

***HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Thursday, April 25, 2024
4:30 P.M.***

***Location:
Shamrock First Baptist Church
2661 Marshall Rd.
Haines City, FL 33844***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Highland Meadows II Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors
Highland Meadows II Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Highland Meadows II Community Development District is scheduled for **Thursday, April 25, 2024, at 4:30 P.M.** at the **Highland Meadows II, Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, April 25, 2024

Time: 4:30 P.M.

Location: Shamrock First Baptist Church
2661 Marshall Rd.
Haines City, FL 33844

ZOOM: <https://us02web.zoom.us/j/88097558053?pwd=bWJqeVdKdm53UjZwaUtOMUY5WWZBdz09>

Call In: +1 305 224 1968

Meeting ID: 880 9755 8053

Pass Code: 12345

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Administrative Items

A. Consideration/Approval of the Minutes of the Highland Meadows II CDD March 28, 2024 Regular Meeting

Exhibit 1

B. Consideration/Acceptance of the Highland Meadows II CDD Unaudited Financial Statements

1. January 2024

Exhibit 2

2. February 2024 – *To Be Distributed*

3. March 2024 – *To Be Distributed*

IV. Vendor & Staff Updates

A. District Engineer: Kimley-Horn – Richard Mills

1. Discussion: Washout behind Mailboxes – Nighthawk Dr.

B. District Counsel: Perez-Calhoun Law – Gina Perez-Calhoun

1. Discussion: Chairman and Vice Chair Election in December

2. Discussion: Update on Towing Claims

C. Field Operations Manager: BREEZE – Jesse Dann

1. Field Service Report

Exhibit 3

- a. HP Home Maintenance, LLC – Pavers Removal and Reinstallation - \$780.00 [Exhibit 4](#)
 - 2. Discussion: Signages
 - a. HP Home Maintenance, LLC – Repair of Street Signs - \$5,400.00 [Exhibit 5](#)
 - 3. Discussion: Solar Lights
 - a. HP Home Maintenance, LLC – Installation of Solar Lights - \$3,000.00 [Exhibit 6](#)
 - 4. Discussion: Playground
 - a. A&E Dream Homes, LLC – Playground Rehabilitation - \$4,422.62 [Exhibit 7](#)
 - 5. Discussion: Wall Sections
- D. District Manager: BREEZE – Larry Krause
 - 1. Discussion: Insurance / Fence Update
 - a. Proof of Loss Form [Exhibit 8](#)
 - b. Analysis of Claimed Charges [Exhibit 9](#)
 - 2. Discussion: Soccer Field Closed
 - a. Community Survey DRAFT for Review [Exhibit 10](#)
 - 3. Update: Cancellation of Landscape Inspection Services – Rizzetta & Company, Inc. [Exhibit 11](#)
 - 4. Review: HP Home Solutions Contract on Maintenance [Exhibit 11](#)
 - 5. Update: Pool Resurfacing – Additional Auto-feed System
 - 6. Update: Internet Service Provider
 - 7. Discussion: Tree Replacement – Fallon Hills Dr.
 - 8. Action Item List from March 2024 CDD Meeting [Exhibit 12](#)

V. Business Items

- A. Public Records Request Form [Exhibit 13](#)
- B. Temporary License Agreement for Events [Exhibit 14](#)
- C. AMTEC – Arbitrage Rebate Reports

1. \$5,765,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project) [Exhibit 15](#)
2. \$5,370,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area Five Project) [Exhibit 16](#)
3. \$2,700,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area Six Project) [Exhibit 17](#)
4. \$3,645,000 Highland Meadows II Community Development District (City of Davenport, Florida) Special Assessment Bonds, Series 2016 (Assessment Area Three Project) [Exhibit 18](#)
5. \$1,785,000 Highland Meadows II Community Development District (City of Davenport, Florida), Special Assessment Bonds, Series 2016 (Assessment Area Four Project) [Exhibit 19](#)

D. Discussion: Pool Maintenance

1. Public Pool and Bathing Place Inspection Report conducted on February 2, 2024 [Exhibit 20](#)
2. Pool Owner/Operator Verification of Entrapment Safety Features [Exhibit 21](#)

E. Polk County: Update on Installed Signs at Patterson Road

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA

1 **MINUTES OF 03/28/24 REGULAR MEETING**
2 **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development
5 District was held Thursday, March 28, 2024 at 4:30 p.m. at Shamrock First Baptist Church, 2661 Marshall Rd.,
6 Haines City, Florida 33844. The public was able to listen and/or participate in person as well as via ZOOM, at
7 <https://us02web.zoom.us/j/88097558053?pwd=bWJqeVdKdm53UjZwaUtOMUY5WWZBdz09>,

8 Meeting ID: 880 9755 8053, Passcode: 12345, or telephonically at +1-305-224-1968, Meeting ID: 880 9755
9 8053, Passcode: 12345.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

11 Chairman Galbraith called the meeting to order and conducted roll call at 4:36 p.m.

12 Present and constituting a quorum were:

13 Deborah Galbraith	Board Supervisor, Chairman
14 Kristen Anderson	Board Supervisor, Vice Chair
15 Miguel Santana-Vazquez	Board Supervisor, Assistant Secretary
16 Genelle Moore Tucker	Board Supervisor, Assistant Secretary
17 Joellen DiBrango	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, BREEZE
20 Patricia Thibault (<i>via Zoom</i>)	District Services Director, BREEZE
21 Jesse Dann	Field Service Manager, BREEZE
22 Gina Perez-Calhoun	District Counsel, Perez-Calhoun Firm
23 Richard Mills (<i>via Zoom</i>)	District Engineer, Kimley-Horn

24 *The following is a summary of the discussions and actions taken at the March 28, 2024 Highland Meadows II*
25 *CDD Board of Supervisors Regular Meeting.*

26 **SECOND ORDER OF BUSINESS – Audience Comments**

27 Chairman Galbraith opened Audience Comments.

28 Mr. Berthold spoke about the pool shed and asked where it was located. He also asked why the meetings
29 were not held at Tom Fellows Community Center since it was more accessible. He said that his Amenity Center
30 key was damaged.

31 Mr. Guzikowski commented that he could not access the agenda packet.

32 Ms. Demeo asked if the previous month's minutes were already posted on the website. Mr. Krause
33 advised that only Board-approved minutes are posted to the website, with the exception of draft minutes that are
34 posted online as part of the upcoming CDD Meeting Agenda Packet for review and approval by the Board.

35 Ms. Colon inquired about the audit findings during the transition of district management. She also asked
36 about Prince and Sons because of their unsatisfactory work with the mowing. She then spoke about the vendors
37 who had proposals on the agenda and asked if they were licensed and insured, along with the supporting
38 documents.

39 Ms. Gorman said that their vehicle was towed at the front of their house and asked about the purpose of
40 the black fence across their street.

41 Mr. Gorman added that there were no signs or markers when the towing happened.

42 Mr. Murray commented that the statements of the residents were in the minutes. He advised addressing
43 the issues before moving on to other agenda items. He mentioned the encroachment of trees and the contact
44 person for the list of concerns in the community.

45 **THIRD ORDER OF BUSINESS – Administrative Items**

46 **A. Exhibit 1: Consideration/Approval of the Minutes of the Highland Meadows II CDD February**
47 **15, 2024, Regular Meeting**

48 Mr. Krause addressed the Board and said that line numbers were added to minutes. Supervisor DiBrango
49 commented on line 157 and clarified that the rate would be for three years. Ms. Perez-Calhoun said that the
50 change was made to the contract.

51 On a MOTION by Ms. Galbraith, SECONDED by Mr. Santana-Vazquez, WITH ALL IN FAVOR, the Board
52 approved the **February 15, 2024, Regular Meeting Minutes with the Noted Corrections**, for the Highland
53 Meadows II Community Development District.

54 **B. Exhibit 2: Consideration/Acceptance of the Highland Meadows II CDD January 2024**
55 **Unaudited Financial Statement**

56 Mr. Krause stated that Breeze would provide financial statements moving forward. Supervisor Santana-
57 Vazquez said that they would approve the ratification if an official audit were made during the transition, and
58 Chairman Galbraith asked for an estimate. Mr. Krause said that it would be costly and informed the Board that
59 the District was preparing for the audit for FY 2023. Ms. Perez-Calhoun explained the process if a discrepancy
60 occurred. The Board decided to table the acceptance of the January 2024 Financial Statement. Ms. Thibault said
61 that she did not see any issues regarding the presented financials and added that Breeze was currently doing an
62 in-depth analysis. She clarified that the fiscal year starts from October 1 to September 30 and opined that the
63 audit for FY 2023 would not include the transition. She asked if the Board was asking for a forensic audit, which
64 would cost more than the financial statement audit and would include internal control testing. Supervisor
65 Santana-Vazquez explained that the District would like to have a third party audit since a significant amount of
66 money would be transferred. Ms. Thibault said that Breeze could communicate with other auditors for proposals
67 and mentioned that they had transitioned other districts from Rizzetta and had no issues. She asked the time
68 period the Board would like to have the forensic audit, and Mr. Santana-Vazquez said that it would be from the
69 start date of Rizzetta contract until the transition to Breeze. Ms. Thibault discussed the date that would be covered
70 by the current auditor and the difference between internal control testing and forensic audit, stating that the latter
71 would start on October 1, 2023 to February 17, 2024. Ms. Perez-Calhoun summarized the two types of audits
72 mentioned. Vice Chair Anderson advised having the Budget Workshop first, then assessing the need for a
73 forensic audit, and the Board agreed.

74 **C. Ratification of Proposals**

75 1. Exhibit 3: HP Home – Replacement of Two Chemical Feeders - \$886.00

76 Vice Chair Anderson asked Mr. Krause that all invoices be itemized moving forward, and the Board
77 concurred.

78 On a MOTION by Ms. Anderson, SECONDED by Ms. Moore Tucker, WITH ALL IN FAVOR, the Board
79 ratified the **Invoice Presented by HP Home with the Condition that All Invoices would be Itemized Moving**
80 **Forward**, for the Highland Meadows II Community Development District.

81 **FIFTH ORDER OF BUSINESS – Business Items**

82 **C. Exhibit 8: Consideration/Adoption of Resolution 2024-09, Annual Meeting Schedule FY 2023-**
83 **2024**

84 *This item was addressed out of order.*

85 Supervisor Santana-Vazquez made a motion to move Business Item C up the agenda for discussion.

86 On a MOTION by Mr. Santana-Vazquez, SECONDED by Ms. DiBrango, WITH ALL IN FAVOR, the Board
87 approved the **Moving of Business Item C Up the Agenda**, for the Highland Meadows II Community
88 Development District.

89 Vice Chair Anderson made a motion to approve Resolution 2024-09.

90 On a MOTION by Ms. Anderson, SECONDED by Ms. Moore Tucker, WITH ALL IN FAVOR, the Board
91 adopted the **Resolution 2024-09, Annual Meeting Schedule FY 2023-2024**, for the Highland Meadows II
92 Community Development District.

93 **FOURTH ORDER OF BUSINESS – Vendor & Staff Updates**

94 **A. District Engineer – Kimley-Horn – Richard Mills**

95 1. Discussion: Phase 7 Certificate of Completion Update

96 Mr. Mills informed the Board that he had finished the inspection and discussed the update. Supervisor
97 Anderson asked when the certificate could be used and the process. Mr. Mills said that this would show that
98 funds were now available for the District to use for projects.

99 Mr. Krause asked Mr. Mills for the maps to be presented to the Board. He said that he had talked to
100 Bolton’s Towing Services and walked throughout the community. He said that the existing map permitted
101 parking near the curbs. The Board decided to have a Public Hearing to amend the maps. Supervisor Anderson
102 acknowledged the details of Bolton’s Towing Services. Ms. Perez-Calhoun said that a Public Hearing might be
103 done due to possible liability concerns and suggested stopping towing until the process was finalized. Mr. Krause
104 asked Ms. Perez-Calhoun the earliest date they could set a Public Hearing. Ms. Perez-Calhoun would confirm
105 advised on evaluating whether residents were towed legally. The Board decided to conduct the Public Hearing
106 on May 14, 4:30 p.m. at Shamrock First Baptist Church and asked the District Engineer to attend. Supervisor
107 Moore Tucker asked Mr. Mills about the updates on signages at Tanager, and Mr. Mills said that he would check
108 on them and that Management should reach out to A&E Dream Homes to address, after which he would verify.
109 Mr. Krause said that they would communicate with the vendor. Vice Chair Anderson asked which signs involved
110 the District Engineer, and Mr. Mills responded those that concerned public safety and were not in proper
111 condition.

112 **B. District Counsel – Perez-Calhoun Law – Gina Perez-Calhoun**

113 *Chairman Galbraith had to leave the meeting at 5:49 p.m.*

114 1. Discussion: Training/Procedures Workshop

115 Ms. Perez-Calhoun said that the Budget Workshop could be prioritized for the schedule. She requested
116 Supervisors forward her a list of questions two weeks before the Training Workshop to provide a manual. Ms.
117 Thibault discussed that the initial budget should be adopted in May in order to have it submitted by the June 15th
118 deadline and advised having the Budget Workshop in April. The Board decided to conduct the Budget Workshop
119 on April 23 at 4:30 p.m. and the Training Workshop on May 28 at 4:30 p.m., noting that the questions should
120 be submitted by May 14. Vice Chair Anderson asked Mr. Krause to confirm with Chairman Galbraith the
121 availability of the Church.

122 2. Opinion Letter: Board Voting Process conducted on December 29, 2023 – *To be*
123 *Distributed*

124 Ms. Perez-Calhoun read, in part, the Opinion Letter and discussed the Statute. She opined that a meeting
125 could be scheduled regarding the vote for the Chairman and Vice Chair positions and provide a resolution. She
126 also noted some improper procedures that should be addressed. Supervisor Anderson thought that they could
127 make a motion to change the Chairman or Vice Chair based on previous District Management and Counsel
128 direction. Ms. Perez-Calhoun answered no and advised reviewing the policies and procedures. She said that she

129 tried to look for the language from CDD and HOA pertaining to the assignment of positions by motion. Ms.
130 Thibault clarified that the CDD is a full government agency. Supervisor Santana-Vazquez asked if there was a
131 violation. Ms. Perez-Calhoun said that the vote was conducted legally but that the procedure was done
132 incorrectly and suggested electing a Chairman. She discussed the ramifications if the voting procedure that
133 happened was not resolved and asked the Board what action they would want to take. Vice Chair Anderson said
134 that they should proceed accordingly, and Supervisor Moore Tucker suggested tabling the item since the
135 Chairman was not present. Supervisor Santana-Vazquez asked the Board the difference in making decisions if
136 the Chairman was or was not in attendance and explained the process of running Board meetings. He mentioned
137 the formal resignation of the previous Chairman Lopez. Supervisor DiBrango opined that the Chairman and
138 Vice Chair positions could not be changed at every meeting.

139 Vice Chair Anderson made a motion to table the discussion on the voting of Chairman and Vice Chair
140 positions in December to the next meeting, and Supervisor Santana-Vazquez opposed.

141 On a MOTION by Ms. Anderson , SECONDED by Ms. DiBrango, WITH THREE IN FAVOR AND ONE
142 OPPOSED, the Board tabled the **Discussion on the Chairman and Vice Chair Election in December to the**
143 **Next Meeting**, for the Highland Meadows II Community Development District.

144 3. Board's Voting on a Resolution to Adopt Robert's Rule for Parliamentary Procedure – *To*
145 *be Distributed*

146 Ms. Perez-Calhoun briefly explained the rules and advised discussing the details at the Training
147 Workshop, and then the Board would vote on it.

148 **C. Field Operations Manager – BREEZE – Jesse Dann**

149 *There being none, the next item followed.*

150 **D. District Manager – BREEZE – Larry Krause**

151 1. Discussion: Budget Workshop

152 *This item was previously discussed.*

153 2. Discussion: Insurance / Fence Update

154 Mr. Krause said that he spoke to the insurance company about the hurricane-damaged fences and the
155 expected amount of the District, stating that they had started processing it as the documents were received for
156 the loss and claim analysis. Vice Chair Anderson asked Mr. Krause to provide an update when available.

157 3. Discussion: Soccer Field Closed

158 Mr. Krause acknowledged the issues regarding the condition of the field and noted that anyone at any
159 time could be sued as he addressed Board concerns about potential litigation due to use of the field. He asked
160 the Board what they would like to do about the soccer field. Supervisor Santana-Vazquez said that he told Mr.
161 Mendes to close the field until further notice, as it could be a liability. Vice Chair Anderson opined that the
162 Board should decide on closing the amenities. Ms. Perez-Calhoun said that the Board could have an emergency
163 meeting. Mr. Krause asked the Board about access to the facilities. Supervisor Santana-Vazquez said that the
164 residents wanted to utilize the field for other purposes. Ms. Perez-Calhoun recalled that Breeze could do a
165 community survey regarding the field. Supervisor Santana-Vazquez said that he was not in favor of non-residents
166 using the soccer field. Mr. Krause suggested putting up a no-trespassing signs due to its condition and checking
167 the fencing. Vice Chair Anderson asked Mr. Krause to prepare a survey for the residents pertaining to other
168 usage. Ms. Perez suggested having an inventory for an audit.

169 4. Discussion: Amenity Access Cards

170 Mr. Krause discussed the payment system of Rizzetta for the access cards and asked about the policy.
171 He said that Breeze is currently working on the payment options, but they are still considering Square since

172 residents are already familiar with it. He advised that there should be no free cards and that they should limit
173 themselves to two cards per household. Mr. Krause then discussed the rates for Square. Ms. Perez-Calhoun
174 suggested using Stripe, as it has a lower flat fee and is easier to use. Vice Chair Anderson advised discussing
175 other options at the Budget Workshop for approval and letting the existing process be for now.

176 On a MOTION by Ms. DiBrango , SECONDED by Ms. Moore Tucker, WITH ALL IN FAVOR, the Board
177 approved the **Limitation of Two (2) Amenity Access Cards per Household**, for the Highland Meadows II
178 Community Development District.

179 5. Exhibit 4: Towing Policy Update

180 *This item was previously discussed.*

181 6. Exhibit 5: Landscape Inspection Services – Rizzetta & Company, Inc.

182 Vice Chair Anderson advised terminating the contract, considering Breeze has a Field Operations
183 Manager, and the Board agreed. Mr. Krause mentioned the 30-day notice of cancellation.

184 On a MOTION by Ms. DiBrango , SECONDED by Mr. Santana-Vazquez, WITH ALL IN FAVOR, the Board
185 approved the **Contract Cancellation of Landscaping Oversight by Rizzetta & Company, Inc.**, for the
186 Highland Meadows II Community Development District.

187 Walk-on Item: Audit Services of District Funds – Rizzetta & Company, Inc. - \$4,000.00

188 Ms. Thibault said that Rizzetta had finished some of the files for the audit.

189 On a MOTION by Ms. Anderson, SECONDED by Ms. Moore Tucker, WITH ALL IN FAVOR, the Board
190 approved the **Audit in the amount of \$4,000.00, Copying Ms. Thibault and Ms. Perez-Calhoun in All**
191 **Communications of Rizzetta & Company, Inc. to the Auditor**, for the Highland Meadows II Community
192 Development District.

