]

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:

[Phases 1 & 2 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.] [Phase 3 - Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.]; and

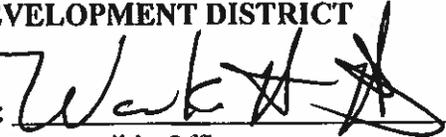
- 3. each disbursement set forth above was incurred in connection with:
the Costs of the Series 2020 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 3-20-24

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2020 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2020 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

#67
JMBI Real Estate
1,368,10
Developer Reimbursement


Consulting Engineer

Date: 3-7-24

JMBI Real Estate
 346 E. Central Avenue
 Winter Haven, FL 33880
 (Office) 863-324-3698 (Fax) 863-508-1067

Invoice No. SHCDD-030524

INVOICE

Customer

Name Scenic Hwy CDD - Magnolia Park Phase 1/2
 Address 6200 Lee Vista Blvd Suite 300
 City Orlando State FL ZIP 32822
 Phone 407-841-5524 *128

Misc

Date _____
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
1	SH CDD Developer Funded Reimbursement Request SH CDD Ph 1/2 - FR#16 - \$1,571.75 - Remaining Funds \$1362.77	\$ 1,368.10	\$ 1,368.10

SubTotal	\$ 1,368.10
Shipping	
TOTAL	\$ 1,368.10

Payment

Select One...

Comments _____
 Name _____
 CC # _____
 Expires _____

Tax Rate(s)

Office Use Only

Make check payable to:

Thank you!

JMBI REAL ESTATE, LLC

Invoice #	Description	Amount
FR #16	SH CDD Funding Request for Ph 1 & 2	1,571.75

09/17/21 Ck #: 1779 SCEN01: Scenic Highway CDD

Page 1 of 1 1,571.75

**Scenic Highway
Community Development District**

FY21 Funding Request #16
September 14, 2021

Bill to: JMBI Real Estate, LLC

Series 2020 Ph1&2 Capital Projects
FY2021

Payee

1	Leading Edge Land Services Inc Invoice # 0020992 - Construction Services for Wall Layout for Aug 2021	\$	1,352.75
2	Hopping Green & Sams Invoice # 124037 - Project Construction for June 2021	\$	219.00

\$ 1,571.75

Total: \$ 1,571.75

Please make check payable to:

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

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


Responsible Officer



RECEIVED
By rantes at 10:00:28 AM, 9/7/2021

EMAILED TO CDD
By jannis at 4:49:51 PM, 9/13/2021

30919

Remit to: 8802 Exchange Drive Orlando, FL 32809

Phone: (407) 351-6730 Fax: (407) 351-9691 www.leadingedgels.com

Payment Due Upon Receipt

INVOICE

JMBI - Magnolia Park Ph 1 & 2

Winter Haven Management Services
346 E. Central Avenue
Winter Haven, FL 33837

September 07, 2021
Project No: 1091-21004
Invoice No: 0020992

Magnolia Park Phase 1&2

Professional Services from August 01, 2021 to August 31, 2021

Construction Services – For Wall Layout

Professional Personnel

	Hours	Rate	Amount	
2 Person Survey Crew	5.75	132.00	759.00	
Survey Technician	3.75	93.00	348.75	
Project Manager	1.75	140.00	245.00	
Totals			1,352.75	
Total Labor				1,352.75

Total this Invoice \$1,352.75

Please call 407-351-6730 or email Accounting@leadingedgels.com if you have any questions

~Thank you for your business~

BOUNDARY ♦ TOPO ♦ CONSTRUCTION ♦ GPS ♦ ASBUILT ♦ CONTROL ♦ RW

RECEIVED
By rantes at 10:47:42 AM, 8/31/2021

EMAILED TO CDD
By jannis at 4:49:56 PM, 9/13/2021

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

JMBI - Magnolia Park Ph 1 & 2

===== STATEMENT =====

July 26, 2021

Scenic Highway CDD
c/o Governmental Management Services - Central
Florida, LLC
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Bill Number 124037
Billed through 06/30/2021

Project Construction
SCHCDD 00103 RVW

FOR PROFESSIONAL SERVICES RENDERED

06/30/21	RVW	Prepare partial release of easement; confer with Schwenk and White.	0.60 hrs
Total fees for this matter			\$219.00

MATTER SUMMARY

Van Wyk, Roy	0.60 hrs	365 /hr	\$219.00
TOTAL FEES			\$219.00
TOTAL CHARGES FOR THIS MATTER			\$219.00

BILLING SUMMARY

Van Wyk, Roy	0.60 hrs	365 /hr	\$219.00
TOTAL FEES			\$219.00
TOTAL CHARGES FOR THIS BILL			\$219.00

Please include the bill number with your payment.

WIRE/ACH Information
Synovus Bank
Hopping Green & Sams, P.A.
Acct. #: 3270103901
ABA #: 061100606

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 30, 2021

Scenic Highway CDD
c/o Governmental Management Services - Central
Florida, LLC
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Project Construction

00103 SCHCDD RVW

Our records indicate that the following bills are outstanding:

DATE	BILL NO.	AMOUNT BILLED	AMOUNT DUE
07/26/2021	124037	\$219.00	\$219.00

=====

TOTAL BALANCE DUE: \$219.00

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 121 Days
\$0.00	\$219.00	\$0.00	\$0.00	\$0.00