

***Scenic Highway  
Community Development District***

***Agenda***

***January 21, 2025***

# AGENDA

# *Scenic Highway*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

January 14, 2025

**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, January 21, 2025 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/85963009019>

**Zoom Call-In Number:** 1-646-931-3860      **Meeting ID:** 859 6300 9019

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oath of Office
4. Approval of Minutes of the November 19, 2024 Meetings
  - A. Landowners' Meeting
  - B. Audit Committee Meeting
  - C. Board of Supervisors Meeting
5. Consideration of Resolution 2025-06 Setting a Public Hearing to Consider Resident Request for Parking Exception on Tagliamento Lane
6. Consideration of Data Sharing & Usage Agreement with Polk County Property Appraiser
7. Consideration of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Assignment of Agreement
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisors Requests
11. Adjournment

# MINUTES

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

The Landowners' meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Tuesday, **November 19, 2024** at 10:53 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present were:

Bobbie Henley  
Lindsey Roden  
Kristin Cassidy  
Jessica Spencer

Also, present were:

Monica Virgen  
Tricia Adams  
Savanah Hancock  
Marshall Tindall

*The following is a summary of the discussions and actions taken at the November 19, 2024 Scenic Highway Community Development District's Landowners' Meeting.*

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Ms. Virgen stated she has received a landowner proxy designated to Ms. Misty Varner on behalf of Adams Homes of Northwest Florida. This proxy has been signed by Brian Adams as president and authorized signature of Adams Homes. This landowners' proxy designates 38 authorized votes to Misty Varner.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Virgen called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Virgen asked if anyone had objections to her running the landowners' meeting as Chairman.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of  
Supervisors (3)**

Ms. Virgen stated three positions are subject to landowners' election today. Seat #1 which is currently vacant, seat #2 currently held by Kristin Cassidy, and seat #4 currently held by Jessica Spencer. She asked for nominations for seat #1. Joe Braddy was nominated for seat #1 with 37 votes. Kristin Cassidy was nominated for seat #2 with 38 votes. Jessica Spencer was nominated for seat #4 with 38 votes.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots and Announcement  
of Results**

Ms. Virgen received a ballot from Ms. Misty Varner designating 37 votes to Joe Braddy for seat #1, 38 votes to Kristin Cassidy for seat #2 and 38 votes to Jessica Spencer to seat #4.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1994).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality. As a result, more children are surviving to adulthood and contributing to the population growth.

Another reason why the number of children in the world is increasing is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children and an increase in the number of children per woman.

There are a number of challenges that are associated with the increasing number of children in the world. One of the main challenges is that there are not enough resources to provide for all of the children. This is particularly true in developing countries, where there is a lack of access to education, healthcare, and basic necessities.

Another challenge is that there are not enough jobs to provide for all of the children. This is particularly true in developing countries, where there is a high unemployment rate and a lack of opportunities for young people.

There are a number of ways that we can address these challenges. One way is to improve access to education, healthcare, and basic necessities. This can be done through a number of means, including increasing government spending, seeking international aid, and promoting private sector investment.

Another way to address these challenges is to create more jobs. This can be done through a number of means, including promoting entrepreneurship, supporting small businesses, and investing in infrastructure.

It is important that we take action to address these challenges now, before they become even more severe. The future of the world's children depends on the actions we take today.

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

The Audit Committee meeting of the Scenic Highway Community Development District was held on Tuesday, **November 19, 2024** at 10:53 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present for the Audit Committee were:

Bobbie Henley  
Lindsey Roden  
Kristin Cassidy  
Jessica Spencer

Also, present were:

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

*The following is a summary of the discussions and actions taken at the November 19, 2024 Scenic Highway Community Development District's Audit Committee Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen administered the Oath of Office to Kristin Cassidy and Jessica Spencer. Both of these seats hold 4-year terms.

Ms. Virgen called the meeting to order and called roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen stated no members of the public were in present nor attending by Zoom.