193 **FIFTH ORDER OF BUSINESS – Business Items**

194 **A. Exhibit 6: Form 8B**

195 **B. Exhibit 7: Temporary License Agreement**

196 *The Board decided to table this item to next meeting.*

197 **C. Exhibit 8: Consideration/Adoption of Resolution 2024-09, Annual Meeting Schedule FY 2023-**
198 **2024**

199 *This item was previously discussed.*

200 **D. Exhibit 9: Consideration/Acceptance of Amortization Recalculation Arrangement Between**
201 **U.S. Bank Trust Company, National Association and Highland Meadows II Community**
202 **Development District**

203 On a MOTION by Ms. Anderson, SECONDED by Ms. DiBrango, WITH ALL IN FAVOR, the Board approved
204 the **Amortization Recalculation Arrangement Between U.S. Bank Trust Company, National Association**
205 **and Highland Meadows II Community Development District**, for the Highland Meadows II Community
206 Development District.

207 **E. AMTEC – Arbitrage Rebate Reports**

208 *The Board decided to table these items to next meeting.*

- 209 1. Exhibit 10: \$5,765,000 Highland Meadows II Community Development District (City of
210 Davenport, Polk County, Florida), Special Assessment Bonds, Series 2019 (Assessment
211 Area 7/7A Project)
- 212 2. Exhibit 11: \$5,370,000 Highland Meadows II Community Development District (City of
213 Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment
214 Area Five Project)
- 215 3. Exhibit 12: \$2,700,000 Highland Meadows II Community Development District (City of
216 Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment
217 Area Six Project)
- 218 4. Exhibit 13: \$3,645,000 Highland Meadows II Community Development District (City of
219 Davenport, Florida) Special Assessment Bonds, Series 2016 (Assessment Area Three
220 Project)
- 221 5. Exhibit 14: \$1,785,000 Highland Meadows II Community Development District (Cit of
222 Davenport, Florida), Special Assessment Bonds, Series 2016 (Assessment Area Four
223 Project)

F. Discussion: Pool Maintenance

- 225 1. Exhibit 15: Public Pool and Bathing Place Inspection Report conducted on February 2, 2024
- 226 2. Exhibit 16: Pool Owner/Operator Verification of Entrapment Safety Features

G. Polk County: Update on Installed Signs at Patterson Road

H. Consideration of Proposals

- 229 1. Exhibit 17: Prince & Sons – Removal and Replacement of Sod for Soccer Field -
230 \$30,030.00
- 231 2. Exhibit 18: A&E Dream Homes, LLC – Playground Rehabilitation - \$4,422.62
232 *The Board decided to table this proposal to next meeting.*
- 233 3. Exhibit 19: A&E Dream Homes, LLC – Pool Maintenance - \$4,779.82

234 The Board decided to table the proposal and remain with HP Home Solutions until resurfacing is done
235 to evaluate Robert’s work. Supervisor Moore Tucker asked to provide more proposals with the auto-feed system.

- 236 4. Pool Resurfacing
- 237 4.1. Exhibit 20: Robert’s Pool Service & Repair - \$76,658.49

238 Supervisor Santana-Vazquez asked about adding an auto-feed system to the proposal. Vice Chair
239 Anderson advised getting licensed Florida contractors using Department of Business & Professional Regulation
240 (DBPR) Services, and Supervisor Moore Tucker agreed. Supervisor Santana-Vazquez opposed.

241 On a MOTION by Ms. DiBrango, SECONDED by Ms. Anderson, WITH THREE IN FAVOR AND ONE
242 OPPOSED, the Board approved the **Robert’s Pool Service & Repair in the amount of \$76,658.49**, for the
243 Highland Meadows II Community Development District.

- 244 4.2. Exhibit 21: The Pool Specialist - \$75,599.15
- 245 4.3. Exhibit 22: Noah Builders & Designs / F&J Pool and Spa - \$61,512.00
- 246 4.4. Exhibit 23: A&E Dream Homes, LLC - \$69,118.10

SIXTH ORDER OF BUSINESS – Audience Comments – New Business

248 Mr. Berthold restated some of his statements and spoke about the curb crack at 1470 Woodlark on the
249 sidewalks. Supervisor DiBrango said that they could not facilitate at Tom Fellows because of the rental per
250 month and its cost, and the Board informed him that using the Church was free.

251 Mr. Sanchez asked about the contracts and advised consolidating. He commented that the invoices
252 should be detailed for accounting. He then spoke of the Public Hearing on parking on the street and suggested
253 prioritizing the problems that cause major issues with the residents. He said that there was no strict
254 implementation after the notice of violation. Vice Chair Anderson clarified that there will be towing during the
255 day and roaming at night on the even side, and the roaming time would be from 10 p.m. to 6 a.m. daily until the
256 Public Hearing.

257 Ms. Marilyn asked why Rizzetta & Company, Inc. was still involved in CDD agenda items and
258 commented on Mr. Lopez. Vice Chair Anderson suggested having a closed meeting with her.

259 Mr. Gorman had a question for District Engineer regarding the washout behind the mailboxes at
260 Nighthawk.

261 Mr. King spoke about the solar lights that had been down and damaged. He then commented about
262 children playing on the fences on the field and the unmaintained dog park, considering the liabilities. Vice Chair
263 Anderson asked Mr. Krause to review the contract with HP Home Solutions.

264 A resident asked for a fence update at Woodlark Dr., near Nighthawk. Supervisor Santana-Vazquez said
265 that it was not installed properly and that the District would have a refund. Vice Chair Anderson recalled a
266 proposal that was approved and asked Mr. Krause to review it. Supervisor Santana-Vazquez said that the fence
267 had to be removed. The resident then talked about parking on the street. Vice Chair Anderson restated that the
268 overnight parking would be addressed at the Public Hearing.

269 Mr. Tyson with TruGreen informed the Board that they were treating the plants until February. Vice
270 Chair Anderson said that the contract was not renewed and was cancelled.

271 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

272 Vice Chair Anderson asked for the current contracts requested by the District Counsel to be forwarded
273 to the Supervisors.

274 Supervisor Santana-Vazquez asked to incorporate the policies to have vendors communicate with all
275 Supervisors. Ms. Perez-Calhoun said that the District Management company would process that request
276 direction from the Board. Vice Chair Anderson advised giving updates on the Monday before the distribution of
277 the agenda.

278 Supervisor DiBrango asked for an update on the wall by the school. Mr. Krause discussed the locations
279 on the map. Vice Chair Anderson said that the Board wanted the District Engineer to consider other options for
280 the wall. Mr. Krause said that he had reached out to the District Engineer but did not receive a response and that
281 children might climb a wall. Vice Chair Anderson stated that the objective was to have a wall since children
282 would want to break it or cross over. The Board asked for more proposals, including the signs.

283 Mr. Krause spoke about the internet connection and asked the Board their preferences. Ms. Moore
284 Tucker made a motion to approve an internet provider in the amount not to exceed \$120.00 per month.

285 On a MOTION by Ms. Moore Tucker, SECONDED by Mr. Santana-Vazquez, WITH ALL IN FAVOR, the
286 Board approved the **Provision of Internet Connection With a Speed of 250MB Upload and 500MB**
287 **Download in the amount Not To Exceed \$120.00 per month**, for the Highland Meadows II Community
288 Development District.

289 **EIGHTH ORDER OF BUSINESS – Adjournment**

290 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to adjourn
291 the meeting. There being none, Ms. Moore Tucker made a motion to adjourn the meeting.

292 On a MOTION by Ms. Moore Tucker, SECONDED by Mr. Santana-Vazquez, WITH ALL IN FAVOR, the
293 Board **adjourned the meeting at 8:19 p.m.** for the Highland Meadows II Community Development District.

294 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
295 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
296 *including the testimony and evidence upon which such appeal is to be based.*

297 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
298 **meeting held on _____.**

299

Signature

Signature

300

Printed Name

Printed Name

301 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 2

AGENDA



Rizzetta & Company

Highland Meadows II Community Development District

**Financial Statements
(Unaudited)**

January 31, 2024

Prepared by: Rizzetta & Company, Inc.

Highlandmeadows2cdd.com

rizzetta.com

Highland Meadows II Community Development District

Balance Sheet
As of 01/31/2024
(In Whole Numbers)

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	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,268,688	1,068	14,557	0	1,284,314	0	0
Investments	0	261,810	2,302,266	562,464	3,126,539	0	0
Accounts Receivable	8,637	0	18,905	0	27,541	0	0
Prepaid Expenses	1,355	0	0	0	1,355	0	0
Refundable Deposits	2,390	0	0	0	2,390	0	0
Due From Other	1,810	0	0	15,818	17,628	0	0
Fixed Assets	0	0	0	0	0	20,191,622	0
Amount Available in Debt Service	0	0	0	0	0	0	2,335,728
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,754,272
Total Assets	1,282,880	262,878	2,335,728	578,282	4,459,767	20,191,622	16,090,000
Liabilities							
Accounts Payable	2,181	0	0	0	2,181	0	0
Accrued Expenses	5,600	0	0	0	5,600	0	0
Other Current Liabilities	10	0	0	0	10	0	0
Due To Other	15,818	0	0	0	15,818	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	16,090,000
Total Liabilities	23,609	0	0	0	23,609	0	16,090,000
Fund Equity & Other Credits							
Beginning Fund Balance	694,113	262,849	1,778,137	569,060	3,304,159	0	0
Investment In General Fixed Assets	0	0	0	0	0	20,191,622	0
Net Change in Fund Balance	565,158	29	557,591	9,222	1,131,999	0	0
Total Fund Equity & Other Credits	1,259,271	262,878	2,335,728	578,282	4,436,158	20,191,622	0
Total Liabilities & Fund Equity	1,282,880	262,878	2,335,728	578,282	4,459,767	20,191,622	16,090,000

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	848,025	848,025	852,767	(4,742)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	210	(210)
Total Revenues	848,025	848,025	852,977	(4,952)
Expenditures				
Legislative				
Supervisor Fees	16,000	5,333	3,400	1,933
Total Legislative	16,000	5,333	3,400	1,933
Financial & Administrative				
Arbitrage Rebate Calculation	2,700	2,700	450	2,250
Assessment Roll	5,200	5,200	5,200	0
Auditing Services	4,000	0	0	0
Dissemination Agent	7,000	7,000	7,000	0
District Engineer	10,000	3,333	14,838	(11,505)
District Management	43,680	14,560	14,560	0
Dues, Licenses & Fees	175	175	975	(800)
Legal Advertising	1,500	500	587	(87)
Miscellaneous Fees	1,500	500	6	494
Postage & Delivery	1,000	1,000	0	1,000
Public Officials Liability Insurance	2,823	2,823	2,656	167
Tax Collector/Property Appraiser Fees	20,500	20,500	22,026	(1,526)
Trustees Fees	25,000	25,000	18,591	6,409
Website Hosting, Maintenance, Backup & E	2,738	1,938	400	1,538
Total Financial & Administrative	127,816	85,230	87,289	(2,059)
Legal Counsel				
District Counsel	35,000	11,666	24,862	(13,195)
Total Legal Counsel	35,000	11,666	24,862	(13,195)
Security Operations				
Access Control Maintenance & Repair	5,000	1,667	275	1,391
Security Services & Patrols	38,000	12,667	14,596	(1,929)
Total Security Operations	43,000	14,334	14,871	(538)
Electric Utility Services				
Utility - Street Lights	60,000	20,000	19,452	548
Utility Services	28,000	9,333	7,316	2,017
Total Electric Utility Services	88,000	29,333	26,768	2,565

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	01/31/2024	01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Water-Sewer Combination Services				
Utility Services	6,000	2,000	1,125	875
Total Water-Sewer Combination Services	6,000	2,000	1,125	875
Other Physical Environment				
General Liability Insurance	3,183	3,183	2,995	188
Irrigation Maintenance & Repair	16,000	5,333	2,441	2,892
Landscape - Fertilizer	36,000	12,000	0	12,000
Landscape Inspection Services	5,160	1,720	5,160	(3,440)
Landscape Maintenance	192,000	64,000	63,270	730
Landscape Replacement Plants, Shrubs, Tr	30,000	10,000	0	10,000
Maintenance & Repairs	10,000	3,333	8,880	(5,547)
Miscellaneous Expense	12,000	4,000	3,500	500
Property Insurance	21,366	21,366	20,364	1,002
Sidewalk Maintenance & Repair	8,000	2,667	0	2,667
Total Other Physical Environment	333,709	127,602	106,611	20,991
Parks & Recreation				
Amenity Facility Janitorial Service Cont	15,000	5,000	6,100	(1,100)
Maintenance & Repairs	120,000	40,000	4,799	35,201
Miscellaneous Expense	5,000	1,667	614	1,053
Office Supplies	500	166	0	166
Pest Control & Termite Bond	1,000	334	316	18
Pool Service Contract	54,000	18,000	10,500	7,500
Telephone, Internet, Cable	3,000	1,000	564	436
Total Parks & Recreation	198,500	66,167	22,893	43,274
Total Expenditures	848,025	341,665	287,819	53,846
Total Excess of Revenues Over(Under) Expenditures	0	506,360	565,158	(58,798)
Fund Balance, Beginning of Period	0	0	694,113	(694,113)
Total Fund Balance, End of Period	0	506,360	1,259,271	(752,911)

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	28	(28)
Total Revenues	<u>0</u>	<u>0</u>	<u>28</u>	<u>(28)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>28</u>	<u>(28)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>262,850</u>	<u>(262,850)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>262,878</u>	<u>(262,878)</u>

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,000	(5,000)
Special Assessments				
Tax Roll	164,814	164,814	165,655	(841)
Total Revenues	<u>164,814</u>	<u>164,814</u>	<u>170,655</u>	<u>(5,841)</u>
Expenditures				
Debt Service				
Interest	119,814	119,814	56,313	63,501
Principal	45,000	45,000	45,000	0
Total Debt Service	<u>164,814</u>	<u>164,814</u>	<u>101,313</u>	<u>63,501</u>
Total Expenditures	<u>164,814</u>	<u>164,814</u>	<u>101,313</u>	<u>63,501</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>69,342</u>	<u>(69,342)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>349,520</u>	<u>(349,520)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>418,862</u>	<u>(418,862)</u>

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,781	(4,781)
Special Assessments				
Tax Roll	278,663	278,663	280,084	(1,421)
Total Revenues	<u>278,663</u>	<u>278,663</u>	<u>284,865</u>	<u>(6,202)</u>
Expenditures				
Debt Service				
Interest	233,663	233,663	97,947	135,716
Principal	45,000	45,000	0	45,000
Total Debt Service	<u>278,663</u>	<u>278,663</u>	<u>97,947</u>	<u>180,716</u>
Total Expenditures	<u>278,663</u>	<u>278,663</u>	<u>97,947</u>	<u>180,716</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>186,918</u>	<u>(186,918)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>333,946</u>	<u>(333,946)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>520,864</u>	<u>(520,864)</u>

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,737	(9,737)
Special Assessments				
Tax Roll	575,852	575,852	578,376	(2,524)
Total Revenues	<u>575,852</u>	<u>575,852</u>	<u>588,113</u>	<u>(12,261)</u>
Expenditures				
Debt Service				
Interest	470,852	470,852	201,622	269,231
Principal	105,000	105,000	160,000	(55,000)
Total Debt Service	<u>575,852</u>	<u>575,852</u>	<u>361,622</u>	<u>214,231</u>
Total Expenditures	<u>575,852</u>	<u>575,852</u>	<u>361,622</u>	<u>214,231</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>226,491</u>	<u>(226,491)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>761,674</u>	<u>(761,674)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>988,165</u>	<u>(988,165)</u>

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,459	(4,459)
Special Assessments				
Tax Roll	203,113	203,113	204,149	(1,036)
Total Revenues	<u>203,113</u>	<u>203,113</u>	<u>208,608</u>	<u>(5,495)</u>
Expenditures				
Debt Service				
Interest	138,113	138,113	68,769	69,344
Principal	65,000	65,000	65,000	0
Total Debt Service	<u>203,113</u>	<u>203,113</u>	<u>133,769</u>	<u>69,344</u>
Total Expenditures	<u>203,113</u>	<u>203,113</u>	<u>133,769</u>	<u>69,344</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>74,839</u>	<u>(74,839)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>332,998</u>	<u>(332,998)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>407,837</u>	<u>(407,837)</u>

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6</u>	<u>(6)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>6</u>	<u>(6)</u>

See Notes to Unaudited Financial Statements

Highland Meadows II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 01/31/2024	Year To Date 01/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,221	(9,221)
Total Revenues	<u>0</u>	<u>0</u>	<u>9,221</u>	<u>(9,221)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,221</u>	<u>(9,221)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>569,055</u>	<u>(569,055)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>578,276</u>	<u>(578,276)</u>

Highland Meadows II
Investment Summary
January 31, 2024

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2024</u>
Truist Bank	Money Market Account	\$ 261,810
Total Reserve Fund Investments		\$ 261,810
US Bank Series 2014 Area 1 Revenue	First American Government Obligation Fund Class Y	\$ 90,715
US Bank Series 2014 Area 1 Reserve	First American Government Obligation Fund Class Y	140,000
US Bank Series 2014 Area 2 Revenue	First American Government Obligation Fund Class Y	128,826
US Bank Series 2014 Area 2 Reserve	First American Government Obligation Fund Class Y	55,165
US Bank Series 2016 Area 3 Revenue	First American Government Obligation Fund Class Y	260,875
US Bank Series 2016 Area 3 Reserve	First American Government Obligation Fund Class Y	87,856
US Bank Series 2016 Area 3 Prepayment	First American Government Obligation Fund Class Y	155
US Bank Series 2016 Area 3 General	First American Government Obligation Fund Class Y	815
US Bank Series 2016 Area 4 Revenue	First American Government Obligation Fund Class Y	112,460
US Bank Series 2016 Area 4 Reserve	First American Government Obligation Fund Class Y	51,563
US Bank Series 2016 Area 4 Prepayment	First American Government Obligation Fund Class Y	107
US Bank Series 2016 Area 4 General	First American Government Obligation Fund Class Y	7
US Bank Series 2017 Area 4 Revenue	First American Government Obligation Fund Class Y	194,131
US Bank Series 2017 Area 4 Reserve	First American Government Obligation Fund Class Y	78,519
US Bank Series 2017 Area 4 Prepayment	First American Government Obligation Fund Class Y	168
US Bank Series 2017 Area 5 Revenue	First American Government Obligation Fund Class Y	353,462
US Bank Series 2017 Area 5 Reserve	First American Government Obligation Fund Class Y	147,052
US Bank Series 2017 Area 5 Prepayment	First American Government Obligation Fund Class Y	216
US Bank Series 2017 Area 6 Revenue	First American Government Obligation Fund Class Y	134,775
US Bank Series 2017 Area 6 Reserve	First American Government Obligation Fund Class Y	62,539
US Bank Series 2017 Area 6 Prepayment	First American Government Obligation Fund Class Y	142
US Bank Series 2019 Area 7 Revenue	First American Government Obligation Fund Class Y	299,690
US Bank Series 2019 Area 7 Reserve	First American Government Obligation Fund Class Y	102,913
US Bank Series 2019 Area 7 Prepayment	First American Government Obligation Fund Class Y	115
Total Debt Service Fund Investments		\$ 2,302,266
US Bank Series 2017 Area 5 Construction	First American Government Obligation Fund Class Y	\$ 6
US Bank Series 2019 Area 7 Construction	First American Government Obligation Fund Class Y	562,458
Total Capital Projects Fund Investments		\$ 562,464

**Highland Meadows II Community Development District
Summary A/R Ledger
From 01/01/2024 to 01/31/2024**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
672, 2888	672-001	672 General Fund	Polk County Tax Collector	AR00001316	12110	10/01/2023	8,636.33
Sum for 672, 2888							8,636.33
672, 2890	672-200	672 Debt Service Fund S2014	Polk County Tax Collector	AR00001316	12110	10/01/2023	2,192.35
Sum for 672, 2890							2,192.35
672, 2891	672-201	672 Debt Service Fund S2016	Polk County Tax Collector	AR00001316	12110	10/01/2023	3,706.74
Sum for 672, 2891							3,706.74
672, 2892	672-202	672 Debt Service Fund S2017	Polk County Tax Collector	AR00001316	12110	10/01/2023	10,303.98
Sum for 672, 2892							10,303.98
672, 2893	672-203	672 Debt Service Fund S2019	Polk County Tax Collector	AR00001316	12110	10/01/2023	2,701.79
Sum for 672, 2893							2,701.79
Sum for 672							27,541.19
Sum Total							27,541.19

See Notes to Unaudited Financial Statements

**Highland Meadows II Community Development District
 Summary A/P Ledger
 From 01/1/2024 to 01/31/2024**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
672, 2888	672 General Fund	01/01/2024	TruGreen	TruGreen123123	Maintenance Services 12/23	2,180.94
Sum for 672, 2888						2,180.94
Sum for 672						2,180.94
Sum Total						2,180.94

Highland Meadows II Community Development District
Notes to Unaudited Financial Statements
January 31, 2024

Balance Sheet

1. Trust statement activity has been recorded through 01/31/24.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

EXHIBIT 3

AGENDA

From: "Jesse Dann, LCAM"

Date: April 18, 2024 at 3:15:06 PM EDT

To: Larry Krause

Subject: Field Service Report

Pool

While inspecting the pool, it was observed that there were six areas where the pavers were 2 1/2 lower than the pool deck. This appeared to be a liability and physical hazard. The areas were ceded off and a proposal to repair the pavers has been submitted.

