

***Scenic Highway
Community Development District***

Agenda

October 15, 2024

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 8, 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, October 15, 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/89676346441>

Zoom Call-In Number: 1-646-876-9923 **Meeting ID:** 896 7634 6441

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 16, 2024, Board of Supervisors Meetings
4. Organizational Matters
 - A. Acceptance of Resignation of Supervisor Lavoie
 - B. Appointment of Individual to Fulfill Vacancy of Seat 5
 - C. Administration of Oath of Office to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-01 Electing Officers
5. Consideration of Securitas 2024-2025 Renewal
6. Appointment of Audit Committee
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisors Requests
10. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. 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, **July 16, 2024** at 10:53 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
Eric Lavoie	Assistant Secretary
Jessica Spencer	Appointed as Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the July 16, 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 three Board members present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated this was a time for public comment on the agenda items and there was a copy of the agenda provided at the entrance. She asked for questions on agenda items and hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 16, 2024
Board of Supervisors Meeting**

Ms. Virgen presented the minutes of the April 16, 2024 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 no changes, she asked for a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the Minutes of the April 16, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Virgen stated this is the public hearing for the proposed 2025 budget. She asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Mr. Lavoie, with all in favor, Opening the Public Hearing, was approved.

Ms. Virgen stated the first item was the proposed 2025 budget. She provided an overview of the proposed budget. She noted the revenue was \$635,542 and assessments would be collected from the 368 units within the CDD. She added actuals were updated through May 31, 2024

She reviewed expenditures which were presented to the Board on the last Board meeting on April 16, 2024. The O&M of the infrastructure and amenities were explained. She noted that the large increase is for the right-of way replacement items.

Ms. Adams further explained the reason for the assessment increase, the history of the residential properties and HOA, deemed residential responsibilities, and Haines City requirements and issues. She added they have been made aware of some non-compliance issues such as trees on private property. District Council has researched and addressed this issue and responsibilities that may fall to the CDD. She noted a previous meeting with the city in March and the outcome was the CDD was not relieved of future fines of \$500 per day, per tree.

District counsel advised the CDD to budget these costs for the 2025 budget starting on October 1, 2024. She noted the two new line items have been incorporated into the proposed

budget. She explained the two line items in the budget and noted this will include landscaping costs.

Ms. Adam added a Zoom meeting was scheduled, and a notice was provided inviting residents to attend the Zoom meeting. During this meeting it was asked that residents bring their property into compliance with the issues on trees. She reviewed the cost of tree replacement, installation and maintenance.

Ms. Virgen noted the public comment period will follow the budget review. Ms. Virgen continued review of the budget and noted the O&M was \$307,584, and the proposed capital reserve transfer of \$50,000 to fund any repairs or replacements of infrastructure. She noted the debt service expenditures included.

Ms. Virgen asked for any public comments on the budget. Comments included issues with the trees and responsibility issues. Ms. Adams replied that the CDD is responsible for property the District owns and maintains. Ms. Adams added any issue on resident's property and the HOA would be able to assist with answering questions and working with the builder.

Other comments were on trees damaged from hurricane and other resident responsibilities. Ms. Adams replied on consultations with counsel, and to avoid issues, they were to ensure the budget must include these costs. Compliance areas were further discussed that Haines City brought the matter to the CDD staff on their ordinances. She provided the contact information to Haines City for other questions. Another comment was made on towing enforcement and parking.

Resident comment was made on a fallen tree and the cost to the residents for compliance. Concerns were noted on providing Spanish translation for the residents.

Ms. Adams explained the reasons for the increase in the budget and assessments for the residents due to the Haine's City fines. The residents felt it was not fair to have all residents pay for this increase due to a few residents out of compliance.

Additional concerns were made on the cracking of the sidewalks, and it was noted this would be responsibly of the CDD. Mr. Tindall will follow up on the sidewalks.

Other comments were made that Haines City will provide a list of the trees out of compliance, time schedules for CDD meetings, how Haines City enforces this ordinance and compliance, security issues and enforcement, budget concerns, service agreements, bid process, security service providers, part-time staffing, rules & procedures,

Ms. Virgen asked for a motion to close the public hearing.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Ms. Virgen presented the resolution stating this will be the proposed budget, all notices have been provided, and asked for comments from the Board on the increased assessments.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2024-06 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying Assessment Roll

Ms. Virgen presented this resolution noting this proposed budget needs funding and this will certify collection assessments on the tax bill.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2024-07 Imposing Special Assessments and Certifying Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Kowalski, Seat 4

Ms. Virgen presented the letter of resignation of Supervisor Kowalski in Seat #4. She asked for a motion to accept the letter.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Accepting the Resignation Letter of Supervisor Kowalski, Seat 4, was approved.

