

*Scenic Highway
Community Development District*

Meeting Agenda

April 21, 2026

AGENDA

Scenic Highway

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 14, 2026

**Board of Supervisors
Scenic Highway
Community Development District**

The regular meeting of the Board of Supervisors of the **Scenic Highway Community Development District** will be held **Tuesday, April 21, 2026 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/84482485468>

Zoom Call-In Number: +1 305 224 1968 US

Meeting ID: 844 8248 5468

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 17, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt
5. Consideration of Resolution 2026-06 Relating to General Election Qualifying Period and Procedure
6. Discussion of Right of Way Trees
7. Termination of Towing Services Agreement with Downtown Tow & Hold LLC
8. 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
9. Other Business
10. Supervisors Requests
11. 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, **March 17, 2026**, at 10:30 a.m. at the Offices of Prime Community Management – 375 Avenue A SE, Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Shockley	Chairman
Lindsey Roden	Assistant Chairman
Jessica Spencer	Assistant Secretary
Joe Braddy	Assistant Secretary

Also, present were:

Katie O'Rourke	District Manager, GMS
Savanah Hancock	District Counsel, Kilinski Van Wyk
Mr. Tindall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 17, 2026 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order and called roll. Four Board members were in attendance in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke stated no members of the public were present in person and there were no public comments from the Zoom line.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 20, 2026 Board of Supervisors Meeting

Ms. O'Rourke presented the minutes from the January 20, 2026 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There were no comments from the Board and Ms. O'Rourke asked for a motion of approval.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the January 20, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. O'Rourke asked for a motion to open the public hearing. Seeing no members of the public present still there are no public comments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-04 Adopting Amended Parking Rules

Ms. O'Rourke presented Resolution 2026-04 adopting parking rules. She noted that the Board had reviewed these in January and they have not changed.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-04 Adopting Amended Parking Rules, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for No Stopping, Idling or Standing Signage

Ms. O'Rourke presented a proposal for no stopping, idling or standing signage on page 20 of the agenda package. She noted that there were some requests from residents in the community and HOA board members to install these signs, as they said a lot of parents are standing and

stopping right at the entrance for the bus stop to pick up and drop off and it's causing a lot of traffic backups. Mr. Tindall reviewed the map of where the signs could be installed.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for No stopping, Idling or standing signage, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Polk County Contract Agreement

Ms. O'Rourke presented the Polk County Contract Agreement on page 23 of the agenda package. This is the standard agreement that they enter each year so the Board can provide a listing of parcels and can collect assessments on the tax roll. She noted that this agreement is already executed and staff is seeking a motion to ratify.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Polk County Contract Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Report – Series 2020

Ms. O'Rourke stated under Internal Revenue Code the District needs to demonstrate that it does not earn more interest than is paid on the bonds. This begins on page 4 of the report. She pointed out the negative amount listed indicating that they don't earn more interest.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Accepting the Arbitrage Report – Series 2020, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board about the required ethics training. She stated the legislature is over and they will start incorporating all the new changes that need to be made over the next few months. Most of them will go into effect in July 1st and some will hold off until January 1st.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's report on page 48. He stated that general maintenance of the facility is doing good. There was a graffiti on the outside wall which is noted as in progress but it was resolved prior to the meeting. He stated there was some trees trimming around the facility that was due, and that was taken care of. They mulched prior to this week to make the facility a littler nicer and stabilize the soil. He noted they are assessing some of the pond shoulders for general wear and tear. There are some runoffs from homes, and they're looking at that and trying to get some numbers for replacement and repairs and that will be brought up at the upcoming meeting. He noted he will coordinate with the engineer on anything that needs to be done.

i. Right of Way Tree Update

Mr. Tindall stated they are trying to keep up with the city and their requested requirements and timeline. The tree replacement cost proposed adding a third weekly watering day, (Mon/Wed/Fri) due to sandy soil, hills, drainage, drought, stress, and vandalism. The updated estimated cost per tree would be \$2,767.50, previously \$1,800.75. The estimated total was \$69,187.50 for 25 trees.

On MOTION by Ms. Spencer, seconded by Ms. Shockley with all in favor, the Right of Way Tree Replacing 25 Trees NTE \$69,187.50, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the Check Register on page 51. This is a summary of checks written from January 8th through March 6th totaling \$943,250.30.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financials through January 31, 2026. No action is required by the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Scenic Highway Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2026

HOUR: 10:30 a.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the

approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 21ST DAY OF APRIL 2026.

ATTEST:

**SCENIC HIGHWAY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Scenic Highway
Community Development District

Proposed Budget
FY2027



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Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 635,542	\$ 615,016	\$ -	\$ 615,016	\$ 635,542
Interest Revenue	\$ -	\$ 4,120	\$ 1,373	\$ 5,493	\$ -
Miscellaneous Revenue	\$ -	\$ 394	\$ 131	\$ 525	\$ -
Total Revenues	\$ 635,542	\$ 619,529	\$ 1,505	\$ 621,034	\$ 635,542
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 4,000	\$ 6,000	\$ 12,000
FICA Expenditures	\$ 918	\$ 153	\$ 306	\$ 459	\$ 918
Engineering	\$ 13,000	\$ -	\$ 6,500	\$ 6,500	\$ 13,000
Attorney	\$ 25,000	\$ 2,063	\$ 14,583	\$ 16,646	\$ 25,000
Annual Audit	\$ 3,300	\$ -	\$ 3,300	\$ 3,300	\$ 3,450
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,408	\$ 2,253	\$ 3,154	\$ 5,408	\$ 5,678
Trustee Fees	\$ 4,445	\$ 4,336	\$ -	\$ 4,336	\$ 4,770
Management Fees	\$ 49,500	\$ 20,625	\$ 28,875	\$ 49,500	\$ 51,975
Information Technology	\$ 2,079	\$ 866	\$ 1,213	\$ 2,079	\$ 2,183
Website Maintenance	\$ 1,386	\$ 578	\$ 809	\$ 1,386	\$ 1,455
Postage & Delivery	\$ 1,000	\$ 378	\$ 583	\$ 961	\$ 1,000
Insurance	\$ 7,626	\$ 7,029	\$ -	\$ 7,029	\$ 7,732
Copies	\$ 100	\$ 54	\$ 58	\$ 113	\$ 100
Legal Advertising	\$ 5,000	\$ 1,999	\$ 2,917	\$ 4,916	\$ 5,000
Other Current Charges	\$ 1,500	\$ 140	\$ 336	\$ 476	\$ 1,500
Office Supplies	\$ 500	\$ 2	\$ 50	\$ 52	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,118	\$ 48,833	\$ 66,684	\$ 115,517	\$ 142,905
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 17,710	\$ 13,074	\$ -	\$ 13,074	\$ 12,420
Field Management	\$ 18,056	\$ 7,523	\$ 10,532	\$ 18,056	\$ 18,959
Landscape Maintenance	\$ 51,023	\$ 21,132	\$ 29,757	\$ 50,889	\$ 51,023
Landscape Replacement	\$ 13,000	\$ -	\$ 6,500	\$ 6,500	\$ 13,000
Right of Way Tree Inspection	\$ 10,625	\$ 4,427	\$ 6,195	\$ 10,622	\$ 11,156
Right of Way Tree Replacement	\$ 105,000	\$ -	\$ 52,500	\$ 52,500	\$ 105,000
Streetlights	\$ 17,569	\$ 5,517	\$ 8,057	\$ 13,574	\$ 21,259
Electric	\$ 5,111	\$ 3,403	\$ 2,981	\$ 6,384	\$ 7,435
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,020	\$ -	\$ 2,020	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 598	\$ 3,500	\$ 4,098	\$ 6,000
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 14,000
General Repairs & Maintenance	\$ 12,000	\$ 5,197	\$ 6,803	\$ 12,000	\$ 12,000
Holiday Decorations	\$ 7,500	\$ 7,400	\$ -	\$ 7,400	\$ 7,500
Contingency	\$ 9,000	\$ 5	\$ 5,250	\$ 5,255	\$ 9,000
Subtotal Field Services	\$ 275,094	\$ 70,295	\$ 132,076	\$ 202,371	\$ 291,252

Scenic Highway
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 8,131	\$ 2,214	\$ 3,150	\$ 5,364	\$ 8,131
Amenity - Water	\$ 5,111	\$ 2,841	\$ 4,501	\$ 7,342	\$ 6,465
Playground & Furniture Lease	\$ 31,488	\$ 13,116	\$ 18,368	\$ 31,484	\$ 18,368
Internet	\$ 1,514	\$ 625	\$ 875	\$ 1,500	\$ 1,741
Pest Control	\$ 1,384	\$ 200	\$ 280	\$ 480	\$ 1,384
Janitorial Service	\$ 9,680	\$ 3,665	\$ 5,285	\$ 8,950	\$ 11,840
Security Services	\$ 40,016	\$ 6,519	\$ 21,933	\$ 28,452	\$ 41,216
Pool Maintenance	\$ 24,411	\$ 10,095	\$ 14,210	\$ 24,305	\$ 25,080
Amenity Access Management	\$ 10,300	\$ 4,292	\$ 6,006	\$ 10,298	\$ 10,815
Amenity Repairs & Maintenance	\$ 10,000	\$ 7,323	\$ 2,677	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 149,535	\$ 50,890	\$ 81,035	\$ 131,925	\$ 142,541
<i>Total Operations & Maintenance</i>	\$ 424,629	\$ 121,185	\$ 213,111	\$ 334,296	\$ 433,792
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 71,795	\$ 71,795	\$ -	\$ 71,795	\$ 58,845
<i>Total Other Expenditures</i>	\$ 71,795	\$ 71,795	\$ -	\$ 71,795	\$ 58,845
Total Expenditures	\$ 635,542	\$ 241,813	\$ 279,795	\$ 521,608	\$ 635,542
Excess Revenues/(Expenditures)	\$ -	\$ 377,716	\$ (278,291)	\$ 99,426	\$ -

Net Assessments	\$635,542
Add: Discounts & Collections 7%	\$47,837
Gross Assessments	<u>\$683,379</u>
Assessable Units	<u>368</u>
Per Unit Gross Assessment	<u>\$1,857.01</u>
FY26 Per Unit Gross Assessment	<u>\$1,857.01</u>
Increase (Decrease)	<u>\$0.00</u>
% Increase	<u>0.00%</u>

Scenic Highway Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Quiddity Engineering, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski|Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. Dibartolomeo, McBee, Hartley & Barnes provides these services.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Scenic Highway Community Development District General Fund Budget

Trustee Fees

The District will incur trustee related costs with the Series 2020 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda items for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Scenic Highway Community Development District General Fund Budget

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Property Insurance

The District’s property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents maintenance cost of landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Description	Monthly	Annually
Landscape Maintenance	\$4,252	<u>\$51,023</u>
Total		\$51,023

Landscape Replacement

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

Right of Way Tree Inspection

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

Right of Way Tree Replacement

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

Streetlights

Represents the cost to maintain streetlights within the District boundaries.

Scenic Highway Community Development District General Fund Budget

Electric

Represents electric charges of common areas throughout the District.

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

Stormwater Maintenance

Represents estimated costs for general repairs and maintenance of ponds in the District.

General Repairs & Maintenance

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

Holiday Decorations

The District’s costs for decoration of common areas during the Holidays.

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

Represents water charges for the District’s amenity facilities.

Playground & Furniture Lease

The District has entered into a leasing agreement with 83 Holdings, LLC for playground and pool furniture installed in the community. The contract will end in April 2027.

Description	Monthly	Annually
Playground & Furniture Lease	\$2,624	<u>\$18,368</u>
Total		\$18,368

Internet

Represents cost of internet services used at the Amenity Center.