Perimeter Fence

Upon District Manager Larry's direction, I inspected the perimeter fence where it was reported to have gunshot holes. Pictures were taken of at least 50 gunshot holes. It was clear that they were bullet holes because of the targeting practice that was taking place. Target sheets, bottles, cans, and pots and pans all had bullet holes through them. I will wait further instruction on what action to take.

Landscaping

District manager, Larry asked me to review reports of retention pond entryways not being maintained. I consulted with Prince Landscaping and this was promptly taken care of and will be addressed moving forward.

Jesse Dann, LCAM

EXHIBIT 4

AGENDA

ESTIMATE



Prepared For

Highland Meadows II CDD
 Orlando, Florida 32819
 (407) 955-2639

HP Home Maintenance Solutions LLC

2812 Shelburne Way
 Saint Cloud , Florida 34772
 Phone: (407) 412-3731
 Email: hphomemaintenancesolutions@gmail.com
 Web: Www.hphomemaintenancesolutions.com

Estimate # 105
 Date 04/18/2024

Description	Rate	Quantity	Total
Pavers Remove pavers around pooldeck fill-up level reinstall. Materials and labor included	\$780.00	1	\$780.00
Subtotal			\$780.00
Total			\$780.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Highland Meadows II CDD

EXHIBIT 5

AGENDA

ESTIMATE



Prepared For

Highland Meadows II CDD
Orlando, Florida 32819
(407) 955-2639

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 106
Date 04/18/2024

Description	Rate	Quantity	Total
-------------	------	----------	-------

Stret sings	\$200.00	27	\$5,400.00
<p>Drive arround property to identify street signs that are loose, un-level, or in the wrong way, removed from ground made necessary repairs secure them with concrete and oder necessary parts. Pictures will be provided. Drive time parts and labor included on price. Each sign will be \$200</p>			

Subtotal	\$5,400.00
Total	\$5,400.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Highland Meadows II CDD

EXHIBIT 6

AGENDA

ESTIMATE



Prepared For

Highland Meadows II CDD
Orlando, Florida 32819
(407) 955-2639

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 107
Date 04/18/2024

Description	Rate	Quantity	Total
-------------	------	----------	-------

Solar lights	\$1,000.00	3	\$3,000.00
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Purchase and install 3 solar commercial grades for amenities areas. Or similar. Labor, materials, and parts include

3200W Solar Street Lights Outdoor,320000LM 6500K Commercial Parking Lot Lights Dusk to Dawn, Waterproof Solar Security Flood Lights with Motion Sensor and Remote for Yard, Garage, Driveway.

Subtotal	\$3,000.00
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Total	\$3,000.00
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Solar commercial grades street lights

By signing this document, the customer agrees to the services and conditions outlined in this document.

Highland Meadows II CDD

EXHIBIT 7

AGENDA



A&E DREAM HOMES LLC

Dear,

Highland Meadows 2 CDD

WORK PROJECT

- Replacement of corroded hardware.
- Excavation of corroded structural components.
- Pressure wash all debris and algae built up.
- UV resistance paint coating.
- Mulch replacement recommended.
- Industrial Paint quality.
- Debris, oil, Algae resistance to stain final paint coating.
- Lifetime Warranty on delamination.
- Surface excavation and clean up prior to coating.
- Comply with OSHA regulations on chemical management and safety measures in the project area.
- All Consumables required to perform the maintenance are supplied by A&E Dream Homes

YOUR INVESTMENT

The contract proposes a fixed price of \$4,422.62, Requires 60% deposit to initiate, additional upon 40% project completion. All repairs and replacements performed by A&E Homes will have a 2-years warranty coverage. In consideration of the Customer's payment of the Compensation, the Vendor shall perform the services set forth in its scope of work attached hereto as "Work Project" at the service site set forth above. Unless otherwise specified. The Customer shall pay the Contractor the compensation set forth and when due. If no time for payment is specified, all amounts shall be paid within thirty (30) calendar days from the date of performance of the portion of Services invoiced for. In the event of nonpayment, Vender shall charge, and Customer agrees to pay, interest at the rate of two percent (2%) per month on until the total outstanding balance until paid in full.

TERMS

The pricing in this proposal is valid for 30 days. The Services shall be performed in a workmanlike manner. Vendor's personnel will wear uniforms, as well as all safety and PPE required by the occupational Safety and Health Administration (OSHA), while on Property. Vendor may immediately suspend performance of the Services without notice to Customer until payment is brought current in full. In addition, in the event of nonpayment, Vendor's may condition its continued performance (after suspension) upon Customer's payment of a deposit equal to one (1) month's Service, which shall be applied to the last month of the Term. Or to any outstanding balance owed to Vendor's by Customer in the Future.

Termination

Either party may terminate this Agreement for any reason, or for no reason, by delivering written notice of their intent to terminate this Agreement of not less than sixty (30) days to the other party. This Agreement shall begin upon the Effective Date and shall continue for a period of twelve (12) months. Unless terminated or renewed as provided for herein, upon the expiration of the Term, this Agreement shall automatically be renewed for successive twelve (12) month terms. In the event of a material breach of this Agreement by either party, the other party may deliver written notice of such breach to the other party specifying such breach. Upon receipt of such notice, the breaching party shall have ten (14) days within which to cure the complaint of breach. If the breaching party fails to cure such breach within this time period, then the other party may terminate this Agreement immediately upon additional written notice. Cause shall not exist if the alleged breach is something not the responsibility of a party hereunder.

Choice of Law; Venue; Jury Trial Waiver

Venue for any legal action or mediation arising from or relating to either this Agreement or the Services shall be proper, convenient, and exclusively held in the courts of the county wherein Vendor's principal place of business is located. If any legal action is taken by

either party to enforce any provision of this Agreement against the other party, the prevailing party therefrom shall be entitled to recover from the non-prevailing party all costs, fees, and expenses arising from such legal action, including accounting costs, court costs, attorneys' fees, and all other reasonably related expenses. The term "prevailing party" means the party prevailing on the substantial matters of law at issue in such action. BOTH PARTIES HERETO EXPRESSLY AND IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY LEGAL ACTION ARISING FROM OR RELATING TO THIS AGREEMENT OR THE SERVICES, AND EXPRESSLY CONSENT TO THE EXCLUSIVE PERSONAL JURISDICTION AND VENUE OF THE FOREGOING COURTS. BOTH PARTIES EXPRESSLY AGREE THAT THE LAWS OF THE STATE OF FLORIDA, EXCLUSIVE OF ITS CHOICE OF LAWS PRINCIPLES, SHALL APPLY TO THIS AGREEMENT. BOTH PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT THIS AGREEMENT SHALL BE CONSIDERED TO HAVE BEEN MADE AND ENTERED INTO IN ORANGE COUNTY, FLORIDA, NOTWITHSTANDING ANY CONTRACTUAL PROVISION, LAW, OR EQUITABLE PRINCIPLE TO THE CONTRARY.

Insurance; Licensing

The Vendor represents that the Contractor is fully insured for required workers' compensation coverage on its employees and carries general liability insurance covering its Services. Contractor shall provide a copy of the same to Customer upon request. Contractor shall be responsible for obtaining any licenses and/or permits required by law for activities at the Property.

Loss; Liability

Vendor shall bear the risk of loss for any products, equipment, personal property, landscaping, flowers, grass, or shrubbery which are damaged by Vendor's Services, or any intervening or superseding cause. Furthermore, Vendor shall not be responsible for any pre-existing damage to items at the Property, even if such items are maintained as part of the Services. In addition, and without limiting the generality of the foregoing,

Vendor is not responsible for, and Customer holds Vendor harmless for: (1). damage to or maintenance/replacement of any personal property, fixtures, furnishings, or equipment located at the Property; (2). any damage due to vandalism, theft, or the actions/inactions of any third party; and (3). any damage due to the operation of Vendor's equipment in performing the Services.

Notes

Proposal for Playground Rehabilitation Introduction:

We are excited to present this proposal for the rehabilitation of the playground. Our goal is to revitalize the playground area, ensuring it remains a safe, engaging, and enjoyable space for children and families in the community. Below is an outline of our proposed project plan:

Project Overview:

The project involves the comprehensive rehabilitation of the playground, including the assessment, repair, and enhancement of existing equipment and amenities to improve safety, accessibility, and aesthetics.

Scope of Work:

1. Site Assessment:

- Conduct a thorough assessment of the playground area to identify existing issues, safety concerns, and areas in need of rehabilitation.

- Evaluate the condition of playground equipment, surfacing, and amenities.

2. Safety Upgrades:

- Address any safety hazards identified during the assessment, such as broken or deteriorated equipment, sharp edges, or tripping hazards.
- Repair or replace damaged components to meet safety standards and ensure compliance with relevant regulations.

3. Equipment Rehabilitation:

- Refurbish existing playground equipment to extend its lifespan and functionality.
- Replace worn-out parts, repaint surfaces, and reinforce structural elements as needed.
- Install additional safety features, such as handrails or barriers, to enhance user safety.

4. Surfacing Improvements:

- Upgrade the playground surfacing to provide adequate cushioning and impact absorption, reducing the risk of injuries from falls.
- Consider options such as rubber mulch, poured-in-place rubber, or engineered wood fiber to meet safety standards and enhance accessibility for all users.

5. Aesthetic Enhancements:

- Enhance the visual appeal of the playground with fresh paint, vibrant colors, and themed elements.
- Incorporate creative signage, murals, or graphics to stimulate imagination and play.

6. Accessibility Features:

- Ensure the playground is accessible to individuals of all ages and abilities by incorporating inclusive design principles.
- Install ramps, transfer stations, and accessible pathways to facilitate wheelchair access and mobility.

Project Timeline:

- The proposed timeline for the playground rehabilitation is 48 hours, with milestones for assessment, repairs, and final enhancements.
- We will work diligently to minimize disruptions to park visitors and complete the project in a timely manner.

Conclusion:

We are committed to revitalizing the playground to create a safe, welcoming, and enjoyable environment for children and families to explore, play, and connect with nature. Safety standards to ensure the success of this project. We look forward to partnering with you to bring this vision to life and make a positive impact on the community.















To discuss your project and formalize this agreement, please reach out at:

A&E DREAM HOMES, LLC.

929-245-1274

AEDREAMHOMES@OUTLOOK.COM

1. Services to be performed at:

Highland Meadows 2 CDD Amenity Playground

1015 Condor Drive, Haines City, FL 33844

CLIENT

Breeze Home

1540 International pkwy St. 2000 Lake Mary, FL 32746.

Signature

PREPARED BY: *Lopez, Josmar*

EXHIBIT 8

AGENDA

POLICY NUMBER
100121206

SWORN STATEMENT

CLAIM NUMBER:
FIAD - 100121206-001

ISSUED:
10/01/2021

IN

AGENCY AT
Per Policy

EXPIRES:
10/1/2022 at 12:01a.m.

PROOF OF LOSS

To the **Florida Insurance Alliance and Interested Underwriters (per schedule)**

At time of loss, by the above indicated policy of insurance you insured **Highland Meadows II CDD** against loss by all other perils, to the property described, according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A **property** loss occurred on our about the **28th day of September , 2022**. The cause and origin of the said loss were: **Hurricane Ian**.

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: **as business purposes of the insured**.

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was: **owned**
No other person or persons had any interest therein or in cumbrance thereon, except: **None**

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: **None**

TOTAL THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was \$3,241,607, at the time of the loss, INSURANCE as more particularly specified in the apportionment attached under policy # 100121206 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was **\$NA**

LOSS THE WHOLE LOSS AND DAMAGE WAS **\$44,445.10**

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above numbered policy is **\$34,445.10**
(Amount of damages less \$10,000 deductible)

SPECIAL CONDITIONS: **Minimal named storm deductible of \$10,000.**

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of _____ Insured: _____

County of _____ Insured: _____

Subscribed and sworn to before me this _____ day of _____ .

Notary Public

EXHIBIT 9

AGENDA

Analysis of Claimed Charges - Highland Meadows II CDD

Master Location	Unit Description	Property Schedule Unit #	Total Insured value	Deductible % per Policy	% Deductible Amount	Support Link	Vendor	Description	As Claimed	Adjustment	Deductible/Limit Applied	Net Amount	McLarens Comment
Highland Meadows II Community Development District	PVC - 6 Ft Fence - all phases	8	\$ 342,000.00	2.00%	\$ 6,840.00	A&E Dream Homes no. 690	A&E Dream Homes LLC	PVC Fence repair/replacement: 435 Eaglecrest Drive	\$ 11,123.88	\$ -	\$ -	\$ 11,123.88	
Highland Meadows II Community Development District	PVC - 6 Ft Fence - all phases	8	-	-	-	A&E Dream Homes no. 690	A&E Dream Homes LLC	PVC Fence repair: 214 Merlin St.	5,068.73	-	-	5,068.73	
Highland Meadows II Community Development District	PVC - 6 Ft Fence - all phases	8	-	-	-	A&E Dream Homes no. 690	A&E Dream Homes LLC	PVC Fence repair: 346 Pentas Ln.	4,904.73	-	-	4,904.73	
Highland Meadows II Community Development District	PVC - 6 Ft Fence - all phases	8	-	-	-	A&E Dream Homes no. 690	A&E Dream Homes LLC	PVC Fence repair/replacement: 507 Eaglecrest Dr.	10,623.88	-	-	10,623.88	
Highland Meadows II Community Development District	PVC - 6 Ft Fence - all phases	8	-	-	-	A&E Dream Homes no. 690	A&E Dream Homes LLC	PVC Fence repair/replacement: 2171 Nighthawk Dr.	12,723.88	-	-	12,723.88	
			342,000.00	-	6,840.00				44,445.10	-	-	44,445.10	Scheduled Unit does not meet the \$10K minimum storm deductible.
Highland Meadows II Community Development District	Rod Iron Fence - Not on Schedule		-	2.00%	-	A&E Dream Homes no. 690	A&E Dream Homes LLC	Rod Iron Fence: 214 Merlin St. And 346 Pentas Ln.	13,268.30	(13,268.30)	-	-	ITEM(S) NOT INCLUDE IN POLICY SCHEDULE
Highland Meadows II Community Development District	Soccer Field Fence and Gates - Not on Schedule		-	2.00%	-	A&E Dream Homes no. 690	A&E Dream Homes LLC	Soccer Field Fence and Gate: 1015 Condor Dr.	8,723.90	(8,723.90)	-	-	ITEM(S) NOT INCLUDE IN POLICY SCHEDULE
			\$ 342,000		\$ 6,840.00				\$ 66,437.30	\$ (21,992.20)	\$ -	\$ 44,445.10	
									Total Gross Amount:			\$ 44,445.10	
									Minimum Storm Deductible per occurrence, per Named Insured:			\$ (10,000.00)	
									Total Net Amount:			\$ 34,445.10	

EXHIBIT 10

AGENDA

Highland Meadows II CDD Amenity Survey - Soccer Field

Dear Highland Meadows II CDD Residents,

As you may or may not be aware, there is an area fenced and gated at the amenity center designated for soccer. However, the gates have been locked for several months, as the condition of the field is not ideal for play. It would potentially cost the district tens of thousands of dollars to level and re-sod the field.

As such, your Board of Supervisors would like to know your thoughts on the future of the field, and presents the below questions for your consideration.

1. Are you in favor of retaining the Soccer Field? Please note that there is no controlled access to the field once re-opened.

_____ I would like for the District to keep the soccer field:

_____ Keep it where it is and return it to playing condition, understanding there are costs associated with this option.

_____ Keep it where it is and return it to playing condition AND add Access Control, understanding there are costs associated with this option

_____ I would like to keep the soccer field as an amenity, but relocate it to another site in the CDD, to be determined (if you select this option, please proceed to the last question)

_____ I do not want to offer soccer as an amenity in this community at any location.

_____ I would like to see the district re-purpose the current soccer field into one or more of the following (please note that there are varying degrees of costs associated with each option, to be determined):

_____ Additional Parking Spaces for the Park and Pool Areas

_____ Open Area for Non-Specific Recreational Use

_____ Other: _____

Please submit response by Noon on _____, 2024.

