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. **Consideration of Fiscal Year 2026 Audit Engagement Letter with DMHB - ADDED**
7. Discussion of Right of Way Trees
8. 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
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, **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

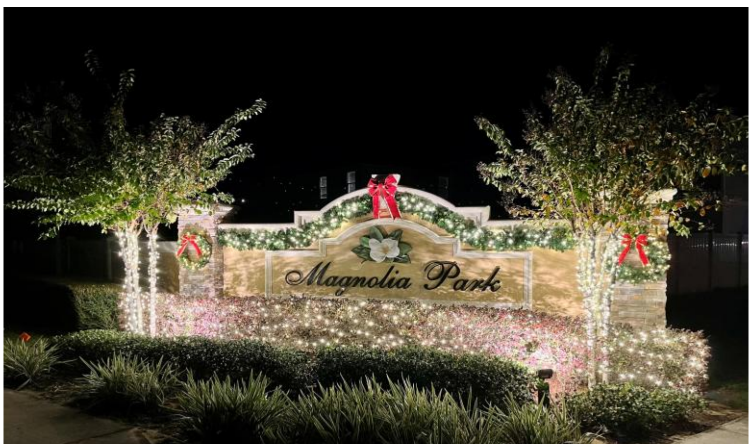
Customer: Scenic Highway CDD – Attn: Matt Fisher Date: 07 / 17 / 2026
Address: 611 Tanaro Lane City: Haines City Zip: 33844
Phone W: (407) 841- 5524 C: E-mail: MFisher@gmscfl.com