Scenic Highway Community Development District General Fund Budget

Pest Control

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

Janitorial Services

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

Description	Monthly	Annually
Janitorial Services	\$881	\$10,575
Contingencies		\$1,265
Total		\$11,840

Security Services

Represents security services cost for the District’s amenity facilities, as well as maintaining security systems in place. Services are provided by Securitas.

Pool Maintenance

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

Description	Monthly	Annually
Pool Maintenance	\$2,090	\$25,080
Total		\$25,080

Amenity Access Management

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

Amenity Repairs & Maintenance

Represents costs for repairs and maintenance of the District’s amenity facilities.

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

Funds collected and reserved for the replacement of, or and purchase of new capital improvements throughout the District.

Scenic Highway
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 459,919	\$ 445,114	\$ -	\$ 445,114	\$ 459,919
Interest	\$ 5,000	\$ 6,618	\$ 2,206	\$ 8,825	\$ 5,000
Carry Forward Surplus	\$ 229,746	\$ 233,419	\$ -	\$ 233,419	\$ 226,720
Total Revenues	\$ 694,665	\$ 685,151	\$ 2,206	\$ 687,357	\$ 691,639
Expenditures					
Interest Expense - 11/1	\$ 142,819	\$ 142,819	\$ -	\$ 142,819	\$ 139,975
Principal Expense - 5/1	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 180,000
Interest Expense - 5/1	\$ 142,819	\$ -	\$ 142,819	\$ 142,819	\$ 139,975
Total Expenditures	\$ 460,638	\$ 142,819	\$ 317,819	\$ 460,638	\$ 459,950
Excess Revenues/(Expenditures)	\$ 234,028	\$ 542,332	\$ (315,613)	\$ 226,720	\$ 231,689

Interest Expense 11/1/27	\$ 137,050
Total	\$ 137,050

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	368	\$ 459,919	\$1,250	\$1,344
	368	\$ 459,919		

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 7,295,000.00	\$ -	\$ 139,975.00	\$ 457,793.75
05/01/27	\$ 7,295,000.00	\$ 180,000.00	\$ 139,975.00	\$ -
11/01/27	\$ 7,115,000.00	\$ -	\$ 137,050.00	\$ 457,025.00
05/01/28	\$ 7,115,000.00	\$ 185,000.00	\$ 137,050.00	\$ -
11/01/28	\$ 6,930,000.00	\$ -	\$ 134,043.75	\$ 456,093.75
05/01/29	\$ 6,930,000.00	\$ 195,000.00	\$ 134,043.75	\$ -
11/01/29	\$ 6,735,000.00	\$ -	\$ 130,875.00	\$ 459,918.75
05/01/30	\$ 6,735,000.00	\$ 200,000.00	\$ 130,875.00	\$ -
11/01/30	\$ 6,535,000.00	\$ -	\$ 127,625.00	\$ 458,500.00
05/01/31	\$ 6,535,000.00	\$ 205,000.00	\$ 127,625.00	\$ -
11/01/31	\$ 6,330,000.00	\$ -	\$ 123,781.25	\$ 456,406.25
05/01/32	\$ 6,330,000.00	\$ 215,000.00	\$ 123,781.25	\$ -
11/01/32	\$ 6,115,000.00	\$ -	\$ 119,750.00	\$ 458,531.25
05/01/33	\$ 6,115,000.00	\$ 220,000.00	\$ 119,750.00	\$ -
11/01/33	\$ 5,895,000.00	\$ -	\$ 115,625.00	\$ 455,375.00
05/01/34	\$ 5,895,000.00	\$ 230,000.00	\$ 115,625.00	\$ -
11/01/34	\$ 5,665,000.00	\$ -	\$ 111,312.50	\$ 456,937.50
05/01/35	\$ 5,665,000.00	\$ 240,000.00	\$ 111,312.50	\$ -
11/01/35	\$ 5,425,000.00	\$ -	\$ 106,812.50	\$ 458,125.00
05/01/36	\$ 5,425,000.00	\$ 250,000.00	\$ 106,812.50	\$ -
11/01/36	\$ 5,175,000.00	\$ -	\$ 102,125.00	\$ 458,937.50
05/01/37	\$ 5,175,000.00	\$ 260,000.00	\$ 102,125.00	\$ -
11/01/37	\$ 4,915,000.00	\$ -	\$ 97,250.00	\$ 459,375.00
05/01/38	\$ 4,915,000.00	\$ 270,000.00	\$ 97,250.00	\$ -
11/01/38	\$ 4,645,000.00	\$ -	\$ 92,187.50	\$ 459,437.50
05/01/39	\$ 4,645,000.00	\$ 280,000.00	\$ 92,187.50	\$ -
11/01/39	\$ 4,365,000.00	\$ -	\$ 86,937.50	\$ 459,125.00
05/01/40	\$ 4,365,000.00	\$ 290,000.00	\$ 86,937.50	\$ -
11/01/40	\$ 4,075,000.00	\$ -	\$ 81,500.00	\$ 458,437.50
05/01/41	\$ 4,075,000.00	\$ 300,000.00	\$ 81,500.00	\$ -
11/01/41	\$ 3,775,000.00	\$ -	\$ 75,500.00	\$ 457,000.00
05/01/42	\$ 3,775,000.00	\$ 315,000.00	\$ 75,500.00	\$ -
11/01/42	\$ 3,460,000.00	\$ -	\$ 69,200.00	\$ 459,700.00
05/01/43	\$ 3,460,000.00	\$ 325,000.00	\$ 69,200.00	\$ -
11/01/43	\$ 3,135,000.00	\$ -	\$ 62,700.00	\$ 456,900.00
05/01/44	\$ 3,135,000.00	\$ 340,000.00	\$ 62,700.00	\$ -
11/01/44	\$ 2,795,000.00	\$ -	\$ 55,900.00	\$ 458,600.00
05/01/45	\$ 2,795,000.00	\$ 355,000.00	\$ 55,900.00	\$ -
11/01/45	\$ 2,440,000.00	\$ -	\$ 48,800.00	\$ 459,700.00
05/01/46	\$ 2,440,000.00	\$ 365,000.00	\$ 48,800.00	\$ -
11/01/46	\$ 2,075,000.00	\$ -	\$ 41,500.00	\$ 455,300.00
05/01/47	\$ 2,075,000.00	\$ 380,000.00	\$ 41,500.00	\$ -
11/01/47	\$ 1,695,000.00	\$ -	\$ 33,900.00	\$ 455,400.00
05/01/48	\$ 1,695,000.00	\$ 400,000.00	\$ 33,900.00	\$ -
11/01/48	\$ 1,295,000.00	\$ -	\$ 25,900.00	\$ 459,800.00
05/01/49	\$ 1,295,000.00	\$ 415,000.00	\$ 25,900.00	\$ -
11/01/49	\$ 880,000.00	\$ -	\$ 17,600.00	\$ 458,500.00
05/01/50	\$ 880,000.00	\$ 430,000.00	\$ 17,600.00	\$ -
11/1/50	\$ 450,000.00	\$ -	\$ 9,000.00	\$ 456,600.00
5/1/51	\$ 450,000.00	\$ 450,000.00	\$ 9,000.00	\$ 459,000.00
		\$ 7,295,000.00	\$ 4,293,700.00	\$ 11,906,518.75

