Scenic Highway
Community Development District

Landowners' Meeting
&
Board of Supervisors' Meeting Agenda

November 17, 2026

AGENDA

Scenic Highway
Community Development District

Meeting Agenda

Tuesday
November 17, 2026
10:30 AM

Prime Community Management
375 Avenue A Southeast
Winter Haven, FL

Zoom Video Link: https://us06web.zoom.us/j/84482485468
Zoom Call-In Number: +1 305 224 1968 US **Meeting ID:** 844 8248 5468

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners' Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    a. Administration of Oath to Newly Elected Individual (Seat 5)
    b. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election
    c. Election of Officers
    d. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the September 15, 2026 Board of Supervisors Meeting
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Ratification of License Agreement with Magnolia Park HOA for Signage on District Property
7. Staff Reports
    a. Attorney
    b. Engineer
        i. Presentation of Stormwater Inspection Report from Quiddity
    c. Field Manager's Report
        i. Consideration of Proposals from Prince & Sons
            1. Proposal to Continue Fuel Surcharge

2. Proposals for Engineer's Report Items
3. Proposal for Erosion Repair and Mulch Refresh

ii. Consideration of Proposal from Resort Pools for Deep Cleaning & Water Return Replacement

iii. Consideration of Proposal from 1-800 Striper for Amenity Parking Lot Striping

iv. Consideration of Proposals for Wall Painting
1. Bock & Hoeft Custom Painting
2. Operation Paint

v. Consideration of Proposals for Pressure Washing Perimeter Fencing
1. Beis Construction
2. Pressure Wash This

d. District Manager's Report
i. Approval of Check Register
ii. Balance Sheet and Income Statement
iii. **Discussion of Magnolia Park HOA Mailbox Conveyance - ADDED**

8. Other Business
9. Supervisors Requests
10. Adjournment

Landowners' Meeting

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF SCENIC HIGHWAYCOMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Tuesday, the 17th day of November 2026**

TIME: **10:30 a.m.**

LOCATION: **Prime Community Management**
375 Avenue A Southeast
Winter Haven, Florida 33880

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 17, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Scenic Highway Community Development District to be held at the **Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880, on Tuesday, the 17th day of November 2026, at 10:30 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Board of Supervisors' Meeting

SECTION 3

SECTION B

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF A SUPERVISOR HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Scenic Highway Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held at which the below recited person was duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

SECTION 1. ELECTION RESULTS. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
5	_____	_____

SECTION 2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Seat Number	Supervisor	Term	Term Expiration
5	_____	Four (4) Years	11/2030

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

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:	**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Scenic Highway Community Development District ("District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

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

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

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST**:**

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

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, **September 15, 2026,** at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Shockley	Chairman
Lindsey Roden	Vice Chairman
Jessica Spencer	Assistant Secretary
Joe Braddy	Assistant Secretary
Kristin Cassidy	Assistant Secretary

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 September 15, 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 July 21, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the July 21, 2026 Board of Supervisors meeting minutes. Ms. Shockley noted that information appeared to be missing next to Kristin's name. Ms. O'Rourke acknowledged the issue and asked the Board to approve the minutes as amended.

> On MOTION by Ms. Shockley seconded by Ms. Roden, with all in favor, the Minutes of the July 21, 2026 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Declaring Seats 1 & 3 Vacant**

Ms. O'Rourke presented Resolution 2026-11 to formally declare Board Seats 1 and 3 vacant. Although both seats were scheduled for the November 3 general election ballot and the required candidate-qualifying notice was published, no candidates qualified. The vacancies will therefore take effect on November 17, the second Tuesday following the election.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-11 Declaring Seats 1 & 3 Vacant, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposals for Holiday Décor**

Ms. O' Rourke reviewed three-year holiday décor proposals from Festive Glow and TPG Lighting against a $7,500 budget. Festive Glow initially proposed $7,500 but later reduced its offer to $7,300 after seeing TPG's lower proposal of approximately $7,376. Although both vendors were considered capable and Festive Glow had performed satisfactorily the previous year, members favored TPG because of its detailed proposal, local personnel, and multiple nightly inspections of the lights.

a. Festive Glow

The Board moved to terminate Festive Glow's automatically renewing contract.

> On MOTION by Ms. Shockley, seconded by Ms. Cassidy, with all in favor, Terminating the Festive Glow Contract, was approved.

b. TPG Lighting

The Board moved to approve the TPG Lighting Proposal.

> On MOTION by Ms. Shockley, seconded by Ms. Cassidy, with all in favor, the TPG Lighting Proposal for Holiday Décor, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with DMHB**

Ms. O'Rourke presented an audit engagement letter from DiBartolomeo, McBee, Hartley & Barnes. The proposed audit fee was $3,450, matching the amount budgeted for the year.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with DMHB, was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Right of Way Trees**

Ms. O'Rourke reviewed right-of-way tree replacements previously authorized for up to $69,187. Staff will remove addresses where residents have already replaced trees, add newly identified locations, confirm acceptable tree species with the city, and remain within the approved spending limit. No additional Board action was required. Board members also discussed the CDD's limited authority to compel homeowners to replace trees and the resulting cost-sharing concerns.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

i. Ratification of Prince Additional Services Order for Hit Tree Replacement

Mr. Fisher reported completed maintenance work, including entry gate painting, sign replacement, mailbox kiosk cleanup, pool equipment repairs, and fence monitoring. Staff will also inspect ponds and street signs and evaluate sod or seeding options using available field contingency funds.

The Board ratified work related to an oak tree struck by a vehicle after reimbursement was obtained from the responsible party's insurer.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Prince Additional Services Order for Hit Tree Replacement, was ratified.

ii. Consideration of Prince Proposal for Amenity Landscape Enhancements

Mr. Fisher presented a $1,200 proposal to improve the landscaping in front of the amenity facility before the holidays. He provided photographs of the existing landscaping and explained that the work would consist of minor plant infill, including Blue Daze and flax lilies, along with the installation of brown mulch to enhance the area's appearance. Ms. O'Rourke confirmed that sufficient funds remained in the landscape replacement budget, and the Board approved the proposal.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Prince Proposal for Amenity Landscape Enhancements, was approved.

iii. Consideration of CSS Increase and Renewal

Mr. Fisher reported that CSS, the District's cleaning vendor, requested a $25 monthly increase beginning in January 2027, raising the applicable monthly charge from $475 to $500. The Board discussed whether the increase applied only to the three-times-per-week service provided from October through April or also to the five-times-per-week service provided from May through September at $635 per month. Mr. Hancock noted that similar increases in other districts had applied only to the three-day schedule and recommended confirming the scope with CSS. A Board

member considered the increase reasonable because the vendor had not raised its rate in approximately three years. Ms. O'Rourke stated that the cleaning-services budget was $11,840 and that, even if the $25 increase applied for all 12 months, the additional annual cost would be only $300, keeping the total expense within budget.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, CSS Increase and Renewal, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register on page 65. This is a summary of checks written from July 9th through August 31st totaling $47,206.20.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financials on page 72 through July 31, 2026. No action is required by the Board.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 5

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective November 17, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Scenic Highway Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o Governmental Management Services – CF, 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 6

Docusign Envelope ID: 6E814F93-86A7-89EC-82F4-B44428A7C9DD

LICENSE AGREEMENT FOR SIGNAGE ON DISTRICT PROPERTY

Licensor: Scenic Highway Community Development District ("**District**" or "**Licensor**")
Licensee: Magnolia Park Homeowners Association of Polk County, Inc. ("**Licensee**")

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, Licensee requested to make use of District property for installation of temporary signage ("**Signage**") on the dates set forth in **Exhibit A**; and

WHEREAS, the District is willing to allow the Licensee to make use of District property for the installation of Signage, provided that such use does not impede the District's operation of District property as a public improvement and so long as the terms and conditions set forth herein are met; and

WHEREAS, the District does not warrant that the District property is suitable or fit for purposes requested by Licensee, but Licensee does believe it to be fit and suitable for Licensee's installation of temporary Signage and Licensee acknowledges and understands that the District provides no warranties whatsoever; and

WHEREAS, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License.

2. **GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive, revocable to use District property for installation of Signage ("**License**"). In consideration for use of District property, Licensee agrees to the following conditions:

    a. All Signage shall be accessed, installed, and maintained in full compliance with applicable laws, regulations, and codes. Licensee's access is limited to District property. No other use of or access to the District's property is permitted. The District does not and cannot confer rights or interests in property outside of the District property upon which the Signage is to be installed and makes no representations regarding the same. Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.

    b. Licensee's access is limited to the date and times listed in the attached **Exhibit A**, which includes set-up and take-down time.

    c. Licensee shall be fully responsible for the installation of its Signage on District property and any damage, removal, or other incidentals associated with the installation, ongoing use, and/or removal of its Signage.

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d. Licensee shall maintain any Signage in a manner consistent with community standards.

e. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's exercise of its rights under the License. Licensee shall be responsible for returning the District property, and any other affected property, to their original or better condition upon removal of licensed Signage.

f. Licensee and its contractors and/or subcontractors shall use due care in installing, repairing and replacing any Signage and shall carry industry standard insurance, including worker's compensation insurance, automobile liability insurance, and general commercial insurance in the amounts of at least $1,000,000 each.

g. Licensee shall be responsible for all costs of installing, repairing, replacing, and removing the Signage.

3. **SUSPENSION, REVOCATION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License upon written notice to the District.

4. **INDEMNIFICATION.** Licensee, by virtue of his or her use of District property for installation of Signage by the Licensee, agrees to defend, indemnify and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, or demands by any person, corporation or other entity, for any injuries, sickness, disease, death, theft and real or personal property damage of any nature arising out of, or in connection with, the acts or omissions of Licensee (and his or her agents, employees, invitees, and business associates) in connection with the use of the District's property and facilities, or violation of any laws, rules, and regulations. Should Licensee or any vendor bring suit or any claim against the District or its respective officers, agents, staff, supervisors, members or employees in connection with Licensee's use of District property or any facility owned by the District, and fail to obtain judgment therein against the District or its respective officers, agents, staff, supervisors, members and employees, Licensee shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorneys' fees through all appellate proceedings, both in court and out of court). Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this License shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

5. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this License may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*.

6. **CONTROLLING LAW; VENUE; REMEDIES.** This License and the provisions contained in this License shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County,

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Florida.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this License shall not affect the validity or enforceability of the remaining portions of this License, or any part of this License not held to be invalid or unenforceable.

8. **NO TRANSFER OR ASSIGNMENT.** The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.

9. **ENTIRE AGREEMENT.** This is the entire License agreement between the parties, and it may not be amended except in writing signed by both parties. This License supersedes any prior License between the District and Licensee regarding the use of District property for installation of Signage.

Executed in multiple counterparts to be effective as of the 23 day of September 2026.

MAGNOLIA PARK HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.