Thank you,
Highland Meadows II CDD

EXHIBIT 11

AGENDA

**FIRST AMENDMENT TO AGREEMENT FOR MAINTENANCE SERVICES WITH
HP HOME MAINTENANCE SOLUTIONS LLC**

(Highland Meadows II Community Development District)

THIS FIRST AMENDMENT TO AGREEMENT FOR MAINTENANCE SERVICES WITH HP HOME MAINTENANCE SOLUTIONS LLC (the “**First Amendment**”) is effective as of the _____ day of December, 2023 (“**Effective Date**”), by and between **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Rizzetta & Company, 8529 South Park Circle Suite 330 Orlando, Florida 32819 (if prior to February 15, 2024) or Breeze Connected, LLC, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (if after February 15, 2024) (the “**District**”), and **HP HOME MAINTENANCE SOLUTIONS LLC**, a Florida limited liability company, whose mailing address is 2812 Shelburne Way, Saint Cloud, Florida 34772 (the “**Contractor**”).

RECITALS

WHEREAS, the District and the Contractor are parties to that certain Agreement for Maintenance Services with HP Home Maintenance Solutions LLC, dated September 2, 2023 (the “**Agreement**”), pertaining to the maintenance of pools and amenities for the District;

WHEREAS, the District desires to amend the Agreement to replace the Proposal attached to the Agreement with the Contractor’s amended proposal, Invoice No. 262, dated December 4, 2023, attached hereto as **Exhibit “A”** (the “**Amended Proposal**”), and to amend the Services and compensation terms of the Agreement to reflect the terms in the Amended Proposal;

WHEREAS, the District and the Contractor desire to amend the Agreement pursuant to the terms of this First Amendment; and

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Contractor hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the terms of the Agreement are in full force and effect.
3. That the Agreement is amended to replace the Proposal with the Amended Proposal (defined above).
4. That the “Services” provided in the Agreement are amended to those specified in the Amended Proposal and pursuant to the intervals (service dates and hours) reflected in the Amended Proposal.

5. That the Agreement is amended to reflect that the Contractor shall be compensated \$5,300 per month for the Services, after the Services are completed and have been inspected and approved by the District.

6. That in order to facilitate execution of this First Amendment, this First Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

7. That Paragraph 10.(iv) of the Agreement is hereby amended to include the following language:

If after February 15, 2024:

Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT 813-565-4663, OR BY E-MAIL AT PATRICIA@BREEZEHOME.COM OR BY REGULAR MAIL AT 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FLORIDA 32746, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

8. That the District's notice block in Paragraph 19.(a) of the Agreement is hereby amended to include the following language:

If after February 15, 2024:

If to District: Highland Meadows II Community Development District
c/o Breeze Connected, LLC
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
Attention: Patricia Thibault, the "District Manager"
Telephone: (813) 565-4663
Email: patricia@breezehome.com

Copy to: District Counsel

9. That except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

DISTRICT:

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

By: Deborah Galbreath
Name: Deborah Galbreath
Title: Chairman

CONTRACTOR:

**HP HOME MAINTENANCE
SOLUTIONS LLC**, a Florida limited
liability company

By: _____
Print: _____
Title: _____

EXHIBIT "A"

CONTRACTOR'S "PROPOSAL"
(Invoice No. 262)

[See attached.]

INVOICE



Bill To

Highland Meadows II CDD c/o Rizzetta &
Company
8529 South Park Circle Suite 330 Orlando,
Florida 32819
Orlando, Florida 32819

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Payment terms Due upon receipt
Invoice # 262
Date 12/04/2023

Description	Rate	Quantity	Total
Amenities service Pool	\$5,300.00	1	\$5,300.00
Pool and amenities maintenance			
\$6,000.00			

This contract will provide.

1. Pool maintenance, including chemical, vacuum, and brush walls, 5 times per week, Monday to Friday
2. Empty garbage can pool area
3. Janitorial services for 2 bathrooms on pool area
4. Pick up garbage on kids' playground and empty garbage cans
5. Pick up garbage on dog park and empty garbage cans
6. Pick up garbage on soccer field and disposal.
7. Pressure wash pool building 1 per year
8. Pool attendant 5 times per week, Monday to Friday from
Monday- Thursday (1-5pm)
Saturday (9am-5pm)

Saturday (9am-5pm)

Subtotal	\$5,300.00
Total	\$5,300.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Highland Meadows II CDD c/o Rizzetta &
Company

EXHIBIT 12

AGENDA

EXHIBIT 13

AGENDA

Highland Meadows II Community Development District

PUBLIC RECORDS REQUEST FORM

Please fill out the below form and submit either by email to: hello@breezehome.com or mail to: Highland Meadows II CDD, c/o BreezeHome, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746.

Fees will be calculated per request, and you will be notified prior to redaction.

The District charges a Special Service Fee of \$45 per hour.

Fees must be paid prior to the redaction and production of records.

Your Name: _____

Phone Number: _____

Email Address: _____

Address: _____ City: _____ State: _____ Zip: _____

postage will be applied if mailed and is to be collected beforehand.

If you choose not to fill out the contact information, how would you like to be contacted when information is available?

Please indicate your public records request:

Names of documents: _____

Date range for the requested record: _____

Pursuant to Florida Statue Section 119.07, you may be charged a fee of .15 cents per single-sided copy not larger than 14" by 8.5", an additional .5 cents per two-sided copy, and the actual cost of duplication for all other records. These fees will be due upon presentation of the requested documentation.

If the nature or volume of the public records request to be inspected or copied requires extensive use of information technology resources or extensive clerical or personnel assistance to fulfill, the District may charge the requestor an associated special service fee, in addition to the actual cost of any duplication. In an extensive use situation, you will be asked to pay a portion of the estimated costs prior to the requests being filled and the remainder of the cost shall be due upon the records being made available.

Fees must be paid prior to the redaction and production of records.

Submit filled-in form to: hello@breezehome.com. Alternatively, mail to: Highland Meadows II CDD c/o BreezeHome, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746.

EXHIBIT 14

AGENDA

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
TEMPORARY LICENSE AGREEMENT

This **TEMPORARY LICENSE AGREEMENT** (the “Agreement”) is made on this _____ day of _____, 2024 (the “Effective Date”), by and between the **Highland Meadows II Community Development District** (the “District”), and _____ (the “Licensee”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

WHEREAS, the District is the owner of certain real property, as further described in **Exhibit “A”** attached hereto (hereinafter, the “License Area”);

WHEREAS, the Licensee desires to temporarily use the License Area from _____ for purposes of _____; and

WHEREAS, the District and Licensee agree to enter into this Agreement regarding the Licensee’s temporary use of the License Area.

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibits attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. **Recitals.** The recitals above are true and correct and are hereby incorporated by this reference.

2. **Term.** This Agreement shall grant permission to Licensee to use the License Area from _____ (the “Term”), after Licensee has participated in the pre-use inspection detailed in paragraph 4 herein.

3. **Use of License Area.**

A. Licensee covenants and agrees that it shall use the License Area solely for the purpose of _____ (hereinafter, the “Permitted Use”).

B. The rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by the District, the District’s agents or other licensees in accordance with their respective licenses.

4. **Pre-Use and Post-Use Inspections and Restoration Obligations.**

A. Licensee agrees to participate in the District's pre-use and post-use inspections in order to ensure complete restoration and cleaning of the License Area to its original condition. Licensee agrees and consents to restore the License Area to its original condition, as such condition is determined by the District in the District's sole discretion, and Licensee shall be responsible for all fees and costs to restore the License Area to its original condition.

5. Damage. In the event that the Licensee, its respective employees, agents, invitees and/or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to any property owned by the District, including the License Area, or any improvements located therein, in the exercise of the rights granted herein or as a result of this Agreement, the Licensee shall reimburse the District for the repair of such damage within fourteen (14) days of receiving written notice and direction from the District. Licensee agrees that such repair costs may be made a lien on the Licensee's own property, enforceable by the District, if the Licensee fails to reimburse the District within fourteen (14) days, as specified herein.

6. Indemnification. Licensee agrees to indemnify and defend the District, and the District's officers, supervisors, agents, employees and assigns (collectively the "District's Agents"), against, and to hold the District and the District's Agents harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and expenses, including, but not limited to, the fees and expenses of any attorneys, paralegals and experts reasonably incurred by District or the District's Agents (including said fees and expenses incurred upon any appeal), directly or indirectly arising out of, based upon, or resulting from Licensee's use of the License Area and/or this Agreement. This indemnity includes and extends to all liabilities, obligations, claims or actions based upon or arising out of damage, illness or injury (including death) to any person or property caused by or sustained in connection with this Agreement. This indemnity shall survive the termination or cessation of this Agreement.

7. Compliance with Laws, Rules and Regulations. Licensee (and on behalf of its respective employees, agents, invitees and/or contractors) consents and agrees to (a) comply with all applicable laws, permits, approvals, codes and requirements of applicable governmental authorities; and (b) all rules and policies adopted by the District that are related to this Agreement. Nothing in this Agreement is intended or shall be construed as the District having agreed to subject any of its property or premises to liability under any mechanic's or other similar lien law, nor to undertake any cost or expense related to this Agreement.

8. Obligation.

A. Notwithstanding anything contained herein, Licensee's and/or its agents', guests', employees', invitees', representatives' or designees', access and utilization of the License Area shall not cause damage to or materially interfere with the use, operation or maintenance of any part of the License Area (or any of the District's improvements located thereon) or with any of the District's other operations or activities or those of the general public.

B. Licensee shall promptly reimburse the District for the costs of repair of any damage to the License Area, or any improvements located thereon, directly or indirectly caused Licensee's use of the License Area.

9. **Termination of Agreement.** The District reserves the right to immediately and without advanced notice terminate this Agreement if there is any violation of the terms, conditions or provisions of this Agreement, or, if in the judgment of the District or Polk County, there is a reasonable likelihood that continuation of the event will cause damage to the District or others.

10. **Insurance.** The “Highland Meadows II Community Development District” shall be named as an additional insured on Licensee’s general liability insurance policy with a minimum limit of \$1,000,000 combined single limit per occurrence, protecting it and the District from claims for bodily injury (including death) and property damage which may arise from or in connection with Licensee’s use of the License Area, pursuant to the terms herein. Licensee shall provide the District with proof of insurance upon request.

11. **Waiver.** Licensee waives and releases all claims against District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to persons or damage to property sustained by Licensee or by any occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing in the License Area and/or or from any occurrence, act, negligence or omission of any of the District’s officers, directors, agents, employees, contractors and servants. Licensee has inspected the License Area and is aware of its current condition and accepts the use of the License Area in its “as is condition.”

12. **Governing Law and Construction of Agreement.**

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions. Licensee shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area.

13. **Sovereign Immunity and Public Records.**

A. Nothing contained herein, or in the Agreement, shall cause or be construed as a waiver of the District’s immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Licensee understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensee agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

14. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

15. **Notice.**

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Highland Meadows II Community Development District
c/o BREEZE

Attention: District Manager

Telephone:

Email:

Copy to: [counsel]_____

If to Licensee: _____

B. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

16. **Modification.** No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

17. **Severability.** If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

18. **Disclaimer.** The District makes no representations, statements, warranties or agreements in connection with this Agreement that the License Area is suitable for the Permitted Use. Licensee's use of the License Area is at its own risk.

19. Interpretation. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

[Space intentionally left blank.]

CO-SIGNATURE PAGE TO THE TEMPORARY LICENSE AGREEMENT BETWEEN []
COMMUNITY DEVELOPMENT DISTRICT AND []

Witnesses:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

District:

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2024, by _____, as Chairman of the Board of Supervisors, of the **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. He/She is [] personally known to me, or [] has produced a valid driver's license as identification.

Notary Public
My Commission Expires: _____

CO-SIGNATURE PAGE TO THE TEMPORARY LICENSE AGREEMENT BETWEEN []
COMMUNITY DEVELOPMENT DISTRICT AND []

Witnesses:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Licensee:

_____ **OWNERS**
ASSOCIATION, INC., a Florida not for
profit corporation

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____ 2024, by _____, as _____ of the [_____], a [Florida not for profit corporation,] on behalf of the corporation. She/he is [] personally known to me or [] has produced a Driver's License as identification.

Notary Public
My Commission Expires: _____

EXHIBIT “A”

Legal Description of “License Area”

See attached legal description.

EXHIBIT 15

AGENDA

REBATE REPORT

\$5,765,000

**Highland Meadows II
Community Development District
(City of Davenport, Polk County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area 7/7A Project)**

**Dated: December 16, 2019
Delivered: December 16, 2019**

**Rebate Report to the Computation Date
December 16, 2024
Reflecting Activity To
February 29, 2024**



AMTEC

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March 20, 2024

Highland Meadows II Community Development District
c/o Ms. Patricia Thibault
Director - District Management Services
Breeze
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Re: \$5,765,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project)

Dear Ms. Thibault:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage and Yield Restriction Liability as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage and Yield Restriction Liability based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage and Yield Restriction Liability.

We have scheduled our next Report as of December 16, 2024, the Computation Date. Thank you very much for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 16, 2024 Computation Date
Reflecting Activity from December 16, 2019 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.378726%	48,590.41	(116,700.87)
Debt Service Reserve Fund	1.155658%	8,001.43	(24,629.44)
Capitalized Interest Fund	0.442692%	616.75	(6,398.71)
Cost of Issuance Fund	1.238692%	67.63	(201.35)
Totals	1.312862%	\$57,276.22	\$(147,930.37)
Bond Yield	4.262133%		
Rebate Computation Credits			(8,138.97)
Net Rebatable Arbitrage			\$(156,069.34)

Based upon our calculations, no rebate liability exists.

SUMMARY OF YIELD RESTRICTION COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 16, 2024 Computation Date
Reflecting Activity from December 16, 2022 through February 29, 2024

Fund Description	Taxable Inv Yield	Yield Restriction Liability
Acquisition & Construction Fund	4.690074%	2,087.62
Totals	4.690074%	\$2,087.62
Bond Yield (+0.125%) *	4.387133%	

* Pursuant to the Treasury Regulations Section 1.148-2(d)(2), for yield restriction purposes, the Bond Yield is adjusted upwardly by 0.125% for funds not held in a refunding escrow or allocable to replacement proceeds.

Based upon our computations, a yield restriction liability of \$2,087.62 exists. We recommend that the District allocate funds, in at least the amount of the current liability, for future payment to the IRS.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage and Yield Restriction Liability, investment activity is reflected from December 16, 2019, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2019 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

December 16, 2024.

7. Computation Period

The period beginning on December 16, 2019, the date of the closing, and ending on February 29, 2024.

8. Temporary Period

The period ending three years from the date of the closing during which time arbitrage profits and losses may be blended.

9. Yield Restriction Period

The period subsequent to the Temporary Period that proceeds are yield restricted to the yield on the Bonds, plus 0.125%.

10. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

11. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

12. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

13. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

14. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

15. Yield Restriction Liability

The Rebatable Arbitrage accumulated after the Temporary Period, at the bond yield plus 0.125%.

16. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	238445000
Acquisition & Construction	238445001
Cost of Issuance	238445002
Capitalized Interest Fund	238445004
Interest	238445003
Sinking	238445005
Prepayment	238445007
Debt Service Reserve	238445006
General	238445008

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage and Yield Restriction Liability, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2024, is the Rebateable Arbitrage and Yield Restriction Liability.

\$5,765,000
Highland Meadows II Community Development District
(City of Davenport, Polk County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area 7/7A Project)
Delivered: December 16, 2019

Sources of Funds	
-------------------------	--

Par Amount	\$5,765,000.00
Total	\$5,765,000.00

Uses of Funds	
----------------------	--

Acquisition & Construction Fund	\$4,890,642.19
Debt Service Reserve Fund	346,482.50
Capitalized Interest Fund	210,050.31
Cost of Issuance Fund	202,525.00
Underwriter's Discount	115,300.00
Total	\$5,765,000.00

PROOF OF ARBITRAGE YIELD

\$5,765,000

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)

Date	Debt Service	Present Value to 12/16/2019 @ 4.2621328737%
05/01/2020	90,021.56	88,609.06
11/01/2020	120,028.75	115,680.20
05/01/2021	120,028.75	113,266.41
11/01/2021	225,028.75	207,919.88
05/01/2022	118,256.88	106,985.90
11/01/2022	223,256.88	197,763.95
05/01/2023	116,485.00	101,030.94
11/01/2023	226,485.00	192,338.39
05/01/2024	114,628.75	95,315.21
11/01/2024	229,628.75	186,954.99
05/01/2025	112,688.13	89,832.01
11/01/2025	232,688.13	181,622.35
05/01/2026	110,663.13	84,574.64
11/01/2026	235,663.13	176,348.18
05/01/2027	108,241.25	79,307.50
11/01/2027	238,241.25	170,915.15
05/01/2028	105,722.50	74,263.11
11/01/2028	235,722.50	162,124.59
05/01/2029	103,203.75	69,500.11
11/01/2029	243,203.75	160,362.35
05/01/2030	100,491.25	64,878.76
11/01/2030	245,491.25	155,185.96
05/01/2031	97,681.88	60,460.61
11/01/2031	247,681.88	150,104.91
05/01/2032	94,775.63	56,239.24
11/01/2032	249,775.63	145,122.58
05/01/2033	91,520.63	52,065.02
11/01/2033	251,520.63	140,101.51
05/01/2034	88,160.63	48,082.39
11/01/2034	258,160.63	137,861.65
05/01/2035	84,590.63	44,230.09
11/01/2035	259,590.63	132,900.54
05/01/2036	80,915.63	40,561.34
11/01/2036	260,915.63	128,062.53
05/01/2037	77,135.63	37,069.71
11/01/2037	267,135.63	125,700.81
05/01/2038	73,145.63	33,700.53
11/01/2038	273,145.63	123,221.02
05/01/2039	68,945.63	30,453.65
11/01/2039	273,945.63	118,478.40
05/01/2040	64,640.63	27,373.01
11/01/2040	279,640.63	115,946.95
05/01/2041	59,937.50	24,333.23
11/01/2041	284,937.50	113,264.27
05/01/2042	55,015.63	21,412.71
11/01/2042	290,015.63	110,522.07
05/01/2043	49,875.00	18,610.27
11/01/2043	294,875.00	107,733.26
05/01/2044	44,515.63	15,924.53
11/01/2044	299,515.63	104,909.69
05/01/2045	38,937.50	13,353.84
11/01/2045	303,937.50	102,062.14
05/01/2046	33,140.63	10,896.41
11/01/2046	313,140.63	100,810.11
05/01/2047	27,015.63	8,515.73
11/01/2047	317,015.63	97,842.96
05/01/2048	20,671.88	6,246.99
11/01/2048	320,671.88	94,884.24

PROOF OF ARBITRAGE YIELD

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)

Date	Debt Service	Present Value to 12/16/2019 @ 4.2621328737%
05/01/2049	14,109.38	4,087.74
11/01/2049	329,109.38	93,359.33
05/01/2050	7,218.75	2,005.03
11/01/2050	337,218.75	91,709.31
	10,539,769.25	5,765,000.00

Proceeds Summary

Delivery date	12/16/2019
Par Value	5,765,000.00
Target for yield calculation	5,765,000.00