**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 15, 2024 Audit Committee Meeting**

Ms. Virgen presented the minutes from the October 15, 2024 Audit Committee meeting. These minutes are on page 10 of the agenda package and have been reviewed by herself. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Minutes of the October 15, 2024 Audit Committee Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit Committee Members Rankings**

- A. Grau & Associates**
- B. DiBartolomeo, McBee, Hartley & Barnes**
- C. Mc Dirmit Davis**

Ms. Virgen stated three proposals were received for auditing services. An audit ranking sheet was provided to Board members. The Board can individually rank each auditor or do a consensus ranking. She reviewed the ranking sheet and recommended DiBartolomeo receive the full 20 points for price. Grau received 19 points and McDirmit Davis received 18 points for price. She noted per the criteria all 3 firms have qualified personnel with a lot of experience and understand the scope of work with ability to furnish the required services so recommended awarding 20 points across the board for all three auditors. DiBartolomeo is ranked #1 with 100 points. Grau ranked #2 with 99 points and Mc Dirmit Davis ranked #3 with 98 points.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Review of Proposals and Tally of Audit Committee Members Rankings – DiBartolomeo Ranked #1, was approved.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen asked for a motion to adjourn the meeting.

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

November 19, 2024

Scenic Highway CDD

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



**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, **November 19, 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
Kristin Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also, present were:

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

*The following is a summary of the discussions and actions taken at the November 19, 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 called roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen stated no members of the public were present in person nor by Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisors**

Ms. Virgen stated the oath was administered to Kristin Cassidy and Jessica Spencer before the audit committee meeting. Joe Braddy was not present.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of Landowners' Election**

Ms. Virgen stated this resolution will be filled in with the results of the landowners' meeting that was previously held. Seat #1 designated to Joe Braddy with 37 votes. Kristin Cassidy would be in seat #2 with 38 votes and Jessica Spencer in seat #4 with 38 votes. Kristin Cassidy and Jessica Spencer received the two highest number of votes so will receive 4-year terms and Joe Braddy will serve a 2-year term.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of Landowners' Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Virgen stated before the meeting Bobby Henley was Chair, Lindsey Roden as Vice Chair, and the other seats were Assistant Secretaries.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 15, 2024 Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the October 15, 2024 Board of Supervisors meeting. She has reviewed these minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the October 15, 2024 Board of Supervisors Meeting, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-03  
Amending Fiscal Year 2024 Adopted  
Budget**

Ms. Virgen stated this is an administrative requirement by Florida Statute that within 60 days of the end of the fiscal year to present a budget amendment if the actual budget exceeded the adopted budget. The line item driving the budget amendment is they had budgeted for a transfer out to reserves of \$2,205 and ended up based on the amount of surplus funds available in the general fund, the actual transfer out was \$242,205. Since there was a difference there the budget amendment was required.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-03 Amending the Fiscal Year 2024 Adopted Budget, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-04  
Authorizing Publication of Legal Notices  
on Public Website**

Ms. Virgen noted this allows the District to use online publications to notice certain meetings and would allow the District to save funds on advertisements. A notice is required to begin the process to post on the public website.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2025-24 Authorizing Publication of Legal Notices on Public Website, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Termination of Mobile  
Patrol Security Services**

Ms. Virgen stated this is the termination of mobile patrol security services. Ms. Virgen recommended canceling the service since it is no longer required. It will allow for the District to have additional discretionary funds to staff security during holidays or peak pool hours.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Termination of Mobile Patrol Security Services, was approved.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award Number 1 Ranked Firm**

Ms. Virgen asked for approval to authorize staff to send the notice of intent to award to DiBartolomeo, McBee, Hartley & Barnes.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Accepting the Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award to DiBartolomeo, McBee, Hartley & Barns, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report. She will work on these agreements and the notice to award. Ms. Spencer requested the Zoom links for the ethics training.

**B. Engineer**

Ms. Virgen noted the District Engineer is not in attendance.

**C. Field Manager's Report**

Mr. Tindall reviewed the Field Manager's Report on page 120 of the agenda package.

**i. Consideration of Proposal for Roof Repairs from Hurricane Milton**

Mr. Tindall presented the amenity roof repair proposal from NPS for \$1,500.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the NPS Proposal for Roof Repairs from Hurricane Milton, was approved.

**ii. Consideration of 2024-2025 Pool Maintenance Renewal**

Mr. Tindall presented the pool renewal to continue the existing service at \$23,700 which is the amount budgeted.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the 2024-2025 Pool Maintenance Renewal, was approved.

**iii. Consideration of 2024-2025 Landscape Maintenance Renewal**

Mr. Tindall presented the landscape maintenance renewal that is budgeted for. The contract is for \$49,536.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the 2024-2025 Landscape Maintenance Renewal, was approved.