By: Signed by: DORNE PETERS 1E3D26B2CDCC40A...

Printed Name: DORNE PETERS

Title: HOA President

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT

By: Signed by: Bobbie Shockley B4BFE8F149CE478...

Printed Name: Bobbie Shockley

Title: Chairman, Board of Supervisors

Exhibit A: Signage Installation Dates

Docusign Envelope ID: 6E814F93-86A7-89EC-82F4-B44428A7C9DD

Exhibit A
Signage Installation Dates

October 11, 2026 – October 17, 2026

SECTION 7

SECTION B

SECTION i

QUIDDITY

Scenic Highway CDD
Stormwater Inspection

PREPARED FOR:
Scenic Highway Community Development District
219 East Livingston Street
Orlando, FL 32801

Quiddity Engineering, LLC
401 East Jackson Street Suite 2650
Tampa, FL 33602

863-940-2040
jbannon@quiddity.com
www.quiddity.com

401 East Jackson Street, Suite 2650
Tampa, Florida 33602
Tel: 813-851-5260
www.quiddity.com

October 5, 2026

Katie O'Rourke
District Manager
Scenic Highway CDD
219 East Livingston Street
Orlando, FL 32801

Re: Scenic Highway CDD Stormwater Inspection

Dear Katie,

Quiddity Engineering completed the annual inspection for Scenic Highway CDD at the Magnolia Park Phase 1-3 development. on September 30, 2026. The facilities owned by the District appear to be in generally good condition and well maintained. The statement of inspection has been submitted to the Southwest Florida Water Management District. A copy is enclosed for your records. The inspection report includes some minor maintenance items that need to be addressed. Please see Site Plans for location reference.

If you have any questions, please do not hesitate to contact me at jbannon@quiddity.com or 813-666-2835.

Sincerely,



John R. Bannon, P.E.

401 East Jackson Street, Suite 2650
Tampa, Florida 33602
Tel: 813-851-5260
www.quiddity.com

1. Erosion is occurring around Pond A1 and Pond A2. Area should be re-graded and sodded or seeded, monitor for further erosion.





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Tampa, Florida 33602
Tel: 813-851-5260
www.quiddity.com





401 East Jackson Street, Suite 2650
Tampa, Florida 33602
Tel: 813-851-5260
www.quiddity.com

2. Lot 181: Patio extends into the swale. Unable to inspect the entire swale. Patio should be removed from swale to ensure conveyance.



3. Lot 26 Structure 42: Remove silt screen from inlet. Clear sand, grass, and debris around inlet.



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Tampa, Florida 33602
Tel: 813-851-5260
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4. Pond A1: Erosion occurring into berm. Area should be filled, regraded and sodded.



5. Pond A1 Structure 67: Remove grass, debris from riprap. Add riprap if needed.



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6. Pond A1 Structure 67: Fill small hole adjacent to inlet. Ensure infiltration into the inlet is not occurring at pipe joints. Repair pipe joint if needed.



7. Dog Park/Pool Area: Parking space lines need to be repainted.



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8. Pond A2 Structure 45B: Monitor cracking in structure. Cracking should be sealed to prevent further separation.



9. Pond A2 Structure 45A: Cracking needs to be repaired.



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10. Lot 138: Install lid on cleanout.



11. Corner of Ofanto Way and Serchio St.: Ponding occurring around curb. Needs to be monitored.



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12. Pond B Drainage Structure 66A: Clear dirt and grass from pipe and riprap.



13. Pond B Drainage Structure 54A: Clear grass from pipe and riprap



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14. Rear of Lot 251: Missing fence panels.



15. Rear of Lots 259-260: Missing Fence Panels.



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16. Lot 260: Loose brick in retaining wall.



17. Tanaro Lane and Tagliamento Lane: Noted holes in asphalt.



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18. Pond E and Structure 63B: Monitor Erosion, resod or reseed area.





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19. Pond D: Drainage Structure 50A: Clear grass and dirt from mitered end and riprap.



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20. Pond C: Missing fence panels



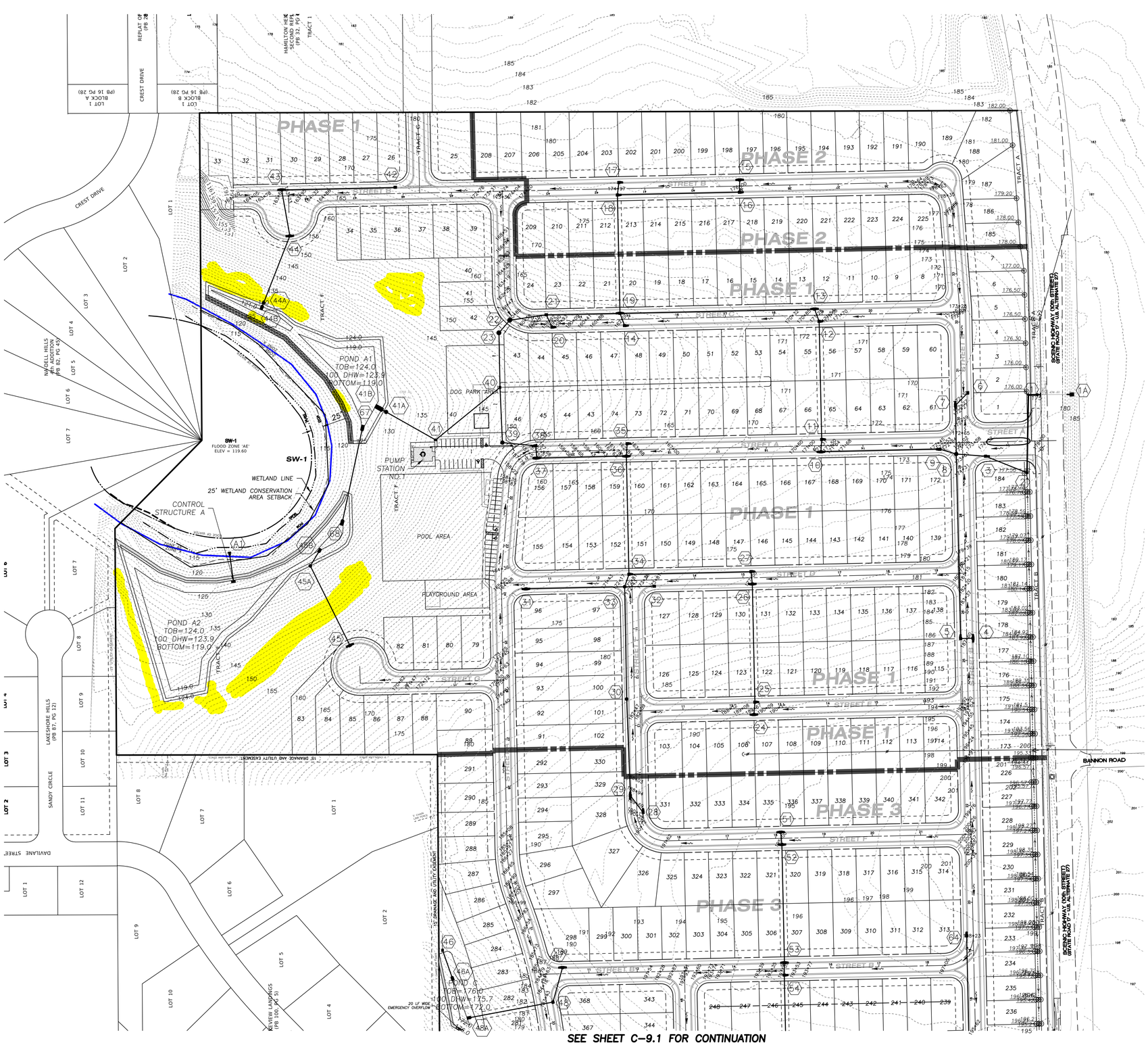
21. Pond C Drainage Structure 46A: Clear grass and dirt from mitered end and riprap. Add riprap as needed.



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22. Pond C Drainage Structure 46: Remove silt screen. Clear all dirt and grass from inlet.





SEE SHEET C-9.1 FOR CONTINUATION

N

0 50 100 200

SCALE: 1" = 100'

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+85.00	+85.00 OR 85.00	SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL		WETLAND LINE
WCAS		25' WETLAND CONSERVATION AREA SETBACK LINE
		FEMA FLOOD ZONE TRANSITION LINE
PB-15		POND BORING
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS

THESE PLANS PREPARED USING NAVD 1988 DATUM

CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM

NAVD 1988 DATUM = NGVD 1929 DATUM - +0.90'

1. EROSION OCCURING NO ACTION NEEDED, BUT NEEDS TO BE MONITORED

NOTES:

1. ALL EXISTING STRUCTURES, PIPES, SLABS & BUILDINGS WITHIN THE EROSION CONTROL TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ANY WELLS ENCOUNTERED ONSITE WILL BE PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD REGULATIONS.

NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL. 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: dennislwoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E #17646 (FL) DATE

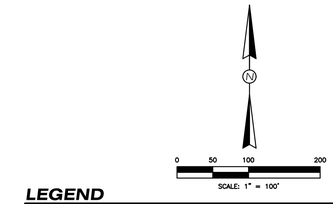
MASTER DRAINAGE PLAN

SHEET C-9.0

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SEE SHEET C-9.0 FOR CONTINUATION





LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+85.00	85.00 OR 85.00	SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL		WETLAND LINE
WCAS		25' WETLAND CONSERVATION AREA SETBACK LINE
		FEMA FLOOD ZONE TRANSITION LINE
PB-15		POND BORING
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS

THESE PLANS PREPARED USING NAVD 1988 DATUM

CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM

NAVD 1988 DATUM = NGVD 1929 DATUM – +0.90'

1. EROSION OCCURING NO ACTION NEEDED, BUT NEEDS TO BE MONITORED

NOTES:

1. *ALL EXISTING STRUCTURES, PIPES, SLABS & BUILDINGS WITHIN THE EROSION CONTROL TO BE REMOVED UNLESS OTHERWISE NOTED.*
2. *ANY WELLS ENCOUNTERED ONSITE WILL BE PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD REGULATIONS.*

NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL. 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-2018
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #17646 (FL) DATE

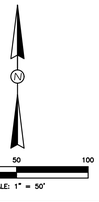
MASTER DRAINAGE PLAN

SHEET C-9.1

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SEE SHEET C-10.1 FOR LOT GRADING TYPE PLANS





LEGEND

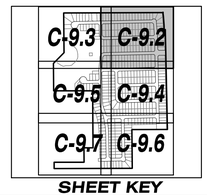
EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
185.00	185.00 OR 85.00	SPOT ELEVATION
85.00	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL	WL	WETLAND LINE
WCAS	WCAS	25' WETLAND CONSERVATION AREA SETBACK LINE
		STAKED EROSION CONTROL SWFWMD PROJECT LIMITS
	A LOT / LOT 15 / FF=200.0	LOT GRADING TYPE / LOT NUMBER / FINISHED FLOOR ELEVATION
	10	RETAINING WALL CONSTRUCTION NOTE NUMBER