B. Appointment of Individual to Fulfill Vacancy of Seat 4

Ms. Virgen asked the board if there were any nominations for replacements. Ms. Jessica Spencer was nominated and approved.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Appointing Jessica Spencer to the Vacant Seat 4, was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Ms. Virgen administered the oath of office to Ms. Spencer and noted she was a notary of the public. This allows Ms. Spencer to participate in the remainder of the meeting.

D. Consideration of Resolution 2024-08 Electing Officers

Ms. Virgen presented the options to the Board on appointing officers. She added they may re-arrange the order of officers or keep them the same. The Board made the decision to keep the order of officers the same and add Ms. Spencer as an Assistant Secretary.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2024-08 Electing Officers as slated above, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Ms. Virgen presented the Fiscal Year 2023 Financial Audit Report and noted this was a clean report and there were no findings.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Fiscal Year 2023 Financial Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she had no further information to report.

B. Engineer

i. Review of Annual Engineer's Report

Ms. Virgin reported the Annual Engineer's Report was reviewed. She noted there were no findings.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Annual Engineer's Report, was approved.

C. Field Manager's Report

i. Consideration of Proposal for Water Activated Lift at Pool

Mr. Tindall presented the field manager's report to the Board to include the table in the amenity center replacement, maintenance issues, storm clean out, builder jobs, chair lift not working and replacement options, landscaping, irrigation issues, storm drains clearing. He discussed the chair lift replacement and reviewed the proposal options. Discussion ensued on the materials, budget fund balance that will allow for this cost, and noted a resident uses the lift often. Ms. Adams stated it was the recommendation of the staff to replace the lift with the hydraulic lift with a not to exceed amount of \$12,500.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Water Activated Lift at the Pool with a Not to Exceed for \$12,500 was approved.

Ms. Tindall noted they will follow up with sidewalk issues and asked that residents contact him for locations.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from April 1, 2024 - June 21, 2024 totaling \$92,227.88 and 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. Virgen presented the unaudited financial through May 31, 2024. Ms. Virgen stated that no action was required from the Board and it was for informational purposes only.

iii. Adoption of District Goals & Objectives

Ms. Virgen reviewed the new statutory requirement that government entities must have goals and objectives, and it must be completed by October of this year. She added that GMS has put together goals and objectives based on the requirements. She asked for board approval.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the District Goals and Objectives, were approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Ms. Virgen presented the fiscal year 2025 meeting schedule. She noted this proposed scheduled is the same days and times as last year which would be 10:30am on the 3rd Tuesday of each month. She asked for questions or approval.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

v. August 20th Meeting to be held at Lake Alfred Public Library

Ms. Virgen stated the August 20th meeting will be held at the Lake Alfred Public Library due to no availability at this location. If the board had no agenda items, this meeting could be cancelled and would be posted on the website.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

July 16, 2024

Scenic Highway CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

August 21, 2024


Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

To Whom It May Concern,

I would like to give my resignation to the Board of Supervisors for the following districts, effective immediately:

- Eden Hills Community Development District
- Forest Lake Community Development District
- Hamilton Bluff Community Development District
- Hammock Reserve Community Development District
- Scenic Highway Community Development District
- VillaMar Community Development District
- West Side Haines City Community Development District

Thank you,



Eric Lavoie

SECTION D

RESOLUTION 2025-01

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

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

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

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

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

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

PASSED AND ADOPTED this 15th day of October 2024.

ATTEST:

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

*to be provided under
separate cover*

SECTION VII

SECTION C

*to be provided under
separate cover*

SECTION D

SECTION 1

Scenic Highway Community Development District

Summary of Check Register

June 22, 2024 to August 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	6/24/24	522-523	\$ 8,259.40
	7/1/24	524	\$ 2,623.00
	7/15/24	525-526	\$ 10,300.91
	7/16/24	527-532	\$ 7,458.50
	7/22/24	533-538	\$ 5,108.18
	8/6/24	539-540	\$ 5,327.52
	8/13/24	541-545	\$ 6,427.10
	8/20/24	546-548	\$ 8,785.56
	8/26/24	549	\$ 1,254.22
	8/28/24	550	\$ 200.00
	9/3/24	551	\$ 2,623.00
	9/10/24	552-556	\$ 27,286.64
	9/17/24	557-560	\$ 11,023.70
	9/23/24	561	\$ 5,565.00
	9/24/24	562	\$ 8,312.19
	9/25/24	563	\$ 240,000.00
			\$ 350,554.92
Total Amount			\$ 350,554.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/24/24	00024	6/19/24	9658	202405	310	51300	31500		GENERAL COUNSEL MAY24 KILINSKI VAN WYK, PLLC	*	564.50	564.50	000522
6/24/24	00031	6/21/24	06212024	202406	300	20700	10000		ASSESS TRANSFER S2020 SCENIC HIGHWAY CDD C/O USBANK	*	7,694.90	7,694.90	000523
7/01/24	00039	7/01/24	07012024	202407	300	15500	10000		PLAYGRND/FUR LEASE AUG24 83 HOLDINGS, LLC	*	2,623.00	2,623.00	000524
7/15/24	00002	7/01/24	137	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,333.33		
		7/01/24	137	202407	310	51300	35200		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	137	202407	310	51300	35100		INFORMATION TECH JUL24	*	150.00		
		7/01/24	137	202407	310	51300	31300		DISSEMINATION SVCS JUL24	*	416.67		
		7/01/24	137	202407	330	57200	48300		AMENITY ACCESS JUL24	*	437.50		
		7/01/24	137	202407	310	51300	51000		OFFICE SUPPLIES JUL24	*	.36		
		7/01/24	137	202407	310	51300	42000		POSTAGE JUL24	*	71.80		
		7/01/24	138	202407	320	53800	34000		FIELD MANAGEMENT JUL24	*	1,391.25		
									GOVERNMENTAL MANAGEMENT SERVICES			5,900.91	000525
7/15/24	00015	7/08/24	58542	202407	310	51300	32200		AUDIT FYE 09/30/23 MCDIRMIT DAVIS	*	4,400.00	4,400.00	000526
7/16/24	00041	6/30/24	12635	202406	330	57200	48200		CLEANING SVCS JUN24 CSS CLEAN STAR SERVICES CENTRAL FL	*	725.00	725.00	000527
7/16/24	00046	7/12/24	109303	202407	330	57200	48000		TROUBLESHOOT LOUNGE CAMER	*	215.00		
		7/12/24	109586	202407	330	57200	48000		REP FRONT GATE CARD READR	*	452.04		
									CURRENT DEMANDS ELECTRICAL &			667.04	000528
7/16/24	00002	5/31/24	139	202405	330	57200	48000		AMENITY REPAIRS MAY24 GOVERNMENTAL MANAGEMENT SERVICES	*	245.00	245.00	000529
									SCEN SCENIC HIGHWAY NSOLER				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/24	00037	7/06/24	60229776	202407	330	57200	48100		PEST CONTROL JUL24	*	40.00		
									MASSEY SERVICES INC.			40.00	000530
7/16/24	00050	7/01/24	23392	202407	330	57200	48500		POOL MAINTENANCE JUL24	*	1,880.00		
									MCDONNELL CORPORATION DBA RESORT			1,880.00	000531
7/16/24	00027	6/26/24	13064	202406	320	53800	47300		REPLACED 3 BROKEN SPRINKL	*	79.80		
		6/26/24	13065	202406	320	53800	47300		TRACK WIRE TO FIND BREAK	*	985.00		
		7/01/24	13240	202407	320	53800	46200		LANDSCAPE MAINT JUL24	*	2,836.66		
									PRINCE & SONS INC.			3,901.46	000532
7/22/24	00030	7/16/24	BH071620	202407	310	51300	11000		SUPERVISOR FEE 07/16/24	*	200.00		
									BOBBIE HENLEY			200.00	000533
7/22/24	00046	1/16/24	107448	202401	330	57200	48000		ACCESS/CAMERA LABOR	*	190.00		
									CURRENT DEMANDS ELECTRICAL &			190.00	000534
7/22/24	00047	7/16/24	EL071620	202407	310	51300	11000		SUPERVISOR FEE 07/16/24	*	200.00		
									ERIC LAVOIE			200.00	000535
7/22/24	00058	6/30/24	00065226	202406	310	51300	48000		PH/ADOPT OF FY25 BUDGET	*	3,407.18		
									GANNETT MEDIA CORP DBA GANNETT			3,407.18	000536
7/22/24	00024	7/16/24	9904	202406	310	51300	31500		GENERAL COUNSEL JUN24	*	911.00		
									KILINSKI VAN WYK, PLLC			911.00	000537
7/22/24	00036	7/16/24	LR071620	202407	310	51300	11000		SUPERVISOR FEE 07/16/24	*	200.00		
									LINDSEY E RODEN			200.00	000538
8/06/24	00051	6/30/24	11792690	202406	330	57200	34500		SECURITY SVCS JUN24	*	2,704.52		
									SECURITAS SECURITY			2,704.52	000539
8/06/24	00039	8/05/24	08052024	202408	300	15500	10000		PLAYGRND/FUR LEASE SEP24	*	2,623.00		
									83 HOLDINGS, LLC			2,623.00	000540