BOND DEBT SERVICE

\$5,765,000

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/A Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/16/2019					
05/01/2020			90,021.56	90,021.56	
11/01/2020			120,028.75	120,028.75	210,050.31
05/01/2021			120,028.75	120,028.75	
11/01/2021	105,000	3.375%	120,028.75	225,028.75	345,057.50
05/01/2022			118,256.88	118,256.88	
11/01/2022	105,000	3.375%	118,256.88	223,256.88	341,513.76
05/01/2023			116,485.00	116,485.00	
11/01/2023	110,000	3.375%	116,485.00	226,485.00	342,970.00
05/01/2024			114,628.75	114,628.75	
11/01/2024	115,000	3.375%	114,628.75	229,628.75	344,257.50
05/01/2025			112,688.13	112,688.13	
11/01/2025	120,000	3.375%	112,688.13	232,688.13	345,376.26
05/01/2026			110,663.13	110,663.13	
11/01/2026	125,000	3.875%	110,663.13	235,663.13	346,326.26
05/01/2027			108,241.25	108,241.25	
11/01/2027	130,000	3.875%	108,241.25	238,241.25	346,482.50
05/01/2028			105,722.50	105,722.50	
11/01/2028	130,000	3.875%	105,722.50	235,722.50	341,445.00
05/01/2029			103,203.75	103,203.75	
11/01/2029	140,000	3.875%	103,203.75	243,203.75	346,407.50
05/01/2030			100,491.25	100,491.25	
11/01/2030	145,000	3.875%	100,491.25	245,491.25	345,982.50
05/01/2031			97,681.88	97,681.88	
11/01/2031	150,000	3.875%	97,681.88	247,681.88	345,363.76
05/01/2032			94,775.63	94,775.63	
11/01/2032	155,000	4.200%	94,775.63	249,775.63	344,551.26
05/01/2033			91,520.63	91,520.63	
11/01/2033	160,000	4.200%	91,520.63	251,520.63	343,041.26
05/01/2034			88,160.63	88,160.63	
11/01/2034	170,000	4.200%	88,160.63	258,160.63	346,321.26
05/01/2035			84,590.63	84,590.63	
11/01/2035	175,000	4.200%	84,590.63	259,590.63	344,181.26
05/01/2036			80,915.63	80,915.63	
11/01/2036	180,000	4.200%	80,915.63	260,915.63	341,831.26
05/01/2037			77,135.63	77,135.63	
11/01/2037	190,000	4.200%	77,135.63	267,135.63	344,271.26
05/01/2038			73,145.63	73,145.63	
11/01/2038	200,000	4.200%	73,145.63	273,145.63	346,291.26
05/01/2039			68,945.63	68,945.63	
11/01/2039	205,000	4.200%	68,945.63	273,945.63	342,891.26
05/01/2040			64,640.63	64,640.63	
11/01/2040	215,000	4.375%	64,640.63	279,640.63	344,281.26
05/01/2041			59,937.50	59,937.50	
11/01/2041	225,000	4.375%	59,937.50	284,937.50	344,875.00
05/01/2042			55,015.63	55,015.63	
11/01/2042	235,000	4.375%	55,015.63	290,015.63	345,031.26
05/01/2043			49,875.00	49,875.00	
11/01/2043	245,000	4.375%	49,875.00	294,875.00	344,750.00
05/01/2044			44,515.63	44,515.63	
11/01/2044	255,000	4.375%	44,515.63	299,515.63	344,031.26
05/01/2045			38,937.50	38,937.50	
11/01/2045	265,000	4.375%	38,937.50	303,937.50	342,875.00
05/01/2046			33,140.63	33,140.63	
11/01/2046	280,000	4.375%	33,140.63	313,140.63	346,281.26
05/01/2047			27,015.63	27,015.63	
11/01/2047	290,000	4.375%	27,015.63	317,015.63	344,031.26
05/01/2048			20,671.88	20,671.88	
11/01/2048	300,000	4.375%	20,671.88	320,671.88	341,343.76

BOND DEBT SERVICE

\$5,765,000

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2049			14,109.38	14,109.38	
11/01/2049	315,000	4.375%	14,109.38	329,109.38	343,218.76
05/01/2050			7,218.75	7,218.75	
11/01/2050	330,000	4.375%	7,218.75	337,218.75	344,437.50
	5,765,000		4,774,769.25	10,539,769.25	10,539,769.25

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
12/16/19	Beg Bal	-4,890,642.19	-6,038,715.34
12/31/19		371,694.94	458,197.84
12/31/19		25,752.53	31,745.80
12/31/19		17,450.30	21,511.43
12/31/19		200.00	246.55
12/31/19		128,475.16	158,374.61
12/31/19		38,738.98	47,754.53
12/31/19		2,740.50	3,378.28
12/31/19		3,000.00	3,698.18
12/31/19		4,440.00	5,473.30
12/31/19		312.65	385.41
01/17/20		709.00	872.26
01/17/20		2,159.00	2,656.16
01/27/20		254,488.47	312,723.72
02/20/20		38,043.51	46,623.31
02/20/20		654,091.88	801,606.62
02/20/20		59,957.25	73,479.17
02/20/20		16,943.96	20,765.26
02/20/20		92,882.96	113,830.48
02/21/20		56,114.50	68,761.72
02/21/20		10,913.47	13,373.17
02/21/20		48,310.07	59,198.31
02/21/20		37,635.50	46,117.88
02/21/20		482.00	590.63
02/21/20		11,876.60	14,553.38
02/27/20		6,075.00	7,438.97
02/28/20		304,686.64	373,051.62
03/12/20		722,356.11	882,987.58
03/12/20		42,162.43	51,538.16
03/12/20		36,439.07	44,542.08
03/17/20		15,539.70	18,984.16
03/26/20		747.50	912.23
03/31/20		19,500.00	23,786.04
04/03/20		36,275.00	44,232.58
04/08/20		34,975.00	42,622.43
04/08/20		16,453.56	20,051.20
04/20/20		568,336.45	691,632.55
05/27/20		15,539.70	18,829.12
06/03/20		199,132.15	241,114.64
06/05/20		883.00	1,068.91
06/16/20		12,935.00	15,638.22
06/19/20		12,900.50	15,591.03
06/19/20		528.00	638.12
06/19/20		3,655.00	4,417.29
06/26/20		22,839.00	27,579.67
06/26/20		81,226.00	98,086.02
06/26/20		26,800.00	32,362.85

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
07/08/20		6,111.72	7,369.96
07/08/20		13,255.00	15,983.84
07/14/20		95,342.00	114,889.54
08/18/20		19,430.00	23,320.57
08/26/20		4,000.00	4,796.44
09/17/20		26,191.90	31,329.83
09/17/20		2,230.00	2,667.45
09/24/20		-173,241.25	-207,055.21
10/05/20		63,178.50	75,412.70
10/09/20		76,568.56	91,352.87
10/09/20		1,249.63	1,490.92
10/09/20		68,277.63	81,461.07
10/21/20		5,181.00	6,172.69
10/21/20		160.00	190.63
10/26/20		19,500.00	23,218.89
11/06/20		19,435.13	23,114.55
12/18/20		343.75	406.82
04/16/21		8,647.50	10,093.65
04/20/21		812.50	947.93
05/18/21		1,514.81	1,761.52
08/11/21		75.00	86.37
12/10/21		27,650.00	31,401.30
12/10/21		40.74	46.27
12/10/21		5,000.00	5,678.35
02/24/22		410.00	461.61
02/24/22		1,505.00	1,694.43
02/24/22		164.00	184.64
04/27/22		100.00	111.76
05/25/22		1,490.66	1,660.49
06/22/22		8,753.00	9,719.43
08/22/22		11,433.50	12,606.97
02/29/24	Bal	564,817.09	584,130.04
02/29/24	Acc	2,207.19	2,282.66

12/16/24	TOTALS:	48,590.41	-116,700.87

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -116,700.87
 COMP DATE: 12/16/24 NET INCOME: 48,590.41
 BOND YIELD: 4.262133% TAX INV YIELD: 1.378726%

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
12/16/19	Beg Bal	-346,482.50	-427,818.91
01/03/20		185.61	228.73
02/04/20		351.86	432.02
03/03/20		328.21	401.62
04/02/20		142.90	174.27
05/04/20		1.73	2.10
06/02/20		1.77	2.14
07/02/20		1.70	2.05
08/04/20		1.77	2.13
09/02/20		1.77	2.12
09/24/20		173,241.25	207,055.21
10/02/20		1.51	1.80
11/03/20		0.88	1.05
12/02/20		0.86	1.02
01/05/21		0.88	1.04
02/01/21		15,591.25	18,359.23
02/02/21		0.88	1.04
03/02/21		0.73	0.86
04/02/21		0.80	0.94
05/03/21		14,394.37	16,768.16
05/04/21		0.78	0.91
06/02/21		0.73	0.85
07/02/21		0.70	0.81
08/02/21		3,541.25	4,082.45
08/03/21		0.73	0.84
09/02/21		0.72	0.83
10/04/21		0.69	0.79
11/01/21		25,161.88	28,706.47
11/02/21		0.71	0.81
12/02/21		0.57	0.65
12/30/21		0.01	0.01
01/04/22		0.58	0.66
02/01/22		9,193.75	10,378.88
02/02/22		0.58	0.65
03/02/22		0.48	0.54
05/02/22		2,227.50	2,487.97
05/03/22		0.52	0.58
06/02/22		26.00	28.94
07/05/22		59.37	65.82
07/06/22		109.37	121.25
08/02/22		103.55	114.45
09/02/22		155.96	171.77
10/04/22		178.17	195.49
11/02/22		233.36	255.21
12/02/22		284.39	309.93
01/04/23		321.30	348.84
02/01/23		109.38	118.38

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
02/02/23		342.10	370.21
03/02/23		327.55	353.22
04/04/23		370.26	397.78
05/02/23		373.90	400.38
06/02/23		406.76	434.03
07/05/23		398.13	423.19
08/02/23		415.97	440.75
09/05/23		431.90	455.87
10/03/23		418.24	440.00
11/02/23		433.03	454.02
12/04/23		420.04	438.75
12/22/23		0.10	0.10
01/03/24		433.91	451.70
02/02/24		431.82	448.00
02/29/24	Bal	102,912.50	106,431.42
02/29/24	Acc	403.96	417.77

12/16/24	TOTALS:	8,001.43	-24,629.44

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-24,629.44
COMP DATE:	12/16/24	NET INCOME:	8,001.43
BOND YIELD:	4.262133%	TAX INV YIELD:	1.155658%

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
12/16/19	Beg Bal	-210,050.31	-259,359.40
05/01/20		90,021.57	109,409.96
11/02/20		119,961.13	142,738.81
11/27/20		684.36	811.92

12/16/24	TOTALS:	616.75	-6,398.71

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-6,398.71
COMP DATE:	12/16/24	NET INCOME:	616.75
BOND YIELD:	4.262133%	TAX INV YIELD:	0.442692%

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
12/16/19	Beg Bal	-202,525.00	-250,067.53
12/16/19		48,000.00	59,267.95
12/16/19		30,000.00	37,042.47
12/16/19		43,500.00	53,711.58
12/16/19		5,250.00	6,482.43
12/17/19		1,500.00	1,851.91
12/23/19		5,775.00	7,124.83
01/14/20		68,500.00	84,303.32
06/23/20		67.63	81.70

12/16/24	TOTALS:	67.63	-201.35

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-201.35
COMP DATE:	12/16/24	NET INCOME:	67.63
BOND YIELD:	4.262133%	TAX INV YIELD:	1.238692%

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.262133%)
12/16/20		-1,760.00	-2,083.41
12/16/21		-1,780.00	-2,020.07
12/16/22		-1,830.00	-1,991.05
12/16/23		-1,960.00	-2,044.43

12/16/24	TOTALS:	-7,330.00	-8,138.97

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -8,138.97
 COMP DATE: 12/16/24
 BOND YIELD: 4.262133%

\$5,765,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area 7/7A Project)
 Acquisition & Construction Fund

YIELD RESTRICTION CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.387133%)
12/16/22	Beg Bal	-536,272.39	-584,897.36
02/29/24	Bal	564,817.09	584,700.10
02/29/24	Acc	2,207.19	2,284.89

12/16/24	TOTALS:	30,751.89	2,087.62

ISSUE DATE:	12/16/19	YIELD REDUCTION AMT:	2,087.62
COMP DATE:	12/16/24	NET INCOME:	30,751.89
BOND YIELD:	4.387133%	TAX INV YIELD:	4.690074%

EXHIBIT 16

AGENDA

REBATE REPORT

\$5,370,000

**Highland Meadows II
Community Development District
(City of Davenport, Polk County, Florida)**

**Special Assessment Bonds, Series 2017
(Assessment Area Five Project)**

**Dated: March 29, 2017
Delivered: March 29, 2017**

**Rebate Report to the Computation Date
March 29, 2027
Reflecting Activity To
February 29, 2024**



AMTEC

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March 20, 2024

Highland Meadows II Community Development District
c/o Ms. Patricia Thibault
Director - District Management Services
Breeze
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Re: \$5,370,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area Five Project)

Dear Ms. Thibault:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 29, 2027 Computation Date
Reflecting Activity from March 29, 2017 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.495302%	8,280.98	(137,576.33)
Debt Service Reserve Fund	1.495411%	16,279.82	(60,945.21)
Capitalized Interest Fund	0.525269%	519.97	(8,074.82)
Cost of Issuance Fund	0.494039%	4.27	(71.13)
Totals	0.870747%	\$25,085.04	\$(206,667.49)
Bond Yield	5.437341%		
Rebate Computation Credits			(15,252.58)
Net Rebatable Arbitrage			\$(221,920.07)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 29, 2017, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 29, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 29, 2017 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

March 29, 2027.

7. Computation Period

The period beginning on March 29, 2017, the date of the closing, and ending on February 29, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebateable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	255620000
Acquisition & Construction	255620001
Cost of Issuance	255620006
Capitalized Interest Fund	255620003
Interest	255620002
Sinking	255620004
Prepayment	255620007
Debt Service Reserve	255620005
General	255620008

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 29, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 29, 2027, is the Rebateable Arbitrage.

\$5,370,000
Highland Meadows II Community Development District
(City of Davenport, Polk County, Florida)
Special Assessment Bonds, Series 2017
(Assessment Area Five Project)
Delivered: March 29, 2017

Sources of Funds	
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Par Amount	\$5,370,000.00
Net Original Issue Discount	-25,434.40
Total	\$5,344,565.60

Uses of Funds	
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Acquisition & Construction Fund	\$4,777,122.43
Debt Service Reserve Fund	183,850.00
Capitalized Interest Fund	167,468.96
Cost of Issuance Fund	97,984.21
Underwriter's Discount	118,140.00
Total	\$5,344,565.60

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 \$5,370,000 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 \$2,700,000 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)

Date	Debt Service	Total	Present Value to 03/29/2017 @ 5.4373408424%
11/01/2017	251,635.90	251,635.90	243,810.39
05/01/2018	213,653.13	213,653.13	201,529.89
11/01/2018	333,653.13	333,653.13	306,391.02
05/01/2019	211,103.13	211,103.13	188,723.56
11/01/2019	341,103.13	341,103.13	296,870.99
05/01/2020	208,340.63	208,340.63	176,525.17
11/01/2020	343,340.63	343,340.63	283,209.93
05/01/2021	205,471.88	205,471.88	165,000.89
11/01/2021	340,471.88	340,471.88	266,174.07
05/01/2022	202,603.13	202,603.13	154,198.89
11/01/2022	347,603.13	347,603.13	257,554.65
05/01/2023	199,521.88	199,521.88	143,921.89
11/01/2023	349,521.88	349,521.88	245,449.02
05/01/2024	195,865.63	195,865.63	133,904.69
11/01/2024	355,865.63	355,865.63	236,850.44
05/01/2025	191,965.63	191,965.63	124,383.35
11/01/2025	356,965.63	356,965.63	225,172.72
05/01/2026	187,943.75	187,943.75	115,416.49
11/01/2026	362,943.75	362,943.75	216,985.11
05/01/2027	183,678.13	183,678.13	106,905.16
11/01/2027	363,678.13	363,678.13	206,067.27
05/01/2028	179,290.63	179,290.63	98,900.85
11/01/2028	369,290.63	369,290.63	198,317.63
05/01/2029	174,184.38	174,184.38	91,065.29
11/01/2029	374,184.38	374,184.38	190,449.54
05/01/2030	168,809.38	168,809.38	83,645.28
11/01/2030	378,809.38	378,809.38	182,732.67
05/01/2031	163,165.63	163,165.63	76,625.76
11/01/2031	388,165.63	388,165.63	177,465.44
05/01/2032	157,118.76	157,118.76	69,931.91
11/01/2032	392,118.76	392,118.76	169,908.67
05/01/2033	150,803.13	150,803.13	63,614.91
11/01/2033	400,803.13	400,803.13	164,600.16
05/01/2034	144,084.38	144,084.38	57,605.86
11/01/2034	404,084.38	404,084.38	157,279.61
05/01/2035	137,096.88	137,096.88	51,949.16
11/01/2035	412,096.88	412,096.88	152,020.07
05/01/2036	129,706.26	129,706.26	46,581.46
11/01/2036	414,706.26	414,706.26	144,991.79
05/01/2037	122,046.88	122,046.88	41,541.30
11/01/2037	427,046.88	427,046.88	141,507.54
05/01/2038	113,850.00	113,850.00	36,727.19
11/01/2038	433,850.00	433,850.00	136,252.62
05/01/2039	105,050.00	105,050.00	32,118.25
11/01/2039	445,050.00	445,050.00	132,469.31
05/01/2040	95,700.00	95,700.00	27,731.22
11/01/2040	455,700.00	455,700.00	128,554.34
05/01/2041	85,800.00	85,800.00	23,563.81
11/01/2041	460,800.00	460,800.00	123,203.03
05/01/2042	75,487.50	75,487.50	19,648.73
11/01/2042	475,487.50	475,487.50	120,489.51
05/01/2043	64,487.50	64,487.50	15,908.76
11/01/2043	484,487.50	484,487.50	116,357.38
05/01/2044	52,937.50	52,937.50	12,377.29
11/01/2044	497,937.50	497,937.50	113,341.10
05/01/2045	40,700.00	40,700.00	9,018.98
11/01/2045	505,700.00	505,700.00	109,095.48

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 \$5,370,000 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 \$2,700,000 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)

Date	Debt Service	Total	Present Value to 03/29/2017 @ 5.4373408424%
05/01/2046	27,912.50	27,912.50	5,862.23
11/01/2046	522,912.50	522,912.50	106,916.33
05/01/2047	14,300.00	14,300.00	2,846.44
11/01/2047	534,300.00	534,300.00	103,538.39
	16,726,992.36	16,726,992.36	8,031,800.90

Proceeds Summary

Delivery date	03/29/2017
Par Value	8,070,000.00
Premium (Discount)	-38,199.10
Target for yield calculation	8,031,800.90

