Scenic Highway
Community Development District

Meeting Agenda

September 15, 2026

AGENDA

Scenic Highway
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 8, 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, September 15, 2026** at **10:30 AM** at the **Holiday Inn Winter Haven – 200 Cypress Gardens Blvd., Winter Haven FL**

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 July 21, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-11 Declaring Seats 1 & 3 Vacant
5. Consideration of Proposals for Holiday Décor
    a. Festive Glow
    b. TPG Lighting
6. Discussion of Right of Way Trees
7. Staff Reports
    a. Attorney
    b. Engineer
    c. Field Manager's Report
        i. Ratification of Prince Additional Services Order for Hit Tree Replacement
        ii. Consideration of Prince Proposal for Amenity Landscape Enhancements
        iii. Consideration of CSS Increase and Renewal
    d. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisors Requests
10. Adjournment

MINUTES

MINUTES OF MEETING
SCENIC HIGHWAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Tuesday, **July 21, 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
Kristen Cassidy	

Also, present were:

Katie O'Rourke	District Manager, GMS
Savanah Hancock	District Counsel, Kilinski Van Wyk
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 21, 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. Five 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 April 21, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the April 21,2026 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. Shockley seconded by Ms. Roden, with all in favor, the Minutes of the April 21, 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.

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

A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. O'Rourke stated during the public hearing the District was required to provide an opportunity for public comment, but no members of the public were present either in person or on Zoom. She stated that Resolution 2026-07 would adopt the Fiscal Year 2027 budget for October 1, 2026 through September 30, 2027. The final budget had no substantive changes from the proposed version, other than updated financial actuals through the end of May, and it maintained no increase in resident assessments.

She noted stated that after the budget was adopted, the District needed to establish the funding mechanism through Resolution 2026-08, which would impose operations and maintenance special assessments and certify the assessment roll for collection on the Polk County tax bill.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

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

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. O'Rourke stated that Resolution 2026-08 imposes special assessments and certifies the Fiscal Year 2027 assessment roll. She explained that the assessment roll identifies each parcel within the District, along with the corresponding debt service and operations and maintenance assessments. She also noted that a copy of the assessment roll was available for review if anyone wanted to see it.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. O'Rourke stated that the next agenda item was the adoption of the Fiscal Year 2027 meeting schedule through Resolution 2026-09. She noted that the schedule appeared on page 43 of the agenda package and that all proposed meeting dates were set for the third Tuesday of each month at 10:30 a.m. at the Prime location. She noted that, if the schedule worked for the Board, a motion to approve would be needed.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Designating a Date, Time & Location for a Landowners' Election**

Ms. O'Rourke stated that Resolution 2026-10 designates the date, time, and location for the landowner's election. She explained that the District holds a landowner's election every two years in November and must announce the election date at least 90 days in advance. The proposed election date was November 17, 2026 at 10:30 a.m., in line with the regularly scheduled meeting.

She stated that the election notice would be posted on the CDD's website and that the resolution included instructions, proxy forms, and a sample ballot available from the District manager's office upon request. She noted that one seat, Seat 5, currently held by Bobbie Shockley, would be up for election, and noted that the Board would not be required to attend if no regular meeting was held that day.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Designating a Date, Time & Location for a Landowners' Election, was approved.

EIGHTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. O'Rourke stated that the next agenda item, on page 52 of the agenda package, was the review and acceptance of the Fiscal Year 2025 audit report. She explained that all CDDs are required to undergo an annual independent audit, and this audit was performed by DiBartolomeo, McBee, Hartley and Barnes. She noted that the report to management showed no findings of non-compliance and no recommendations for corrective action, meaning it was a clean audit.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

NINTH ORDER OF BUSINESS **Ratification of Towing Services Agreement with Bolton's Towing**

Ms. O'Rourke stated that the next agenda item was ratification of the towing services agreement with Bolton's Towing, located on page 91 of the agenda package. She explained that the agreement had already been approved outside of a meeting, so the Board was being asked to ratify it.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Towing Services Agreement with Bolton's Towing, was ratified.

TENTH ORDER OF BUSINESS **Ratification of Amendment to Pool Services Agreement with Resort Pools for Temporary Fuel Surcharge**

Ms. O'Rourke stated next item is ratification of an amendment to the pool services agreement with Resort Pools. The amendment was for a temporary fuel surcharge of $50 per month, similar to surcharges Resort Pools had put forward in other CDDs. She noted that the amendment had been signed outside of a meeting.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Amendment to Pool Services Agreement with Resort Pools for Temporary Fuel Surcharge, was ratified.

ELEVETH ORDER OF BUSINESS **Ratification of Fuel Surcharge Agreement with Prince & Sons**

Ms. O'Rourke stated that the next agenda item was ratification of the fuel surcharge agreement with Prince and Sons. She explained that the agreement had been signed outside of a meeting and followed the same parameters as the prior fuel surcharge agreements.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Fuel Surcharge Agreement with Prince & Sons, was ratified.

TWELTH ORDER OF BUSINESS **Ratification of License Agreement for Community Events with Magnolia Park HOA**

Ms. O'Rourke stated that the next agenda item was ratification of a license agreement for community events with the Magnolia Park HOA. She explained that the agreement was prepared because the HOA wanted to hold a food truck event, but there was no current agreement in place, and the event was scheduled to occur before the next Board meeting. She noted that Ms. Hancock drafted the agreement outside of a meeting so the event could proceed.

Ms. Hancock added that the agreement was similar to agreements used in other Districts, lasts for each fiscal year, and automatically renews. She explained that if the HOA wants to use an amenity center for an event, it only needs to submit the request to GMS within the required timeframe for approval, so a new agreement is not needed each time. She noted that this structure has worked well elsewhere and is easier for HOAs to use.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the License Agreement for Community Events with Magnolia Park HOA, was ratified.

THIRTEENTH ORDER OF BUSINESS Right of Way Tree Discussion

A. Inspection Report

B. Proposal

Mr. Fisher explained that the iPad version was not accurate and that the handout report should be used. He stated that the Board had previously approved replacement of the non-highlighted trees at the March meeting, while the highlighted trees were additional trees documented as dead or missing. He recommended moving forward with the previously approved work at a not-to-exceed amount of $69,187.50, which included replacement of 25 trees and third-day watering by Prince and Sons to maintain the six-month warranty. He explained that the extra watering was needed because of sandy soil, potential vandalism, and uncertainty about residents watering the trees.

Mr. Fisher also stated that the newly highlighted areas could be tracked separately, possibly through a new spreadsheet, and addressed later in the year. He added that Haines City had not sent any new notices to him or Marshall and believed that showing progress should be sufficient.
A board member asked about HOA notice before repairs, and Mr. Fisher confirmed he could send photos of each tree by email.

Ms. O'Rourke clarified that the approximately $69,000 amount was for the 25 trees. Mr. Fisher confirmed that the amount covered 25 trees with third-day watering and was within budget. Ms. Hancock asked whether the work covered the full list or only part of it, and Mr. Fisher clarified that it covered only the unhighlighted trees. Ms. O'Rourke noted that there was $105,000 in the line item, which left room for the highlighted trees as well, and that the previously approved work was informational because it had already been approved at an earlier meeting.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Field Manager's Report

Mr. Fisher reported that the maintenance team had removed rust from the building and mailboxes and stated he planned to look into a possible rust filter for the well during the slow season because the well-water irrigation appeared to be causing rust on the facility and surrounding areas. He also noted that pressure washing had been completed, including work related to the playgrounds and pavers.

Mr. Fisher discussed the pool handicap lift, explaining that a warranty repair was pending. Resort Pools had the necessary part in hand and would schedule the repair, and he planned to follow up with Simon after the meeting. He explained that the lift still worked if the handle was kept in the correct position, but if the handle was hyperextended, it would stop, causing residents to report that it was not working. The part was covered under warranty, but the District would be responsible for labor.

i. Ratification of Prince Proposal for Tree Strapping

Mr. Fisher reported that a vehicle had struck an oak tree in the median near the monument. Prince and Sons provided a $250 quote to stand the tree back up and strap it, and that quote had been signed outside the meeting for ratification. Ms. O'Rourke noted that the quote was on page 128. Ms. Spencer asked whether the District could recover the cost, and Ms. Fisher stated he had sent everything to the District's insurer, which was working with the at-fault party's insurance. He also sent Aegis the replacement quote from Prince and Sons because he did not think the tree would survive. He stated he obtained the police report from the Haines City Police Department and that the at-fault party had provided insurance information to the police. The tree was turning brown and appeared to have died. The Board ratified the $250 quote, and the motion carried.