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/13/24	00041	7/26/24 12855	202407 330-57200-48200 CLEANING SVCS JUL24	CSS CLEAN STAR SERVICES CENTRAL FL	*	735.00	735.00 000541
8/13/24	00002	6/30/24 142	202406 330-57200-48000 AMENITY REPAIRS JUN24	GOVERNMENTAL MANAGEMENT SERVICES	*	796.60	796.60 000542
8/13/24	00050	8/01/24 23738	202408 330-57200-48500 POOL MAINTENANCE AUG24	MCDONNELL CORPORATION DBA RESORT	*	1,880.00	1,880.00 000543
8/13/24	00027	7/28/24 13491	202407 320-53800-47300 REPLACED 1 BRKN SPRINKLR	PRINCE & SONS INC.	*	83.26	83.26 000544
8/13/24	00051	7/31/24 11826197	202407 330-57200-34500 SECURITY SVCS JUL24	SECURITAS SECURITY	*	2,932.24	2,932.24 000545
8/20/24	00002	8/01/24 140	202408 310-51300-34000 MANAGEMENT FEES AUG24		*	3,333.33	
		8/01/24 140	202408 310-51300-35200 WEBSITE ADMIN AUG24		*	100.00	
		8/01/24 140	202408 310-51300-35100 INFORMATION TECH AUG24		*	150.00	
		8/01/24 140	202408 310-51300-31300 DISSEMINATION SVCS AUG24		*	416.67	
		8/01/24 140	202408 330-57200-48300 AMENITY ACCESS AUG24		*	437.50	
		8/01/24 140	202408 310-51300-51000 OFFICE SUPPLIES AUG24		*	.39	
		8/01/24 140	202408 310-51300-42000 POSTAGE AUG24		*	37.01	
		8/01/24 140	202408 310-51300-42500 COPIES AUG24		*	42.75	
		8/01/24 141	202408 320-53800-34000 FIELD MANAGEMENT AUG24		*	1,391.25	
				GOVERNMENTAL MANAGEMENT SERVICES			5,908.90 000546
8/20/24	00037	8/13/24 60490931	202408 330-57200-48100 PEST CONTROL AUG24	MASSEY SERVICES INC.	*	40.00	40.00 000547
8/20/24	00027	8/01/24 13665	202408 320-53800-46200 LANDSCAPE MAINT AUG24	PRINCE & SONS INC.	*	2,836.66	2,836.66 000548