BOND DEBT SERVICE

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/29/2017					
11/01/2017			167,468.96	167,468.96	167,468.96
05/01/2018			142,190.63	142,190.63	
11/01/2018	80,000	4.250%	142,190.63	222,190.63	364,381.26
05/01/2019			140,490.63	140,490.63	
11/01/2019	85,000	4.250%	140,490.63	225,490.63	365,981.26
05/01/2020			138,684.38	138,684.38	
11/01/2020	90,000	4.250%	138,684.38	228,684.38	367,368.76
05/01/2021			136,771.88	136,771.88	
11/01/2021	90,000	4.250%	136,771.88	226,771.88	363,543.76
05/01/2022			134,859.38	134,859.38	
11/01/2022	95,000	4.250%	134,859.38	229,859.38	364,718.76
05/01/2023			132,840.63	132,840.63	
11/01/2023	100,000	4.875%	132,840.63	232,840.63	365,681.26
05/01/2024			130,403.13	130,403.13	
11/01/2024	105,000	4.875%	130,403.13	235,403.13	365,806.26
05/01/2025			127,843.75	127,843.75	
11/01/2025	110,000	4.875%	127,843.75	237,843.75	365,687.50
05/01/2026			125,162.50	125,162.50	
11/01/2026	115,000	4.875%	125,162.50	240,162.50	365,325.00
05/01/2027			122,359.38	122,359.38	
11/01/2027	120,000	4.875%	122,359.38	242,359.38	364,718.76
05/01/2028			119,434.38	119,434.38	
11/01/2028	125,000	5.375%	119,434.38	244,434.38	363,868.76
05/01/2029			116,075.00	116,075.00	
11/01/2029	135,000	5.375%	116,075.00	251,075.00	367,150.00
05/01/2030			112,446.88	112,446.88	
11/01/2030	140,000	5.375%	112,446.88	252,446.88	364,893.76
05/01/2031			108,684.38	108,684.38	
11/01/2031	150,000	5.375%	108,684.38	258,684.38	367,368.76
05/01/2032			104,653.13	104,653.13	
11/01/2032	155,000	5.375%	104,653.13	259,653.13	364,306.26
05/01/2033			100,487.50	100,487.50	
11/01/2033	165,000	5.375%	100,487.50	265,487.50	365,975.00
05/01/2034			96,053.13	96,053.13	
11/01/2034	175,000	5.375%	96,053.13	271,053.13	367,106.26
05/01/2035			91,350.00	91,350.00	
11/01/2035	185,000	5.375%	91,350.00	276,350.00	367,700.00
05/01/2036			86,378.13	86,378.13	
11/01/2036	190,000	5.375%	86,378.13	276,378.13	362,756.26
05/01/2037			81,271.88	81,271.88	
11/01/2037	205,000	5.375%	81,271.88	286,271.88	367,543.76
05/01/2038			75,762.50	75,762.50	
11/01/2038	215,000	5.500%	75,762.50	290,762.50	366,525.00
05/01/2039			69,850.00	69,850.00	
11/01/2039	225,000	5.500%	69,850.00	294,850.00	364,700.00
05/01/2040			63,662.50	63,662.50	
11/01/2040	240,000	5.500%	63,662.50	303,662.50	367,325.00
05/01/2041			57,062.50	57,062.50	
11/01/2041	250,000	5.500%	57,062.50	307,062.50	364,125.00
05/01/2042			50,187.50	50,187.50	
11/01/2042	265,000	5.500%	50,187.50	315,187.50	365,375.00
05/01/2043			42,900.00	42,900.00	
11/01/2043	280,000	5.500%	42,900.00	322,900.00	365,800.00
05/01/2044			35,200.00	35,200.00	
11/01/2044	295,000	5.500%	35,200.00	330,200.00	365,400.00
05/01/2045			27,087.50	27,087.50	
11/01/2045	310,000	5.500%	27,087.50	337,087.50	364,175.00

BOND DEBT SERVICE

\$5,370,000

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046			18,562.50	18,562.50	
11/01/2046	330,000	5.500%	18,562.50	348,562.50	367,125.00
05/01/2047			9,487.50	9,487.50	
11/01/2047	345,000	5.500%	9,487.50	354,487.50	363,975.00
	5,370,000		5,763,875.36	11,133,875.36	11,133,875.36

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-4,777,122.43	-8,168,722.78
03/29/17		311,848.43	533,250.59
04/19/17		232.00	395.53
04/19/17		3,000.00	5,114.64
04/25/17		4,419.99	7,528.81
04/25/17		10,787.50	18,374.94
04/25/17		3,000.00	5,110.06
04/25/17		175,230.44	298,479.60
05/02/17		147,224.72	250,514.46
05/02/17		2,687.50	4,572.99
05/02/17		400.00	680.63
05/10/17		3,000.00	5,098.65
05/10/17		426,189.68	724,331.28
05/10/17		526.37	894.59
05/10/17		65,644.00	111,565.35
05/10/17		181,467.35	308,413.10
05/10/17		1,768.77	3,006.12
05/16/17		697.50	1,184.38
05/16/17		16,650.00	28,272.24
05/16/17		20,836.00	35,380.21
05/24/17		3,000.00	5,088.03
05/24/17		29,000.00	49,184.27
06/05/17		-1,591.67	-2,695.07
06/05/17		-66.16	-112.02
06/05/17		-97.19	-164.57
06/06/17		11,945.25	20,223.06
06/06/17		3,000.00	5,078.94
06/08/17		-152,306.24	-257,774.46
06/15/17		17,960.12	30,365.36
06/15/17		215,512.62	364,369.37
06/15/17		55,341.32	93,566.13
06/21/17		3,000.00	5,067.60
06/21/17		128,376.00	216,852.62
06/21/17		136,709.44	230,929.46
06/30/17		384.00	647.78
06/30/17		2,062.82	3,479.84
06/30/17		6,405.00	10,804.82
07/05/17		-0.01	-0.02
07/06/17		28,666.00	48,314.46
07/06/17		3,000.00	5,056.28
07/07/17		-165,462.37	-278,833.26
07/13/17		-1,033.28	-1,739.70
07/24/17		588,728.96	989,601.90
07/26/17		3,000.00	5,041.23
07/27/17		90.00	151.21
07/28/17		81,720.00	137,282.32
07/28/17		1,548.00	2,600.50

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
07/28/17		5,568.14	9,353.98
07/28/17		67,500.17	113,394.27
07/31/17		3,455.00	5,802.36
07/31/17		4,081.95	6,855.27
07/31/17		35,993.08	60,447.15
07/31/17		11,002.00	18,476.87
07/31/17		3,000.00	5,038.23
08/09/17		372,577.44	624,871.75
08/10/17		-1,591.66	-2,669.07
08/18/17		3,000.00	5,024.73
08/31/17		-78,211.30	-130,762.96
09/07/17		56,614.51	94,556.19
09/07/17		3,000.00	5,010.53
09/07/17		2,093.40	3,496.35
09/07/17		4,750.00	7,933.34
09/07/17		96.00	160.34
09/07/17		12,637.00	21,106.01
09/08/17		-89,162.31	-148,894.55
09/13/17		94,026.43	156,900.33
09/13/17		100,885.16	168,345.37
09/13/17		4,532.00	7,562.47
09/17/17		-217,903.27	-363,394.85
09/19/17		3,000.00	5,001.58
09/19/17		132,728.39	221,283.69
09/27/17		762,038.36	1,268,950.46
09/27/17		185,486.20	308,872.64
10/06/17		3,000.00	4,988.92
10/10/17		15,640.19	25,993.72
10/10/17		23,000.00	38,225.60
10/10/17		-40,921.48	-68,010.79
10/12/17		-77,742.61	-129,168.37
10/13/17		46,000.00	76,417.03
10/17/17		3,000.00	4,980.75
10/24/17		-24,978.88	-41,427.94
10/26/17		381,605.92	632,712.03
10/30/17		4,000.00	6,628.15
10/30/17		16,998.00	28,166.31
10/30/17		152,450.31	252,615.75
11/08/17		3,000.00	4,965.19
11/17/17		75.00	123.96
11/17/17		9,600.00	15,867.30
11/21/17		-7,604.22	-12,561.10
11/21/17		-9,925.77	-16,395.97
11/30/17		3,000.00	4,948.94
11/30/17		36,000.00	59,387.23
12/06/17		3,000.00	4,944.51
12/06/17		5,560.00	9,163.83

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
12/13/17		41,532.52	68,381.32
12/13/17		3,335.00	5,490.92
12/18/17		23,795.25	39,148.57
12/21/17		3,000.00	4,933.47
12/21/17		2,200.58	3,618.83
12/21/17		103,700.00	170,533.70
01/03/18		7,472.77	12,266.95
01/03/18		3,000.00	4,924.66
01/03/18		23,629.00	38,788.25
01/10/18		900.00	1,475.86
01/18/18		3,000.00	4,913.66
01/19/18		143,752.55	235,415.41
02/02/18		150.00	245.17
02/02/18		21,191.59	34,637.10
05/24/19		4,282.27	6,523.86
02/29/24	Bal	5.85	6.90
02/29/24	Acc	0.02	0.02

03/29/27	TOTALS:	8,280.98	-137,576.33

ISSUE DATE: 03/29/17 REBATABLE ARBITRAGE: -137,576.33
 COMP DATE: 03/29/27 NET INCOME: 8,280.98
 BOND YIELD: 5.437341% TAX INV YIELD: 0.495302%

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-183,850.00	-314,377.47
11/01/17		376.34	623.52
08/01/18		1,564.38	2,489.63
11/01/18		30,356.73	47,667.63
02/01/19		7,344.89	11,379.66
05/01/19		1,123.61	1,717.65
08/01/19		1,212.25	1,828.47
11/01/19		865.23	1,287.66
12/24/19		646.88	955.13
05/01/20		985.13	1,427.30
11/02/20		63.40	89.41
05/03/21		555.07	761.97
11/01/21		4.39	5.87
02/01/22		137.50	181.36
05/04/22		4.33	5.63
11/01/22		137.50	174.21
11/01/22		487.09	617.14
05/04/23		2,390.02	2,946.67
05/04/23		209.37	258.13
11/08/23		3,420.22	4,102.76
02/28/24		3,059.06	3,609.86
02/29/24	Bal	144,609.38	170,621.74
02/29/24	Acc	577.05	680.85

03/29/27	TOTALS:	16,279.82	-60,945.21

ISSUE DATE: 03/29/17 REBATABLE ARBITRAGE: -60,945.21
 COMP DATE: 03/29/27 NET INCOME: 16,279.82
 BOND YIELD: 5.437341% TAX INV YIELD: 1.495411%

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-167,468.96	-286,366.43
11/01/17		165,823.13	274,734.06
11/27/17		1,451.67	2,395.81
02/01/18		454.69	743.29
05/01/18		258.92	417.62
08/01/18		0.52	0.83

03/29/27	TOTALS:	519.97	-8,074.82

ISSUE DATE:	03/29/17	REBATABLE ARBITRAGE:	-8,074.82
COMP DATE:	03/29/27	NET INCOME:	519.97
BOND YIELD:	5.437341%	TAX INV YIELD:	0.525269%

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-97,984.21	-167,549.79
03/29/17		3,327.14	5,689.30
03/29/17		25,286.25	43,238.66
03/29/17		15,304.83	26,170.76
03/29/17		31,275.10	53,479.40
03/29/17		17,056.96	29,166.84
03/30/17		3,260.59	5,574.67
04/06/17		831.78	1,420.83
10/03/17		1,645.83	2,738.20

03/29/27	TOTALS:	4.27	-71.13

ISSUE DATE:	03/29/17	REBATABLE ARBITRAGE:	-71.13
COMP DATE:	03/29/27	NET INCOME:	4.27
BOND YIELD:	5.437341%	TAX INV YIELD:	0.494039%

\$5,370,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/18		-1,700.00	-2,755.10
03/29/19		-1,730.00	-2,657.27
03/29/20		-1,760.00	-2,562.15
03/29/21		-1,780.00	-2,455.91
03/29/22		-1,830.00	-2,393.01
03/29/23		-1,960.00	-2,429.13

03/29/27	TOTALS:	-10,760.00	-15,252.58

ISSUE DATE: 03/29/17 REBATABLE ARBITRAGE: -15,252.58
 COMP DATE: 03/29/27
 BOND YIELD: 5.437341%

EXHIBIT 17

AGENDA

REBATE REPORT

\$2,700,000

**Highland Meadows II
Community Development District
(City of Davenport, Polk County, Florida)
Special Assessment Bonds, Series 2017
(Assessment Area Six Project)**

**Dated: March 29, 2017
Delivered: March 29, 2017**

**Rebate Report to the Computation Date
March 29, 2027
Reflecting Activity To
February 29, 2024**



AMTEC

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March 20, 2024

Highland Meadows II Community Development District
c/o Ms. Patricia Thibault
Director - District Management Services
Breeze
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Re: \$2,700,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area Six Project)

Dear Ms. Thibault:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 29, 2027 Computation Date
Reflecting Activity from March 29, 2017 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.498627%	4,637.88	(76,460.76)
Debt Service Reserve Fund	1.469507%	7,141.60	(27,555.76)
Capitalized Interest Fund	0.525830%	262.12	(4,065.59)
Cost of Issuance Fund	0.494749%	2.15	(35.76)
Totals	0.816189%	\$12,043.75	\$(108,117.87)
Bond Yield	5.437341%		
Rebate Computation Credits			(15,252.58)
Net Rebatable Arbitrage			\$(123,370.45)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 29, 2017, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 29, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 29, 2017 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

March 29, 2027.

7. Computation Period

The period beginning on March 29, 2017, the date of the closing, and ending on February 29, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Acquisition & Construction	248990001
Cost of Issuance	248990006
Capitalized Interest Fund	248990003
Debt Service Reserve	248990005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 29, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 29, 2027, is the Rebatable Arbitrage.

\$2,700,000
Highland Meadows II Community Development District
(City of Davenport, Polk County, Florida)
Special Assessment Bonds, Series 2017
(Assessment Area Six Project)
Delivered: March 29, 2017

Sources of Funds	
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Par Amount	\$2,700,000.00
Net Original Issue Discount	-12,764.70
Total	\$2,687,235.30

Uses of Funds	
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Acquisition & Construction Fund	\$2,401,290.07
Debt Service Reserve Fund	93,112.50
Capitalized Interest Fund	84,166.94
Cost of Issuance Fund	49,265.79
Underwriter's Discount	59,400.00
Total	\$2,687,235.30

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 \$5,370,000 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 \$2,700,000 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)

Date	Debt Service	Total	Present Value to 03/29/2017 @ 5.4373408424%
11/01/2017	251,635.90	251,635.90	243,810.39
05/01/2018	213,653.13	213,653.13	201,529.89
11/01/2018	333,653.13	333,653.13	306,391.02
05/01/2019	211,103.13	211,103.13	188,723.56
11/01/2019	341,103.13	341,103.13	296,870.99
05/01/2020	208,340.63	208,340.63	176,525.17
11/01/2020	343,340.63	343,340.63	283,209.93
05/01/2021	205,471.88	205,471.88	165,000.89
11/01/2021	340,471.88	340,471.88	266,174.07
05/01/2022	202,603.13	202,603.13	154,198.89
11/01/2022	347,603.13	347,603.13	257,554.65
05/01/2023	199,521.88	199,521.88	143,921.89
11/01/2023	349,521.88	349,521.88	245,449.02
05/01/2024	195,865.63	195,865.63	133,904.69
11/01/2024	355,865.63	355,865.63	236,850.44
05/01/2025	191,965.63	191,965.63	124,383.35
11/01/2025	356,965.63	356,965.63	225,172.72
05/01/2026	187,943.75	187,943.75	115,416.49
11/01/2026	362,943.75	362,943.75	216,985.11
05/01/2027	183,678.13	183,678.13	106,905.16
11/01/2027	363,678.13	363,678.13	206,067.27
05/01/2028	179,290.63	179,290.63	98,900.85
11/01/2028	369,290.63	369,290.63	198,317.63
05/01/2029	174,184.38	174,184.38	91,065.29
11/01/2029	374,184.38	374,184.38	190,449.54
05/01/2030	168,809.38	168,809.38	83,645.28
11/01/2030	378,809.38	378,809.38	182,732.67
05/01/2031	163,165.63	163,165.63	76,625.76
11/01/2031	388,165.63	388,165.63	177,465.44
05/01/2032	157,118.76	157,118.76	69,931.91
11/01/2032	392,118.76	392,118.76	169,908.67
05/01/2033	150,803.13	150,803.13	63,614.91
11/01/2033	400,803.13	400,803.13	164,600.16
05/01/2034	144,084.38	144,084.38	57,605.86
11/01/2034	404,084.38	404,084.38	157,279.61
05/01/2035	137,096.88	137,096.88	51,949.16
11/01/2035	412,096.88	412,096.88	152,020.07
05/01/2036	129,706.26	129,706.26	46,581.46
11/01/2036	414,706.26	414,706.26	144,991.79
05/01/2037	122,046.88	122,046.88	41,541.30
11/01/2037	427,046.88	427,046.88	141,507.54
05/01/2038	113,850.00	113,850.00	36,727.19
11/01/2038	433,850.00	433,850.00	136,252.62
05/01/2039	105,050.00	105,050.00	32,118.25
11/01/2039	445,050.00	445,050.00	132,469.31
05/01/2040	95,700.00	95,700.00	27,731.22
11/01/2040	455,700.00	455,700.00	128,554.34
05/01/2041	85,800.00	85,800.00	23,563.81
11/01/2041	460,800.00	460,800.00	123,203.03
05/01/2042	75,487.50	75,487.50	19,648.73
11/01/2042	475,487.50	475,487.50	120,489.51
05/01/2043	64,487.50	64,487.50	15,908.76
11/01/2043	484,487.50	484,487.50	116,357.38
05/01/2044	52,937.50	52,937.50	12,377.29
11/01/2044	497,937.50	497,937.50	113,341.10
05/01/2045	40,700.00	40,700.00	9,018.98
11/01/2045	505,700.00	505,700.00	109,095.48

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 \$5,370,000 Special Assessment Bonds, Series 2017
 (Assessment Area Five Project)
 \$2,700,000 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)

Date	Debt Service	Total	Present Value to 03/29/2017 @ 5.4373408424%
05/01/2046	27,912.50	27,912.50	5,862.23
11/01/2046	522,912.50	522,912.50	106,916.33
05/01/2047	14,300.00	14,300.00	2,846.44
11/01/2047	534,300.00	534,300.00	103,538.39
	16,726,992.36	16,726,992.36	8,031,800.90

Proceeds Summary

Delivery date	03/29/2017
Par Value	8,070,000.00
Premium (Discount)	-38,199.10
Target for yield calculation	8,031,800.90