Ms. Spencer returned to the right-of-way tree issue and asked about the additional seven trees beyond the previously approved 25. Mr. Fisher clarified that the existing not-to-exceed amount applied only to the 25 trees. Ms. Spencer asked whether he could obtain an additional proposal for the seven trees so the Board could consider adding them and possibly completing all the work at once. Mr. Fisher agreed to bring back an additional proposal for the seven trees with third-day watering and noted he believed it would fall within the budget, pending confirmation of the math. He also stated he would resend photos of the new trees and the prior photo supplement for each property. A board member asked whether the information should be sent to the whole Board, Mr. Fisher agreed and noted he would get everyone's email from Katie and blind copy everyone.

On MOTION by Ms. Shockley, seconded by Ms. Spencer with all in favor, the Prince Proposal for Tree Strapping, was ratified.

B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the Check Register on page 131. This is a summary of checks written from April 10th through July 8th totaling $91,619.11.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financials on page 140 through May 31, 2026. No action is required by the Board.

iii. Presentation of Number of Registered Voters: 461

Ms. O'Rourke stated that, under the District Manager's report, the Board next had the announcement of the number of registered voters on page 153 of the agenda package. She reported that, as of April 15, there were 461 registered voters within the community.

iv. Goals & Objectives

1. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. O'Rourke stated that the Board next moved to the goals and objectives section. The first item was adoption of the Fiscal Year 2027 goals and objectives, beginning on page 156 of the agenda package. She explained that the goals and objectives were the same as the current fiscal year's version and that no changes had been made. She requested a motion to approve.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

2. Authorizing Chait to Execute Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke asked for a motion to approve authorizing the Chair to execute the current fiscal year's goals and objectives at the end of the fiscal year. She explained that the document would be sent to Ms. Shockley for signature to confirm completion and noted that the District was on track to complete all of the goals and objectives again this year.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

v. Discussion of August Meeting (Holiday Inn Not Available)

Ms. O'Rourke stated that the Board also needed to discuss the August meeting location. She explained that the Holiday Inn was not available for the meeting date, so the meeting location could be moved to Prime. She noted that although there was nothing currently on the agenda, the Board could meet at Prime if a meeting was needed or cancel the meeting if not. After confirming there were no objections, she stated that the August meeting would be moved to Prime.

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. Schockley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING 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*; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Polk County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as "Seat 1" and "Seat 3"; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 1 and Seat 3 vacant, effective the second Tuesday following the general election, and Qualified Electors are to be appointed to such seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 1 and Seat 3 as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 1 (currently held by Joe Braddy) and Seat 3 (currently held by Lindsey Roden).

SECTION 2. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Supervisors for Seat 1 and Seat 3 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of September 2026.

ATTEST:	**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	□Chairperson/ □Vice Chairperson

SECTION 5

SECTION a)

Festive Glow

PROPOSAL

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL. 32608
P: (352) 827 – XMAS (9627)
FestiveGlowLighting.com

Residential • Commercial • Community
Supplies • Installation • Removal
FestiveGlow@outlook.com

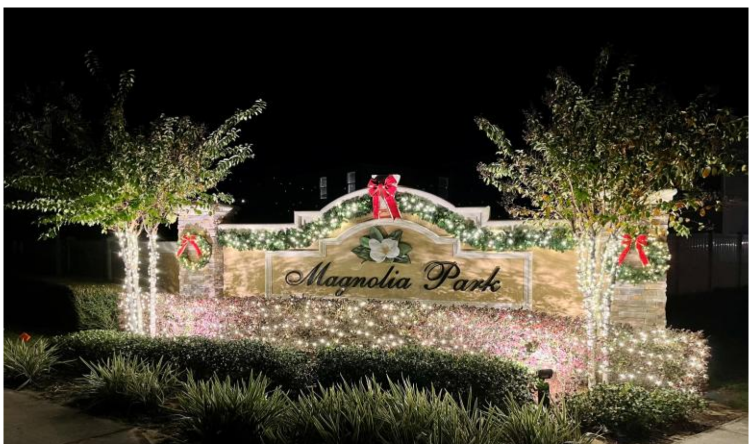
Customer: Scenic Highway CDD – Attn: Matt Fisher Date: 07 / 17 / 2026
Address: 611 Tanaro Lane City: Haines City Zip: 33844
Phone W: (407) 841- 5524 C: E-mail: MFisher@gmscfl.com

Magnolia Park – 2026 Holiday Lighting Proposal

Two main entrance monuments

24" wreaths lit with warm white LED mini lights on the front two pillars of the entrance sign (2 per sign; 4 total). Garland lit with warm white LED mini lights hung across top of entrance sign. Red/Gold UV protected Nylon bow hung at center top. Warm white LED mini lights on two crepe myrtles on either side of the entrance pillars will be trunk wrapped with warm white LED mini lights (2 per sign; 4 total). The purple bushes in front of the entrance monument will be wrapped with warm white LED mini lights

➔ **Cost - $1,850/per sign (x 2 signs) = $3,700**



***Price includes design, lease of commercial grade products, installation, removal, and storage**

***Customer responsible for providing adequate power supply**

Amenity Center

Warm White LED C9 bulbs along the roof profile of the front, left, and right side (3 sides) of the amenity center. Two Red/Gold UV protected Nylon bows hung on either side of main entry sign. Six Palm trees will be trunk wrapped with warm white LED mini lights.

➔ **Cost - $3,800.00**

Proposal Total - $7,500.00

*Proposal Total Based on 3-Year Agreement for the 2026, 2027, and 2028 Holiday Seasons!
Price lock for 3 years – pending budget availability

SECTION b)