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ 4,573	\$ 4,913	\$ 2,457	\$ 7,370	\$ 3,685
Carry Forward Surplus	\$ 274,661	\$ 287,032	\$ -	\$ 287,032	\$ 366,198
Total Revenues	\$ 279,234	\$ 291,946	\$ 2,457	\$ 294,403	\$ 369,883
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In	\$ 71,795	\$ 71,795	\$ -	\$ 71,795	\$ 58,845
Total Other Financing Sources/(Uses)	\$ 71,795	\$ 71,795	\$ -	\$ 71,795	\$ 58,845
Excess Revenues/(Expenditures)	\$ 351,029	\$ 363,741	\$ 2,457	\$ 366,198	\$ 428,728

SECTION 5

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Joe Braddy	November 2026
2	Kristin Cassidy	November 2028
3	Lindsey Roden	November 2026
4	Jessica Spencer	November 2028
5	Bobbie Shockley	November 2026

2. GENERAL ELECTION SEATS. Seat 1 and Seat 3 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat expiring in November 2026, Seat 5, will be filled by landowner election.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 21st day of April 2026.

ATTEST:

**SCENIC HIGHWAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Scenic Highway Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Scenic Highway Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before _____, 2026

SECTION 6



Street Tree Compliance Inspection report

18429507686

Reference Number: 20260316-18429507686	Form Name: Street Tree Compliance Inspection report
Submitter Name: Marshall Tindall mtindall@gmscfl.com	Date Sent on Device: Mar 16, 2026 3:52:56 PM EDT
Location: 615 Tanaro Ln, Haines City, FL 33844, USA Mar 16, 2026 3:52:07 PM EDT View Map 	

NEW PAGE

District Status Review

District Name Scenic Highway CDD
Site Inspected By Marshall Tindal - Field Manager

Violation Details

ISSUE DETAILS

1 OF 22

Issue Details

Date / Time Mar 16, 2026 1:52:00 PM EDT
Address Panaro Ln, 477
Dead Tree 1
Missing 0
Other 0
Violation Photo



Violation Description

missing tree in front verge

ISSUE DETAILS

2 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Panaro Ln, 490
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree. wrong tree.
in front verge area

ISSUE DETAILS

3 OF 22

Issue Details

Date / Time

Mar 16, 2026 1:52:00 PM EDT

Address

Piave St, 113

Dead Tree

1

Missing

0

Other

0

Violation Photo



Violation Description

dead tree. wrong tree. too small.
front verge area

ISSUE DETAILS

4 OF 22

Issue Details

Date / Time Mar 16, 2026 1:52:00 PM EDT
Address Piave St, 133
Dead Tree 1
Missing 1
Other 1
Violation Photo





Violation Description

missing x1 in front verge
 dead x1 on side
 other - x1 leaning badly on side

ISSUE DETAILS

5 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Piave St, 137
Dead Tree	3
Missing	0
Other	0
Violation Photo	



Violation Description

dead trees. wrong trees. too small.
x2 on side of house
x1 in front verge area

Issue Details

Date / Time Mar 16, 2026 1:52:00 PM EDT
Address Piave St, 146
Dead Tree 1
Missing 0
Other 0

Violation Photo



Violation Description dead tree in side verge area

ISSUE DETAILS

7 OF 22

Issue Details

Date / Time Mar 16, 2026 1:52:00 PM EDT
Address Piave St, 149
Dead Tree 1
Missing 0
Other 0

Violation Photo



Violation Description

dead tree. wrong tree. too small.
front verge area

ISSUE DETAILS

8 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Piave St, 198
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree . wrong tree too small
front verge area

ISSUE DETAILS

9 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge area

ISSUE DETAILS

10 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tagliamento Ln, 1246
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge

ISSUE DETAILS

11 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tagliamento Ln, 1242
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge

ISSUE DETAILS

12 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tanaro Ln, 526
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge

ISSUE DETAILS

13 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tanaro Ln, 595
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge

ISSUE DETAILS

14 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tanaro Ln, 610
Dead Tree	0
Missing	1
Other	0
Violation Photo	



Violation Description

missing tree in side verge area

ISSUE DETAILS

15 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tanaro Ln, 618
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in side verge area

ISSUE DETAILS

16 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Tanaro Ln, 675
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge

ISSUE DETAILS

17 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Staffora St, 740
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree. wrong type. too small front verge area

ISSUE DETAILS

18 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Staffora St, 711
Dead Tree	0
Missing	1
Other	0
Violation Photo	



Violation Description

missing tree in front verge area

ISSUE DETAILS

19 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Serchio St, 916
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree. wrong tree.
front verge area.