**iv. Consideration of 2024-2025 Janitorial Services Renewal**

Mr. Tindall presented the janitorial services renewal with no change in rates for this year. The only thing this price difference would accommodate is additional service during the busy season from Memorial Day to Labor Day.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the 2024-2025 Janitorial Services Renewal, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from June 22, 2024 through October 31, 2024 totaling \$391,071.71. A detailed run summary follows the check register.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Check Register totaling \$391,071.71, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the unaudited financials. These are for informational purposes only. It does show the end of year balance through September 30, 2024.

**iii. Notice of Insurance Claim Filed for Hurricane Milton Damages**

Ms. Virgen noted an insurance claim has been filed for Hurricane Milton damages. The insurance will cover the wide spread fence damage and amenity center building damage. The missing and leaning traffic signs would not be included.



**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.

- Mrs. Peters (578 Tanaro Ln.) Budget questions, holiday lights/decorations, and entry lights, and speeding/parked cars. Ms. Virgen noted community lighting would be the HOA. The Scenic Highway FY25 budget was approved in August and has been implemented. It is posted to the website. The CDD can't fine individual homeowners but since the CDD will receive fines of up to \$500 per day per tree, the CDD has budgeted for this. She asked what is covered under CDD and covered under HOA. Ms. Virgen noted HOA would be anything in the homeowner's area. The CDD is responsible for common areas. Ms. Adams noted the CDD can take traffic calming devices under consideration but it's not budgeted at the current time. If the car is not parked in compliance, it can be removed. Ms. Hancock stated the holiday lights is something you can't do without CDD approval. The proposal needs to come in quick and a license agreement will be required with the HOA to give them permission to use that area to make sure the CDD is protected in case something gets damaged by installing the lights that the District wouldn't be responsible for repairs. The Chair can make that approval outside of a meeting. Ms. Virgen will give residents her business card to contact her with any questions they might have regarding the CDD.
- Mr. Heriberto Burgos (586 Tanaro Ln.) Requested Board consideration of speed bumps in the community. The District Engineer would have to evaluate where the bumps are allowed to be placed and it has to be in compliance with city/county ordinances.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

<p>On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.</p>
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November 19, 2024

Scenic Highway CDD

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

Begin forwarded message:

**From:** Kadhafy Rosario <[kadhafy@icloud.com](mailto:kadhafy@icloud.com)>  
**Subject:** 1238 Tagliamento parking  
**Date:** December 17, 2024 at 12:20:23 PM EST  
**To:** [Mvirgen@gmscfl.com](mailto:Mvirgen@gmscfl.com)

Good day,

I would like to request that parking spots in front of couple of houses be revised. We would greatly appreciate your assistance on this matter. I have attached a video for your reference. Thank you and should you need anything else from us please don't hesitate to contact me.

V/r

Kadhafy A. Rosario  
912-334-0454



SEE SHEET 3

SEE SHEET 4

Resident's home

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

RANGE 27 EAST



**P**

**PARKING  
EXCEPTION**

Parking is allowed  
on this side of the  
street from  
1102 Yumuri St  
to 1198 Yumuri St.

**RESOLUTION 2025-06**

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

**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, being situated entirely within Polk County, Florida; and

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

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

**SECTION 1.** The Board intends to adopt *Amended Rules Relating to Overnight Parking and Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **March 18, 2025, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

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

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

**PASSED AND ADOPTED** this 21st day of January 2025.

ATTEST:

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Proposed Amended Rules Relating to Overnight Parking and Parking Enforcement

**Exhibit A**

Proposed Amended Rules Relating to Overnight Parking and Parking Enforcement

*[Begins on following page.]*



# SECTION VI



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025  
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Scenic Highway Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

**For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The agency, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Scenic Highway CDD

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# SECTION VII

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Scenic Highway Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Scenic Highway Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser

# SECTION VIII

# SECTION B

**ASSIGNMENT OF AGREEMENT  
FOR PROFESSIONAL ENGINEERING SERVICES**

**THIS ASSIGNMENT** (“Assignment”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by and between **WOOD & ASSOCIATES ENGINEERING, LLC**, a Florida limited liability company, with a mailing address of 1925 Bartow Road, Lakeland, FL 33801 (“Assignor”); **QUIDDITY ENGINEERING LLC**, a Texas corporation authorized to do business in Florida, with a mailing address of 6330 West Loop S Ste 150, Bellaire, TX 77401 (“Assignee”); and **SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida, with a mailing address of 219 E. Livingston St., Orlando, Florida 32801 (“District”).