NEIGHBORHOOD GRADING PLAN NOTES:

1. ELEVATIONS SHOWN ARE FINISHED FLOOR GRADES.
2. PAD ELEVATIONS TO BE COMPACTED IN PLACE AT 8" BELOW FINISHED FLOOR GRADE. PAD DIMENSIONS ARE 40'x 70'.
3. LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FHA DATA SHEET NO. 79-G IF FHA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FHA REQUIRED TESTING.
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RETAINING WALL CONSTRUCTION NOTES:

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45. TRANSITION WALL DOWN FROM 168.00 TO 165.32



SHEET KEY

NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW
2	12/15/20	REVISED LOT GRADES ADJACENT TO FDOT ROW

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL. 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

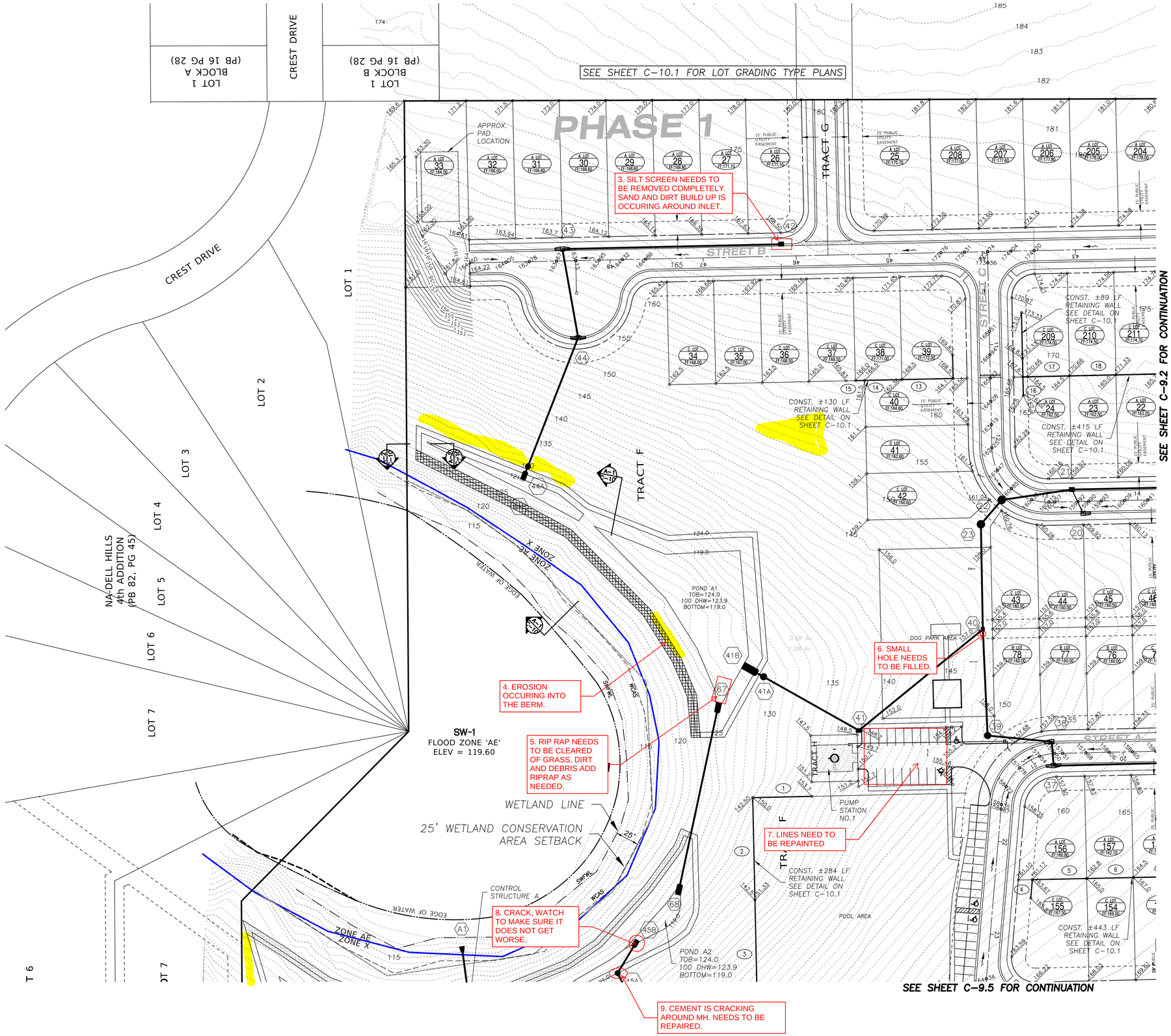
SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
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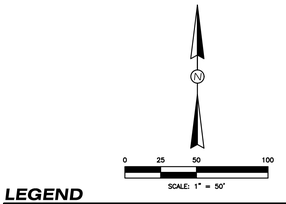
NOT VALID WITHOUT SEAL
DENNIS L. WOOD, P.E. #17646 (FL) DATE

GRADING + DRAINAGE PLAN

SHEET C-9.2

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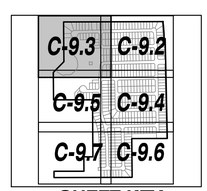
EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10 / 85.00	10 / 85.00 OR 85.00	STRUCTURE NO. / SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
EPCWL		EPC WETLAND LINE
WCAS		25' WETLAND CONSERVATION AREA SETBACK LINE
		STAKED EROSION CONTROL SWFWMD PROJECT LIMITS
	A LOT / LOT 15 / FF:200.0	LOT GRADING TYPE / LOT NUMBER / FINISHED FLOOR ELEVATION
	(1)	RETAINING WALL CONSTRUCTION NOTE NUMBER

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NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW
2	07/08/21	LOT 33 GRADING DETAILS ADDED

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL. 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #17646 (FL) DATE

GRADING + DRAINAGE PLAN

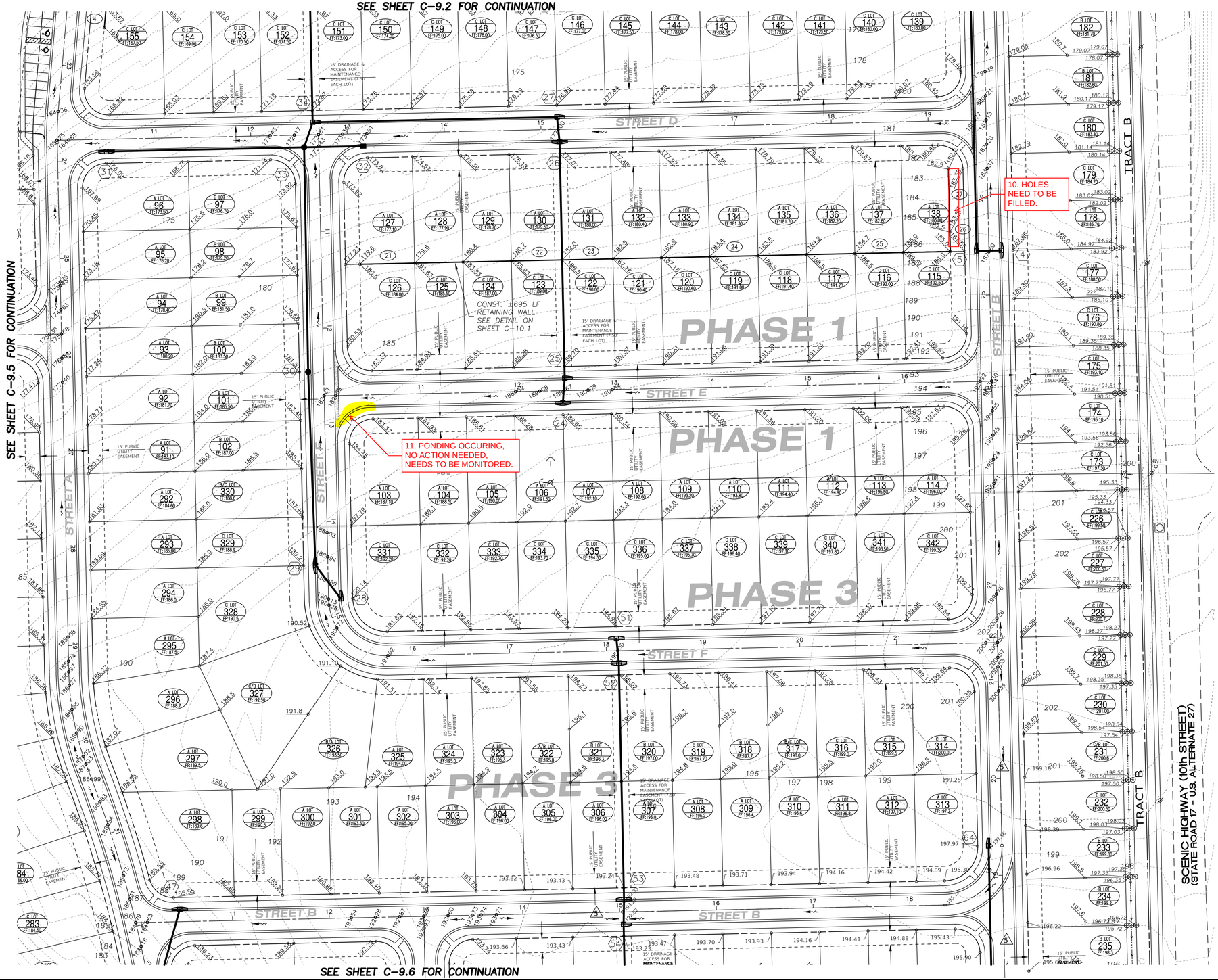
SHEET C-9.3

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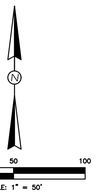
SEE SHEET C-10.1 FOR LOT GRADING TYPE PLANS

SEE SHEET C-9.2 FOR CONTINUATION

SEE SHEET C-9.5 FOR CONTINUATION



SEE SHEET C-9.6 FOR CONTINUATION



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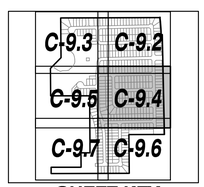
EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10 / 185.00	10 / 185.00 OR 85.00	STRUCTURE NO. / SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL		WETLAND LINE
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SHEET KEY

NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW
2	12/15/20	REVISED LOT GRADES ADJACENT TO FDOT ROW
3	1/11/21	REVISED LOT GRADES ADJACENT TO STREETS B & F
5	1/18/21	REVISED GRADES STREETS B & B1