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/26/24	00024	8/20/24	10177	202407	310	51300	31500		GENERAL COUNSEL JUL24 KILINSKI VAN WYK, PLLC	*	1,254.22	1,254.22	000549
8/28/24	00061	7/16/24	JP071620	202407	310	51300	11000		SUPERVISOR FEE 07/16/24 JESSICA SPENCER	*	200.00	200.00	000550
9/03/24	00039	9/03/24	09032024	202409	300	15500	10000		PLAYGRND/FUR LEASE OCT24 83 HOLDINGS, LLC	*	2,623.00	2,623.00	000551
9/10/24	00041	8/28/24	13062	202408	330	57200	48200		CLEANING SVCS AUG24 CSS CLEAN STAR SERVICES CENTRAL FL	*	745.00	745.00	000552
9/10/24	00003	8/30/24	25060	202408	300	15500	10000		FY25 INSURANCE POLICY EGIS INSURANCE & RISK ADVISORS	*	22,031.00	22,031.00	000553
9/10/24	00037	9/03/24	61133262	202409	330	57200	48100		PEST CONTROL SEP24 MASSEY SERVICES INC.	*	40.00	40.00	000554
9/10/24	00050	9/01/24	24078	202409	330	57200	48500		POOL MAINTENANCE SEP24 MCDONNELL CORPORATION DBA RESORT	*	1,880.00	1,880.00	000555
9/10/24	00051	8/31/24	11865272	202408	330	57200	34500		SECURITY SVCS AUG24 SECURITAS SECURITY	*	2,590.64	2,590.64	000556
9/17/24	00002	9/01/24	143	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	3,333.33		
		9/01/24	143	202409	310	51300	35200		WEBSITE ADMIN SEP24	*	100.00		
		9/01/24	143	202409	310	51300	35100		INFORMATION TECH SEP24	*	150.00		
		9/01/24	143	202409	310	51300	31300		DISSEMINATION SVCS SEP24	*	416.67		
		9/01/24	143	202409	330	57200	48300		AMENITY ACCESS SEP24	*	437.50		
		9/01/24	143	202409	310	51300	51000		OFFICE SUPPLIES SEP24	*	.33		
		9/01/24	143	202409	310	51300	42000		POSTAGE SEP24	*	12.24		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/24		143		202409		310-51300-42500				*	.30		
			COPIES SEP24										
9/01/24		144		202409		320-53800-34000				*	1,391.25		
			FIELD MANAGEMENT SEP24										
9/01/24		144		202409		310-51300-42500				*	29.42		
			PRINT SEPERATE COVERS										
GOVERNMENTAL MANAGEMENT SERVICES												5,871.04	000557
9/17/24	00024	9/12/24	10273	202408		310-51300-31500				*	111.00		
			GENERAL COUNSEL AUG24										
KILINSKI VAN WYK, PLLC												111.00	000558
9/17/24	00027	9/01/24	14152	202409		320-53800-46200				*	2,836.66		
			LANDSCAPE MAINT SEP24										
PRINCE & SONS INC.												2,836.66	000559
9/17/24	00056	9/10/24	09102024	202409		300-58100-10000				*	2,205.00		
			2024 RESERVES										
SCENIC HIGHWAY CDD C/O BANK UNITED												2,205.00	000560
9/23/24	00002	9/15/24	145	202409		300-15500-10000				*	5,565.00		
			ASSESSMENT ROLL FY25										
GOVERNMENTAL MANAGEMENT SERVICES												5,565.00	000561
9/24/24	00031	9/12/24	09122024	202409		300-20700-10000				*	8,312.19		
			ASSESSMENT TRANSFER S2020										
SCENIC HIGHWAY CDD C/O USBANK												8,312.19	000562
9/25/24	00062	9/25/24	09252024	202409		300-58100-10000				*	240,000.00		
			TRANSFER SURPLUS										
SCENIC HIGHWAY CDD C/O STATE BOARD												240,000.00	000563
TOTAL FOR BANK A											350,554.92		
TOTAL FOR REGISTER											350,554.92		

SCEN SCENIC HIGHWAY NSOLER

SECTION 2

Scenic Highway
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Scenic Highway
Community Development District
Combined Balance Sheet
August 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 360,911	\$ -	\$ -	\$ -	\$ 360,911
Capital Projects Account	\$ -	\$ -	\$ 439	\$ -	\$ 439
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 23,717	\$ 23,717
Investments:					
Series 2020					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 198,901	\$ -	\$ -	\$ 198,901
Construction - Phase 1 & 2	\$ -	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
Due from General Fund	\$ -	\$ 8,312	\$ -	\$ -	\$ 8,312
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 25,664	\$ -	\$ -	\$ -	\$ 25,664
Total Assets	\$ 386,576	\$ 437,172	\$ 443	\$ 23,717	\$ 847,908
Liabilities:					
Accounts Payable	\$ 25,367	\$ -	\$ -	\$ -	\$ 25,367
Due to Debt Service	\$ 8,312	\$ -	\$ -	\$ -	\$ 8,312
Total Liabilities	\$ 33,679	\$ -	\$ -	\$ -	\$ 33,679
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 25,664	\$ -	\$ -	\$ -	\$ 25,664
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 437,172	\$ -	\$ -	\$ 437,172
Capital Projects - Series 2020	\$ -	\$ -	\$ 443	\$ -	\$ 443
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 23,717	\$ 23,717
Unassigned	\$ 327,233	\$ -	\$ -	\$ -	\$ 327,233
Total Fund Balances	\$ 352,897	\$ 437,172	\$ 443	\$ 23,717	\$ 814,229
Total Liabilities & Fund Balance	\$ 386,576	\$ 437,172	\$ 443	\$ 23,717	\$ 847,908