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

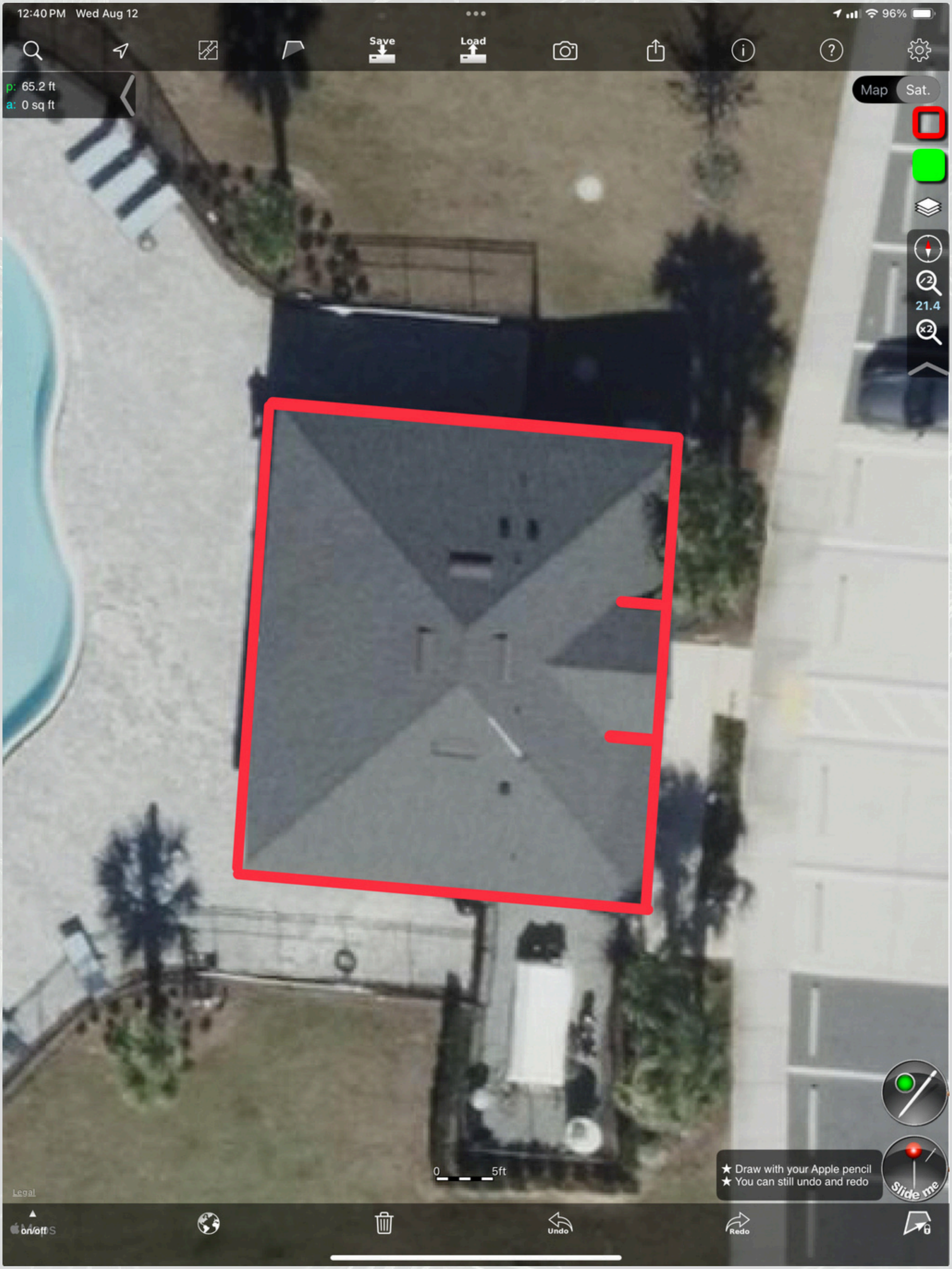
Customer Name:
Scenic Highway CDD

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

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.

Materials subtotal: $8,677.78

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

<u>Sample Photos of Previous Work</u>

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

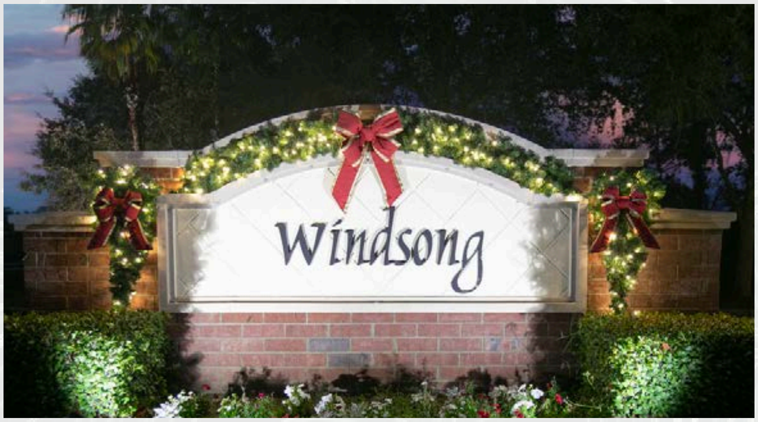
Scheduling Window #1:
October 1st - Thanksgiving Eve

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:

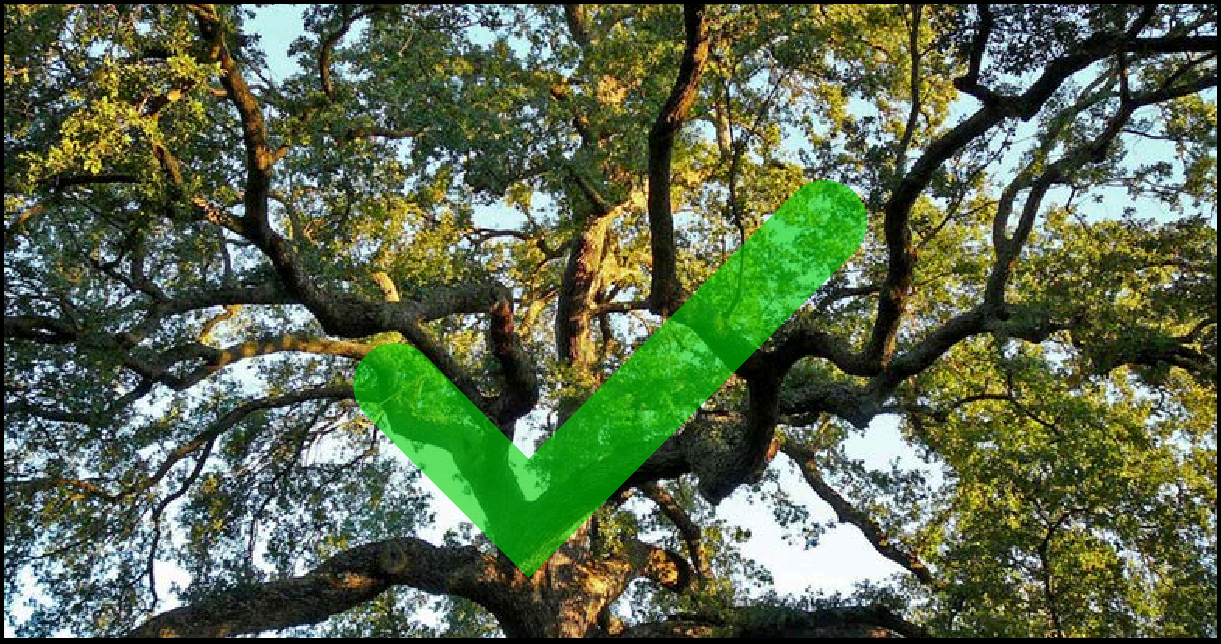
- A non-refundable 50% deposit is required before the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- 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