BOND DEBT SERVICE

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/29/2017					
11/01/2017			84,166.94	84,166.94	84,166.94
05/01/2018			71,462.50	71,462.50	
11/01/2018	40,000	4.250%	71,462.50	111,462.50	182,925.00
05/01/2019			70,612.50	70,612.50	
11/01/2019	45,000	4.250%	70,612.50	115,612.50	186,225.00
05/01/2020			69,656.25	69,656.25	
11/01/2020	45,000	4.250%	69,656.25	114,656.25	184,312.50
05/01/2021			68,700.00	68,700.00	
11/01/2021	45,000	4.250%	68,700.00	113,700.00	182,400.00
05/01/2022			67,743.75	67,743.75	
11/01/2022	50,000	4.250%	67,743.75	117,743.75	185,487.50
05/01/2023			66,681.25	66,681.25	
11/01/2023	50,000	4.875%	66,681.25	116,681.25	183,362.50
05/01/2024			65,462.50	65,462.50	
11/01/2024	55,000	4.875%	65,462.50	120,462.50	185,925.00
05/01/2025			64,121.88	64,121.88	
11/01/2025	55,000	4.875%	64,121.88	119,121.88	183,243.76
05/01/2026			62,781.25	62,781.25	
11/01/2026	60,000	4.875%	62,781.25	122,781.25	185,562.50
05/01/2027			61,318.75	61,318.75	
11/01/2027	60,000	4.875%	61,318.75	121,318.75	182,637.50
05/01/2028			59,856.25	59,856.25	
11/01/2028	65,000	5.375%	59,856.25	124,856.25	184,712.50
05/01/2029			58,109.38	58,109.38	
11/01/2029	65,000	5.375%	58,109.38	123,109.38	181,218.76
05/01/2030			56,362.50	56,362.50	
11/01/2030	70,000	5.375%	56,362.50	126,362.50	182,725.00
05/01/2031			54,481.25	54,481.25	
11/01/2031	75,000	5.375%	54,481.25	129,481.25	183,962.50
05/01/2032			52,465.63	52,465.63	
11/01/2032	80,000	5.375%	52,465.63	132,465.63	184,931.26
05/01/2033			50,315.63	50,315.63	
11/01/2033	85,000	5.375%	50,315.63	135,315.63	185,631.26
05/01/2034			48,031.25	48,031.25	
11/01/2034	85,000	5.375%	48,031.25	133,031.25	181,062.50
05/01/2035			45,746.88	45,746.88	
11/01/2035	90,000	5.375%	45,746.88	135,746.88	181,493.76
05/01/2036			43,328.13	43,328.13	
11/01/2036	95,000	5.375%	43,328.13	138,328.13	181,656.26
05/01/2037			40,775.00	40,775.00	
11/01/2037	100,000	5.375%	40,775.00	140,775.00	181,550.00
05/01/2038			38,087.50	38,087.50	
11/01/2038	105,000	5.500%	38,087.50	143,087.50	181,175.00
05/01/2039			35,200.00	35,200.00	
11/01/2039	115,000	5.500%	35,200.00	150,200.00	185,400.00
05/01/2040			32,037.50	32,037.50	
11/01/2040	120,000	5.500%	32,037.50	152,037.50	184,075.00
05/01/2041			28,737.50	28,737.50	
11/01/2041	125,000	5.500%	28,737.50	153,737.50	182,475.00
05/01/2042			25,300.00	25,300.00	
11/01/2042	135,000	5.500%	25,300.00	160,300.00	185,600.00
05/01/2043			21,587.50	21,587.50	
11/01/2043	140,000	5.500%	21,587.50	161,587.50	183,175.00
05/01/2044			17,737.50	17,737.50	
11/01/2044	150,000	5.500%	17,737.50	167,737.50	185,475.00
05/01/2045			13,612.50	13,612.50	
11/01/2045	155,000	5.500%	13,612.50	168,612.50	182,225.00

BOND DEBT SERVICE

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046			9,350.00	9,350.00	
11/01/2046	165,000	5.500%	9,350.00	174,350.00	183,700.00
05/01/2047			4,812.50	4,812.50	
11/01/2047	175,000	5.500%	4,812.50	179,812.50	184,625.00
	2,700,000		2,893,117.00	5,593,117.00	5,593,117.00

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-2,401,290.07	-4,106,127.31
03/30/17		149,831.03	256,167.97
04/19/17		6,000.00	10,229.27
04/19/17		232.00	395.53
04/25/17		2,190.00	3,730.35
04/25/17		3,000.00	5,110.06
04/25/17		85,566.56	145,750.20
05/03/17		67,949.87	115,604.83
05/03/17		1,290.00	2,194.71
05/03/17		400.00	680.53
05/11/17		3,000.00	5,097.89
05/11/17		598.09	1,016.33
05/11/17		758.05	1,288.15
05/11/17		29,724.34	50,510.52
05/11/17		511.88	869.84
05/11/17		20,727.00	35,221.35
05/11/17		15,295.71	25,991.97
05/16/17		7,866.00	13,356.72
05/24/17		3,000.00	5,088.03
06/05/17		1,591.67	2,695.07
06/05/17		66.16	112.02
06/05/17		97.19	164.57
06/06/17		765.00	1,295.13
06/06/17		3,000.00	5,078.94
06/22/17		43,949.00	74,227.55
06/22/17		5,750.24	9,711.85
06/22/17		99,011.07	167,224.49
06/22/17		23,267.98	39,298.39
06/22/17		29,928.46	50,547.59
06/22/17		3,000.00	5,066.84
06/30/17		625.00	1,054.33
06/30/17		2,062.81	3,479.83
07/06/17		19,834.00	33,428.77
07/06/17		4,517.00	7,613.08
07/06/17		3,000.00	5,056.28
07/06/17		7,320.00	12,337.33
07/20/17		78,785.62	132,510.70
07/27/17		3,000.00	5,040.48
07/28/17		1,674.00	2,812.17
07/28/17		54,840.54	92,127.22
07/31/17		1,155.00	1,939.72
07/31/17		3,000.00	5,038.23
08/08/17		41,620.18	69,814.08
08/08/17		11,720.86	19,660.68
08/08/17		19,573.54	32,832.84
08/09/17		88,972.59	149,221.21
08/09/17		9,234.34	15,487.46

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
08/10/17		289,921.63	486,172.33
08/18/17		3,000.00	5,024.73
08/31/17		78,211.30	130,762.96
09/07/17		26,129.77	43,641.31
09/07/17		1,691.60	2,825.27
09/07/17		600.00	1,002.11
09/07/17		2,913.00	4,865.22
09/07/17		10,295.00	17,194.46
09/07/17		3,000.00	5,010.53
09/13/17		27,670.00	46,172.46
09/13/17		35,342.95	58,976.19
09/13/17		2,038.42	3,401.48
09/13/17		1,626.40	2,713.95
09/13/17		12,360.00	20,624.92
09/13/17		284,764.82	475,182.28
09/20/17		47,832.28	79,733.71
09/20/17		3,000.00	5,000.83
09/21/17		-128,096.96	-213,498.57
10/06/17		3,000.00	4,988.92
10/10/17		40,921.48	68,010.79
10/12/17		1,270.00	2,110.09
10/13/17		416,333.65	691,630.04
10/17/17		8,400.00	13,946.10
10/17/17		3,000.00	4,980.75
10/30/17		1,880.00	3,115.23
10/30/17		23,000.00	38,111.84
11/08/17		23,000.00	38,066.43
11/08/17		13,512.00	22,363.20
11/08/17		3,000.00	4,965.19
11/20/17		1,360.00	2,246.86
11/20/17		800.00	1,321.68
11/20/17		5,400.00	8,921.37
11/21/17		7,604.22	12,561.10
11/21/17		-34,930.98	-57,701.06
11/30/17		3,000.00	4,948.94
12/06/17		9,257.10	15,257.28
12/06/17		49,438.44	81,483.00
12/06/17		3,000.00	4,944.51
12/06/17		5,560.00	9,163.83
12/13/17		2,875.00	4,733.55
12/21/17		3,000.00	4,933.47
12/21/17		1,952.58	3,211.00
12/21/17		2,711.03	4,458.26
01/04/18		2,176.36	3,572.08
01/04/18		3,000.00	4,923.92
01/10/18		5,026.66	8,242.92
01/19/18		3,000.00	4,912.93

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
01/19/18		59,757.14	97,860.88
01/19/18		70,772.62	115,900.31
01/08/19		2,242.99	3,487.06
05/08/20		4.67	6.76

03/29/27	TOTALS:	4,637.88	-76,460.76

ISSUE DATE:	03/29/17	REBATABLE ARBITRAGE:	-76,460.76
COMP DATE:	03/29/27	NET INCOME:	4,637.88
BOND YIELD:	5.437341%	TAX INV YIELD:	0.498627%

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-93,112.50	-159,219.32
04/02/18		6,623.52	10,729.60
08/01/18		275.98	439.21
11/01/18		19,961.11	31,343.92
02/01/19		347.79	538.84
05/01/19		5,146.62	7,867.58
11/01/19		1,062.21	1,580.81
05/01/20		421.01	609.98
11/02/20		27.38	38.61
05/03/21		220.62	302.86
11/01/21		1.88	2.51
02/01/22		137.50	181.36
05/04/22		1.83	2.38
11/01/22		162.50	205.89
11/01/22		207.67	263.12
05/04/23		1,017.66	1,254.68
05/04/23		137.50	169.52
11/08/23		1,454.94	1,745.29
02/28/24		1,300.97	1,535.22
02/29/24	Bal	61,500.00	72,562.63
02/29/24	Acc	245.41	289.55

03/29/27	TOTALS:	7,141.60	-27,555.76

ISSUE DATE:	03/29/17	REBATABLE ARBITRAGE:	-27,555.76
COMP DATE:	03/29/27	NET INCOME:	7,141.60
BOND YIELD:	5.437341%	TAX INV YIELD:	1.469507%

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-84,166.94	-143,922.71
11/01/17		83,339.43	138,075.91
02/01/18		1,088.01	1,778.59
05/01/18		1.62	2.61

03/29/27	TOTALS:	262.12	-4,065.59

ISSUE DATE:	03/29/17	REBATABLE ARBITRAGE:	-4,065.59
COMP DATE:	03/29/27	NET INCOME:	262.12
BOND YIELD:	5.437341%	TAX INV YIELD:	0.525830%

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/17	Beg Bal	-49,265.79	-84,242.89
03/29/17		1,672.86	2,860.54
03/29/17		12,713.75	21,740.10
03/29/17		7,695.17	13,158.49
03/29/17		15,724.90	26,889.06
03/29/17		8,576.12	14,664.88
03/30/17		1,639.41	2,802.92
04/06/17		418.22	714.40
10/03/17		827.51	1,376.74

03/29/27	TOTALS:	2.15	-35.76

ISSUE DATE:	03/29/17	REBATABLE ARBITRAGE:	-35.76
COMP DATE:	03/29/27	NET INCOME:	2.15
BOND YIELD:	5.437341%	TAX INV YIELD:	0.494749%

\$2,700,000
 Highland Meadows II Community Development District
 (City of Davenport, Polk County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Six Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.437341%)
03/29/18		-1,700.00	-2,755.10
03/29/19		-1,730.00	-2,657.27
03/29/20		-1,760.00	-2,562.15
03/29/21		-1,780.00	-2,455.91
03/29/22		-1,830.00	-2,393.01
03/29/23		-1,960.00	-2,429.13

03/29/27	TOTALS:	-10,760.00	-15,252.58

ISSUE DATE: 03/29/17 REBATABLE ARBITRAGE: -15,252.58
 COMP DATE: 03/29/27
 BOND YIELD: 5.437341%

EXHIBIT 18

AGENDA

REBATE REPORT

\$3,645,000

Highland Meadows II Community Development District

(City of Davenport, Florida)

**Special Assessment Bonds, Series 2016
(Assessment Area Three Project)**

**Dated: February 16, 2016
Delivered: February 16, 2016**

**Rebate Report to the Computation Date
February 16, 2026
Reflecting Activity To
February 29, 2024**



AMTEC

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March 20, 2024

Highland Meadows II Community Development District
c/o Ms. Patricia Thibault
Director - District Management Services
Breeze
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Re: \$3,645,000 Highland Meadows II Community Development District (City of Davenport, Florida)
Special Assessment Bonds, Series 2016 (Assessment Area Three Project)

Dear Ms. Thibault:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of February 28, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 16, 2026 Computation Date
Reflecting Activity from February 16, 2016 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.013156%	178.78	(134,974.50)
Debt Service Reserve Fund	1.113719%	12,082.12	(74,145.92)
Cost of Issuance Fund	0.000000%	0.00	(21.18)
Totals	0.497659%	\$12,260.90	\$(209,141.60)
Bond Yield	5.801444%		
Rebate Computation Credits			(19,859.79)
Net Rebatable Arbitrage			\$(229,001.39)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 16, 2016, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 16, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 16, 2016 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 16, 2026.

7. Computation Period

The period beginning on February 16, 2016, the date of the closing, and ending on February 29, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	221219000
Acquisition & Construction	221219001
Cost of Issuance	221219007
Interest	221219002
Sinking	221219004
Prepayment	221219005
Debt Service Reserve	221219006
General Redemption	221219008

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 16, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 16, 2026, is the Rebateable Arbitrage.

\$3,645,000
Highland Meadows II Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Three Project)
Delivered: February 16, 2016

Sources of Funds	
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Par Amount	\$3,645,000.00
Total	\$3,645,000.00

Uses of Funds	
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Acquisition & Construction Fund	\$3,302,091.40
Debt Service Reserve Fund	194,383.60
Cost of Issuance Fund	75,625.00
Underwriter's Discount	72,900.00
Total	\$3,645,000.00

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

Date	Debt Service	Total	Present Value to 02/16/2016 @ 5.8014435804%
11/01/2016	217,445.05	217,445.05	208,812.63
05/01/2017	228,490.63	228,490.63	213,234.37
11/01/2017	151,990.63	151,990.63	137,843.79
05/01/2018	231,990.63	231,990.63	204,466.62
11/01/2018	150,390.63	150,390.63	128,811.41
05/01/2019	235,390.63	235,390.63	195,931.52
11/01/2019	148,690.63	148,690.63	120,276.37
05/01/2020	238,690.63	238,690.63	187,634.92
11/01/2020	146,890.63	146,890.63	112,215.79
05/01/2021	236,890.63	236,890.63	175,869.01
11/01/2021	144,640.63	144,640.63	104,355.02
05/01/2022	239,640.63	239,640.63	168,021.58
11/01/2022	142,265.63	142,265.63	96,936.24
05/01/2023	242,265.63	242,265.63	160,420.39
11/01/2023	139,765.63	139,765.63	89,939.35
05/01/2024	244,765.63	244,765.63	153,066.92
11/01/2024	137,140.63	137,140.63	83,344.83
05/01/2025	247,140.63	247,140.63	145,961.47
11/01/2025	134,390.63	134,390.63	77,133.79
05/01/2026	254,390.63	254,390.63	141,892.14
11/01/2026	131,390.63	131,390.63	71,220.20
05/01/2027	256,390.63	256,390.63	135,058.69
11/01/2027	127,875.00	127,875.00	65,461.75
05/01/2028	257,875.00	257,875.00	128,290.00
11/01/2028	124,218.76	124,218.76	60,055.44
05/01/2029	259,218.76	259,218.76	121,790.42
11/01/2029	120,421.88	120,421.88	54,983.67
05/01/2030	270,421.88	270,421.88	119,991.83
11/01/2030	116,203.13	116,203.13	50,108.25
05/01/2031	271,203.13	271,203.13	113,649.55
11/01/2031	111,843.75	111,843.75	45,547.69
05/01/2032	276,843.75	276,843.75	109,564.76
11/01/2032	107,203.13	107,203.13	41,231.13
05/01/2033	277,203.13	277,203.13	103,609.00
11/01/2033	102,421.88	102,421.88	37,202.63
05/01/2034	282,421.88	282,421.88	99,692.12
11/01/2034	97,359.38	97,359.38	33,398.11
05/01/2035	292,359.38	292,359.38	97,463.65
11/01/2035	91,875.01	91,875.01	29,764.91
05/01/2036	291,875.01	291,875.01	91,893.70
11/01/2036	86,250.00	86,250.00	26,389.40
05/01/2037	301,250.00	301,250.00	89,573.39
11/01/2037	79,800.00	79,800.00	23,058.79
05/01/2038	309,800.00	309,800.00	86,995.45
11/01/2038	72,900.00	72,900.00	19,894.10
05/01/2039	317,900.00	317,900.00	84,308.01
11/01/2039	65,550.00	65,550.00	16,894.00
05/01/2040	325,550.00	325,550.00	81,537.83
11/01/2040	57,750.00	57,750.00	14,056.43
05/01/2041	332,750.00	332,750.00	78,708.69
11/01/2041	49,500.00	49,500.00	11,378.67
05/01/2042	339,500.00	339,500.00	75,841.61
11/01/2042	40,800.00	40,800.00	8,857.47
05/01/2043	350,800.00	350,800.00	74,010.02
11/01/2043	31,500.00	31,500.00	6,458.37
05/01/2044	361,500.00	361,500.00	72,028.17

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

Date	Debt Service	Total	Present Value to 02/16/2016 @ 5.8014435804%
11/01/2044	21,600.00	21,600.00	4,182.44
05/01/2045	371,600.00	371,600.00	69,925.07
11/01/2045	11,100.00	11,100.00	2,029.84
05/01/2046	381,100.00	381,100.00	67,726.61
	11,688,392.12	11,688,392.12	5,430,000.00

Proceeds Summary

Delivery date	02/16/2016
Par Value	5,430,000.00
Target for yield calculation	5,430,000.00