ISSUE DETAILS

20 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Serchio St, 976
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree. wrong tree. too small in front verge area

ISSUE DETAILS

21 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Serchio St, 992
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in side verge area

ISSUE DETAILS

22 OF 22

Issue Details

Date / Time	Mar 16, 2026 1:52:00 PM EDT
Address	Ofanto Way, 815
Dead Tree	1
Missing	0
Other	0
Violation Photo	



Violation Description

dead tree in front verge area

SECTION 7

[INSERT DISTRICT LETTERHEAD]

April __, 2026

Via First Class Mail and Electronic Mail

Downtown Tow & Hold LLC
29300 U.S. Highway 27
Dundee, Florida 33838
Attn: _____

Re: Scenic Highway Community Development District
Notice of Termination – Agreement for Towing Services

Dear _____:

We are writing on behalf of the Scenic Highway Community Development District (the “District”) to notify Downtown Tow & Hold LLC (the “Contractor”) of the termination of the *Agreement Between the Scenic Highway Community Development District and S&S Towing & Recovery, LLC for Towing Services*, dated September 21, 2023, as assigned to Contractor on October 1, 2025 (together, the “Agreement”) effective immediately due the District being notified that Contractor has ceased all operations as of April 14, 2026. Pursuant to Section 4 of the Agreement, the District may terminate the Agreement at any time by delivery of written notice to Contractor.

Please forward any District documents in your company’s possession to the District Manager’s office at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Attn: Scenic Highway Community Development District.

We appreciate the services your company has provided for the District. If you have any questions, please contact me by telephone at (407) 841-5524 or by e-mail at korourke@gmscfl.com.

Sincerely,

Katie O’Rourke
District Manager

cc: District Counsel (via e-mail only)

SECTION 8

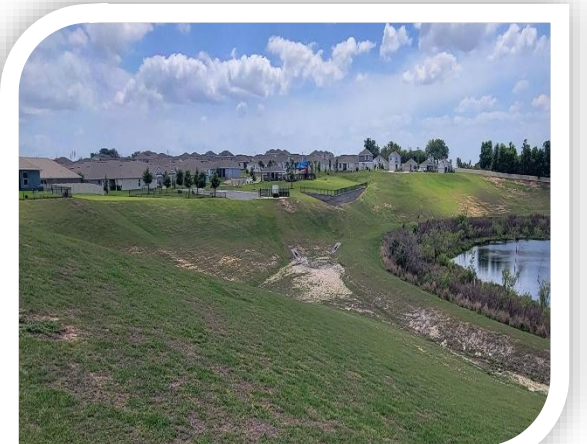
SECTION C

Scenic Highway CDD

Field Management Report

Contracted Services

- The gentle start to the spring season has been very beneficial, allowing the turf to flush out well following the recent lengthy drought. Some pond shoulder areas still require grading and resodding. We are reviewing with the landscaper to prepare a proposal.
- Our mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed. The vendor has inventoried winter-damaged plants and is preparing an estimate for replacements along with routine fill-ins for the entrance and amenity areas.
- A supplemental trash pickup is being scheduled to handle an increase in litter around the amenity.
- Neither the janitorial nor the pool vendor has reported any issues this month.
- We are tracking all seasonal services to ensure they begin next month. This timing aligns with the projected increase in activity at the amenities as we enter the busy season.
- Overall site maintenance is satisfactory.



In Progress

- We have scheduled several minor amenity maintenance items to be addressed shortly.
- Additionally, work is also scheduled to adjust and straighten various traffic signs throughout the property to ensure they are properly aligned.

SECTION D

SECTION i

Scenic Highway Community Development District

Summary of Check Register

March 7, 2026 to April 9, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/17/26	794-797	\$ 14,192.97
	3/24/26	798	\$ 127.50
	4/7/26	799-803	\$ 16,677.96
	4/8/26	804	\$ 310.10
			\$ 31,308.53
General Fund Auto Pays	3/9/26 - 4/1/26	80051 - 80058	\$ 2,586.23
			\$ 2,586.23
	<u>March Supervisors</u>		
	Joe Braddy	50029	\$ 184.70
	Lindsey Roden	50030	\$ 150.00
	Bobbie J. Shockley	50031	\$ 184.70
	Jessica Spencer	50032	\$ 184.70
			\$ 704.10
Total Amount			\$ 34,598.86

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00058	2/28/26	00075970	202602	310-51300	48000	NOT OF RULE DEVELOPMENT	*	239.50		
		2/28/26	00075970	202602	310-51300	48000	NOT OF RULEMAKING 3/17/26	*	483.79		
GANNETT MEDIA CORP DBA GANNETT										723.29	000794
3/17/26	00002	3/01/26	225	202603	320-53800	46400	RIGHT OF WAY INSPECTION	*	885.42		
		3/01/26	226	202603	320-53800	34000	FIELD MANAGEMENT MAR26	*	1,504.67		
		3/01/26	227	202603	310-51300	34000	MANAGEMENT FEES MAR26	*	4,125.00		
		3/01/26	227	202603	310-51300	35200	WEBSITE ADMIN MAR26	*	115.50		
		3/01/26	227	202603	310-51300	35100	INFORMATION TECH MAR26	*	173.25		
		3/01/26	227	202603	310-51300	31300	DISSEM AGENT SVCS MAR26	*	450.67		
		3/01/26	227	202603	330-57200	48300	AMENITY ACCESS MAR26	*	858.33		
		3/01/26	227	202603	310-51300	51000	OFFICE SUPPLIES MAR26	*	.45		
		3/01/26	227	202603	310-51300	42000	POSTAGE MAR26	*	20.21		
GOVERNMENTAL MANAGEMENT SERVICES-CF										8,133.50	000795
3/17/26	00037	3/04/26	69934101	202603	330-57200	48100	PEST CONTROL MAR26	*	40.00		
MASSEY SERVICES INC.										40.00	000796
3/17/26	00031	3/16/26	03162026	202603	300-20700	10000	ASSESS TRANSFER S2020	*	5,296.18		
SCENIC HIGHWAY CDD C/O USBANK										5,296.18	000797
3/24/26	00024	3/19/26	14523	202602	310-51300	31500	GENERAL COUNSEL FEB26	*	127.50		
KILINSKI VAN WYK PLLC										127.50	000798
4/07/26	00041	3/24/26	17544	202603	330-57200	48200	CLEANING SVCS MAR26	*	735.00		
CSS CLEAN STAR SERVICES CENTRAL FL										735.00	000799
4/07/26	00002	1/31/26	224	202601	330-57200	48000	COPING & PAVER REPAIRS	*	1,061.96		
GOVERNMENTAL MANAGEMENT SERVICES-CF										1,061.96	000800
SCEN SCENIC HIGHWAY CWRIGHT											