Dennis Wood Engineering LLC
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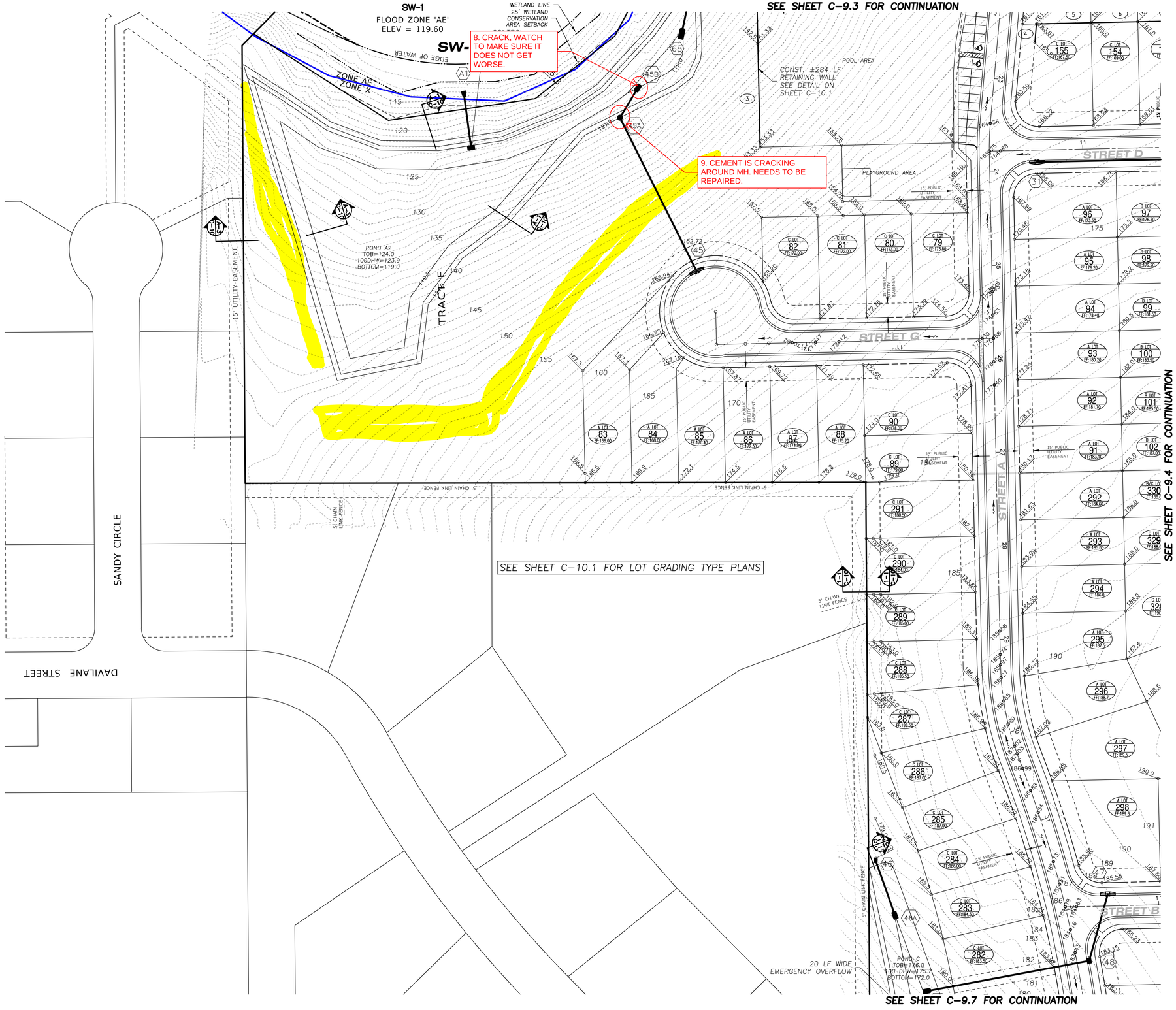
HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

GRADING + DRAINAGE PLAN

SHEET C-9.4

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0 25 50 100
SCALE: 1" = 50'

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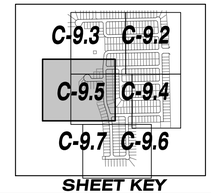
EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+85.00	85.00 OR 85.00	SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL		WETLAND LINE
WCAS		25' WETLAND CONSERVATION AREA SETBACK LINE
		STAKED EROSION CONTROL SWFWMD PROJECT LIMITS
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	25	RETAINING WALL CONSTRUCTION NOTE NUMBER

NEIGHBORHOOD GRADING PLAN NOTES:

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39. TRANSITION WALL DOWN FROM 186.70 TO 185.37
40. TRANSITION WALL DOWN FROM 188.00 TO 186.70
41. TRANSITION WALL DOWN FROM 154.00 TO 152.50
42. TRANSITION WALL DOWN FROM 158.00 TO 156.25
43. TRANSITION WALL DOWN FROM 158.00 TO 157.50
44. TRANSITION WALL DOWN FROM 164.00 TO 162.00
45. TRANSITION WALL DOWN FROM 168.00 TO 165.32



SHEET KEY

NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW

Dennis Wood Engineering LLC
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
1925 BARTOW ROAD
LAKELAND, FL 33801
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #17646 (FL) DATE

GRADING + DRAINAGE PLAN

SHEET C-9.5

Z:\Drawing Files\HORTON PROPERTY\WORKING DWG\CG-104.dwg (GP4) Karin Wood Nov. 29, 2021 - 4:16pm

SEE SHEET C-9.4 FOR CONTINUATION

SEE SHEET C-9.7 FOR CONTINUATION

STREET A

STREET B

SCENIC HWY (STATE RD. 17)

GUARDRAIL

TRACT C

POND B
TOB=193.0
100 DHW=192.1
BOTTOM=189.0

15'x35' SUMP
EL=186.50

5' BERM 193.0

20' LF WIDE
EMERGENCY OVERFLOW

DIRT TRAIL

CONST. ±692' LF RETAINING WALL SEE DETAIL ON SHEET C-10.1

PHASE 3

13. CLEAR GRASS.

12. CLEAR DIRT FROM PIPE AND RIPRAP.

14. MISSING FENCE PANELS

17. HOLES IN ASPHALT.

16. LOOSE BRICK IN RETAINING WALL.

15. MISSING FENCE PANELS

SEE SHEET C-10.1 FOR LOT GRADING TYPE PLANS

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+85.00	±85.00 OR 85.00	SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL		WETLAND LINE
WCAS		25' WETLAND CONSERVATION AREA SETBACK LINE
		STAKED EROSION CONTROL SWFWMD PROJECT LIMITS
	A LOT / LOT 15 / FF=200.0	LOT GRADING TYPE / LOT NUMBER / FINISHED FLOOR ELEVATION
	10	RETAINING WALL CONSTRUCTION NOTE NUMBER

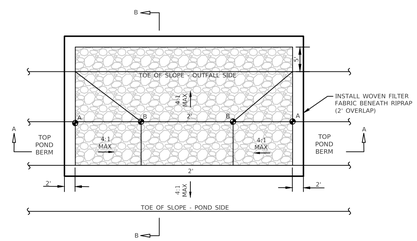
0 25 50 100
SCALE: 1" = 50'

NEIGHBORHOOD GRADING PLAN NOTES:

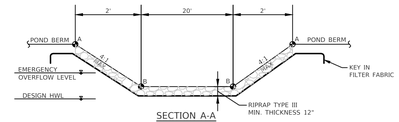
1. ELEVATIONS SHOWN ARE FINISHED FLOOR GRADES.
2. PAD ELEVATIONS TO BE COMPACTED IN PLACE AT 8" BELOW FINISHED FLOOR GRADE. PAD DIMENSIONS ARE 40'x 70'.
3. LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FHA DATA SHEET NO. 79-G IF FHA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FHA REQUIRED TESTING.
4. FOR ALL LOTS ABUTTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.
5. SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAD GRADES.
6. FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ABUTTING TYPE "B" LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
7. FOR TYPE "B" LOT GRADING ABUTTING TYPE "A" LOT GRADING, ALL REAR LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
8. FOR TYPE "B" LOT GRADING NOT ABUTTING DETENTION FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.
9. MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.
10. UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED NO LESS THAN THE BASE-FLOOD ELEVATION PLUS SIX (6) INCHES.

RETAINING WALL CONSTRUCTION NOTES:

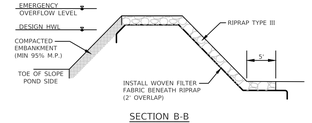
1. TRANSITION WALL DOWN FROM 186.34 TO 185.00
2. TRANSITION WALL DOWN FROM 185.00 TO 184.34
3. TRANSITION WALL DOWN FROM 184.34 TO 183.00
4. TRANSITION WALL DOWN FROM 183.00 TO 182.34
5. TRANSITION WALL DOWN FROM 182.34 TO 181.00
6. TRANSITION WALL DOWN FROM 181.00 TO 179.00
7. TRANSITION WALL DOWN FROM 179.00 TO 176.36
8. TRANSITION WALL DOWN FROM 176.36 TO 173.68
9. TOP OF WALL = 173.68
10. TRANSITION WALL DOWN FROM 173.68 TO 171.00
11. TOP OF WALL = 162.50



PLAN VIEW



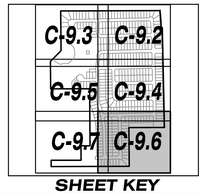
SECTION A-A



SECTION B-B

EOFS - EMERGENCY OVERFLOW STRUCTURE DETAIL
N.T.S.