**RECITALS**

**WHEREAS**, Assignor and the District previously entered into that certain *Agreement between the Scenic Highway Community Development District and Wood & Associates Engineering, LLC for Professional Engineering Services*, dated June 14, 2019 (the “**Agreement**”); and

**WHEREAS**, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement may be assigned pursuant to Article 21 of the Agreement upon written consent; and

**WHEREAS**, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor agree as follows:

- 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
- 2. ASSIGNMENT.** The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. Upon execution of this Assignment, all work performed by the Assignor shall cease and all work authorizations issued to the Assignor shall terminate, provided that the District shall compensate the Assignor for services provided up to the date of Assignment. Services to be performed by the Assignee shall be authorized by separate work authorization.
- 3. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination

within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

4. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Parties as follows:

**If to the District:** Scenic Highway Community Development District  
219 E. Livingston St.  
Orlando, Florida 32801  
Attention: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attention: District Counsel

**If to Assignee:** Quiddity Engineering LLC  
6330 West Loop S Ste 150  
Bellaire, TX 77401  
Attention: \_\_\_\_\_

5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.
6. **ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.
7. **COUNTERPARTS.** This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.



**IN WITNESS WHEREOF**, the Parties have executed this Assignment effective as of the date set forth above.

**District: Scenic Highway Community  
Development District**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Assignor: Wood & Associates Engineering,  
LLC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Assignee: Quiddity Engineering LLC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

# SECTION C

*to be provided under  
separate cover*

# SECTION D

# SECTION 1

# Scenic Highway Community Development District

## Summary of Check Register

November 1, 2024 to December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	11/4/24	585-586	\$ 5,188.00
	11/8/24	587	\$ 7,677.50
	11/26/24	588-600	\$ 43,565.31
	12/2/24	601-602	\$ 4,349.78
	12/9/24	603-605	4904.16
	12/18/24	606-610	\$ 14,028.78
			\$ 79,713.53
<b>Total Amount</b>			<b>\$ 79,713.53</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/24	00063	10/28/24	3898	202410	330	57200	48000			*	2,565.00		
									POOL FURNITURE REPS OCT24				
									ADELE GUZMAN DBA FLORIDA PATIO			2,565.00	000585
11/04/24	00039	11/04/24	11042024	202411	300	15500	10000			*	2,623.00		
									PLAYGRND/FUR LEASE DEC24				
									83 HOLDINGS, LLC			2,623.00	000586
11/08/24	00027	9/30/24	14809	202409	320	53800	46300			*	745.00		
									WALTERS VIBURNUM/PINE BAR				
		9/30/24	14810	202409	320	53800	46300			*	3,870.00		
									BAHIA SOD REPAIR SEP24				
		9/30/24	14815	202409	320	53800	46300			*	3,062.50		
									BAHIA SOD-LIFT STATION 69				
									PRINCE & SONS INC.			7,677.50	000587
11/26/24	00063	11/11/24	3904	202411	330	57200	48000			*	1,305.00		
									LOUNGES RE-SLINGED NOV24				
									ADELE GUZMAN DBA FLORIDA PATIO			1,305.00	000588
11/26/24	00030	11/19/24	BH111920	202411	310	51300	11000			*	200.00		
									SUPERVISOR FEE 11/19/24				
									BOBBIE HENLEY			200.00	000589
11/26/24	00041	10/30/24	13513	202410	330	57200	48200			*	745.00		
									CLEANING SVCS OCT24				
		11/19/24	13726	202411	330	57200	48200			*	745.00		
									CLEANING SVCS NOV24				
									CSS CLEAN STAR SERVICES CENTRAL FL			1,490.00	000590
11/26/24	00058	10/31/24	00067451	202410	310	51300	48000			*	636.28		
									NOT OF BOS MEETING				
									GANNETT MEDIA CORP DBA GANNETT			636.28	000591
11/26/24	99999	11/26/24	VOID	202411	000	00000	00000			C	.00		
									VOID CHECK				
									*****INVALID VENDOR NUMBER*****			.00	000592
11/26/24	00002	9/30/24	151	202409	320	53800	46600			*	2,500.00		
									SIDEWALK REPAIRS SEP24				
		9/30/24	151	202409	320	53800	48000			*	1,291.29		
									GENERAL REPAIRS SEP24				
		9/30/24	151	202409	330	57200	48000			*	1,485.00		
									AMENITY REPAIRS SEP24				
		10/01/24	150	202410	320	53800	49000			*	885.42		
									ROW TREE INSPECTNS OCT24				