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 410,340	\$ 410,340	\$ 412,915	\$ 2,575
Miscellaneous Revenue	\$ -	\$ -	\$ 90	\$ 90
Total Revenues	\$ 410,340	\$ 410,340	\$ 413,005	\$ 2,665
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,000	\$ 7,000
Engineering	\$ 13,000	\$ 11,917	\$ -	\$ 11,917
Attorney	\$ 25,000	\$ 22,917	\$ 13,145	\$ 9,771
Annual Audit	\$ 3,500	\$ 3,500	\$ 4,400	\$ (900)
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 4,583	\$ 417
Trustee Fees	\$ 4,041	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 40,000	\$ 36,667	\$ 36,667	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 1,000	\$ 917	\$ 1,587	\$ (671)
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Printing and Binding	\$ 250	\$ 229	\$ 85	\$ 145
Legal Advertising	\$ 5,000	\$ 4,492	\$ 4,492	\$ -
Other Current Charges	\$ 1,500	\$ 1,375	\$ 479	\$ 896
Office Supplies	\$ 250	\$ 229	\$ 6	\$ 224
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 126,352	\$ 117,844	\$ 88,357	\$ 29,487

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 19,836	\$ 19,836	\$ 16,615	\$ 3,221
Field Management	\$ 16,695	\$ 15,304	\$ 15,304	\$ -
Landscape Maintenance	\$ 49,872	\$ 45,716	\$ 31,203	\$ 14,513
Landscape Replacement	\$ 13,000	\$ 11,917	\$ 1,200	\$ 10,717
Streetlights	\$ 14,520	\$ 13,310	\$ 12,278	\$ 1,032
Electric	\$ 4,224	\$ 3,872	\$ 4,430	\$ (558)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Irrigation Repairs	\$ 7,500	\$ 6,875	\$ 2,186	\$ 4,689
General Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 5,099	\$ 4,068
Contingency	\$ 7,500	\$ 7,500	\$ 11,950	\$ (4,450)
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Subtotal Field Expenditures	\$ 145,647	\$ 135,788	\$ 100,546	\$ 35,242
Amenity Expenditures				
Amenity - Electric	\$ 7,392	\$ 6,776	\$ 4,057	\$ 2,719
Amenity - Water	\$ 4,224	\$ 3,872	\$ 3,978	\$ (106)
Playground Lease	\$ 31,488	\$ 28,864	\$ 28,859	\$ 5
Internet	\$ 1,254	\$ 1,150	\$ 1,059	\$ 91
Pest Control	\$ 528	\$ 484	\$ 440	\$ 44
Janitorial Service	\$ 8,700	\$ 7,975	\$ 7,943	\$ 33
Security Services	\$ 37,000	\$ 33,917	\$ 29,991	\$ 3,926
Pool Maintenance	\$ 22,800	\$ 20,900	\$ 20,680	\$ 220
Amenity Access Management	\$ 5,250	\$ 4,813	\$ 4,813	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 8,977	\$ 189
Contingency	\$ 7,500	\$ 7,500	\$ 11,950	\$ (4,450)
Subtotal Amenity Expenditures	\$ 136,136	\$ 125,416	\$ 122,745	\$ 2,671
Total Operations & Maintenance	\$ 281,783	\$ 261,204	\$ 223,291	\$ 37,913
Total Expenditures	\$ 408,135	\$ 379,048	\$ 311,648	\$ 67,400
Excess (Deficiency) of Revenues over Expenditures	\$ 2,205		\$ 101,357	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (2,205)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,205)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 101,357	
Fund Balance - Beginning	\$ -		\$ 251,539	
Fund Balance - Ending	\$ -		\$ 352,897	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 462,858	\$ 462,858	\$ -
Interest	\$ -	\$ -	\$ 19,979	\$ 19,979
Total Revenues	\$ 459,919	\$ 462,858	\$ 482,837	\$ 19,979
Expenditures:				
Interest - 11/1	\$ 147,425	\$ 147,425	\$ 147,425	\$ -
Principal - 5/1	\$ 165,000	\$ 165,000	\$ 165,000	\$ -
Interest - 5/1	\$ 147,425	\$ 147,425	\$ 147,425	\$ -
Total Expenditures	\$ 459,850	\$ 459,850	\$ 459,850	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 69		\$ 22,987	
Fund Balance - Beginning	\$ 177,160		\$ 414,185	
Fund Balance - Ending	\$ 177,229		\$ 437,172	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 26	\$ 26
Total Revenues	\$ -	\$ -	\$ 26	\$ 26
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 860	\$ (860)
Miscellaneous	\$ -	\$ -	\$ 432	\$ (432)
Total Expenditures	\$ -	\$ -	\$ 1,292	\$ (1,292)
Fund Balance - Beginning	\$ -		\$ 1,708	
Fund Balance - Ending	\$ -		\$ 443	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,037	\$ 1,037
Total Revenues	\$ -	\$ -	\$ 1,037	\$ 1,037
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,037	\$ 1,037
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 2,205	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 2,205	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,205		\$ 1,037	
Fund Balance - Beginning	\$ 22,680		\$ 22,680	
Fund Balance - Ending	\$ 24,885		\$ 23,717	