EOFS SUMMARY TABLE		
LABEL	'A' - TOP OF BANK ELEV	'B' - SPILLWAY ELEV
EOFS-B	193.0'	192.5'
EOFS-C	176.0'	175.5'
EOFS-D	157.0'	156.5'
EOFS-E	143.0'	142.5'



SHEET KEY

NO.	DATE	REVISIONS
1	12/26/18	PER CITY REVIEW
2	12/15/20	REVISED LOT GRADES ADJACENT TO FDOT ROW
3	1/11/21	REVISED LOT GRADES ADJACENT TO STREETS B & F
4	1/14/21	REVISED GRADES & SHIFTED RETAINING WALLS
5	1/18/21	REVISED GRADES STREETS B & B1
6	3/30/21	SHIFT WALL @ REAR LOTS 252 TO 260

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL. 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
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DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

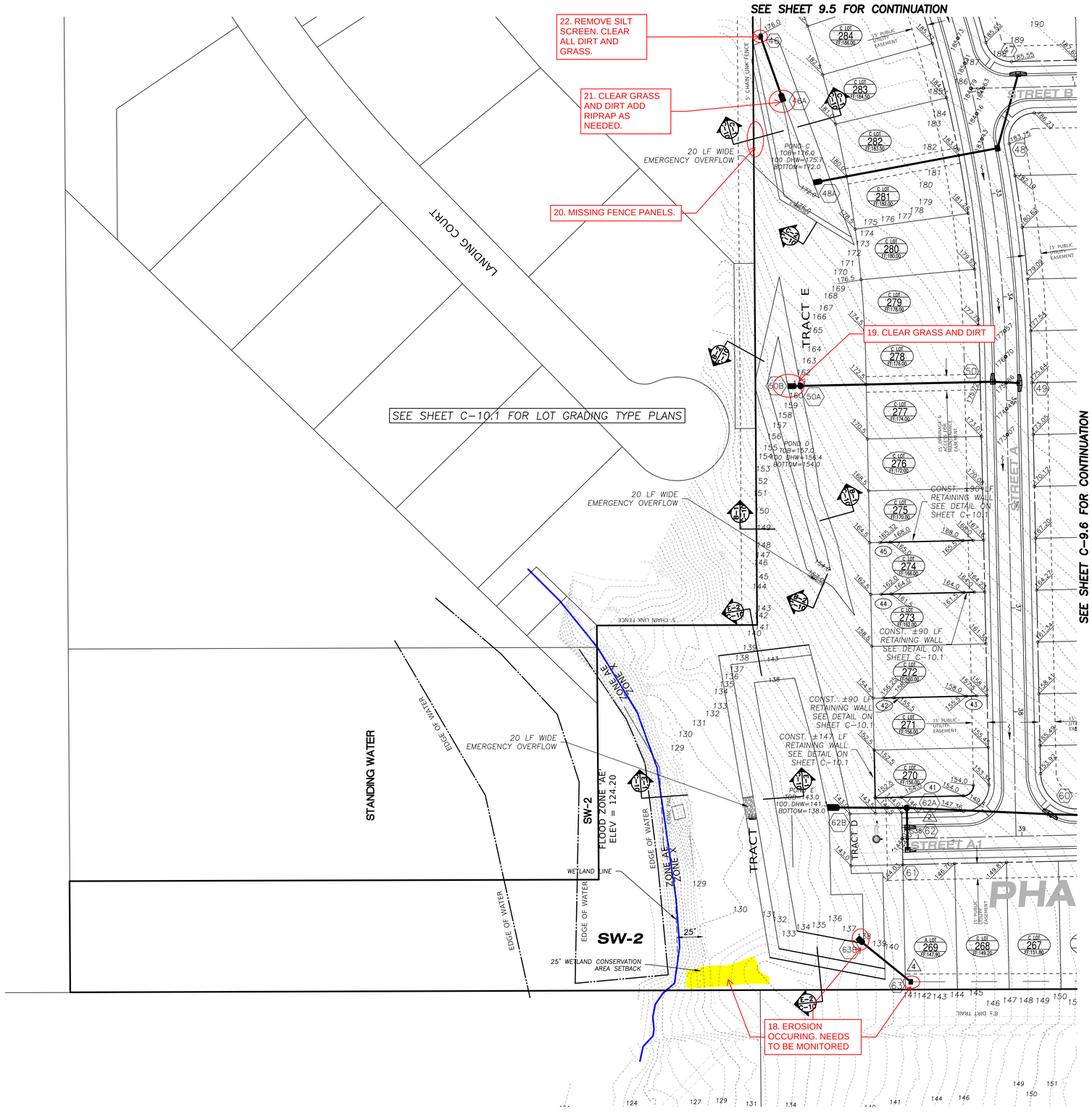
NOT VALID WITHOUT SEAL

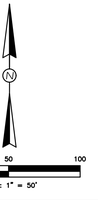
DENNIS L. WOOD, P.E #17646 (FL) DATE

GRADING + DRAINAGE PLAN

SHEET C-9.6

Z:\Drawing Files\HORTON PROPERTY\WORKING DWG\CG-105.dwg (GDP5) User Aug 02, 2021 - 9:30am



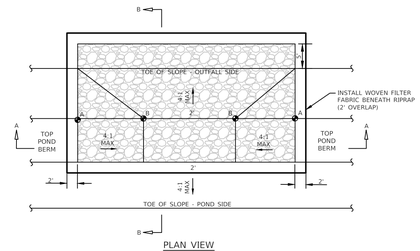


LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+85.00	+85.00 OR 85<u>.</u>00	SPOT ELEVATION
85	85.00	CONTOUR
		DIRECTION OF SURFACE FLOW
WL		WETLAND LINE
WCAS		25' WETLAND CONSERVATION AREA SETBACK LINE
		STAKED EROSION CONTROL SWFWMD PROJECT LIMITS
	A LOT / LOT 15 / FF=200.0	LOT GRADING TYPE / LOT NUMBER / FINISHED FLOOR ELEVATION
	10	RETAINING WALL CONSTRUCTION NOTE NUMBER

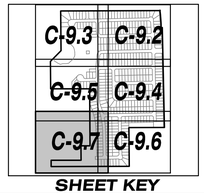
NEIGHBORHOOD GRADING PLAN NOTES:

1. ELEVATIONS SHOWN ARE FINISHED FLOOR GRADES.
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EOFS - EMERGENCY OVERFLOW STRUCTURE DETAIL
N.T.S.

EOFS SUMMARY TABLE		
LABEL	'A' - TOP OF BANK ELEV	'B' - SPILLWAY ELEV
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EOFS-C	176.0'	175.5'
EOFS-D	157.0'	156.5'
EOFS-E	143.0'	142.5'



REVISIONS		
DATE	NO.	
12/26/18	1	PER CITY REVIEW
12/15/20	2	REVISED STRUCTURE 62A LOCATION
1/14/21	4	REMOVED RETAINING WALL

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-2018
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

HORTON PROPERTY SUBDIVISION

SCENIC HIGHWAY (10th STREET)
CITY OF HAINES CITY,
POLK COUNTY, FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #17646 (FL) DATE

GRADING + DRAINAGE PLAN

SHEET C-9.7

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SECTION C

Nov 17, 2026

Scenic Hwy CDD

Field Management Report

Completed Items

- The vinyl fencing that was knocked down has been reinstalled.
- The amenity's fans have been replaced.
- The pool loungers and chairs were pressure-washed to remove mildew stains.
- Life ring buoy hooks have been installed, with nearby signs indicating that the flotation devices are not toys.
- The damaged spring timer for the fans has been replaced.
- Advertising and tape adhesive residue were removed from the mailboxes.
- Trash was collected around the amenity and playground.
- Live oaks have been planted in the right-of-way and are being monitored monthly.
- Holiday decorations are now in place on the amenity and monument signs.



Contracted Services

- All contracted vendors continue to provide satisfactory service and meet their contract requirements.



Action Items

- Refresh the mulch along the front perimeter wall.
- Repair erosion under the perimeter wall.
- Front concrete wall paint refresh.
- Erosion repairs and riprap installation to address items identified in the engineer's inspection report.
- Deep-clean the swimming pool, replace the water returns, and remove stains around the returns.
- Remove green mildew from the perimeter vinyl fencing by pressure washing.



SECTION i

SECTION 1

Haines City, Florida 33844 Tampa, Florida 33610 Orlando, Florida 32824
(863) 422-5207
www.princeandsonsinc.com

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

***BASED ON STATE AVERAGE**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office

SECTION 2

PRINCE & SONS

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

Date: November 3, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Matt Fisher Phone: 863-956-6207 Email: MFisher@gmscfl.com	Magnolia Park Ponds

Proposal is to repair the ponds banks

	Qty	Unit	Unit Cost	TOTAL
Rip - Rap (Pond A1 Structure 67)	2	CY	$1,200.00	$2,400.00
Rip - Rap (Pond C Structure 46A)	1	CY	$1,200.00	$1,200.00
Rip - Rap (Pond B Structure 54A)	1	CY	$1,200.00	$1,200.00
			TOTAL	**$4,800.00**

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: November 3,2026

Accepted by:
Date Accepted: _____

PRINCE & SONS

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

Date: November 3, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Matt Fisher Phone: 863-956-6207 Email: MFisher@gmscfl.com	Magnolia Park Ponds

Proposal is to repair the ponds banks

	Qty	Unit	Unit Cost	TOTAL
Dirt (Pond A1)	3	Yds	$65.00	$195.00
Dirt (Pond A2)	5	Yds	$65.00	$325.00
Dirt (Pond E)	2	Yds	$65.00	$130.00
Dirt (Pond E)	8	Yds	$65.00	$520.00
			TOTAL	**$1,170.00**

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Submitted by: Scott Merrell
Date Submitted: November 3,2026

Accepted by:
Date Accepted: _____

PRINCE & SONS

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

Date: November 3, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Matt Fisher Phone: 863-956-6207 Email: MFisher@gmscfl.com	Magnolia Park Ponds

Proposal is to repair the ponds banks

	Qty	Unit	Unit Cost	TOTAL
Sod (Pond A1)	10	Pl	$400.00	$4,000.00
Sod (Pond A2)	8	Pl	$400.00	$3,200.00
Sod (Pond E)	7	Pl	$400.00	$2,800.00
			TOTAL	**$10,000.00**

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Submitted by: Scott Merrell
Date Submitted: November 3,2026

Accepted by:
Date Accepted: _____

Magnolia Park Pond Repairs

Rip-rap repairs - structure and inspection photo

Scenic Highway CDD | Prince & Sons proposals dated November 3, 2026

Pond A1 - Structure 67

Install 2 cubic yards of rip-rap.
Inspection calls for removal of grass and debris and additional rip-rap as needed.

$2,400



Inspection item 5 | Report page 6

Pond C - Structure 46A

Install 1 cubic yard of rip-rap.
Inspection calls for clearing the mitered end and rip-rap and adding stone as needed.

$1,200



Inspection item 21 | Report page 15

Photos: Quiddity Engineering stormwater inspection, September 30, 2026. Reference photos; not work boundaries.

Magnolia Park Pond Repairs

Rip-rap and pond-bank repairs - location and inspection photo

Scenic Highway CDD | Prince & Sons proposals dated November 3, 2026

Pond B - Structure 54A

Install 1 cubic yard of rip-rap.
Inspection identifies grass at the pipe and rip-rap.

$1,200

Pond B confirmed; vendor proposal incorrectly says Pond D.



Inspection item 13 | Report page 10

Pond A1 - Bank erosion

Dirt: 3 yards - $195
Sod: 10 pallets - $4,000
Fill, regrade and sod the eroded bank.

$4,195



Inspection item 4 | Report page 6

Photos: Quiddity Engineering stormwater inspection, September 30, 2026. Reference photos; not work boundaries.

Magnolia Park Pond Repairs

Pond-bank repairs - location and inspection photos | Combined proposals: $15,970

Scenic Highway CDD | Prince & Sons proposals dated November 3, 2026

Pond A2 - Bank erosion

Dirt: 5 yards - $325
Sod: 8 pallets - $3,200

$3,525

Photos are grouped as A1/A2 in the report; individual pond assignments are not identified.