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/31/24		155		202410	320-53800-48000		MILTON-AMENITY RESET	*	505.25		
10/31/24		156		202410	320-53800-48000		MILTON-FENCE REPAIRS	*	1,000.00		
11/01/24		152		202411	310-51300-34000		MANAGEMENT FEES NOV24	*	3,750.00		
11/01/24		152		202411	310-51300-35200		WEBSITE ADMIN NOV24	*	105.00		
11/01/24		152		202411	310-51300-35100		INFORMATION TECH NOV24	*	157.50		
11/01/24		152		202411	310-51300-31300		DISSEMINATION SVCS NOV24	*	437.50		
11/01/24		152		202411	330-57200-48300		AMENITY ACCESS NOV24	*	833.33		
11/01/24		152		202411	310-51300-51000		OFFICE SUPPLIES NOV24	*	.84		
11/01/24		152		202411	310-51300-42000		POSTAGE NOV24	*	37.77		
11/01/24		153		202411	320-53800-34000		FIELD MANAGEMENT NOV24	*	1,460.83		
11/01/24		154		202411	320-53800-49000		ROW TREE INSPECTNS NOV24	*	885.42		
GOVERNMENTAL MANAGEMENT SERVICES										15,335.15	000593
11/26/24	00061	11/19/24	JS111920	202411	310-51300-11000		SUPERVISOR FEE 11/19/24	*	200.00		
JESSICA SPENCER										200.00	000594
11/26/24	00055	11/19/24	KC111920	202411	310-51300-11000		SUPERVISOR FEE 11/19/24	*	200.00		
KRISTIN CASSIDY										200.00	000595
11/26/24	00036	11/19/24	LR111920	202411	310-51300-11000		SUPERVISOR FEE 11/19/24	*	200.00		
LINDSEY E RODEN										200.00	000596
11/26/24	00037	11/16/24	62014045	202411	330-57200-48100		PEST CONTROL NOV24	*	40.00		
MASSEY SERVICES INC.										40.00	000597
11/26/24	00050	11/01/24	25280	202411	330-57200-48500		POOL MAINTENANCE NOV24	*	1,880.00		
MCDONNELL CORPORATION DBA RESORT										1,880.00	000598
11/26/24	00026	10/15/24	4652165	202410	300-20700-10000		1% ADMIN FEE-DEBT	*	4,945.92		

SCEN SCENIC HIGHWAY CWRIGHT



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/24		4652166	202410	300		32500		10000		*	6,833.80		
		1% ADMIN FEE-MAINT											
		POLK COUNTY PROPERTY APPRAISER										11,779.72	000599
11/26/24	00027	10/28/24	15008	202410	320	53800		46300	BACK AREA SOD REPAIR	*	3,870.00		
		10/28/24	15009	202410	320	53800		46300	LIFT STAT 69 SOD REPAIR	*	3,062.50		
		11/01/24	15080	202411	320	53800		46200	LANDSCAPE MAINT NOV24	*	2,836.66		
		11/13/24	15376	202411	320	53800		46300	INST BAHIA BEHIND RETN WL	*	530.00		
		PRINCE & SONS INC.										10,299.16	000600
12/02/24	00024	11/23/24	10850	202410	310	51300		31500	GENERAL COUNSEL OCT24	*	1,726.78		
		KILINSKI VAN WYK, PLLC										1,726.78	000601
12/02/24	00039	12/02/24	12022024	202412	300	15500		10000	PLAYGRND/FUR LEASE JAN25	*	2,623.00		
		83 HOLDINGS, LLC										2,623.00	000602
12/09/24	00050	12/01/24	25590	202412	330	57200		48500	POOL MAINTENANCE DEC24	*	1,880.00		
		MCDONNELL CORPORATION DBA RESORT										1,880.00	000603
12/09/24	00027	11/18/24	15406	202411	320	53800		46300	INSTLD BAHIA SOD BY POND	*	1,200.00		
		PRINCE & SONS INC.										1,200.00	000604
12/09/24	00051	10/31/24	11930348	202410	330	57200		34500	SECURITY SVCS OCT24 ADJ	*	1,824.16		
		SECURITAS SECURITY										1,824.16	000605
12/18/24	00002	12/01/24	157	202412	310	51300		34000	MANAGEMENT FEES DEC24	*	3,750.00		
		12/01/24	157	202412	310	51300		35200	WEBSITE ADMIN DEC24	*	105.00		
		12/01/24	157	202412	310	51300		35100	INFORMATIONN TECH DEC24	*	157.50		
		12/01/24	157	202412	310	51300		31300	DISSEMINATION SVCS DEC24	*	437.50		
		12/01/24	157	202412	330	57200		48300	AMENITY ACCESS DEC24	*	833.33		
		12/01/24	157	202412	310	51300		51000	OFFICE SUPPLIES DEC24	*	.18		