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)	\$ -	\$ 4,630	\$ 16	\$ 9,586	\$ 48	\$ -	\$ -	\$ 412,915
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ 90
Total Revenues	\$ -	\$ 13,236	\$ 380,587	\$ 6,969	\$ (2,098)	\$ -	\$ 4,630	\$ 16	\$ 9,616	\$ 48	\$ -	\$ -	\$ 413,005
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 1,000	\$ 400	\$ -	\$ 800	\$ -	\$ -	\$ 4,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,897	\$ 241	\$ 430	\$ 948	\$ 2,692	\$ 1,565	\$ 2,643	\$ 565	\$ 911	\$ 1,254	\$ -	\$ -	\$ 13,145
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ 4,400
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ 4,583
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 480	\$ 48	\$ 6	\$ 164	\$ 14	\$ 10	\$ 18	\$ 730	\$ 10	\$ 72	\$ 37	\$ -	\$ 1,587
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Printing and Binding	\$ 1	\$ 2	\$ 10	\$ -	\$ -	\$ 7	\$ -	\$ 21	\$ -	\$ -	\$ 43	\$ -	\$ 85
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742	\$ -	\$ 342	\$ 3,407	\$ -	\$ -	\$ -	\$ 4,492
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 76	\$ 41	\$ 41	\$ 41	\$ 42	\$ 41	\$ 41	\$ -	\$ 479
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,100	\$ 4,330	\$ 4,484	\$ 8,632	\$ 7,583	\$ 6,366	\$ 7,702	\$ 6,099	\$ 8,371	\$ 10,568	\$ 4,121	\$ -	\$ 88,357