Inspection item 1 | Report page 3

Pond E - Erosion area

Dirt: 10 yards total - $650
(2 yards + 8 yards, both Pond E)
Sod: 7 pallets - $2,800

$3,450





Inspection item 18: Pond E and Structure 63B | Report page 13

Photos: Quiddity Engineering stormwater inspection, September 30, 2026. Reference photos; not work boundaries.

SECTION 3

PRINCE & SONS

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

Date: November 3, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Matt Fisher Phone: 863-956-6207 Email: MFisher@gmscfl.com	Magnolia Park Front Wall

Proposal is to fix the front wall

	Qty	Unit	Unit Cost	TOTAL
Mulch (Pine Bark)	9	PL	$400.00	$3,600.00
Labor	20	Hrs	$65.00	$1,300.00
Dirt	5	Yds	$65.00	$325.00
Rock & Mat	10	Yds	$400.00	$4,000.00
			TOTAL	**$9,225.00**

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: November 3,2026

Accepted by:
Date Accepted: _____




1570

SECTION ii

ESTIMATE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210

Bill to
Scenic Highway CDD - Magnolia Park
611 Tonaro Lane
Haines City, FL 33844
invoices@gmscfl.com

Estimate details
Estimate no.: EST-1158
Estimate date: 09/25/2026
Valid until: 10/25/2026
Service location: Pool - 611 Tanaro Lane

#	Product or service	Description	Qty	Rate	Amount
1.	**Repair**	drain and acidwash and replace floor returns	1	$3,500.00	$3,500.00

Estimate total **$3,500.00**

Review and approve online: https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWF0ZUlkIjoiY211aDBqcmp3MDA1NXFlaHp3dWluYTB4ZSIsInR5cGUiOiJlc3RpbWF0ZS12aWV3IiwiaWF0IjoxNzkyNzY2MzE0LCJleHAiOjE4MDA1NDIzMTR9.v68vQqqk-ROaLONbCz8JxX1S9mdnLA6ydT-HhtmHrgg

Approval Approve online using the link above, or sign here and return this page to us.

Printed name | Signature | Date



SECTION iii

2832 Mine and Mill Road, Bay 5
Lakeland, FL 33801
(863) 278-3038
Lakelandoperations@1800STRIPER.com

Estimate

ESTIMATE#	1909
DATE	10/20/2026
PO#	

CUSTOMER

Scenic Hwy CDD
Scenic Hwy CDD
219 E Livingston St
Orlando FL 32801-1508

SERVICE LOCATION

611 Tanaro Ln
Haines City FL 33844-7769

DESCRIPTION

Estimate

Description	Qty	Rate	Total
			0.00
Parking Space - white	42.00	0.00	0.00
Parking Space - blue	4.00	0.00	0.00
Handicap Logo with Blue Background	4.00	0.00	0.00
4" Hashing (per foot)	283.00	0.00	0.00
Stop Bar (per foot)	19.00	0.00	0.00
Restripe Total			575.00
Credit Card Convenience Fee (can be avoided with alternative form of payment)		3.50%	20.13

CUSTOMER MESSAGE

Please review and accept the estimate provided electronically. By accepting and signing you are agreeing to the scope of work detailed in this estimate.

Estimate is valid for 30 days after the date of issuance. After 30 days, please contact us to confirm pricing.

The estimate is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at

Estimate Total: $595.13

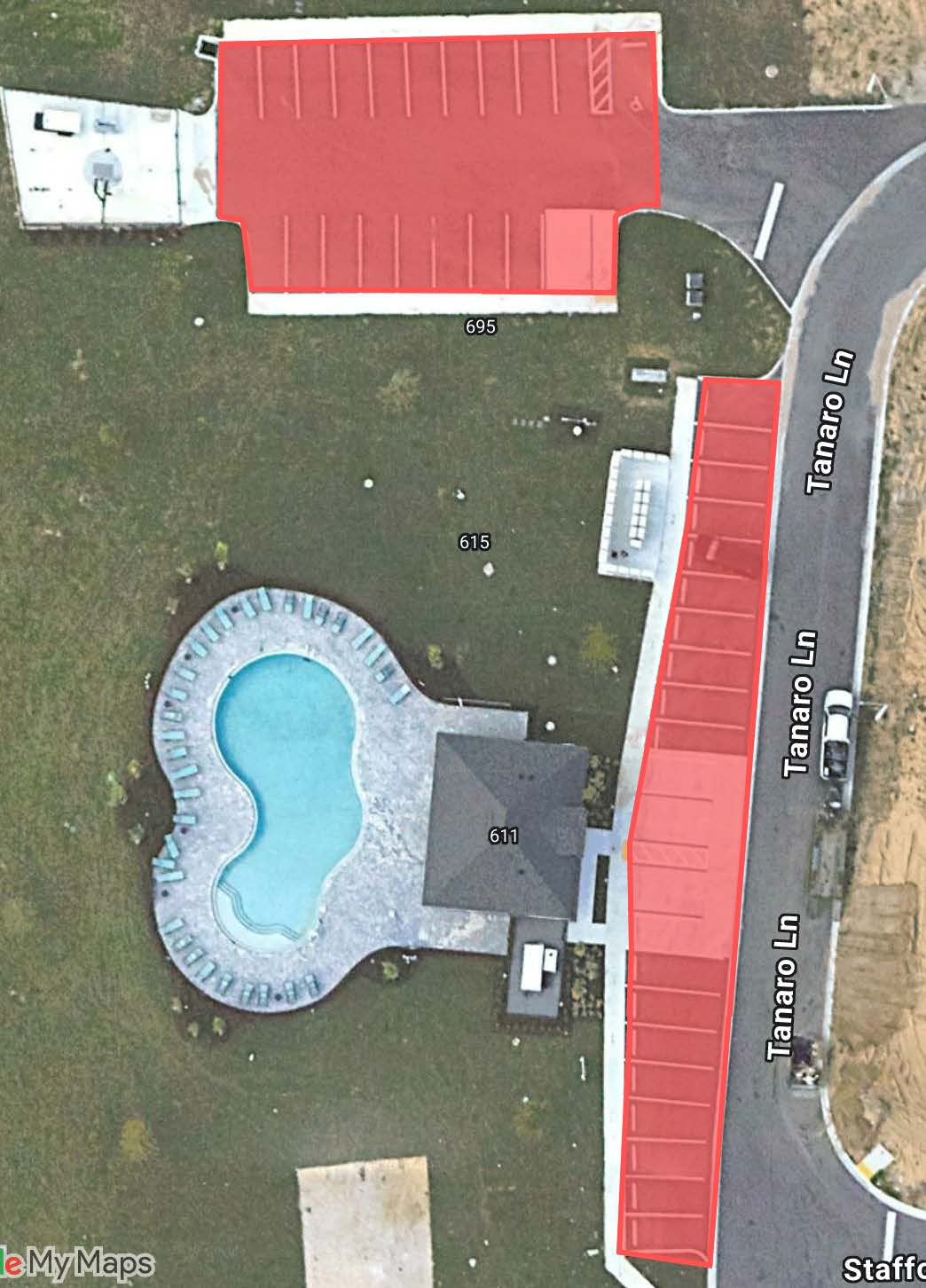
the scheduled project start date and time and throughout the scheduled project time.

All work will be completed in a timely and professional manner, using state-of-the-art equipment and high-end materials. 1-800-STRIPER will perform all striping services during day(s) and times that are least disruptive to the client's business operations and end customers. 1-800-STRIPER will provide appropriate traffic control, including the placement of safety cones and signage, to ensure a safe work area throughout the duration of the project.

For jobs over $10k, a 50% deposit is required.

PRE-WORK SIGNATURE

Signed By:


695
615
611
Tanaro Ln
Tanaro Ln
Tanaro Ln
Staffo
eMyMaps

SECTION iv


87521166





SECTION 1

Bock & Hoeft Custom Painting

210 amberly way
Auburndale fl
33823

Estimate

Date	Estimate #
10/28/2026	6500

Name / Address	CUSTOMER
MATT FISHER	MATT FISHER

Description	Qty	Rate	Total
696 TANARO LN HAINES CITY FL PRESSURE WAS CAP AND ROAD SIDE OF WALL ONLY REPAIR CRACKS APPLY 2 COATS SUPER PAINT SATIN COLOR TO REMAIN THE SAME		12,930.00	12,930.00

Total $12,930.00

Phone #	Fax #	E-mail
863-412-4195	863-984-3154	bockhoeftinc@gmail.com

SECTION 2

Operation paint

329 Niblick Circle | Winter Haven, Florida 33881
407-785-4410 | denver@operationpaint.com | operationpaint.com

RECIPIENT:

Magnolia Park Adams Homes
241 Piave Street
Haines City, Florida 33844

Quote #4187

Sent on	Oct 19, 2026
Total	**$14,875.00**

Product/Service	Description	Qty.	Unit Price	Total
Exterior Painting Community Wall	Pressure wash the community wall, trim, caps, and main entrance sign to remove dirt, mildew, and loose surface contaminants. Scrape loose or peeling paint, spot-prime exposed areas as needed, and seal minor surface cracks with an appropriate exterior masonry sealant. Prep and apply two coats of Sherwin-Williams SuperPaint Exterior to the road-facing side of the community wall, including trim and caps, and the existing painted surfaces of the main entrance sign. Colors to be approved by the community before work begins. Includes labor, materials, equipment, protection of surrounding areas, and cleanup. Excludes the rear side of the wall, structural repairs, major stucco repairs, and replacement of sign lettering or components.	1	$14,875.00	$14,875.00
Paint and Labor Included	Sherwin Williams Super Paint	1	$0.00	$0.00

Total **$14,875.00**

Thank you for the opportunity to provide you with a quote. If you have any questions please reach out anytime.

Best,

Austin Taylor, Co-Owner Operation Paint

407-785-4410

Operationpaint.com

Veteran Owned and Operated

Check out our Google Reviews!

Terms & Conditions: Payment due upon completion. We accept cash, check, Zelle, and credit cards (3% fee on card payments). Exterior washing is required for prep; Operation Paint is not responsible for water intrusion through doors, windows, thresholds, or other pre-existing openings or deficiencies. Any work outside this estimate requires approval and may result in additional charges. Approval of this quote constitutes acceptance of these terms.