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/01/24	157	202412	310-51300-42000	POSTAGE DEC24	*	71.87		
12/01/24	157	202412	310-51300-42500	COPIES DEC24	*	11.85		
12/01/24	158	202412	320-53800-34000	FIELD MANAGEMENT DEC24	*	1,460.83		
12/01/24	158	202412	310-51300-42500	PRINT SEPERATE COVER	*	40.92		
GOVERNMENTAL MANAGEMENT SERVICES							6,868.98	000606
12/18/24	00024	12/13/24	11031	202411 310-51300-31500	*	1,474.64		
GENERAL COUNSEL NOV24								
KILINSKI VAN WYK, PLLC							1,474.64	000607
12/18/24	00037	12/05/24	62953511	202412 330-57200-48100	*	40.00		
PEST CONTROL DEC24								
MASSEY SERVICES INC.							40.00	000608
12/18/24	00027	11/30/24	15597	202411 320-53800-47300	*	217.86		
REP BROKEN SPRAYS/BUBBLER								
12/01/24	15509	202412	320-53800-46200	LANDSCAPE MAINT DEC24	*	2,836.66		
PRINCE & SONS INC.							3,054.52	000609
12/18/24	00051	11/30/24	11969276	202411 330-57200-34500	*	2,590.64		
SECURITY SVCS NOV24								
SECURITAS SECURITY							2,590.64	000610
TOTAL FOR BANK A						79,713.53		
TOTAL FOR REGISTER						79,713.53		

SCEN SCENIC HIGHWAY CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***November 30, 2024***



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5	<u>Capital Projects Fund Series 2020</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

**Scenic Highway**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 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>
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 54,384	\$ -	\$ -	\$ -	\$ 54,384
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 26,200	\$ 26,200
<b>Investments:</b>					
<b>Series 2020</b>					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 67,165	\$ -	\$ -	\$ 67,165
Construction - Phase 1 & 2	\$ -	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
SBA Capital Reserves Account	\$ -	\$ -	\$ 201,167	\$ -	\$ 201,167
Due from Capital Reserves	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Due from General Fund	\$ -	\$ 16,876	\$ -	\$ -	\$ 16,876
Prepaid Expenses	\$ 2,623	\$ -	\$ -	\$ -	\$ 2,623
<b>Total Assets</b>	<b>\$ 67,007</b>	<b>\$ 314,001</b>	<b>\$ 201,171</b>	<b>\$ 26,200</b>	<b>\$ 608,379</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 38,971	\$ -	\$ -	\$ -	\$ 38,971
Due to Debt Service	\$ 16,876	\$ -	\$ -	\$ -	\$ 16,876
Due to General Fund	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
<b>Total Liabilities</b>	<b>\$ 55,847</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 65,847</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 2,623	\$ -	\$ -	\$ -	\$ 2,623
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 314,001	\$ -	\$ -	\$ 314,001
Capital Projects - Series 2020	\$ -	\$ -	\$ 191,171	\$ -	\$ 191,171
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 26,200	\$ 26,200
Unassigned	\$ 8,537	\$ -	\$ -	\$ -	\$ 8,537
<b>Total Fund Balances</b>	<b>\$ 11,160</b>	<b>\$ 314,001</b>	<b>\$ 191,171</b>	<b>\$ 26,200</b>	<b>\$ 542,531</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 67,007</b>	<b>\$ 314,001</b>	<b>\$ 201,171</b>	<b>\$ 26,200</b>	<b>\$ 608,379</b>