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/26	00050	4/01/26	31427 202604 330-57200-48500 POOL MAINTENANCE APR26	MCDONNELL CORPORATION DBA RESORT	*	2,030.00	2,030.00	000801
4/07/26	00027	3/01/26	22539 202603 320-53800-46200 LANDSCAPE MAINT MAR26	PRINCE & SONS INC.	*	4,251.00	10,227.00	000802
		3/26/26	22941 202603 320-53800-46300 INSTALL COCO MULCH		*	600.00		
		3/26/26	22942 202603 320-53800-46300 INSTALL MULCH DOG PARK		*	225.00		
		3/30/26	23011 202603 320-53800-46300 TREE TRIMMING SABLA PAM		*	900.00		
		4/01/26	23218 202604 320-53800-46200 LANDSCAPE MAINT APR26		*	4,251.00		
4/07/26	00039	4/07/26	04072026 202604 300-15500-10000 PLAYGRND/FUR LEASE MAY26	83 HOLDINGS LLC	*	2,624.00	2,624.00	000803
4/08/26	00068	4/07/26	04072026 202604 300-21700-10000 Q1 2026 IRS TAX PAYMENT	UNITED STATES TREASURY	*	275.40	310.10	000804
		4/07/26	04072026 202604 300-21800-10000 Q1 2026 IRS TAX PAYMENT		*	34.70		
TOTAL FOR BANK A						31,308.53		

SCEN SCENIC HIGHWAY CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/09/26	00072	3/02/26	0745-02.	202602	320	53800	43000		615 TANARO LN FEB26 DUKE ENERGY	*	211.53	211.53	080051
3/09/26	00072	3/02/26	9916-02.	202602	320	53800	43000		1209 TAGLIAMENTO LN FEB26 DUKE ENERGY	*	120.28	120.28	080052
3/09/26	00072	3/05/26	0381-02.	202602	320	53800	43100		000 SCENIC HWY S FEB26 DUKE ENERGY	*	366.61	366.61	080053
3/16/26	00049	3/13/26	69060-02	202602	330	57200	43200		611 TANARO LN FEB26 CITY OF HAINES CITY	*	642.59	642.59	080054
3/16/26	00072	3/11/26	0224-02.	202602	320	53800	43000		695 TANARO LN FEB26 DUKE ENERGY	*	32.65	32.65	080055
3/16/26	00072	3/11/26	9087-02.	202602	330	57200	43000		611 TANARO LN FEB26 DUKE ENERGY	*	341.31	341.31	080056
3/23/26	00070	3/01/26	2922-03.	202603	330	57200	44000		611 TANARO LN MAR26 FRONTIER	*	124.99	124.99	080057
4/01/26	00072	3/24/26	0571-03.	202603	320	53800	43100		00 SCENIC HWY S MAR26 DUKE ENERGY	*	746.27	746.27	080058
TOTAL FOR BANK Z											2,586.23		
TOTAL FOR REGISTER											33,894.76		

SCEN SCENIC HIGHWAY CWRIGHT

SECTION ii

Scenic Highway
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

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

Scenic Highway
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 103,470	\$ -	\$ -	\$ -	\$ 103,470
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 27,406	\$ 27,406
Investments:					
Series 2020					
Reserve	\$ -	\$ 229,959	\$ -	\$ -	\$ 229,959
Revenue	\$ -	\$ 537,036	\$ -	\$ -	\$ 537,036
Construction - Phase 1 & 2	\$ -	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 3	\$ -	\$ -	\$ 1	\$ -	\$ 1
State Board of Administration	\$ 521,672	\$ -	\$ -	\$ 336,335	\$ 858,007
Due from General Fund	\$ -	\$ 5,296	\$ -	\$ -	\$ 5,296
Prepaid Expenses	\$ 3,732	\$ -	\$ -	\$ -	\$ 3,732
Total Assets	\$ 628,874	\$ 772,291	\$ 4	\$ 363,741	\$ 1,764,911
Liabilities:					
Accounts Payable	\$ 3,781	\$ -	\$ -	\$ -	\$ 3,781
Due to Debt Service	\$ 5,296	\$ -	\$ -	\$ -	\$ 5,296
Total Liabilities	\$ 9,077	\$ -	\$ -	\$ -	\$ 9,077
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,732	\$ -	\$ -	\$ -	\$ 3,732
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 772,291	\$ -	\$ -	\$ 772,291
Capital Projects - Series 2020	\$ -	\$ -	\$ 4	\$ -	\$ 4
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 363,741	\$ 363,741
Unassigned	\$ 616,066	\$ -	\$ -	\$ -	\$ 616,066
Total Fund Balances	\$ 619,797	\$ 772,291	\$ 4	\$ 363,741	\$ 1,755,834
Total Liabilities & Fund Balance	\$ 628,874	\$ 772,291	\$ 4	\$ 363,741	\$ 1,764,911