SECTION V


Magnolia park
Piave St
Piave St
Magnolia Park
by Adams Homes
Panaro Ln
Tanaro Ln
Curio Land Channel
Staffora St
Roc N Stylz
Tanaro Ln
Piave St
17
Breggia Ct
Ofanto Wy
Yoyi González
Brows & Lashes
Bannon Island Rd
Serchio St
Piave St
JJ Air Conditioning
and More
Temporarily closed
Jv Publicidad Y Mark
Torrente Ln
Landings Ct
Tanaro Ln
LN INCOMETAX
Tagliamento Ln
Scenic Hwy
Google My Maps
Keyboard shortcuts
Map data ©2026 Google Imagery ©2026 Airbus, Ma

SECTION 1

Chris Farquhar
4926 Lime Road
Sebring, FL 33875
863.381.2171
Chris@bevisconstructioninc.com
www.bevisdocks.com

License # CBC1263455

CUSTOMER:
Scenic Hwy CDD
Matt Fisher
219 E. Livingston St. Orlando, FL 32801
863.956.6207
mfisher@gmscfl.com

Bid Proposal: 11/5/2026

- $6,720…Clean and pressure wash 2,800 linear feet of vinyl fence

Details:

- Mildew removed with a bleach mixture and washed/sprayed down with pressure washer

Price: All checks made payable to **Bevis Construction Inc.**

- **TOTAL = $6,720**
  - $6,720…Balance due upon job completion

X_____
Customer

DATE _____

SECTION 2

Pressure Wash This Inc.

NOVEMBER 11TH 2026

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

BID FOR: RESERVE AT MAGNOLIA PARK CDD

SERVICE REQUESTED: SOFT WASH AND TREAT

SOFT WASH AND TREAT INTERIOR FENCE INSIDE MAGNOLIA PARK COMMUNITY THAT IS HIGHLIGHTED ON MAP PROVIDED

TOTAL PRICE: $5900.00

SECTION D

SECTION i

Scenic Highway
Community Development District

Summary of Check Register

October 1, 2026 to October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/2/2026	876-877	$	6,311.05
	10/9/2026	878-883	$	81,662.86
	10/16/2026	884-887	$	20,069.58
			$	108,043.49
General Fund Auto Pays				
	10/29/2026	80099-80100	$	496.81
			$	496.81
		Total Amount	**$**	**108,540.30**

*** CHECK DATES 10/01/2026 - 10/31/2026 *** SCENIC HIGHWAY GENERAL FUND
BANK A SCENIC HIGHWAY CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00076	9/21/26	100963	202609	320-53800-48100		*	3,688.05		
			DEPOSIT- HOLIDAY DECOR							
						TPG LIGHTING LLC			3,688.05	000876
10/02/26	00039	10/02/26	10022026	202610	300-15500-10000		*	2,623.00		
			PLAYGRND/FUR LEASE NOV26							
						83 HOLDINGS LLC			2,623.00	000877
10/09/26	00041	9/25/26	19114	202609	330-57200-48200		*	885.00		
			CLEANING SVCS SEP26							
						CSS CLEAN STAR SERVICES CENTRAL FL			885.00	000878
10/09/26	00046	9/11/26	28827	202609	330-57200-48300		*	142.80		
			CS25 PROXIMITY CARD							
						CURRENT DEMANDS ELECTRICAL &			142.80	000879
10/09/26	00002	8/31/26	255	202608	320-53800-49000		*	3,361.96		
			NO IDLING SIGNS							
		9/01/26	253A	202609	330-57200-48000		*	216.61		
			ADDED LOCK BOXES AMENITY							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			3,578.57	000880
10/09/26	00050	10/01/26	34130	202610	330-57200-48500		*	2,030.00		
			POOL MAINTENANCE OCT26							
						MCDONNELL CORPORATION DBA RESORT			2,030.00	000881
10/09/26	00027	9/23/26	26620	202609	320-53800-46300		*	1,200.00		
			COCO BROWN MULCH/PLANTS							
		9/23/26	26621	202609	320-53800-46401		*	69,187.50		
			LIVE OAK TREE/GATOR WATER							
		10/01/26	26790	202610	320-53800-46200		*	4,251.00		
			LANDSCAPE MAINT OCT26							
						PRINCE & SONS INC.			74,638.50	000882
10/09/26	00074	9/30/26	00079090	202609	310-51300-48000		*	387.99		
			FY27 BOS MEETINGS							
						USA TODAY MEDIA CORP FKA GANNETT			387.99	000883
10/16/26	00005	10/01/26	95542	202610	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY27							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000884
10/16/26	00002	9/30/26	258	202609	330-57200-48000		*	592.59		
			ADD RBR MULCH TO PLAYGRND							
		9/30/26	259	202609	330-57200-48000		*	1,315.49		
			RPLC SIGNS/CROSS BRACKET							

*** CHECK DATES 10/01/2026 - 10/31/2026 *** SCENIC HIGHWAY GENERAL FUND
BANK A SCENIC HIGHWAY CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/01/26	256	202610	310	51300-34000				*	4,331.25		
			MANAGEMENT FEES OCT26										
		10/01/26	256	202610	310	51300-35200				*	121.25		
			WEBISTE ADMIN OCT26										
		10/01/26	256	202610	310	51300-35100				*	181.92		
			INFORMATION TECH OCT26										
		10/01/26	256	202610	310	51300-31300				*	473.17		
			DISSEM AGENT SVCS OCT26										
		10/01/26	256	202610	330	57200-48300				*	901.25		
			AMENITY ACCESS OCT26										
		10/01/26	256	202610	310	51300-51000				*	.60		
			OFFICE SUPPLIES OCT26										
		10/01/26	256	202610	310	51300-42000				*	15.60		
			POSTAGE OCT26										
		10/01/26	256	202610	310	51300-42500				*	1.35		
			COPIES OCT26										
		10/01/26	257	202610	320	53800-34000				*	1,579.92		
			FIELD MANAGEMENT OCT26										
		10/01/26	261	202610	320	53800-46400				*	929.67		
			RIGHT OF WAY TREE INSPECT										
		10/08/26	260	202610	310	51300-31700				*	6,019.00		
			ASSESS ROLL CERT FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			16,463.06	000885
10/16/26	00024	10/08/26	16223	202609	310	51300-31500				*	2,481.52		
			GENERAL COUNSEL SEP26										
									KILINSKI VAN WYK PLLC			2,481.52	000886
10/16/26	00077	10/12/26	536581	202610	320	53800-48000				*	950.00		
			REBUILD/RPR VINYL FENCING										
									MY FENCE COMPANY LLC			950.00	000887

TOTAL FOR BANK A 108,043.49

*** CHECK DATES 10/01/2026 - 10/31/2026 *** SCENIC HIGHWAY GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/29/26	00072	10/06/26	0381-09. 000 SCENIC HWY S SEP26	202609	320	53800-43100			DUKE ENERGY	*	366.82	366.82	080099
10/29/26	00070	10/01/26	2922-10. 611 TANARO LN OCT26	202610	330	57200-44000			FRONTIER	*	129.99	129.99	080100

TOTAL FOR BANK Z 496.81

TOTAL FOR REGISTER 108,540.30

SECTION ii

Scenic Highway

Community Development District

Unaudited Financial Reporting

September 30, 2026

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10	Special Assessment Receipt Schedule

Scenic Highway
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 125,015	$ -	$ -	$ -	$ 125,015
Capital Reserve Account	$ -	$ -	$ -	$ 27,931	$ 27,931
Investments:					
Series 2020					
Reserve	$ -	$ 229,959	$ -	$ -	$ 229,959
Revenue	$ -	$ 253,022	$ -	$ -	$ 253,022
Construction - Phase 1 & 2	$ -	$ -	$ 4	$ -	$ 4
Construction - Phase 3	$ -	$ -	$ 1	$ -	$ 1
State Board of Administration	$ 331,772	$ -	$ -	$ 343,990	$ 675,762
Assessments Receivable	$ 2,434	$ 1,762	$ -	$ -	$ 4,196
Prepaid Expenses	$ 25,757	$ -	$ -	$ -	$ 25,757
Total Assets	**$ 484,978**	**$ 484,744**	**$ 4**	**$ 371,922**	**$ 1,341,648**
Liabilities:					
Accounts Payable	$ 84,518	$ -	$ -	$ -	$ 84,518
Total Liabilities	**$ 84,518**	**$ -**	**$ -**	**$ -**	**$ 84,518**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 25,757	$ -	$ -	$ -	$ 25,757
Restricted for:					
Debt Service - Series 2020	$ -	$ 484,744	$ -	$ -	$ 484,744
Capital Projects - Series 2020	$ -	$ -	$ 4	$ -	$ 4
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 371,922	$ 371,922
Unassigned	$ 374,704	$ -	$ -	$ -	$ 374,704
Total Fund Balances	**$ 400,461**	**$ 484,744**	**$ 4**	**$ 371,922**	**$ 1,257,130**
Total Liabilities & Fund Balance	$ 484,978	$ 484,744	$ 4	$ 371,922	$ 1,341,648

Scenic Highway

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 635,542	$ 635,542	$ 641,137	$ 5,595
Interest Revenue	$ -	$ -	$ 15,577	$ 15,577
Miscellaneous Revenue	$ -	$ -	$ 1,456	$ 1,456
Total Revenues	**$ 635,542**	**$ 635,542**	**$ 658,170**	$ 22,628
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 5,800	$ 6,200
FICA Expense	$ 918	$ 918	$ 444	$ 474
Engineering	$ 13,000	$ 13,000	$ -	$ 13,000
Attorney	$ 25,000	$ 25,000	$ 11,106	$ 13,894
Annual Audit	$ 3,300	$ 3,300	$ 3,300	$ -
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ -
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,408	$ 5,408	$ 5,408	$ -
Trustee Fees	$ 4,445	$ 4,445	$ 4,336	$ 109
Management Fees	$ 49,500	$ 49,500	$ 49,500	$ -
Information Technology	$ 2,079	$ 2,079	$ 2,079	$ -
Website Maintenance	$ 1,386	$ 1,386	$ 1,386	$ -
Postage & Delivery	$ 1,000	$ 1,000	$ 545	$ 455
Insurance	$ 7,626	$ 7,626	$ 7,029	$ 597
Printing and Binding	$ 100	$ 100	$ 119	$ (19)
Legal Advertising	$ 5,000	$ 5,000	$ 3,367	$ 1,633
Other Current Charges	$ 1,500	$ 1,500	$ 482	$ 1,018
Office Supplies	$ 500	$ 500	$ 5	$ 495
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 139,118**	**$ 139,118**	**$ 101,263**	**$ 37,856**