Christmas Lighting Proposal

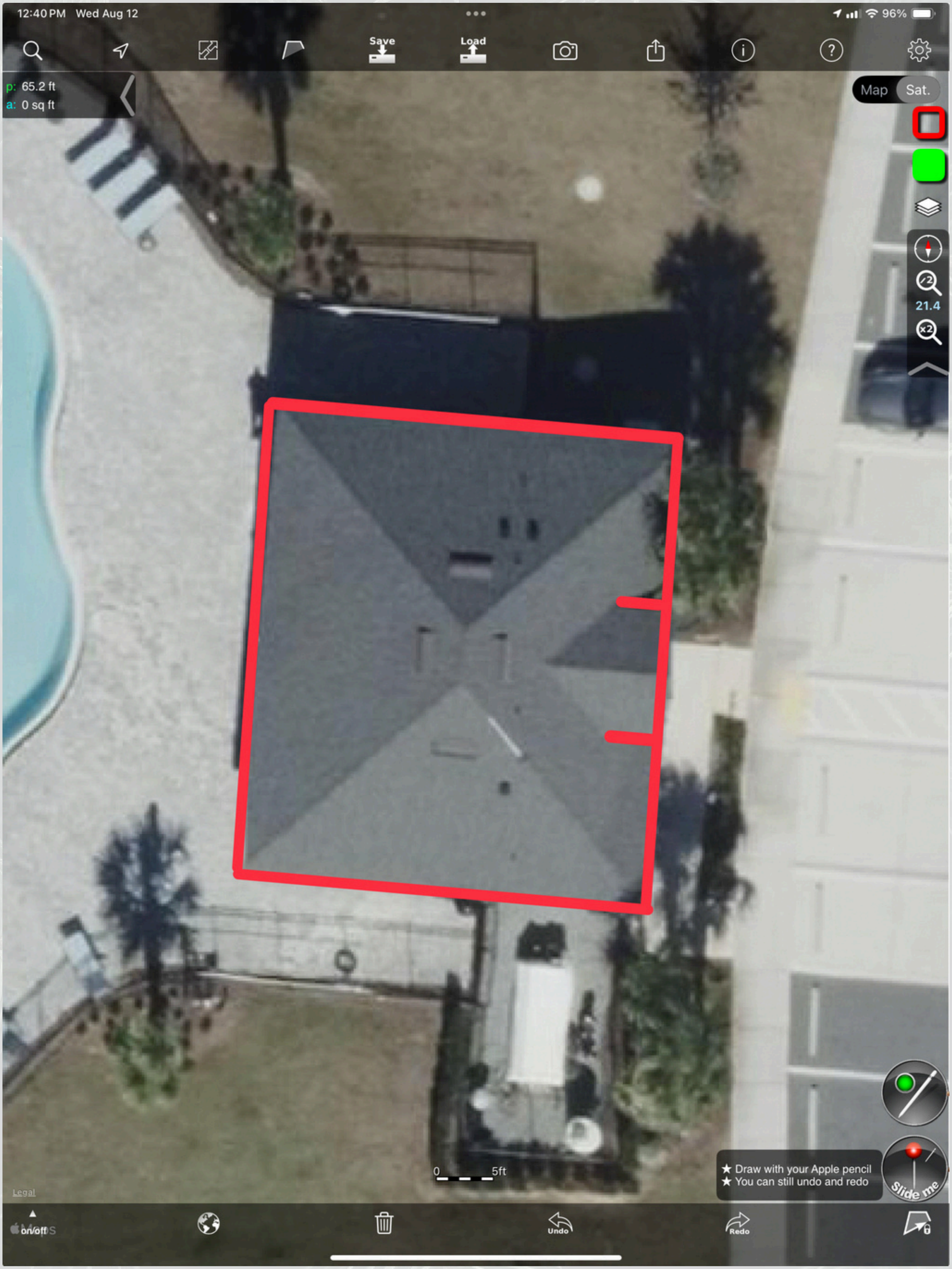
Customer Name:
Scenic Highway CDD

GPS Address:
611 Tanero Lane
Haines City, FL 33844

TPG Lighting

P.O. Box 471126, Lake Monroe, FL 32747
407-413-0442
TPGLighting@gmail.com
www.TPGLighting.com
Licensed and Insured

Roofline Installation Map



Renderings

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#2381
ESTIMATE DATE	Aug 12, 2026
TOTAL	$8,677.78

Scenic Highway CDD
611 Tanaro Ln
Haines City, FL 33844

(863) 956-6207
MFisher@gmscfl.com

CONTACT US
P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

We are offering 15% off in exchange for a 3-year annual agreement!

Option #1

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as $114.20/mo*. Your credit score will not be affected.

Materials	qty	unit price	amount
Greenery/Bows - 9' Section of Warm White Lit Garland [Main Entrance] Lining the top of both entrance signs between the columns in warm white lit garland. 2.5 strands of garland used per sign.	5.0	$147.90	$739.50
Greenery/Bows - Red Outdura Commercial-Grade 3D Bow (18"W x 24"L) [Main Entrance] Centering a Large Red commercial-grade 3D bow on both entrance signs affixed to the garland.	2.0	$82.64	$165.28
Greenery/Bows - 36" Warm White Lit Wreath with Commercial-Grade 3D Bow [Main Entrance] Placing a 36" warm white lit wreath with Red commercial-grade 3D bow on both columns of both entrance signs (4 total).	4.0	$252.52	$1,010.08
Specialty Lights - 16" Twinkling Animated Warm White Spritzer [Main Entrance] Placing (8) 16" warm white animated spritzers in the canopies of the 2 Crepe Myrtle trees in front of both signs.	32.0	$72.68	$2,325.76
Mini/C9 Lights - 5mm Mini Light Strand (Per Strand) [Main Entrance] Wrapping the purple hedges in front of both entrance signs in warm white mini lights.	48.0	$29.98	$1,439.04
Mini/C9 Lights - C9 Temporary Roofline Lighting [Amenity Center] Lining all rooflines of the amenity building in warm white C9 bulbs.	175.0	$7.98	$1,396.50
Greenery/Bows - 36" Warm White Lit Wreath with Commercial-Grade 3D Bow [Amenity Center] Placing a 36" warm white lit wreath with Red commercial-grade 3D bow on the front peak of the amenity building.	1.0	$252.52	$252.52
Mini/C9 Lights - 5mm Mini Light Strand (Per Strand) [Amenity Center] Wrapping the trunks of the 6 palm trees in front of the amenity entrance with warm white mini lights.	45.0	$29.98	$1,349.10

Materials subtotal: $8,677.78

All commercial installations include twice-a-week night-time quality checks beginning the week after Thanksgiving until New Year's Eve to proactively repair any outages. Communities are still encouraged to report any outages in between these visits.

Subtotal	$8,677.78
Tax (FL Sales Tax 7%)	$0.00

Total	**$8,677.78**

3-Year Agreement Price Per Year: $7,376.11

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:

https://pro.housecallpro.com/TPGLightingLLC/435919/terms

TPG Lighting

PROFESSIONAL CHRISTMAS LIGHTING SERVICE

At TPG Lighting, We offer a full complement of Christmas lighting services that brings the holiday spirit straight to you!

Interested in a recurring service? Take advantage of our service agreement discounts!

Our Services:

- Tree Lighting
- Bush/Landscapes Lighting
- Roof-Line Lighting
- 3D/Specialty Displays
- Wreaths/Garland/Teardrops/Sprays
- Structured Bows
- Light Pole Banners
- Indoor/Outdoor Christmas Trees

Commercial & Residential

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved.

We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime!

Contact Us:

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

Serving the Greater Orlando Area

Licensed & Insured

How Are We Different?

We understand that the holiday season can be stressful and overwhelming. That's why we strive to make your Christmas lighting experience as seamless and enjoyable as possible.

From the initial consultation to the final installation, our team of experts will work with you every step of the way to ensure that your vision for your home or business is brought to life. We use only high-quality materials to create a stunning and energy-efficient lighting display that will impress your family, friends, and customers.

Whether you're looking for a classic or modern design, we have the expertise to make it happen. Trust TPG Lighting to make your holiday season unforgettable!

What Our Customers are Saying:

TPG Lighting has been excellent. Working with them has been outstanding! This is my first time placing lights on my home and I could not be more pleased!

TPG Lighting installed their permanent roof-line lights on my home, and now we are the talk of the community! Their customer service and quality of work are unmatched. I would definitely recommend them to anyone who’s looking to brighten up their home!

Very professional company, did our lights last year and came out exactly how I imagined! Definitely going with TPG Lighting for our future Christmas lighting needs!

I’ve been doing my own Christmas lights for years and I could NOT believe how much better it looked with a professional installation. With my increasing age, I’m glad I found a company I can trust.

I have been in property management for 11 years and I’m so glad I was able to find TPG Lighting! From the first contact until the lights were taken down, the whole process was seamless.

The Leasing Model

The Leasing Model Explained:

The idea behind the leasing model is to make the customer and vendor experience as consistent and streamlined as possible.

Instead of spending a fortune on commercial-grade lights that only have a life expectancy of 3-4 seasons, we spread out the cost for you over that term. When you sign up with us under the leasing model, you are agreeing to lease our product for one season or multiple seasons with a service agreement.

Our leasing service includes:

- Design,
- Installation,
- Maintenance,
- Take-down, and
- Storage.

By leasing our product, you can enjoy the benefits of holiday decorating without the hassle of storing decorations in your home or business during the off-season. Additionally, our team of professionals will handle the installation and maintenance of the decorations, ensuring that they are in top condition throughout the season. Our leasing approach is designed to provide you with a worry-free holiday experience, and we are committed to making sure that each of our customers receives the highest level of service and support.

Lastly, because it is OUR product, there are never any charges for replacing any malfunctioning or faded lighting/decorations. The display will always look amazing with no additional costs for maintenance. With a simple text/email detailing the malfunction, we will dispatch a trained technician within 24-48 hours to provide the necessary repair/replacement.

Why Sign Up for a Service Agreement?

Convenience:

For our commercial customers, the biggest challenge they face regarding Christmas lighting is selecting a vendor. Each year, they are typically required to submit 3 bids for all projects. When you sign up with a service agreement with us, you know that you can count on the most reputable Christmas lighting company in town to provide excellent quality and customer service EVERY time.

These service agreements establish a base design. They can always be modified to add more lighting, but the base design would remain the same for the life of the contract.

Savings:

When you enter into one of our service agreements, Cost savings can come in two forms: the initial discount and price stability.