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 635,542	\$ 615,016	\$ 615,016	\$ -
Interest Revenue	\$ -	\$ -	\$ 4,120	\$ 4,120
Miscellaneous Revenue	\$ -	\$ -	\$ 394	\$ 394
Total Revenues	\$ 635,542	\$ 615,016	\$ 619,529	\$ 4,514
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
FICA Expense	\$ 918	\$ 383	\$ 153	\$ 230
Engineering	\$ 13,000	\$ 5,417	\$ -	\$ 5,417
Attorney	\$ 25,000	\$ 10,417	\$ 2,063	\$ 8,354
Annual Audit	\$ 3,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,408	\$ 2,253	\$ 2,253	\$ -
Trustee Fees	\$ 4,445	\$ 4,336	\$ 4,336	\$ -
Management Fees	\$ 49,500	\$ 20,625	\$ 20,625	\$ -
Information Technology	\$ 2,079	\$ 866	\$ 866	\$ -
Website Maintenance	\$ 1,386	\$ 578	\$ 578	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 378	\$ 39
Insurance	\$ 7,626	\$ 7,626	\$ 7,029	\$ 597
Printing and Binding	\$ 100	\$ 42	\$ 54	\$ (13)
Legal Advertising	\$ 5,000	\$ 2,083	\$ 1,999	\$ 84
Other Current Charges	\$ 1,500	\$ 625	\$ 140	\$ 485
Office Supplies	\$ 500	\$ 208	\$ 2	\$ 206
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,118	\$ 67,232	\$ 48,833	\$ 18,399

Scenic Highway
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 17,710	\$ 17,710	\$ 13,074	\$ 4,636
Field Management	\$ 18,056	\$ 7,523	\$ 7,523	\$ (0)
Landscape Maintenance	\$ 51,023	\$ 21,260	\$ 21,132	\$ 128
Landscape Replacement	\$ 13,000	\$ 5,417	\$ -	\$ 5,417
Right of Way Tree Inspections	\$ 10,625	\$ 4,427	\$ 4,427	\$ (0)
Right of Way Tree Replacement	\$ 105,000	\$ 43,750	\$ -	\$ 43,750
Streetlights	\$ 17,569	\$ 7,321	\$ 5,517	\$ 1,804
Electric	\$ 5,111	\$ 2,130	\$ 3,403	\$ (1,273)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ 2,020	\$ (978)
Irrigation Repairs	\$ 6,000	\$ 2,500	\$ 598	\$ 1,902
General Repairs & Maintenance	\$ 12,000	\$ 5,000	\$ 5,197	\$ (197)
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,400	\$ 100
Contingency	\$ 9,000	\$ 3,750	\$ 5	\$ 3,745
Subtotal Field Expenditures	\$ 275,094	\$ 129,328	\$ 70,295	\$ 59,033
Amenity Expenditures				
Amenity - Electric	\$ 8,131	\$ 3,388	\$ 2,214	\$ 1,175
Amenity - Water	\$ 5,111	\$ 2,130	\$ 2,841	\$ (712)
Playground Lease	\$ 31,488	\$ 13,120	\$ 13,116	\$ 4
Internet	\$ 1,514	\$ 631	\$ 625	\$ 6
Pest Control	\$ 1,384	\$ 577	\$ 200	\$ 377
Janitorial Service	\$ 9,680	\$ 4,033	\$ 3,665	\$ 368
Security Services	\$ 40,016	\$ 16,673	\$ 6,519	\$ 10,154
Pool Maintenance	\$ 24,411	\$ 10,171	\$ 10,095	\$ 76
Amenity Access Management	\$ 10,300	\$ 4,292	\$ 4,292	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 7,323	\$ (3,157)
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 149,535	\$ 62,306	\$ 50,890	\$ 11,416
Total Operations & Maintenance	\$ 424,629	\$ 191,635	\$ 121,185	\$ 70,449
Total Expenditures	\$ 563,747	\$ 258,866	\$ 170,018	\$ 88,848
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 449,511	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserves - Transfer	\$ (71,795)	\$ (71,795)	\$ (71,795)	\$ -
Total Other Financing Sources/(Uses)	\$ (71,795)	\$ (71,795)	\$ (71,795)	\$ -
Net Change in Fund Balance	\$ -		\$ 377,716	
Fund Balance - Beginning	\$ -		\$ 242,081	
Fund Balance - Ending	\$ -		\$ 619,797	

Scenic Highway
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 459,919	\$ 445,114	\$ 445,114	\$ -
Interest	\$ 5,000	\$ 5,000	\$ 6,618	\$ 1,618
Total Revenues	\$ 464,919	\$ 450,114	\$ 451,732	\$ 1,618
Expenditures:				
Interest - 11/1	\$ 142,819	\$ 142,819	\$ 142,819	\$ -
Principal - 5/1	\$ 175,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 142,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 460,638	\$ 142,819	\$ 142,819	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,282		\$ 308,913	
Fund Balance - Beginning	\$ 229,746		\$ 463,378	
Fund Balance - Ending	\$ 234,028		\$ 772,291	

Scenic Highway
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Other Income	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 0	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 0	
Fund Balance - Beginning	\$ -	\$ -	\$ 4	
Fund Balance - Ending	\$ -	\$ -	\$ 4	

Scenic Highway
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ 4,573	\$ 4,913	\$ 4,913	\$ -
Total Revenues	\$ 4,573	\$ 4,913	\$ 4,913	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,573	\$ 4,913	\$ 4,913	\$ -
Other Financing Sources/(Uses)				
Transfer In	\$ 71,795	\$ 71,795	\$ 71,795	\$ -
Total Other Financing Sources (Uses)	\$ 71,795	\$ 71,795	\$ 71,795	\$ -
Net Change in Fund Balance	\$ 76,368		\$ 76,708	
Fund Balance - Beginning	\$ 274,661		\$ 287,032	
Fund Balance - Ending	\$ 351,029		\$ 363,741	