Scenic Highway

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 17,710	$ 17,710	$ 13,074	$ 4,636
Field Management	$ 18,056	$ 18,056	$ 18,056	$ (0)
Landscape Maintenance	$ 51,023	$ 51,023	$ 51,272	$ (249)
Landscape Replacement	$ 13,000	$ 13,000	$ 5,273	$ 7,728
Right of Way Tree Inspections	$ 10,625	$ 10,625	$ 10,625	$ (0)
Right of Way Tree Replacement	$ 105,000	$ 105,000	$ 69,188	$ 35,813
Streetlights	$ 17,569	$ 17,569	$ 13,278	$ 4,291
Electric	$ 5,111	$ 5,111	$ 2,735	$ 2,376
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,500	$ 2,020	$ 480
Irrigation Repairs	$ 6,000	$ 6,000	$ 961	$ 5,039
General Repairs & Maintenance	$ 12,000	$ 12,000	$ 6,701	$ 5,299
Holiday Decorations	$ 7,500	$ 7,500	$ 7,400	$ 100
Contingency	$ 9,000	$ 9,000	$ 3,367	$ 5,633
Subtotal Field Expenditures	**$ 275,094**	**$ 275,094**	**$ 203,949**	**$ 71,145**
Amenity Expenditures				
Amenity - Electric	$ 8,131	$ 8,131	$ 4,087	$ 4,044
Amenity - Water	$ 5,111	$ 5,111	$ 5,377	$ (265)
Playground Lease	$ 31,488	$ 31,488	$ 31,478	$ 10
Internet	$ 1,514	$ 1,514	$ 1,505	$ 9
Pest Control	$ 1,384	$ 1,384	$ 590	$ 794
Janitorial Service	$ 9,680	$ 9,680	$ 9,620	$ 60
Security Services	$ 40,016	$ 40,016	$ 20,924	$ 19,092
Pool Maintenance	$ 24,411	$ 24,411	$ 24,355	$ 56
Amenity Access Management	$ 10,300	$ 10,300	$ 10,456	$ (156)
Amenity Repairs & Maintenance	$ 10,000	$ 10,000	$ 13,349	$ (3,349)
Contingency	$ 7,500	$ 7,500	$ 1,043	$ 6,457
Subtotal Amenity Expenditures	**$ 149,535**	**$ 149,535**	**$ 122,784**	**$ 26,751**
Total Operations & Maintenance	**$ 424,629**	**$ 424,629**	**$ 326,733**	**$ 97,896**
Total Expenditures	**$ 563,747**	**$ 563,747**	**$ 427,996**	**$ 135,751**
Excess (Deficiency) of Revenues over Expenditures	$ 71,795		$ 230,174	
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	**$ -**		**$ 158,379**	
Fund Balance - Beginning	$ -		$ 242,081	
Fund Balance - Ending	$ -		$ 400,461	

Scenic Highway

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 459,919	$ 459,919	$ 463,991	$ 4,072
Interest	$ 5,000	$ 5,000	$ 18,012	$ 13,012
Total Revenues	**$ 464,919**	**$ 464,919**	**$ 482,003**	**$ 17,084**
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		$ 21,366	
Fund Balance - Beginning	$ 229,746		$ 463,378	
Fund Balance - Ending	$ 234,028		$ 484,744	

Scenic Highway

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 4,573	$ 4,573	$ 13,094	$ 8,521
Total Revenues	**$ 4,573**	**$ 4,573**	**$ 13,094**	**$ 8,521**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 4,573**	**$ 4,573**	**$ 13,094**	**$ 8,521**
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**		**$ 84,889**	
Fund Balance - Beginning	$ 274,661		$ 287,032	
Fund Balance - Ending	$ 351,029		$ 371,922	

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	$ -	$ 2,434	$ 641,137
Interest Revenue	$ 585	$ 441	$ 380	$ 1,081	$ 1,633	$ 1,868	$ 1,751	$ 1,646	$ 1,570	$ 1,600	$ 1,554	$ 1,469	$ 15,577
Miscellaneous Revenue	$ -	$ 197	$ 197	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,063	$ 1,456
Total Revenues	**$ 585**	**$ 57,394**	**$ 551,519**	**$ 6,615**	**$ 3,416**	**$ 5,471**	**$ 8,137**	**$ 5,851**	**$ 11,024**	**$ 1,638**	**$ 1,554**	**$ 4,966**	**$ 658,170**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 800	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 1,000	$ 5,800
FICA Expense	$ 77	$ -	$ -	$ 77	$ -	$ 61	$ 77	$ -	$ -	$ 77	$ -	$ 77	$ 444
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,020	$ 139	$ 79	$ 698	$ 128	$ 1,510	$ 1,774	$ 459	$ 370	$ 2,270	$ 180	$ 2,482	$ 11,106
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	$ 451	$ 451	$ 5,408
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	$ 4,125	$ 4,125	$ 49,500
Information Technology	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 173	$ 2,079
Website Maintenance	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 116	$ 1,386
Postage & Delivery	$ 59	$ 18	$ 188	$ 99	$ 14	$ 20	$ 5	$ 24	$ 24	$ 41	$ 30	$ 23	$ 545
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Printing and Binding	$ -	$ 23	$ 31	$ -	$ -	$ -	$ 11	$ 34	$ -	$ -	$ 19	$ -	$ 119
Legal Advertising	$ 280	$ -	$ 996	$ -	$ 723	$ -	$ -	$ 244	$ -	$ 735	$ -	$ 388	$ 3,367
Other Current Charges	$ -	$ 12	$ 37	$ 48	$ 42	$ 42	$ 42	$ 56	$ 42	$ 41	$ 43	$ 76	$ 482
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 0	$ 1	$ 0	$ 0	$ 1	$ 1	$ 5
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**	**$ 5,136**	**$ 8,910**	**$ 101,263**

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	$ 1,505	$ 1,505	$ 18,056
Landscape Maintenance	$ 4,128	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,251	$ 4,379	$ 4,336	$ 4,336	$ 4,336	$ 51,272
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ 1,725	$ -	$ -	$ -	$ -	$ 813	$ 2,735	$ 5,273
Right of Way Tree Inspections	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 10,625
Right of Way Tree Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 69,188	$ 69,188
Streetlights	$ 1,151	$ 1,151	$ 1,082	$ 1,019	$ 1,113	$ 1,113	$ 1,113	$ 1,110	$ 1,106	$ 1,106	$ 1,106	$ 1,108	$ 13,278
Electric	$ 1,649	$ 485	$ 2	$ 218	$ 153	$ 33	$ 33	$ 33	$ 33	$ 33	$ 33	$ 33	$ 2,735
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
Holiday Decorations	$ -	$ 7,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,400
Contingency	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,362	$ -	$ 3,367
Subtotal Field Expenditures	**$ 22,588**	**$ 16,011**	**$ 15,016**	**$ 7,877**	**$ 8,567**	**$ 10,026**	**$ 8,117**	**$ 7,997**	**$ 7,988**	**$ 7,934**	**$ 12,039**	**$ 79,790**	**$ 203,949**
Amenity Expenditures													
Amenity - Electric	$ 840	$ 450	$ -	$ 162	$ 341	$ 345	$ 339	$ 329	$ 323	$ 276	$ 342	$ 340	$ 4,087
Amenity - Water	$ 1,135	$ 372	$ 342	$ 349	$ 643	$ 380	$ 359	$ 369	$ 380	$ 410	$ 319	$ 319	$ 5,377
Playground Lease	$ 2,624	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 2,624	$ 2,623	$ 2,623	$ 2,623	$ 2,623	$ 31,478
Internet	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 130	$ 1,505
Pest Control	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ -	$ 40	$ 190	$ 40	$ 40	$ 40	$ 590
Janitorial Service	$ 735	$ 725	$ 725	$ 755	$ 725	$ 735	$ 775	$ 895	$ 895	$ 885	$ 885	$ 885	$ 9,620
Security Services	$ 2,132	$ 2,437	$ 1,950	$ 1,822	$ 1,594	$ 2,193	$ 1,822	$ 2,619	$ 1,962	$ 1,480	$ 911	$ -	$ 20,924
Pool Maintenance	$ 1,975	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,030	$ 2,080	$ 2,030	$ 2,030	$ 2,030	$ 24,355
Amenity Access Management	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 872	$ 858	$ 1,001	$ 10,456
Amenity Repairs & Maintenance	$ 365	$ 1,823	$ 4,073	$ 1,062	$ 848	$ 179	$ 550	$ 231	$ -	$ 1,218	$ 875	$ 2,125	$ 13,349
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ -	$ -	$ 763	$ -	$ 1,043
Subtotal Amenity Expenditures	**$ 10,829**	**$ 11,484**	**$ 12,766**	**$ 9,827**	**$ 9,828**	**$ 9,508**	**$ 9,481**	**$ 10,401**	**$ 9,436**	**$ 9,959**	**$ 9,772**	**$ 9,492**	**$ 122,784**
Total Operations & Maintenance	**$ 33,417**	**$ 27,495**	**$ 27,782**	**$ 17,704**	**$ 18,395**	**$ 19,534**	**$ 17,598**	**$ 18,398**	**$ 17,424**	**$ 17,894**	**$ 21,811**	**$ 89,282**	**$ 326,733**
Total Expenditures	**$ 54,663**	**$ 32,552**	**$ 33,978**	**$ 28,266**	**$ 24,166**	**$ 26,832**	**$ 25,371**	**$ 24,080**	**$ 26,025**	**$ 26,922**	**$ 26,947**	**$ 98,192**	**$ 427,996**
Excess (Deficiency) of Revenues over Expenditures	$ (54,078)	$ 24,842	$ 517,541	$ (21,651)	$ (20,750)	$ (21,361)	$ (17,234)	$ (18,229)	$ (15,001)	$ (25,284)	$ (25,393)	$ (93,227)	$ 230,174
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)**	**$ (25,284)**	**$ (25,393)**	**$ (93,227)**	**$ 158,379**

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*	*Property Appraiser*	*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	06/1/2026	$ 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
11/2/26	EXCESS	$ 4,076.36	$ -	$ -	$ -	$ -	$ 4,076.36		$ 2,364.83	$ 1,711.53	$ 4,076.36
11/2/26	INTEREST	$ -	$ -	$ -	$ -	$ 119.62	$ 119.62		$ 69.40	$ 50.22	$ 119.62
	Total	$ 1,182,823.65	$ (45,362.44)	$ (22,667.71)	$ (11,779.72)	$ 2,114.59	$1,105,128.37		$ 641,137.10	$ 463,991.27	$ 1,105,128.37

100.88%	Net Percent Collected
0	Balance Remaining to Collect

SECTION iii

PRIME
COMMUNITY MANAGEMENT

Magnolia Park Homeowners Association of Polk County, Inc.
c/o Prime Community Management
375 Avenue A S.E.
Winter Haven, FL 33880

November 17, 2026

Scenic Highway Community Development District

RE: Magnolia Park Mailbox Ownership Transfer

Dear District Manager,

At the direction of the Magnolia Park Homeowners Association Board of Directors, the Association would like to convey ownership of all HOA-owned mailboxes within Magnolia Park to the Scenic Highway Community Development District.

The mailboxes are currently owned by the Association but are located on property owned by the CDD. Transferring ownership and future maintenance responsibilities to the CDD would help reduce long-term expenses for the Association.

Please advise of any forms or agreements required to complete the transfer.
Thank you for your consideration.

Sincerely,

Board President
Dorne Peters
Magnolia Park Homeowners Association of Polk County, Inc.