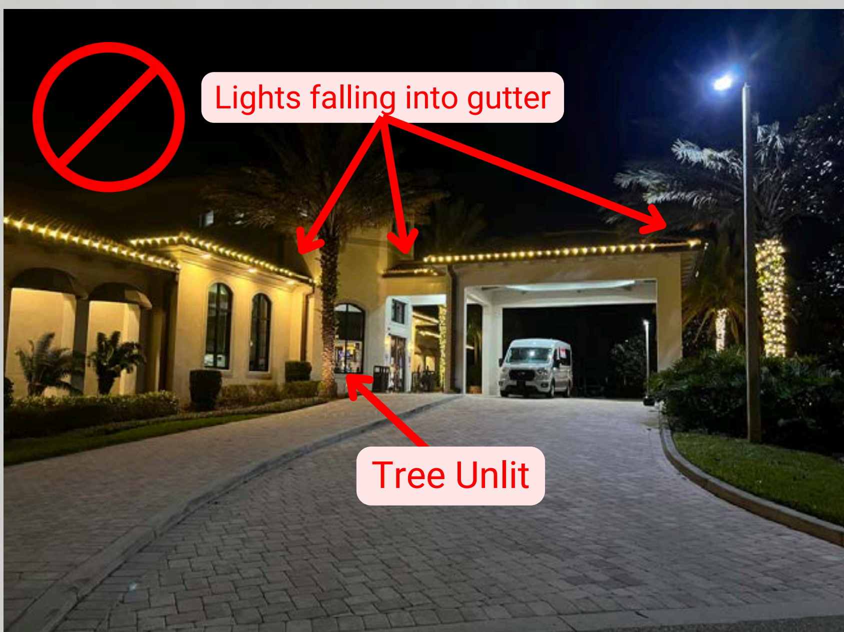
With a service agreement, **you can save 10-20%** on your first year installation price (% Depending on the size of the job)! When we install a Christmas display, several items are custom-cut to your property which is difficult to re-install on another property. Also, we know that the following year will be faster for installation. As a result, we pass those savings on to you in exchange for engaging in a multi-year agreement.

In light of recent years, price swings can happen in the blink of an eye. Recently, cost of goods and services have skyrocketed! When you enter into our service agreement, the price is locked for the length of the contract. This is tremendously helpful for your annual budgeting!

Scheduling Availability:

Seeing that this is a seasonal service, there is a finite amount of customers that we can take on each year. Each season, we turn away dozens of customers because we have reached capacity or we cannot receive the products in time. We expand our capacity and inventory annually, but the best way to guarantee your spot is with a Service Agreement.

TPG Lighting vs. the Competition



Real Photo Comparisons!

TPG Lighting vs. Do-it-Yourself

Real Photo Comparisons!

Serving Our Community

Twice a year, we pay our employees a full day to volunteer in our community. One of our more frequent volunteering locations is Second Harvest Food Bank where we sort food to help feed those in need.

Serving our Employees

Between paid semi-annual fun days, paid semi-annual volunteer days, competitive wages, a Christmas party, retirement plans with company matching, paid vacation, paid corporate holidays, and production bonuses, we make it our priority to value our employees in return for the hard work and dedication they give us on a daily basis.

References

Julie Sanchez with MetroWest Master Association:
Company: FS Residential
Phone #: 407-601-5995
Email: mwma.mgr@cfl.rr.com

Richard Drake with Highgate HOA and Lake Butler Sound:
Company: Sentry Management
Phone #: 352-243-4595 ext. 59008
Email: rdrake@sentrymgt.com

Jamie Biggs with Solterra CDD:
Company: Vesta Property Management
Phone #: 407-436-4993
Email: jbiggs@vestapropertyservices.com

Timothy Hayes with Vizcaya HOA:
Company: Artemis Lifestyles
Phone #: 407-705-2190 ext. 212
Email: thayes@artemislifestyles.com

Insurances Carried

General Liability: **$1,000,000.00**
Excess/Umbrella Liability: **$1,000,000.00**
Auto Insurance: **$1,000,000.00**
Workers Compensation Insurance: **$1,000,000.00**

Upon approval, we would be more than happy to have our insurance certificates updated to reflect the customer name.

TPG Lighting

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

TPG Lighting

SUPPLEMENTAL INFORMATION GUIDE:

SCHEDULING, CONTACT, DISCLAIMERS, AND OTHER IMPORTANT INFORMATION

Scheduling:

In order to accommodate hundreds of clients, we have set in place our default *"Window"* scheduling in an effort to make as much room as possible for all of our current and potential customers.

This scheduling aims to install discreet, low-impact decorations earlier in the season and more obvious decorations after Halloween.

This scheduling should accommodate the vast majority of our customers, but if there is a specific reason that you need to deviate from this scheduling, please let us know ASAP via phone, email, or text. Some valid reasons for needing a customized installation timeline would be as follows:

- HOA Restrictions
- City/Township Restrictions
- Scheduling conflicts with other contractor projects

See the following pages for our default scheduling windows:

Contact Us:
(407) 413-0442
TPGLighting@gmail.com
www.TPGLighting.com
Serving the Greater Orlando Area

Licensed & Insured

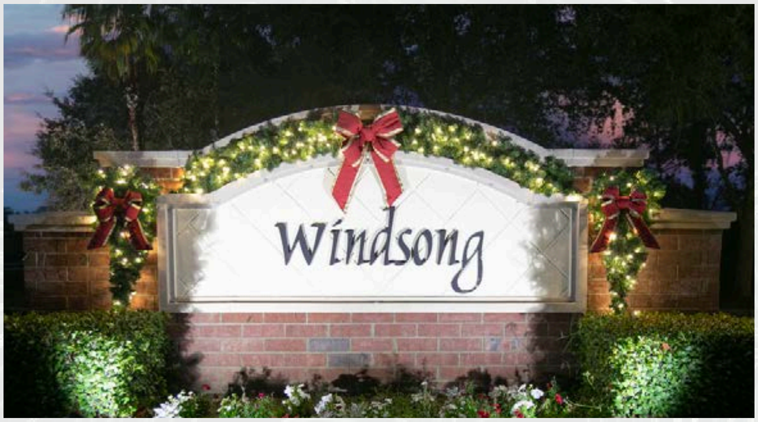
Scheduling Window #1:
October 1st - Thanksgiving Eve

Roof-line Installation

Tree Lights Installation

Scheduling Window #2:
November 1st - Thanksgiving Eve

Wreaths, Garlands, Teardrops, & Bows



Bush and Ground Lights Installation

Turn-On Window:

1-2 calendar days after Thanksgiving

Maintenance Window:

From when lights are turned on until they are taken down

Take-Down Window:

January 2nd - 31st

Disclaimers:

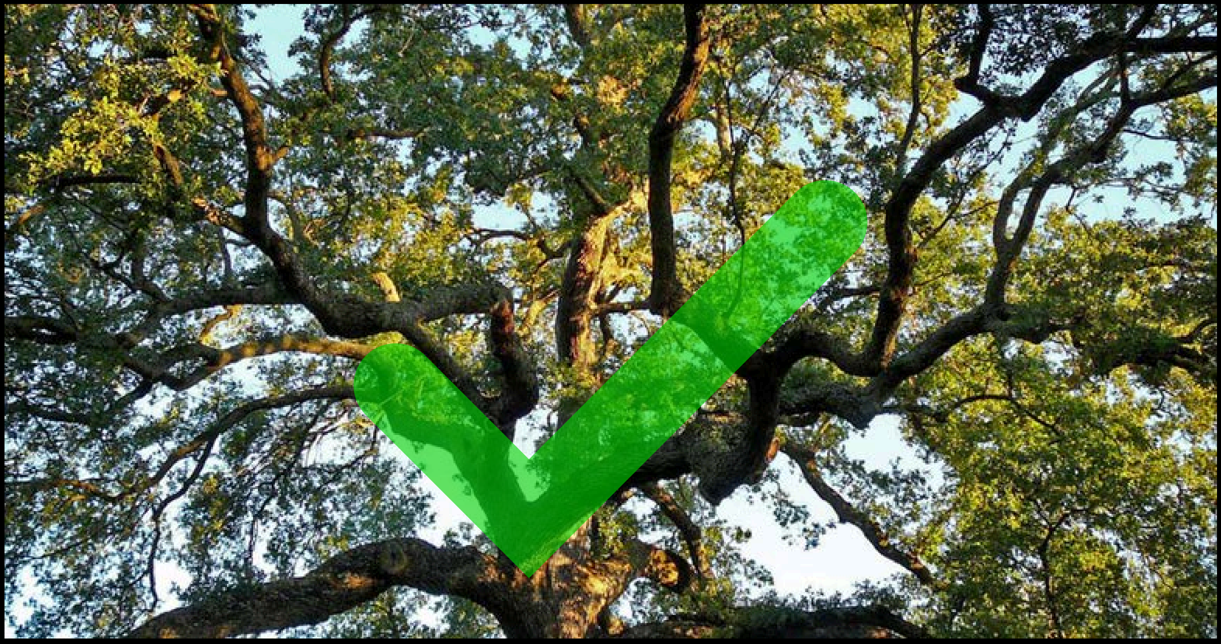
- A non-refundable 50% deposit is required before the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards below provided in this proposal by the beginning of the corresponding installation window.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily from October 1st to January 31st. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a $250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year’s Eve (After 12:00 Noon), and New Year’s Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations should be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled according to the this proposal
- If decorations are installed according to the dates dictated in this proposal and the customer requires us to remove the decorations and re-install the decorations at a later date, TPG Lighting reserves the right to invoice up to 50% of the job's annual value for the removal and re-installation.
- If a customer has a card on file and an invoice remains unpaid 30 days after project completion, the card will be automatically charged for the outstanding balance.