**Scenic Highway**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 635,542	\$ 21,914	\$ 21,914	\$ -
<b>Total Revenues</b>	<b>\$ 635,542</b>	<b>\$ 21,914</b>	<b>\$ 21,914</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,600	\$ 400
Engineering	\$ 13,000	\$ 2,167	\$ -	\$ 2,167
Attorney	\$ 25,000	\$ 4,167	\$ 3,201	\$ 965
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 875	\$ 875	\$ -
Trustee Fees	\$ 4,041	\$ 1,010	\$ 1,010	\$ -
Management Fees	\$ 45,000	\$ 7,500	\$ 7,500	\$ -
Information Technology	\$ 1,890	\$ 315	\$ 315	\$ -
Website Maintenance	\$ 1,260	\$ 210	\$ 210	\$ -
Postage & Delivery	\$ 1,000	\$ 167	\$ 47	\$ 119
Insurance	\$ 6,817	\$ 6,817	\$ 6,631	\$ 186
Printing and Binding	\$ 50	\$ 8	\$ -	\$ 8
Legal Advertising	\$ 5,000	\$ 1,887	\$ 1,887	\$ -
Other Current Charges	\$ 1,500	\$ 250	\$ 82	\$ 168
Office Supplies	\$ 500	\$ 83	\$ 1	\$ 82
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 131,998</b>	<b>\$ 33,196</b>	<b>\$ 29,099</b>	<b>\$ 4,096</b>

**Scenic Highway**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 18,775	\$ 18,775	\$ 15,400	\$ 3,375
Field Management	\$ 17,530	\$ 2,922	\$ 2,922	\$ (0)
Landscape Maintenance	\$ 49,536	\$ 8,256	\$ 5,673	\$ 2,583
Landscape Replacement	\$ 13,000	\$ 2,167	\$ 8,663	\$ (6,496)
Right of Way Tree Inspections	\$ 10,625	\$ -	\$ -	\$ -
Right of Way Tree Replacement	\$ 150,000	\$ -	\$ 25,305	\$ (25,305)
Streetlights	\$ 15,972	\$ 2,662	\$ 2,179	\$ 483
Electric	\$ 4,646	\$ 774	\$ 711	\$ 63
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 6,000	\$ 1,000	\$ 218	\$ 782
General Repairs & Maintenance	\$ 10,000	\$ 2,854	\$ 2,854	\$ -
Contingency	\$ 9,000	\$ 2,671	\$ 2,671	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 307,584</b>	<b>\$ 42,497</b>	<b>\$ 66,595</b>	<b>\$ (24,098)</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,131	\$ 1,355	\$ 716	\$ 640
Amenity - Water	\$ 4,646	\$ 774	\$ 665	\$ 109
Playground Lease	\$ 31,488	\$ 5,248	\$ 5,246	\$ 2
Internet	\$ 1,317	\$ 219	\$ 227	\$ (8)
Pest Control	\$ 648	\$ 108	\$ 80	\$ 28
Janitorial Service	\$ 9,680	\$ 1,613	\$ 1,490	\$ 123
Security Services	\$ 38,850	\$ 6,475	\$ 4,700	\$ 1,775
Pool Maintenance	\$ 23,700	\$ 3,950	\$ 4,210	\$ (260)
Amenity Access Management	\$ 10,000	\$ 1,667	\$ 1,667	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,003	\$ 5,003	\$ -
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
<b>Subtotal Amenity Expenditures</b>	<b>\$ 145,960</b>	<b>\$ 27,663</b>	<b>\$ 24,004</b>	<b>\$ 3,659</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 453,544</b>	<b>\$ 70,160</b>	<b>\$ 90,599</b>	<b>\$ (20,439)</b>
<b>Total Expenditures</b>	<b>\$ 585,542</b>	<b>\$ 103,356</b>	<b>\$ 119,698</b>	<b>\$ (16,343)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ (97,785)</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ 40,359	\$ 40,359	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ 40,359</b>	<b>\$ 40,359</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (57,426)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 68,586</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,160</b>	



**Scenic Highway**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 459,919	\$ -	\$ 15,860	\$ 15,860
Interest	\$ -	\$ -	\$ 3,334	\$ 3,334
<b>Total Revenues</b>	<b>\$ 459,919</b>	<b>\$ -</b>	<b>\$ 19,194</b>	<b>\$ 19,194</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 145,156	\$ 145,156	\$ 145,156	\$ -
Principal - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,156	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 460,313</b>	<b>\$ 145,156</b>	<b>\$ 145,156</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (394)</b>		<b>\$ (125,963)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 206,476</b>		<b>\$ 439,964</b>	
<b>Fund Balance - Ending</b>	<b>\$ 206,082</b>		<b>\$ 314,001</b>	

**Scenic Highway**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,167	\$ 1,167
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,167</b>	<b>\$ 1,167</b>
<b>Expenditures:</b>				
Miscellaneous	\$ -	\$ -	\$ 40	\$ (40)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40</b>	<b>\$ (40)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,127</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (40,359)	\$ (40,359)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (40,359)</b>	<b>\$ (40,359)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (39,232)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 230,403</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,171</b>	