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	\$ -	\$ 56,756	\$ 550,942	\$ 5,534	\$ 1,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615,016
Interest Revenue	\$ 585	\$ 441	\$ 380	\$ 1,081	\$ 1,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,120
Miscellaneous Revenue	\$ -	\$ 197	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Total Revenues	\$ 585	\$ 57,394	\$ 551,519	\$ 6,615	\$ 3,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,529
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,020	\$ 139	\$ 79	\$ 698	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,063
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,253
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,336
Management Fees	\$ 4,125	\$ 4,125	\$ 4,125	\$ 4,125	\$ 4,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,625
Information Technology	\$ 173	\$ 173	\$ 173	\$ 173	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 866
Website Maintenance	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578
Postage & Delivery	\$ 59	\$ 18	\$ 188	\$ 99	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Printing and Binding	\$ -	\$ 23	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54
Legal Advertising	\$ 280	\$ -	\$ 996	\$ -	\$ 723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,999
Other Current Charges	\$ -	\$ 12	\$ 37	\$ 48	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,246	\$ 5,057	\$ 6,196	\$ 10,562	\$ 5,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,833

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	\$ 13,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,074
Field Management	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,523
Landscape Maintenance	\$ 4,128	\$ 4,251	\$ 4,251	\$ 4,251	\$ 4,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,132
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Right of Way Tree Inspections	\$ 885	\$ 885	\$ 885	\$ 885	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,427
Right of Way Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,151	\$ 1,151	\$ 1,082	\$ 1,019	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,517
Electric	\$ 1,649	\$ 485	\$ 566	\$ 338	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,403
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Irrigation Repairs	\$ 195	\$ 329	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598
General Repairs & Maintenance	\$ -	\$ -	\$ 5,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,197
Holiday Decorations	\$ -	\$ 7,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Subtotal Field Expenditures	\$ 22,588	\$ 16,011	\$ 15,580	\$ 7,998	\$ 8,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,295
Amenity Expenditures													
Amenity - Electric	\$ 840	\$ 450	\$ 421	\$ 162	\$ 341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,214
Amenity - Water	\$ 1,135	\$ 372	\$ 342	\$ 349	\$ 643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,841
Playground Lease	\$ 2,624	\$ 2,623	\$ 2,623	\$ 2,623	\$ 2,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,116
Internet	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Janitorial Service	\$ 735	\$ 725	\$ 725	\$ 755	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,665
Security Services	\$ 2,132	\$ 2,437	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Pool Maintenance	\$ 1,975	\$ 2,030	\$ 2,030	\$ 2,030	\$ 2,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,095
Amenity Access Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,292
Amenity Repairs & Maintenance	\$ 365	\$ 1,823	\$ 4,073	\$ 1,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,323
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 10,829	\$ 11,484	\$ 13,187	\$ 8,005	\$ 7,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,890
Total Operations & Maintenance	\$ 33,417	\$ 27,495	\$ 28,767	\$ 16,002	\$ 15,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,185
Total Expenditures	\$ 54,663	\$ 32,552	\$ 34,963	\$ 26,564	\$ 21,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,018
Excess (Deficiency) of Revenues over Expenditures	\$ (54,078)	\$ 24,842	\$ 516,556	\$ (19,950)	\$ (17,859)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 449,511
Other Financing Sources/Uses:													
Transfer Out	\$ -	\$ -	\$ -	\$ (71,795)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (71,795)
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (71,795)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (71,795)
Net Change in Fund Balance	\$ (54,078)	\$ 24,842	\$ 516,556	\$ (91,745)	\$ (17,859)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,716

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)
Less: Principal Payment 5/1/25		(\$170,000)
Current Bonds Outstanding		\$7,470,000

Scenic Highway
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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%			42%			100%		
							General Fund	2020 Debt Service	Total	General Fund	2020 Debt Service	Total	General Fund	2020 Debt Service	Total
11/10/25	10/20-10/21/25	\$ 4,820.37	\$ (253.08)	\$ (91.35)	\$ -	\$ 4,475.94	\$ 2,596.64	\$ 1,879.30	\$ 4,475.94						
11/14/25	10/1-10/31/25	\$ 3,201.01	\$ (128.02)	\$ (61.46)	\$ -	\$ 3,011.53	\$ 1,747.09	\$ 1,264.44	\$ 3,011.53						
11/21/25	11/1-11/7/25	\$ 19,206.06	\$ (768.23)	\$ (368.76)	\$ -	\$ 18,069.07	\$ 10,482.46	\$ 7,586.61	\$ 18,069.07						
11/26/25	11/8-11/15/25	\$ 76,824.24	\$ (3,072.99)	\$ (1,475.03)	\$ -	\$ 72,276.22	\$ 41,929.79	\$ 30,346.43	\$ 72,276.22						
12/8/25	11/16-11/25/25	\$ 44,814.14	\$ (1,792.52)	\$ (860.43)	\$ -	\$ 42,161.19	\$ 24,459.08	\$ 17,702.11	\$ 42,161.19						
12/16/25	1% ADMIN FEE	\$ (11,779.72)	\$ -	\$ -	\$ -	\$ (11,779.72)	\$ (6,833.80)	\$ (4,945.92)	\$ (11,779.72)						
12/19/25	11/26-11/30/25	\$ 966,705.02	\$ (38,667.63)	\$ (18,560.75)	\$ -	\$ 909,476.64	\$ 527,616.98	\$ 381,859.66	\$ 909,476.64						
12/31/25	12/01-12/15/25	\$ 10,401.07	\$ (376.07)	\$ (200.50)	\$ -	\$ 9,824.50	\$ 5,699.51	\$ 4,124.99	\$ 9,824.50						
1/9/26	12/16-12/31/25	\$ 7,995.32	\$ (239.87)	\$ (155.11)	\$ -	\$ 7,600.34	\$ 4,409.20	\$ 3,191.14	\$ 7,600.34						
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,939.36	\$ 1,939.36	\$ 1,125.09	\$ 814.27	\$ 1,939.36						
2/12/26	01/01-01/31/26	\$ 3,201.01	\$ (64.03)	\$ (62.74)	\$ -	\$ 3,074.24	\$ 1,783.47	\$ 1,290.77	\$ 3,074.24						
Total		\$ 1,125,388.52	\$ (45,362.44)	\$ (21,836.13)	\$ 1,939.36	\$ 1,060,129.31	\$ 615,015.51	\$ 445,113.80	\$ 1,060,129.31						

96.77%	Net Percent Collected
\$ 35,384.35	Balance Remaining to Collect