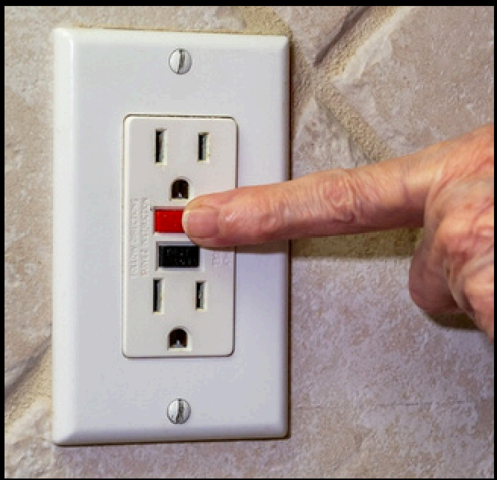
Sometimes the outlet just trips for no discernable reason, but the 2 most common reasons that the GFI trips is from the following:

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 6

September 10, 2026

Scenic Highway Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Scenic Highway Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Pursuant to Section 218.39(7), Florida Statutes, we will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Scenic Highway Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,450. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Scenic Highway Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Scenic Highway Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Scenic Highway Community Development District.

Signature: ____

Title: ____

Date: ____

SECTION 7

Scenic Hwy CDD Street Tree Compliance Summary Report

Address	Dead	Missing	Summary
Panaro Ln, 477	0	1	Missing tree- front of right-of-way
Panaro Ln, 490	1	0	Dead tree/wrong tree. Front right-of-way
Piave St, 113	1	0	Dead tree, wrong/tree too small. Front of right-of-way
Piave St, 133	1	1	Missing tree- front right-of-way. Dead tree side right-of-way. Noted one tree is leaning
Piave St, 137	3	0	3 dead trees Wrong tree type and too small. 2 side of house. 1 front of right-of-way
Piave St, 146	1	0	Dead tree side right-of-way
Piave St, 149	1	0	Dead/wrong/undersized front of right-of-way
Piave St, 198	1	0	Dead/wrong tree. Too small. Front right-of-way
Piave St, 206	1	0	Dead tree front right-of-way
Piave St, 277	1	0	Dead tree front right-of-way
Tagliamento Ln, 1246	1	0	Dead tree front right-of-way
Tagliamento Ln, 1242	1	0	Dead tree front right-of-way
Tanaro Ln, 518	1	0	Dead tree front right-of-way
Tanaro Ln, 526	0	1	Missing tree front right-of-way
Tanaro Ln, 595	1	0	Dead tree front right-of-way
Tanaro Ln, 610	0	1	Missing tree side of right-of-way
Tanaro Ln, 618	1	0	Dead tree side right-of-way
Tanaro Ln, 675	1	0	Dead tree side right-of-way
Tanaro Ln, 688	1	0	Dead tree side right-of-way
Staffora St, 763	1	0	Dead tree front right-of-way
Staffora St, 768	1	0	Dead tree front right-of-way
Staffora St, 740	1	0	Dead tree front right-of-way
Staffora St, 711	0	1	Missing tree. Front right-of-way.
Serchio St, 916	1	0	Dead tree. Wrong type. Front right-of-way.
Serchio St, 976	1	0	Dead tree; wrong tree. Too small. Front right-of-way
Serchio St, 992	1	0	Dead tree. Side right-of-way
Ofanto Way, 815	1	0	Dead tree front right-of-way
Ofanto Way, 828	1	0	Dead tree front right-of-way
Torrente Ln, 1154	1	0	Dead tree front right-of-way

Summary

- **Total Properties with Violations: 29**
- **Total Dead Trees: 27**
- **Total Missing Trees: 5**
- **Total Tree Replacements Required: 32**

Highlighted properties have been added since April's Board meeting

Orchid Terrace			Scenic Hwy/Magnolia Park	
1299 Lassen	Will be replacing tree		688 Tanara Lane	Replaced tree
1451 Lassen	Will be replacing tree		1242 Tagliamento	Replaced tree
583 Tortugas	Replaced tree		763 Staffora St	Replaced tree
587 Tortugas	Replaced tree			
571 Tortgas	Will be replacing tree			
1219 Lassen	Replaced tree			
1148 Catskill	Replaced tree several months ago			
916 Serchieo	Replaced tree			
1259 Lassen	Replaced tree			
1303 Lassen	Will be replacing tree			
528 Tortugas	Will be replacing tree			

SECTION 8

SECTION c)

Scenic Hwy CDD

Field Management Report

Completed Items

- 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.

Contracted Services

- 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.

In Progress

- 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.