**Scenic Highway**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 185	\$ 185
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185</b>	<b>\$ 185</b>
<b>Expenditures:</b>				
Holiday Decorations	\$ 7,500	\$ -	\$ -	\$ -
Chair Lift Replacement	\$ 10,500	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185</b>	<b>\$ 185</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ 185</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 25,880</b>		<b>\$ 26,015</b>	
<b>Fund Balance - Ending</b>	<b>\$ 75,880</b>		<b>\$ 26,200</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 21,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,914
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 21,914</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,914</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,727	\$ 1,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,201
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	875
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,010
Management Fees	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Information Technology	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	315
Website Maintenance	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	210
Postage & Delivery	\$ 9	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,631
Printing and Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 636	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,887
Other Current Charges	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	82
Office Supplies	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative</b>	<b>\$ 21,045</b>	<b>\$ 8,055</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,099</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400
Field Management	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,922
Landscape Maintenance	\$ 2,837	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,673
Landscape Replacement	\$ 6,933	\$ 1,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,663
Right of Way Tree Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Right of Way Tree Replacement	\$ -	\$ 25,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,305
Streetlights	\$ 1,089	\$ 1,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,179
Electric	\$ 370	\$ 342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 711
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218
General Repairs & Maintenance	\$ 1,505	\$ 1,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,854
Contingency	\$ 885	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,671
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 30,480</b>	<b>\$ 36,116</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,595</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 349	\$ 367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 716
Amenity - Water	\$ 347	\$ 317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 665
Playground Lease	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,246
Internet	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227
Pest Control	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Janitorial Service	\$ 745	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,490
Security Services	\$ 2,110	\$ 2,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700
Pool Maintenance	\$ 2,330	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,210
Amenity Access Management	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Amenity Repairs & Maintenance	\$ 2,565	\$ 2,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,003
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 12,056</b>	<b>\$ 11,948</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,004</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 42,536</b>	<b>\$ 48,063</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,599</b>
<b>Total Expenditures</b>	<b>\$ 63,581</b>	<b>\$ 56,118</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,698</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (63,581)</b>	<b>\$ (34,204)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (97,785)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ 40,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,359
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ 40,359</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,359</b>
<b>Net Change in Fund Balance</b>	<b>\$ (63,581)</b>	<b>\$ 6,155</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (57,426)</b>

# Scenic Highway

## Community Development District

### Long Term Debt Report

<b>Series 2020, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$7,640,000</b>

**Scenic Highway**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

ON ROLL ASSESSMENTS

Gross Assessments	\$ 683,379.68	\$ 494,592.00	\$ 1,177,971.68
Net Assessments	\$ 635,543.10	\$ 459,970.56	\$ 1,095,513.66

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	58% General Fund	42% 2020 Debt Service	100% Total
11/13/24	10/21/24	\$ 1,474.30	\$ (77.41)	\$ (27.94)	\$ -	\$ 1,368.95	\$ 794.17	\$ 574.78	\$ 1,368.95
11/15/24	10/01-10/31/24	\$ 6,402.02	\$ (256.12)	\$ (122.92)	\$ -	\$ 6,022.98	\$ 3,494.13	\$ 2,528.85	\$ 6,022.98
11/19/24	11/01-11/07/24	\$ 35,211.11	\$ (1,408.45)	\$ (676.05)	\$ -	\$ 33,126.61	\$ 19,217.82	\$ 13,908.79	\$ 33,126.61
11/21/24	1% Adj	\$ (11,779.72)	\$ -	\$ -	\$ -	\$ (11,779.72)	\$ (6,833.80)	\$ (4,945.92)	\$ (11,779.72)
11/26/24	11/18-11/15/24	\$ 9,603.03	\$ (384.11)	\$ (184.38)	\$ -	\$ 9,034.54	\$ 5,241.23	\$ 3,793.31	\$ 9,034.54
<b>Total</b>		<b>\$ 40,910.74</b>	<b>\$ (2,126.09)</b>	<b>\$ (1,011.29)</b>	<b>\$ -</b>	<b>\$ 37,773.36</b>	<b>\$ 21,913.55</b>	<b>\$ 15,859.81</b>	<b>\$ 37,773.36</b>

3.45%	Net Percent Collected
\$ 1,057,740.30	Balance Remaining to Collect