Palm Tree Standards:

Make sure all dead fronds, husks, or previously trimmed frond bases are trimmed prior to installation. All husks must be removed to increase the visibility of the lights and to avoid slippage of the lights down the trunk (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.

Oak Tree Standards:

Before we wrap oak trees, it is essential to eliminate any tree moss hanging in the areas we will be wrapping (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.



Bush/Hedge Standards:

Before we wrap bushes and hedges, it is essential to trim them just before we come out to decorate them (See Below). Please coordinate with your landscapers based on the earliest installation date of November 1st above.

Most Common Maintenance Request:

Reset Outlet GFI

About 80-90% of the maintenance requests that we receive revolve around setting the GFI switch on the outlet. This may present itself as the following:

- One side of a community entrance lights up and the other side does not
- The lights were on for part of the night but turned off the remainder of the night
- Nothing is turning on at all

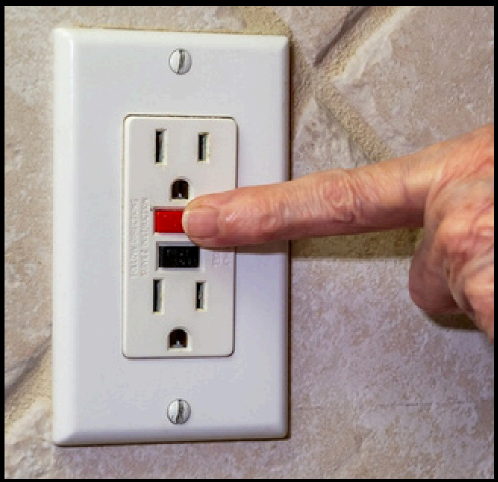
Sometimes the outlet just trips for no discernable reason, but the 2 most common reasons that the GFI trips is from the following:

1. **Moisture:** Although our commercially-rated lighting is water resistant, anytime that they are actively being soaked while operating can result in an outlet trip. We can't control inclement weather, but adjusting your irrigation schedule to run during the day will prevent many of these issues.
2. **Damaged Wire:** Usually from careless landscaping or small animals, sometimes the wires can be damaged. If there are any exposed wires where the metal wire is showing, it can cause the outlet to trip.

Although, service calls are always free, sometimes a repair can take 24-48 hours to take place. For faster service, you can always reset the outlet yourself. If it happens more than once, then there is likely a moisture issue or some wires have been damaged. In this case, TPG Lighting would need to thoroughly inspect the lighting system to further diagnose the issue.

To reset the outlet yourself, please see the images below:

What a tripped outlet looks like:



SECTION 7

SECTION c)

September 15, 2026

Scenic Hwy CDD

Field Management Report

<u>Completed Items</u>

- Doors to the men's and women's restroom have been painted.
- Signage refreshed at the main entrance to the amenity. Entrance gate touched up painted on both sides.
- Missing street signs replaced at Piave St and Tanaro Ln.
- Advertisement flyers cleaned off the mailbox kiosks.
- Trash cleaned up around amenity and surrounding areas.
- Pool hydraulic lift 3-way valve replaced. Handicap lift is now operational.
- Vinyl fencing panels that were knocked out during recent storms have been reinstalled.

<u>Contracted Services</u>

- All contracted service vendors continue to provide satisfactory service and maintain compliance with their contract requirements.

- Touch up mulch and fill in plantings in front of the monuments has been completed.
- Palm fronds have been trimmed so they are no longer touching the amenity roof.

<u>In Progress</u>

- District dry pond review. Identify areas that will need to be sodded to prevent erosion.
- Street and stop sign review. Check for missing signs or any signs or poles that need to be straighten.

SECTION i

LANDSCAPE MAINTENANCE AND IRRIGATION INSPECTION AGREEMENT ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the "**ASO**") is presented according to the requirements established within the executed *Landscape Maintenance and Irrigation Inspection Agreement* dated November 18, 2021 (the "**Agreement**"). This ASO is made and entered into effective this 22 day of July 2026, by and between:

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190*,* Florida Statutes, located in the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "**District**"), and

PRINCE AND SONS, INC., a Florida corporation, with a mailing address of 200 South F Street, Haines City, Florida 33844 (the "**Contractor**" and, together with the District, the "**Parties**").

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described below, in accordance with the unit prices pricing provided herein (the "**Additional Work**"). Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

Proposal Name	Cost	Notes
Tree Replacement for Hit Tree (**Exhibit A**)	$812.50	N/A
	Total	$812.50

2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to any other services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Katie O'Rourke
9B6110832D214E4...
Signature

By: Katie O'Rourke
Print Name

Its: District Manager
Title

PRINCE AND SONS, INC.

Signed by:
C7CB56360E5C44C...
Signature

By: Lucas Martin
Print Name

Its: VP
Title

Exhibit A: Tree Replacement for Hit Tree

Exhibit A

Tree Replacement for Hit Tree

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: July 20, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Marshall Tindall Phone: 407-346-2453 Email: MTindall@gmscfl.com	Magnolia Park Tree Replace

PROPOSAL IS TO REPLACE THE TREE THAT WAS HIT BY THE CAR

	Qty	Unit	Unit Cost	TOTAL
Oak Tree	1	45G	$812.50	$812.50
			TOTAL	**$812.50**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell
Date Submitted: July 20,2026

Accepted by:
Date Accepted: ____________________

SECTION ii

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: August 14, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Marshall Tindall Phone: 407-346-2453 Email: MTindall@gmscfl.com	Magnolia Park Pool Area

Proposal is to add plants and mulch in front of the pool

	Qty	Unit	Unit Cost	TOTAL
Coco Brown	1	PL	$300.00	$300.00
Flax Lily	20	3G	$20.00	$400.00
Blue Daze	25	3G	$20.00	$500.00
			TOTAL	**$1,200.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell
Date Submitted: August 14,2026

Accepted by:
Date Accepted: ______________________

SECTION iii

CSS

Clean Star Services of Central Florida, Inc

BBB Rating: A+

Click for Review

July 31, 2026

Governmental Management Services
Scenic Highway CDD – Magnolia Park

To whom it may concern,

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to be part of the team working for the community.

As we all know, we have all been impacted by the increase of prices of supplies, gas, and labor. For there, we need to adjust our service fee for the period 2027. Currently we're charging $ 475.00 monthly, and we need to increase the price, starting January 2027 to $ 500.00 monthly. Previous price was active from November 2023.

Please, any feedback is very important to us.

Thanks in advance for your time and consideration,

Respectfully,

Sandro Di Lollo
CEO CSS
(407)668-1338
sdilollo@starcss.com

SECTION d)

SECTION i

Scenic Highway
Community Development District

Summary of Check Register

July 9, 2026 to August 31, 2026

Fund	Date	Check No.'s	Amount	
General Fund				
	7/14/26	842-845	$	17,054.22
	7/21/26	846-847	$	409.50
	7/28/26	848-849	$	1,045.00
	8/4/26	850-854	$	10,450.58
	8/18/26	855-857	$	9,661.30
	8/25/26	858-860	$	3,230.14
			$	41,850.74
General Fund Auto Pays				
	7/13/26 - 8/31/26	80078-80091	$	4,501.36
			$	4,501.36
	Supervisors			
	Kristin Cassidy	50038	$	184.70
	Joe Braddy	50039	$	184.70
	Lindsey Roden	50040	$	150.00
	Bobbie J. Shockley	50041	$	150.00
	Jessica Spencer	50042	$	184.70
			$	854.10
		Total Amount	**$**	**47,206.20**