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	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ 15,304
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ 2,837	\$ -	\$ 31,203
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Streetlights	\$ 1,104	\$ 1,104	\$ 1,103	\$ 740	\$ 1,448	\$ 1,089	\$ 1,089	\$ 1,174	\$ 787	\$ 1,550	\$ 1,089	\$ -	\$ 12,278
Electric	\$ 374	\$ 353	\$ 389	\$ 416	\$ 421	\$ 420	\$ 384	\$ 433	\$ 418	\$ 422	\$ 401	\$ -	\$ 4,430
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 795	\$ 85	\$ -	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,065	\$ 83	\$ -	\$ -	\$ 2,186
General Repairs & Maintenance	\$ 2,917	\$ -	\$ -	\$ 1,212	\$ 380	\$ -	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,099
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,950	\$ -	\$ -	\$ -	\$ -	\$ 11,950
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Subtotal Field Expenditures	\$ 26,033	\$ 5,770	\$ 5,720	\$ 6,753	\$ 7,676	\$ 5,737	\$ 6,291	\$ 18,065	\$ 6,498	\$ 6,283	\$ 5,719	\$ -	\$ 100,546
Amenity Expenditures													
Amenity - Electric	\$ 736	\$ 612	\$ 704	\$ 591	\$ 533	\$ 468	\$ 412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,057
Amenity - Water	\$ 365	\$ 315	\$ 387	\$ 307	\$ 307	\$ 317	\$ 288	\$ 547	\$ 357	\$ 417	\$ 367	\$ -	\$ 3,978
Playground Lease	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,623	\$ 2,623	\$ 2,624	\$ 2,623	\$ 2,623	\$ 2,623	\$ -	\$ 28,859
Internet	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 98	\$ 98	\$ 98	\$ 98	\$ -	\$ 1,059
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ 440
Janitorial Service	\$ 425	\$ 863	\$ 755	\$ 745	\$ 725	\$ 755	\$ 725	\$ 745	\$ 725	\$ 735	\$ 745	\$ -	\$ 7,943
Security Services	\$ 2,847	\$ 2,363	\$ 2,807	\$ 2,363	\$ 2,363	\$ 3,726	\$ 2,363	\$ 2,932	\$ 2,705	\$ 2,932	\$ 2,591	\$ -	\$ 29,991
Pool Maintenance	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ -	\$ 20,680
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ 4,813
Amenity Repairs & Maintenance	\$ 1,125	\$ 2,071	\$ -	\$ 190	\$ 1,913	\$ 1,176	\$ 375	\$ 665	\$ 797	\$ 667	\$ -	\$ -	\$ 8,977
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,950
Subtotal Amenity Expenditures	\$ 10,575	\$ 11,300	\$ 9,730	\$ 9,273	\$ 10,917	\$ 11,517	\$ 21,187	\$ 9,970	\$ 9,663	\$ 9,831	\$ 8,782	\$ -	\$ 122,745
Total Operations & Maintenance	\$ 36,608	\$ 17,070	\$ 15,450	\$ 16,026	\$ 18,594	\$ 17,254	\$ 27,478	\$ 28,035	\$ 16,161	\$ 16,114	\$ 14,501	\$ -	\$ 223,291
Total Expenditures	\$ 56,708	\$ 21,400	\$ 19,935	\$ 24,658	\$ 26,177	\$ 23,620	\$ 35,180	\$ 34,134	\$ 24,532	\$ 26,681	\$ 18,622	\$ -	\$ 311,648
Excess (Deficiency) of Revenues over Expenditures	\$ (56,708)	\$ (8,163)	\$ 360,652	\$ (17,689)	\$ (28,275)	\$ (23,620)	\$ (30,550)	\$ (34,118)	\$ (14,915)	\$ (26,633)	\$ (18,622)	\$ -	\$ 101,357
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (56,708)	\$ (8,163)	\$ 360,652	\$ (17,689)	\$ (28,275)	\$ (23,620)	\$ (30,550)	\$ (34,118)	\$ (14,915)	\$ (26,633)	\$ (18,622)	\$ -	\$ 101,357

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)
Less: Principal Payment 5/1/24		(\$165,000)
Current Bonds Outstanding		\$7,640,000

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	47% General Fund	53% 2020 Debt Service	100% Total
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
4/10/24	03/01-03/31/24	\$ 10,019.64	\$ (200.39)	\$ -	\$ -	\$ 9,819.25	\$ 4,629.64	\$ 5,189.61	\$ 9,819.25
5/20/24	01/01-03/31/24	\$ -	\$ -	\$ -	\$ 33.50	\$ 33.50	\$ 15.79	\$ 17.71	\$ 33.50
6/20/24	05/01-05/31/24	\$ 4,802.80	\$ -	\$ (96.06)	\$ -	\$ 4,706.74	\$ 2,219.16	\$ 2,487.58	\$ 4,706.74
6/28/24	06/03-06/03/24	\$ 15,944.49	\$ -	\$ (318.89)	\$ -	\$ 15,625.60	\$ 7,367.25	\$ 8,258.35	\$ 15,625.60
7/25/24	04/01-06/30/24	\$ -	\$ -	\$ -	\$ 101.87	\$ 101.87	\$ 48.03	\$ 53.84	\$ 101.87
Total		\$ 932,370.92	\$ (41,149.98)	\$ (17,815.20)	\$ 2,367.37	\$ 875,773.11	\$ 412,914.93	\$ 462,858.18	\$ 875,773.11

100.63%	Net Percent Collected
0	Balance Remaining to Collect

AUDIT COMMITTEE MEETING

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT REQUEST FOR
PROPOSALS**

District Auditing Services for Fiscal Year 2024
Polk County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, November 15, 2024** at the offices of:

Governmental Management Services – Central Florida, LLC, Attn: George Flint/ Brittany Brookes, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title, "**Auditing Services- Scenic Highway Community Development District**" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Years 2024, 2025, 2026, 2027, and 2028. The District intends to enter into five (5) separate one-year agreements
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Scenic Highway Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing and maintaining public infrastructure. The District is located in Polk County, Florida. The District currently has an operating budget of approximately \$635,542 . The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal package, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: George Flint, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside **"Auditing Services – Scenic Highway Community Development District."**

Proposals must be received by **5:00 PM on Friday, November 15, 2024**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

District Manager
Governmental Management Services – Central Florida, LLC