Docusign Envelope ID: D1BBF33B-04EC-8459-81EF-ACB80DE29CE7

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

Docusign Envelope ID: D1BBF33B-04EC-8459-81EF-ACB80DE29CE7

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

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 DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00002	7/01/26	244	202607	320-53800-46400		*	885.42		
			RIGHT OF WAY TREE INSPECT							
		7/01/26	245	202607	320-53800-34000		*	1,504.67		
			FIELD MANAGEMENT JUL26							
		7/01/26	245	202607	330-57200-48300		*	13.39		
			SIFER P FOB PRE-PROG							
		7/01/26	246	202607	310-51300-34000		*	4,125.00		
			MANAGEMENT FEES JUL26							
		7/01/26	246	202607	310-51300-35200		*	115.50		
			WEBISTE ADMIN JUL26							
		7/01/26	246	202607	310-51300-35100		*	173.25		
			INFORMATION TECH JUL26							
		7/01/26	246	202607	310-51300-31300		*	450.67		
			DISSEM AGENT SVCS JUL26							
		7/01/26	246	202607	330-57200-48300		*	858.33		
			AMENITY ACCESS JUL26							
		7/01/26	246	202607	310-51300-51000		*	.36		
			OFFICE SUPPLIES JUL26							
		7/01/26	246	202607	310-51300-42000		*	40.71		
			POSTAGE JUL26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			8,167.30	000842
7/14/26	00051	6/30/26	12616964	202606	330-57200-34500		*	1,822.08		
			SECURITY SVCS JUN26							
						SECURITAS SECURITY			1,822.08	000843
7/14/26	00031	7/09/26	07092026	202607	300-20700-10000		*	6,842.44		
			ASSESS TRANSFER S2020							
						SCENIC HIGHWAY CDD C/O USBANK			6,842.44	000844
7/14/26	00068	7/13/26	07132026	202607	300-21700-10000		*	153.00		
			Q1 2026 IRS TAX PAYMENT							
		7/13/26	07132026	202607	300-21800-10000		*	69.40		
			Q1 2026 IRS TAX PAYMENT							
						UNITED STATES TREASURY			222.40	000845
7/21/26	00024	7/16/26	15451	202606	310-51300-31500		*	369.50		
			GENERAL COUNSEL JUN26							
						KILINSKI VAN WYK PLLC			369.50	000846
7/21/26	00037	7/14/26	71675014	202607	330-57200-48100		*	40.00		
			PEST CONTROL JUL26							
						MASSEY SERVICES INC.			40.00	000847
7/28/26	00041	6/30/26	18320	202606	330-57200-48200		*	895.00		
			CLEANING SVCS JUN26							
						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	PEST CONTROL JUN26		*	150.00		
							MASSEY SERVICES INC.			150.00	000849
8/04/26	00041	7/29/26	18578	202607	330-57200-48200	CLEANING SVCS JUL26		*	885.00		
							CSS CLEAN STAR SERVICES CENTRAL FL			885.00	000850
8/04/26	00046	7/24/26	117201	202607	330-57200-48000	TEST/ADJ ELECTRIC STRIKE		*	506.67		
							CURRENT DEMANDS ELECTRICAL &			506.67	000851
8/04/26	00050	8/01/26	AV32971	202608	330-57200-48500	POOL MAINTENANCE AUG26		*	2,030.00		
							MCDONNELL CORPORATION DBA RESORT			2,030.00	000852
8/04/26	00027	7/01/26	25050	202607	320-53800-46200	MATERIAL FUEL CHARGE		*	85.00		
		7/13/26	25157	202607	320-53800-47300	RPLC NOZZLES & SPRAY		*	69.91		
		8/01/26	25500	202608	320-53800-46200	LANDSCAPE MAINT AUG26		*	4,251.00		
							PRINCE & SONS INC.			4,405.91	000853
8/04/26	00039	8/04/26	08042026	202608	300-15500-10000	PLAYGRND/FUR LEASE SEP26		*	2,623.00		
							83 HOLDINGS LLC			2,623.00	000854
8/18/26	00046	8/05/26	117206	202608	330-57200-49000	RPLC ELECTRICAL STRIKE		*	763.45		
							CURRENT DEMANDS ELECTRICAL &			763.45	000855
8/18/26	00002	8/01/26	247	202608	320-53800-46400	RIGHT OF WAY TREE INSPECT		*	885.42		
		8/01/26	248	202608	320-53800-34000	FIELD MANAGEMENT AUG26		*	1,504.67		
		8/01/26	249	202608	310-51300-34000	MANAGEMENT FEES AUG26		*	4,125.00		
		8/01/26	249	202608	310-51300-35200	WEBSITE ADMIN AUG26		*	115.50		
		8/01/26	249	202608	310-51300-35100	INFORMATION TECH AUG26		*	173.25		
		8/01/26	249	202608	310-51300-31300	DISSEM AGENT SVCS AUG26		*	450.67		
		8/01/26	249	202608	330-57200-48300	AMENITY ACCESS AUG26		*	858.33		

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 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 DATE	VEND#	INVOICE DATE	INVOICE	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

SCEN SCENIC HIGHWAY CWRIGHT

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

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