*** CHECK DATES 07/09/2026 - 08/31/2026 *** SCENIC HIGHWAY GENERAL FUND
BANK A SCENIC HIGHWAY CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/14/26	00002	7/01/26	244	202607	320-53800-46400	RIGHT OF WAY TREE INSPECT	*	885.42		
		7/01/26	245	202607	320-53800-34000	FIELD MANAGEMENT JUL26	*	1,504.67		
		7/01/26	245	202607	330-57200-48300	SIFER P FOB PRE-PROG	*	13.39		
		7/01/26	246	202607	310-51300-34000	MANAGEMENT FEES JUL26	*	4,125.00		
		7/01/26	246	202607	310-51300-35200	WEBISTE ADMIN JUL26	*	115.50		
		7/01/26	246	202607	310-51300-35100	INFORMATION TECH JUL26	*	173.25		
		7/01/26	246	202607	310-51300-31300	DISSEM AGENT SVCS JUL26	*	450.67		
		7/01/26	246	202607	330-57200-48300	AMENITY ACCESS JUL26	*	858.33		
		7/01/26	246	202607	310-51300-51000	OFFICE SUPPLIES JUL26	*	.36		
		7/01/26	246	202607	310-51300-42000	POSTAGE JUL26	*	40.71		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			8,167.30	000842
7/14/26	00051	6/30/26	12616964	202606	330-57200-34500	SECURITY SVCS JUN26	*	1,822.08		
						SECURITAS SECURITY			1,822.08	000843
7/14/26	00031	7/09/26	07092026	202607	300-20700-10000	ASSESS TRANSFER S2020	*	6,842.44		
						SCENIC HIGHWAY CDD C/O USBANK			6,842.44	000844
7/14/26	00068	7/13/26	07132026	202607	300-21700-10000	Q1 2026 IRS TAX PAYMENT	*	153.00		
		7/13/26	07132026	202607	300-21800-10000	Q1 2026 IRS TAX PAYMENT	*	69.40		
						UNITED STATES TREASURY			222.40	000845
7/21/26	00024	7/16/26	15451	202606	310-51300-31500	GENERAL COUNSEL JUN26	*	369.50		
						KILINSKI VAN WYK PLLC			369.50	000846
7/21/26	00037	7/14/26	71675014	202607	330-57200-48100	PEST CONTROL JUL26	*	40.00		
						MASSEY SERVICES INC.			40.00	000847
7/28/26	00041	6/30/26	18320	202606	330-57200-48200	CLEANING SVCS JUN26	*	895.00		
						CSS CLEAN STAR SERVICES CENTRAL FL			895.00	000848

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/26	00037	6/26/26	72773266	202606	330-57200-48100		*	150.00		
			PEST CONTROL JUN26							
						MASSEY SERVICES INC.			150.00	000849
8/04/26	00041	7/29/26	18578	202607	330-57200-48200		*	885.00		
			CLEANING SVCS JUL26							
						CSS CLEAN STAR SERVICES CENTRAL FL			885.00	000850
8/04/26	00046	7/24/26	117201	202607	330-57200-48000		*	506.67		
			TEST/ADJ ELECTRIC STRIKE							
						CURRENT DEMANDS ELECTRICAL &			506.67	000851
8/04/26	00050	8/01/26	AV32971	202608	330-57200-48500		*	2,030.00		
			POOL MAINTENANCE AUG26							
						MCDONNELL CORPORATION DBA RESORT			2,030.00	000852
8/04/26	00027	7/01/26	25050	202607	320-53800-46200		*	85.00		
			MATERIAL FUEL CHARGE							
		7/13/26	25157	202607	320-53800-47300		*	69.91		
			RPLC NOZZLES & SPRAY							
		8/01/26	25500	202608	320-53800-46200		*	4,251.00		
			LANDSCAPE MAINT AUG26							
						PRINCE & SONS INC.			4,405.91	000853
8/04/26	00039	8/04/26	08042026	202608	300-15500-10000		*	2,623.00		
			PLAYGRND/FUR LEASE SEP26							
						83 HOLDINGS LLC			2,623.00	000854
8/18/26	00046	8/05/26	117206	202608	330-57200-49000		*	763.45		
			RPLC ELECTRICAL STRIKE							
						CURRENT DEMANDS ELECTRICAL &			763.45	000855
8/18/26	00002	8/01/26	247	202608	320-53800-46400		*	885.42		
			RIGHT OF WAY TREE INSPECT							
		8/01/26	248	202608	320-53800-34000		*	1,504.67		
			FIELD MANAGEMENT AUG26							
		8/01/26	249	202608	310-51300-34000		*	4,125.00		
			MANAGEMENT FEES AUG26							
		8/01/26	249	202608	310-51300-35200		*	115.50		
			WEBSITE ADMIN AUG26							
		8/01/26	249	202608	310-51300-35100		*	173.25		
			INFORMATION TECH AUG26							
		8/01/26	249	202608	310-51300-31300		*	450.67		
			DISSEM AGENT SVCS AUG26							
		8/01/26	249	202608	330-57200-48300		*	858.33		
			AMENITY ACCESS AUG26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	249	202608	310-51300-51000		*	.63		
			OFFICE SUPPLIES AUG26							
		8/01/26	249	202608	310-51300-42000		*	29.80		
			POSTAGE AUG26							
		8/01/26	249	202608	310-51300-42500		*	19.20		
			COPIES AUG26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			8,162.47	000856
8/18/26	00074	7/31/26	00078221	202607	310-51300-48000		*	735.38		
			PUBLIC HEARING 7/21/26							
						USA TODAY MEDIA CORP FKA GANNETT			735.38	000857
8/25/26	00024	8/14/26	15694	202607	310-51300-31500		*	2,270.14		
			GENERAL COUNSEL JUL26							
						KILINSKI VAN WYK PLLC			2,270.14	000858
8/25/26	00050	8/03/26	AV33174	202608	330-57200-48000		*	875.00		
			RPLC 3 WAY VALVE ON LIFT							
						MCDONNELL CORPORATION DBA RESORT			875.00	000859
8/25/26	00027	8/01/26	25632	202608	320-53800-46200		*	85.00		
			MATERIAL FUEL CHARGE							
						PRINCE & SONS INC.			85.00	000860
						TOTAL FOR BANK A		41,850.74		

*** CHECK DATES 07/09/2026 - 08/31/2026 *** SCENIC HIGHWAY GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/26	00072	7/07/26	0381-06.	202606	320-53800-43100		*	364.22		
			000 SCENIC HWY S JUN26							
						DUKE ENERGY			364.22	080078
7/13/26	00072	7/13/26	0224-06.	202606	320-53800-43000		*	32.66		
			695 TANARO LN JUN26							
						DUKE ENERGY			32.66	080079
7/13/26	00072	7/13/26	9087-06.	202606	330-57200-43000		*	323.38		
			611 TANARO LN JUN26							
						DUKE ENERGY			323.38	080080
7/13/26	00072	6/23/26	0571-06.	202606	320-53800-43100		*	741.46		
			00 SCENIC HWY S JUN26							
						DUKE ENERGY			741.46	080082
7/27/26	00049	7/15/26	9060-06.	202606	330-57200-43200		*	379.50		
			611 TANARO LANE JUN26							
						CITY OF HAINES CITY			379.50	080083
7/27/26	00072	7/24/26	0571-07.	202607	320-53800-43100		*	741.46		
			00 SCENIC HWY S JUL26							
						DUKE ENERGY			741.46	080084
8/11/26	00072	8/06/26	0381-07.	202607	320-53800-43100		*	364.22		
			000 SCENIC HWY S JUL26							
						DUKE ENERGY			364.22	080085
8/11/26	00070	8/01/26	2922-08.	202608	330-57200-44000		*	124.99		
			611 TANARO LN AUG26							
						FRONTIER			124.99	080086
8/17/26	00072	8/12/26	0224-07.	202607	320-53800-43000		*	32.65		
			695 TANARO LN ENTR JUL26							
						DUKE ENERGY			32.65	080087
8/31/26	00049	8/07/26	9060-07.	202607	330-57200-43200		*	409.85		
			611 TANARO LN JUL26							
		8/07/26	9060-07.	202607	330-57200-43200		V	409.85-		
			611 TANARO LN JUL26							
						CITY OF HAINES CITY			.00	080088
8/31/26	00072	8/13/26	9087-07.	202607	330-57200-43000		*	275.86		
			611 TANARO LN JUL26							
						DUKE ENERGY			275.86	080089

*** CHECK DATES 07/09/2026 - 08/31/2026 *** SCENIC HIGHWAY GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/31/26	00072	8/25/26	0571-08.	202608	320-53800-43100		*	741.46		
			00 SCENIC HWY S AUG26							
						DUKE ENERGY			741.46	080090
8/31/26	00049	8/07/26	9060-07.	202607	330-57200-43200		*	379.50		
			611 TANARO LN JUL26							
						CITY OF HAINES CITY			379.50	080091

TOTAL FOR BANK Z 4,501.36

TOTAL FOR REGISTER 46,352.10

SECTION ii

Scenic Highway

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Scenic Highway

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 94,353	$ -	$ -	$ -	$ 94,353
Capital Reserve Account	$ -	$ -	$ -	$ 27,780	$ 27,780
Investments:					
Series 2020					
Reserve	$ -	$ 229,959	$ -	$ -	$ 229,959
Revenue	$ -	$ 250,355	$ -	$ -	$ 250,355
Construction - Phase 1 & 2	$ -	$ -	$ 4	$ -	$ 4
Construction - Phase 3	$ -	$ -	$ 1	$ -	$ 1
State Board of Administration	$ 429,045	$ -	$ -	$ 341,766	$ 770,811
Prepaid Expenses	$ 3,732	$ -	$ -	$ -	$ 3,732
Total Assets	**$ 527,129**	**$ 480,315**	**$ 4**	**$ 369,546**	**$ 1,376,995**
Liabilities:					
Accounts Payable	$ 5,171	$ -	$ -	$ -	$ 5,171
Total Liabilites	**$ 5,171**	**$ -**	**$ -**	**$ -**	**$ 5,171**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 3,732	$ -	$ -	$ -	$ 3,732
Restricted for:					
Debt Service - Series 2020	$ -	$ 480,315	$ -	$ -	$ 480,315
Capital Projects - Series 2020	$ -	$ -	$ 4	$ -	$ 4
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 369,546	$ 369,546
Unassigned	$ 518,226	$ -	$ -	$ -	$ 518,226
Total Fund Balances	**$ 521,958**	**$ 480,315**	**$ 4**	**$ 369,546**	**$ 1,371,823**
Total Liabilities & Fund Balance	$ 527,129	$ 480,315	$ 4	$ 369,546	$ 1,376,995

Scenic Highway

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 635,542	$ 635,542	$ 638,703	$ 3,161
Interest Revenue	$ -	$ -	$ 12,554	$ 12,554
Miscellaneous Revenue	$ -	$ -	$ 394	$ 394
Total Revenues	**$ 635,542**	**$ 635,542**	**$ 651,650**	$ 16,108
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 4,800	$ 5,200
FICA Expense	$ 918	$ 765	$ 367	$ 398
Engineering	$ 13,000	$ 10,833	$ -	$ 10,833
Attorney	$ 25,000	$ 20,833	$ 8,445	$ 12,388
Annual Audit	$ 3,300	$ 3,300	$ 3,300	$ -
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ -
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,408	$ 4,507	$ 4,507	$ -
Trustee Fees	$ 4,445	$ 4,445	$ 4,336	$ 109
Management Fees	$ 49,500	$ 41,250	$ 41,250	$ -
Information Technology	$ 2,079	$ 1,733	$ 1,675	$ 58
Website Maintenance	$ 1,386	$ 1,155	$ 1,213	$ (58)
Postage & Delivery	$ 1,000	$ 833	$ 492	$ 341
Insurance	$ 7,626	$ 7,626	$ 7,029	$ 597
Printing and Binding	$ 100	$ 100	$ 100	$ 0
Legal Advertising	$ 5,000	$ 4,167	$ 2,979	$ 1,188
Other Current Charges	$ 1,500	$ 1,250	$ 363	$ 887
Office Supplies	$ 500	$ 417	$ 4	$ 413
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 139,118**	**$ 119,570**	**$ 87,216**	**$ 32,354**

Scenic Highway

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 17,710	$ 17,710	$ 13,074	$ 4,636
Field Management	$ 18,056	$ 15,046	$ 15,047	$ (0)
Landscape Maintenance	$ 51,023	$ 42,519	$ 42,600	$ (80)
Landscape Replacement	$ 13,000	$ 10,833	$ 1,725	$ 9,108
Right of Way Tree Inspections	$ 10,625	$ 8,854	$ 8,854	$ (0)
Right of Way Tree Replacement	$ 105,000	$ 87,500	$ -	$ 87,500
Streetlights	$ 17,569	$ 14,641	$ 11,064	$ 3,577
Electric	$ 5,111	$ 4,259	$ 2,670	$ 1,589
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,083	$ 2,020	$ 64
Irrigation Repairs	$ 6,000	$ 5,000	$ 961	$ 4,039
General Repairs & Maintenance	$ 12,000	$ 10,000	$ 6,701	$ 3,299
Holiday Decorations	$ 7,500	$ 7,500	$ 7,400	$ 100
Contingency	$ 9,000	$ 7,500	$ 5	$ 7,495
Subtotal Field Expenditures	**$ 275,094**	**$ 233,447**	**$ 112,121**	**$ 121,326**
Amenity Expenditures				
Amenity - Electric	$ 8,131	$ 6,776	$ 3,129	$ 3,647
Amenity - Water	$ 5,111	$ 4,259	$ 4,329	$ (70)
Playground Lease	$ 31,488	$ 26,240	$ 26,232	$ 8
Internet	$ 1,514	$ 1,262	$ 1,250	$ 12
Pest Control	$ 1,384	$ 1,153	$ 510	$ 643
Janitorial Service	$ 9,680	$ 8,067	$ 7,850	$ 217
Security Services	$ 40,016	$ 33,346	$ 18,532	$ 14,814
Pool Maintenance	$ 24,411	$ 20,343	$ 20,295	$ 48
Amenity Access Management	$ 10,300	$ 8,583	$ 8,597	$ (13)
Amenity Repairs & Maintenance	$ 10,000	$ 8,333	$ 9,638	$ (1,305)
Contingency	$ 7,500	$ 6,250	$ 280	$ 5,970
Subtotal Amenity Expenditures	**$ 149,535**	**$ 124,612**	**$ 100,642**	**$ 23,971**
Total Operations & Maintenance	**$ 424,629**	**$ 358,059**	**$ 212,763**	**$ 145,296**
Total Expenditures	**$ 563,747**	**$ 477,629**	**$ 299,979**	**$ 177,650**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 351,672	
Other Financing Sources/(Uses):				
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	**$ -**		**$ 279,877**	
Fund Balance - Beginning	$ -		$ 242,081	
Fund Balance - Ending	$ -		$ 521,958	

Scenic Highway

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 459,919	$ 459,919	$ 462,230	$ 2,311
Interest	$ 5,000	$ 5,000	$ 15,345	$ 10,345
Total Revenues	**$ 464,919**	**$ 464,919**	**$ 477,574**	**$ 12,655**
Expenditures:				
Interest - 11/1	$ 142,819	$ 142,819	$ 142,819	$ -
Principal - 5/1	$ 175,000	$ 175,000	$ 175,000	$ -
Interest - 5/1	$ 142,819	$ 142,819	$ 142,819	$ -
Total Expenditures	**$ 460,638**	**$ 460,638**	**$ 460,638**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,282		$ 16,937	
Fund Balance - Beginning	$ 229,746		$ 463,378	
Fund Balance - Ending	$ 234,028		$ 480,315	

Scenic Highway

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ 4,573	$ 4,573	$ 10,719	$ 6,146
Total Revenues	**$ 4,573**	**$ 4,573**	**$ 10,719**	**$ 6,146**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 4,573**	**$ 4,573**	**$ 10,719**	**$ 6,146**
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**		**$ 82,514**	
Fund Balance - Beginning	$ 274,661		$ 287,032	
Fund Balance - Ending	$ 351,029		$ 369,546	

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	$ 3,603	$ 6,386	$ 4,205	$ 9,454	$ 39	$ -	$ -	$ 638,703
Interest Revenue	$ 585	$ 441	$ 380	$ 1,081	$ 1,633	$ 1,868	$ 1,751	$ 1,646	$ 1,570	$ 1,600	$ -	$ -	$ 12,554
Miscellaneous Revenue	$ -	$ 197	$ 197	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 394
Total Revenues	**$ 585**	**$ 57,394**	**$ 551,519**	**$ 6,615**	**$ 3,416**	**$ 5,471**	**$ 8,137**	**$ 5,851**	**$ 11,024**	**$ 1,638**	**$ -**	**$ -**	**$ 651,650**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 800	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 4,800
FICA Expense	$ 77	$ -	$ -	$ 77	$ -	$ 61	$ 77	$ -	$ -	$ 77	$ -	$ -	$ 367
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,020	$ 139	$ 79	$ 698	$ 128	$ 1,510	$ 1,774	$ 459	$ 370	$ 2,270	$ -	$ -	$ 8,445
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300	$ -	$ -	$ -	$ 3,300
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Arbitrage	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ -	$ -	$ 4,507
Trustee Fees	$ 1,010	$ -	$ -	$ 3,326	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,336
Management Fees	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ 4,125	$ -	$ -	$ 41,250
Information Technology	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 116	$ 173	$ -	$ -	$ 1,675
Website Maintenance	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 173	$ 116	$ -	$ -	$ 1,213
Postage & Delivery	$ 59	$ 18	$ 188	$ 99	$ 14	$ 20	$ 5	$ 24	$ 24	$ 41	$ -	$ -	$ 492
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Printing and Binding	$ -	$ 23	$ 31	$ -	$ -	$ -	$ 11	$ 34	$ -	$ -	$ -	$ -	$ 100
Legal Advertising	$ 280	$ -	$ 996	$ -	$ 723	$ -	$ -	$ 244	$ -	$ 735	$ -	$ -	$ 2,979
Other Current Charges	$ -	$ 12	$ 37	$ 48	$ 42	$ 42	$ 42	$ 56	$ 42	$ 41	$ -	$ -	$ 363
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 0	$ 1	$ 0	$ 0	$ -	$ -	$ 4
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 21,246**	**$ 5,057**	**$ 6,196**	**$ 10,562**	**$ 5,771**	**$ 7,298**	**$ 7,774**	**$ 5,682**	**$ 8,601**	**$ 9,029**	**$ -**	**$ -**	**$ 87,216**

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	$ 1,505	$ 1,505	$ 1,505	$ 1,505	$ 1,505	$ -	$ -	$ 15,047
Landscape Maintenance	$ 4,128	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,379	$ 4,336	$ -	$ -	$ 42,600
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ 1,725	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,725
Right of Way Tree Inspections	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ -	$ -	$ 8,854
Right of Way Tree Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ 1,151	$ 1,151	$ 1,082	$ 1,019	$ 1,113	$ 1,113	$ 1,113	$ 1,110	$ 1,106	$ 1,106	$ -	$ -	$ 11,064
Electric	$ 1,649	$ 485	$ 2	$ 218	$ 153	$ 33	$ 33	$ 33	$ 33	$ 33	$ -	$ -	$ 2,670
Sidewalk & Asphalt Maintenance	$ -	$ -	$ 2,020	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,020
Irrigation Repairs	$ 195	$ 329	$ 75	$ -	$ -	$ -	$ -	$ 213	$ 81	$ 70	$ -	$ -	$ 961
General Repairs & Maintenance	$ -	$ -	$ 5,197	$ -	$ 660	$ 514	$ 330	$ -	$ -	$ -	$ -	$ -	$ 6,701
Hoiliday Decorations	$ -	$ 7,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,400
Contingency	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5
Subtotal Field Expenditures	**$ 22,588**	**$ 16,011**	**$ 15,016**	**$ 7,877**	**$ 8,567**	**$ 10,026**	**$ 8,117**	**$ 7,997**	**$ 7,988**	**$ 7,934**	**$ -**	**$ -**	**$ 112,121**
Amenity Expenditures													
Amenity - Electric	$ 840	$ 450	$ -	$ 162	$ 341	$ 345	$ 339	$ 329	$ 323	$ -	$ -	$ -	$ 3,129
Amenity - Water	$ 1,135	$ 372	$ 342	$ 349	$ 643	$ 380	$ 359	$ 369	$ 380	$ -	$ -	$ -	$ 4,329
Playground Lease	$ 2,624	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 2,624	$ 2,623	$ 2,623	$ -	$ -	$ 26,232
Internet	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ -	$ -	$ 1,250
Pest Control	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ -	$ 40	$ 190	$ 40	$ -	$ -	$ 510
Janitorial Service	$ 735	$ 725	$ 725	$ 755	$ 725	$ 735	$ 775	$ 895	$ 895	$ 885	$ -	$ -	$ 7,850
Security Services	$ 2,132	$ 2,437	$ 1,950	$ 1,822	$ 1,594	$ 2,193	$ 1,822	$ 2,619	$ 1,962	$ -	$ -	$ -	$ 18,532
Pool Maintenance	$ 1,975	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,080	$ 2,030	$ -	$ -	$ 20,295
Amenity Access Management	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 872	$ -	$ -	$ 8,597
Amenity Repairs & Maintenance	$ 365	$ 1,823	$ 4,073	$ 1,062	$ 848	$ 179	$ 550	$ 231	$ -	$ 507	$ -	$ -	$ 9,638
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ -	$ -	$ -	$ -	$ 280
Subtotal Amenity Expenditures	**$ 10,829**	**$ 11,484**	**$ 12,766**	**$ 9,827**	**$ 9,828**	**$ 9,508**	**$ 9,481**	**$ 10,401**	**$ 9,436**	**$ 7,081**	**$ -**	**$ -**	**$ 100,642**
Total Operations & Maintenance	**$ 33,417**	**$ 27,495**	**$ 27,782**	**$ 17,704**	**$ 18,395**	**$ 19,534**	**$ 17,598**	**$ 18,398**	**$ 17,424**	**$ 15,016**	**$ -**	**$ -**	**$ 212,763**
Total Expenditures	**$ 54,663**	**$ 32,552**	**$ 33,978**	**$ 28,266**	**$ 24,166**	**$ 26,832**	**$ 25,371**	**$ 24,080**	**$ 26,025**	**$ 24,044**	**$ -**	**$ -**	**$ 299,979**
Excess (Deficiency) of Revenues over Expenditures	$ (54,078)	$ 24,842	$ 517,541	$ (21,651)	$ (20,750)	$ (21,361)	$ (17,234)	$ (18,229)	$ (15,001)	$ (22,406)	$ -	$ -	$ 351,672
Other Financing Sources/Uses:													
Transfer Out	$ -	$ -	$ -	$ (71,795)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (71,795)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ (71,795)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (71,795)**
Net Change in Fund Balance	**$ (54,078)**	**$ 24,842**	**$ 517,541**	**$ (93,446)**	**$ (20,750)**	**$ (21,361)**	**$ (17,234)**	**$ (18,229)**	**$ (15,001)**	**$ (22,406)**	**$ -**	**$ -**	**$ 279,877**

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)
Less: Principal Payment 5/1/26		($175,000)
Current Bonds Outstanding		**$7,295,000**

Scenic Highway
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

	General Fund	2020 Debt Service	Total
Gross Assessments	$ 683,379.68	$ 494,592.00	$ 1,177,971.68
Net Assessments	$ 635,543.10	$ 459,970.56	$ 1,095,513.66
	58%	42%	100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	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
3/13/26	02/01-02/28/26	$ 6,338.00	$ -	$ (126.76)	$ -	$ 6,211.24	$ 3,603.34	$ 2,607.90	$ 6,211.24
4/17/26	03/01-03/31/26	$ 11,215.18	$ -	$ (224.31)	$ -	$ 10,990.87	$ 6,376.16	$ 4,614.71	$ 10,990.87
4/30/26	02/01-03/31/26	$ -	$ -	$ -	$ 13.97	$ 13.97	$ 8.10	$ 5.87	$ 13.97
4/30/26	01/01-01/31/26	$ -	$ -	$ -	$ 3.12	$ 3.12	$ 1.81	$ 1.31	$ 3.12
5/13/26	04/01-04/30/26	$ 7,396.62	$ -	$ (147.93)	$ -	$ 7,248.69	$ 4,205.20	$ 3,043.49	$ 7,248.69
6/15/26	05/01-05/31/26	$ 6,594.09	$ -	$ (131.88)	$ -	$ 6,462.21	$ 3,748.94	$ 2,713.27	$ 6,462.21
6/24/26	06/01-06/01/26	$ 10,035.16	$ -	$ (200.70)	$ -	$ 9,834.46	$ 5,705.29	$ 4,129.17	$ 9,834.46
7/31/26	04/01-06/30/26	$ -	$ -	$ -	$ 38.52	$ 38.52	$ 38.52	$ -	$ 38.52
	Total	$ 1,166,967.57	$ (45,362.44)	$ (22,667.71)	$ 1,994.97	$1,100,932.39	$ 638,702.87	$ 462,229.52	$ 1,100,932.39

100.49%	Net Percent Collected
0	Balance Remaining to Collect