BOND DEBT SERVICE

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/16/2016					
11/01/2016			146,000.78	146,000.78	
05/01/2017	50,000	4.000%	103,059.38	153,059.38	299,060.16
11/01/2017			102,059.38	102,059.38	
05/01/2018	55,000	4.000%	102,059.38	157,059.38	259,118.76
11/01/2018			100,959.38	100,959.38	
05/01/2019	55,000	4.000%	100,959.38	155,959.38	256,918.76
11/01/2019			99,859.38	99,859.38	
05/01/2020	60,000	4.000%	99,859.38	159,859.38	259,718.76
11/01/2020			98,659.38	98,659.38	
05/01/2021	60,000	5.000%	98,659.38	158,659.38	257,318.76
11/01/2021			97,159.38	97,159.38	
05/01/2022	65,000	5.000%	97,159.38	162,159.38	259,318.76
11/01/2022			95,534.38	95,534.38	
05/01/2023	65,000	5.000%	95,534.38	160,534.38	256,068.76
11/01/2023			93,909.38	93,909.38	
05/01/2024	70,000	5.000%	93,909.38	163,909.38	257,818.76
11/01/2024			92,159.38	92,159.38	
05/01/2025	75,000	5.000%	92,159.38	167,159.38	259,318.76
11/01/2025			90,284.38	90,284.38	
05/01/2026	80,000	5.000%	90,284.38	170,284.38	260,568.76
11/01/2026			88,284.38	88,284.38	
05/01/2027	85,000	5.625%	88,284.38	173,284.38	261,568.76
11/01/2027			85,893.75	85,893.75	
05/01/2028	85,000	5.625%	85,893.75	170,893.75	256,787.50
11/01/2028			83,503.13	83,503.13	
05/01/2029	90,000	5.625%	83,503.13	173,503.13	257,006.26
11/01/2029			80,971.88	80,971.88	
05/01/2030	100,000	5.625%	80,971.88	180,971.88	261,943.76
11/01/2030			78,159.38	78,159.38	
05/01/2031	105,000	5.625%	78,159.38	183,159.38	261,318.76
11/01/2031			75,206.25	75,206.25	
05/01/2032	110,000	5.625%	75,206.25	185,206.25	260,412.50
11/01/2032			72,112.50	72,112.50	
05/01/2033	115,000	5.625%	72,112.50	187,112.50	259,225.00
11/01/2033			68,878.13	68,878.13	
05/01/2034	120,000	5.625%	68,878.13	188,878.13	257,756.26
11/01/2034			65,503.13	65,503.13	
05/01/2035	130,000	5.625%	65,503.13	195,503.13	261,006.26
11/01/2035			61,846.88	61,846.88	
05/01/2036	135,000	5.625%	61,846.88	196,846.88	258,693.76
11/01/2036			58,050.00	58,050.00	
05/01/2037	145,000	6.000%	58,050.00	203,050.00	261,100.00
11/01/2037			53,700.00	53,700.00	
05/01/2038	155,000	6.000%	53,700.00	208,700.00	262,400.00
11/01/2038			49,050.00	49,050.00	
05/01/2039	165,000	6.000%	49,050.00	214,050.00	263,100.00
11/01/2039			44,100.00	44,100.00	
05/01/2040	175,000	6.000%	44,100.00	219,100.00	263,200.00
11/01/2040			38,850.00	38,850.00	
05/01/2041	185,000	6.000%	38,850.00	223,850.00	262,700.00
11/01/2041			33,300.00	33,300.00	
05/01/2042	195,000	6.000%	33,300.00	228,300.00	261,600.00
11/01/2042			27,450.00	27,450.00	
05/01/2043	210,000	6.000%	27,450.00	237,450.00	264,900.00
11/01/2043			21,150.00	21,150.00	
05/01/2044	220,000	6.000%	21,150.00	241,150.00	262,300.00

BOND DEBT SERVICE

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2044			14,550.00	14,550.00	
05/01/2045	235,000	6.000%	14,550.00	249,550.00	264,100.00
11/01/2045			7,500.00	7,500.00	
05/01/2046	250,000	6.000%	7,500.00	257,500.00	265,000.00
	3,645,000		4,206,347.82	7,851,347.82	7,851,347.82

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/16	Beg Bal	-3,302,091.40	-5,850,022.41
02/17/16		1,300.00	2,302.73
02/17/16		8,800.00	15,587.70
02/17/16		21,935.00	38,854.12
02/17/16		6,000.00	10,627.98
02/17/16		7,245.00	12,833.28
02/17/16		28,906.29	51,202.58
02/17/16		14,509.53	25,701.16
02/17/16		122,831.15	217,574.49
02/17/16		17,484.37	30,970.59
02/17/16		1,115.00	1,975.03
02/17/16		16,318.50	28,905.45
02/17/16		3,475.50	6,156.26
02/17/16		3,000.00	5,313.99
02/17/16		5,051.45	8,947.78
02/17/16		65,980.97	116,874.06
02/17/16		4,377.22	7,753.50
02/17/16		6,720.00	11,903.34
03/02/16		892.50	1,577.15
03/02/16		565.00	998.42
03/03/16		6,720.00	11,873.12
03/03/16		29,000.00	51,238.17
03/03/16		202,601.31	357,962.75
03/09/16		3,000.00	5,295.45
03/09/16		-88,605.14	-156,401.37
03/09/16		-565.00	-997.31
03/09/16		-6,720.00	-11,861.81
03/15/16		132.50	233.66
03/16/16		1,350.00	2,380.30
03/16/16		12,701.94	22,395.91
03/21/16		3,000.00	5,285.37
03/24/16		15,870.53	27,947.19
03/29/16		2,697.50	4,746.39
04/12/16		3,000.00	5,267.76
04/12/16		190,159.91	333,905.75
04/12/16		1,964.71	3,449.88
04/12/16		3,150.00	5,531.15
04/26/16		3,000.00	5,256.06
04/26/16		973.00	1,704.72
04/26/16		21,565.25	37,782.75
05/04/16		2,761.70	4,832.41
05/05/16		3,000.00	5,248.55
05/20/16		3,000.00	5,236.06
05/20/16		1,263.60	2,205.43
05/20/16		6,000.00	10,472.12
05/31/16		13,130.00	22,880.11
06/07/16		182,265.07	317,258.93

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
06/07/16		225.00	391.65
06/07/16		1,948.40	3,391.47
06/07/16		305,033.61	530,955.48
06/07/16		3,000.00	5,221.94
06/17/16		6,095.00	10,592.40
06/17/16		8,590.34	14,929.00
06/17/16		2,922.60	5,079.14
06/17/16		244,460.89	424,844.39
06/20/16		3,000.00	5,211.16
06/20/16		120.00	208.45
06/20/16		214,762.82	373,054.79
06/20/16		3,000.00	5,211.16
06/20/16		120.00	208.45
06/23/16		-125.00	-217.03
06/30/16		19,161.00	33,230.88
07/05/16		3,000.00	5,198.76
07/07/16		38,494.69	66,687.05
07/07/16		214,463.91	371,530.86
07/08/16		88.50	153.29
07/08/16		34,548.75	59,841.71
07/12/16		-120.00	-207.72
07/13/16		-3,000.00	-5,192.16
07/27/16		3,300.00	5,698.69
07/27/16		3,000.00	5,180.62
08/09/16		2,780.00	4,791.57
08/09/16		3,000.00	5,170.76
08/09/16		246.00	424.00
08/09/16		4,480.00	7,721.67
08/09/16		369,366.48	636,634.89
08/17/16		1,200.00	2,065.68
08/17/16		3,000.00	5,164.19
08/30/16		13,889.47	23,859.97
09/02/16		3,000.00	5,151.90
09/09/16		75.00	128.65
09/13/16		1,454.50	2,493.45
09/15/16		72,332.12	123,959.69
09/26/16		3,000.00	5,132.30
10/04/16		4,125.50	7,048.80
10/04/16		3,000.00	5,125.78
10/20/16		7,181.83	12,239.67
10/20/16		3,000.00	5,112.77
10/20/16		392,347.40	668,660.02
11/02/16		100.00	170.10
11/02/16		43,733.70	74,391.43
11/02/16		2,258.16	3,841.15
11/02/16		5,000.00	8,505.05
11/02/16		3,000.00	5,103.03

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
11/07/16		251.00	426.61
11/07/16		38,140.00	64,824.98
11/21/16		2,200.00	3,730.94
11/21/16		3,000.00	5,087.65
11/21/16		1,320.00	2,238.57
11/21/16		61,595.00	104,457.90
11/23/16		-43,733.70	-74,143.67
12/07/16		3,744.00	6,333.27
12/07/16		46,874.00	79,291.02
12/20/16		3,000.00	5,064.26
12/20/16		450.00	759.64
12/20/16		3,000.00	5,064.26
12/20/16		4,867.00	8,215.92
12/28/16		-1.08	-1.82
01/03/17		400.00	673.84
01/04/17		3,000.00	5,053.01
01/06/17		180.00	303.08
01/13/17		12,204.00	20,526.29
01/18/17		3,000.00	5,041.79
02/02/17		3,000.00	5,030.59
03/02/17		3,000.00	5,006.67
03/02/17		150.00	250.33
05/11/17		53,888.98	88,954.37
05/11/17		45,000.00	74,281.36
05/24/17		9,115.00	15,015.06
05/24/17		21,991.00	36,225.59
06/08/17		21,993.31	36,148.91
03/08/18		-698.46	-1,099.81
04/26/18		-8,561.28	-13,378.40
06/26/18		8,561.28	13,251.49
03/01/19		753.94	1,122.43
03/08/19		1.16	1.73

02/16/26	TOTALS:	178.78	-134,974.50

ISSUE DATE: 02/16/16 REBATABL ARBITRAGE: -134,974.50
 COMP DATE: 02/16/26 NET INCOME: 178.78
 BOND YIELD: 5.801444% TAX INV YIELD: 0.013156%

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/16	Beg Bal	-194,383.60	-344,372.18
01/04/17		10.71	18.04
05/01/17		45.12	74.60
08/01/17		1,267.28	2,065.48
11/01/17		9,576.87	15,387.30
04/03/18		4,388.37	6,882.65
11/01/18		38,752.39	58,803.13
05/01/19		13,410.31	19,775.27
09/25/19		435.93	628.30
09/25/19		1,334.27	1,923.06
09/01/20		19,554.60	26,718.79
09/10/20		23,900.08	32,609.66
09/11/20		-23,875.08	-32,570.37
09/15/20		936.58	1,276.87
09/17/20		23,875.08	32,539.34
05/03/21		150.00	197.23
05/03/21		2.67	3.51
11/01/21		2.62	3.35
02/02/22		62.50	78.74
05/04/22		2.59	3.22
11/01/22		150.00	181.07
11/01/22		291.34	351.69
05/04/23		1,428.60	1,675.10
05/04/23		150.00	175.88
11/08/23		2,043.61	2,327.20
02/28/24		1,827.64	2,045.20
02/29/24	Bal	86,396.88	96,666.25
02/29/24	Acc	344.76	385.74

02/16/26	TOTALS:	12,082.12	-74,145.92

ISSUE DATE:	02/16/16	REBATABLE ARBITRAGE:	-74,145.92
COMP DATE:	02/16/26	NET INCOME:	12,082.12
BOND YIELD:	5.801444%	TAX INV YIELD:	1.113719%

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/16	Beg Bal	-151,250.00	50.00	-75,625.00	-133,978.10
02/16/16		5,000.00	50.00	2,500.00	4,429.03
02/16/16		37,000.00	50.00	18,500.00	32,774.81
02/16/16		39,000.00	50.00	19,500.00	34,546.42
02/16/16		23,000.00	50.00	11,500.00	20,373.53
02/16/16		35,910.38	50.00	17,955.19	31,809.62
02/17/16		4,700.00	50.00	2,350.00	4,162.63
03/08/16		6,639.62	50.00	3,319.81	5,860.89

02/16/26	TOTALS:	0.00		0.00	-21.18

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -21.18
 COMP DATE: 02/16/26 NET INCOME: 0.00
 BOND YIELD: 5.801444% TAX INV YIELD: 0.000000%

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/17		-1,670.00	-2,794.14
02/16/18		-1,700.00	-2,686.23
02/16/19		-1,730.00	-2,581.69
02/16/20		-1,760.00	-2,480.47
02/16/21		-1,780.00	-2,369.21
02/16/22		-1,830.00	-2,300.37
02/16/23		-1,960.00	-2,326.84
02/16/24		-2,070.00	-2,320.83

02/16/26	TOTALS:	-14,500.00	-19,859.79

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -19,859.79
 COMP DATE: 02/16/26
 BOND YIELD: 5.801444%

EXHIBIT 19

AGENDA

REBATE REPORT

\$1,785,000

Highland Meadows II Community Development District

(City of Davenport, Florida)

**Special Assessment Bonds, Series 2016
(Assessment Area Four Project)**

**Dated: February 16, 2016
Delivered: February 16, 2016**

**Rebate Report to the Computation Date
February 16, 2026
Reflecting Activity To
February 29, 2024**



AMTEC

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March 20, 2024

Highland Meadows II Community Development District
c/o Ms. Patricia Thibault
Director - District Management Services
Breeze
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Re: \$1,785,000 Highland Meadows II Community Development District (City of Davenport, Florida),
Special Assessment Bonds, Series 2016 (Assessment Area Four Project)

Dear Ms. Thibault:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of February 28, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 16, 2026 Computation Date
Reflecting Activity from February 16, 2016 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.041172%	169.59	(40,926.73)
Debt Service Reserve Fund	1.177060%	6,606.99	(37,573.36)
Cost of Issuance Fund	0.017039%	0.67	(385.91)
Totals	0.687472%	\$6,777.25	\$(78,886.00)
Bond Yield	5.801444%		
Rebate Computation Credits			(19,859.79)
Net Rebatable Arbitrage			\$(98,745.79)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 16, 2016, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 16, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 16, 2016 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 16, 2026.

7. Computation Period

The period beginning on February 16, 2016, the date of the closing, and ending on February 29, 2024, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebateable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	248024000
Acquisition & Construction	248024001
Cost of Issuance	248024007
Interest	248024002
Sinking	248024004
Prepayment	248024005
Debt Service Reserve	248024006
General Redemption	248024008

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 16, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 16, 2026, is the Rebatable Arbitrage.

\$1,785,000
Highland Meadows II Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Four Project)
Delivered: February 16, 2016

Sources of Funds	
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Par Amount	\$1,785,000.00
Total	\$1,785,000.00

Uses of Funds	
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Acquisition & Construction Fund	\$1,577,478.12
Debt Service Reserve Fund	96,196.88
Cost of Issuance Fund	75,625.00
Underwriter's Discount	35,700.00
Total	\$1,785,000.00

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

Date	Debt Service	Total	Present Value to 02/16/2016 @ 5.8014435804%
11/01/2016	217,445.05	217,445.05	208,812.63
05/01/2017	228,490.63	228,490.63	213,234.37
11/01/2017	151,990.63	151,990.63	137,843.79
05/01/2018	231,990.63	231,990.63	204,466.62
11/01/2018	150,390.63	150,390.63	128,811.41
05/01/2019	235,390.63	235,390.63	195,931.52
11/01/2019	148,690.63	148,690.63	120,276.37
05/01/2020	238,690.63	238,690.63	187,634.92
11/01/2020	146,890.63	146,890.63	112,215.79
05/01/2021	236,890.63	236,890.63	175,869.01
11/01/2021	144,640.63	144,640.63	104,355.02
05/01/2022	239,640.63	239,640.63	168,021.58
11/01/2022	142,265.63	142,265.63	96,936.24
05/01/2023	242,265.63	242,265.63	160,420.39
11/01/2023	139,765.63	139,765.63	89,939.35
05/01/2024	244,765.63	244,765.63	153,066.92
11/01/2024	137,140.63	137,140.63	83,344.83
05/01/2025	247,140.63	247,140.63	145,961.47
11/01/2025	134,390.63	134,390.63	77,133.79
05/01/2026	254,390.63	254,390.63	141,892.14
11/01/2026	131,390.63	131,390.63	71,220.20
05/01/2027	256,390.63	256,390.63	135,058.69
11/01/2027	127,875.00	127,875.00	65,461.75
05/01/2028	257,875.00	257,875.00	128,290.00
11/01/2028	124,218.76	124,218.76	60,055.44
05/01/2029	259,218.76	259,218.76	121,790.42
11/01/2029	120,421.88	120,421.88	54,983.67
05/01/2030	270,421.88	270,421.88	119,991.83
11/01/2030	116,203.13	116,203.13	50,108.25
05/01/2031	271,203.13	271,203.13	113,649.55
11/01/2031	111,843.75	111,843.75	45,547.69
05/01/2032	276,843.75	276,843.75	109,564.76
11/01/2032	107,203.13	107,203.13	41,231.13
05/01/2033	277,203.13	277,203.13	103,609.00
11/01/2033	102,421.88	102,421.88	37,202.63
05/01/2034	282,421.88	282,421.88	99,692.12
11/01/2034	97,359.38	97,359.38	33,398.11
05/01/2035	292,359.38	292,359.38	97,463.65
11/01/2035	91,875.01	91,875.01	29,764.91
05/01/2036	291,875.01	291,875.01	91,893.70
11/01/2036	86,250.00	86,250.00	26,389.40
05/01/2037	301,250.00	301,250.00	89,573.39
11/01/2037	79,800.00	79,800.00	23,058.79
05/01/2038	309,800.00	309,800.00	86,995.45
11/01/2038	72,900.00	72,900.00	19,894.10
05/01/2039	317,900.00	317,900.00	84,308.01
11/01/2039	65,550.00	65,550.00	16,894.00
05/01/2040	325,550.00	325,550.00	81,537.83
11/01/2040	57,750.00	57,750.00	14,056.43
05/01/2041	332,750.00	332,750.00	78,708.69
11/01/2041	49,500.00	49,500.00	11,378.67
05/01/2042	339,500.00	339,500.00	75,841.61
11/01/2042	40,800.00	40,800.00	8,857.47
05/01/2043	350,800.00	350,800.00	74,010.02
11/01/2043	31,500.00	31,500.00	6,458.37
05/01/2044	361,500.00	361,500.00	72,028.17

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

Date	Debt Service	Total	Present Value to 02/16/2016 @ 5.8014435804%
11/01/2044	21,600.00	21,600.00	4,182.44
05/01/2045	371,600.00	371,600.00	69,925.07
11/01/2045	11,100.00	11,100.00	2,029.84
05/01/2046	381,100.00	381,100.00	67,726.61
	11,688,392.12	11,688,392.12	5,430,000.00

Proceeds Summary

Delivery date	02/16/2016
Par Value	5,430,000.00
Target for yield calculation	5,430,000.00

BOND DEBT SERVICE

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/16/2016					
11/01/2016			71,444.27	71,444.27	
05/01/2017	25,000	4.000%	50,431.25	75,431.25	146,875.52
11/01/2017			49,931.25	49,931.25	
05/01/2018	25,000	4.000%	49,931.25	74,931.25	124,862.50
11/01/2018			49,431.25	49,431.25	
05/01/2019	30,000	4.000%	49,431.25	79,431.25	128,862.50
11/01/2019			48,831.25	48,831.25	
05/01/2020	30,000	4.000%	48,831.25	78,831.25	127,662.50
11/01/2020			48,231.25	48,231.25	
05/01/2021	30,000	5.000%	48,231.25	78,231.25	126,462.50
11/01/2021			47,481.25	47,481.25	
05/01/2022	30,000	5.000%	47,481.25	77,481.25	124,962.50
11/01/2022			46,731.25	46,731.25	
05/01/2023	35,000	5.000%	46,731.25	81,731.25	128,462.50
11/01/2023			45,856.25	45,856.25	
05/01/2024	35,000	5.000%	45,856.25	80,856.25	126,712.50
11/01/2024			44,981.25	44,981.25	
05/01/2025	35,000	5.000%	44,981.25	79,981.25	124,962.50
11/01/2025			44,106.25	44,106.25	
05/01/2026	40,000	5.000%	44,106.25	84,106.25	128,212.50
11/01/2026			43,106.25	43,106.25	
05/01/2027	40,000	5.625%	43,106.25	83,106.25	126,212.50
11/01/2027			41,981.25	41,981.25	
05/01/2028	45,000	5.625%	41,981.25	86,981.25	128,962.50
11/01/2028			40,715.63	40,715.63	
05/01/2029	45,000	5.625%	40,715.63	85,715.63	126,431.26
11/01/2029			39,450.00	39,450.00	
05/01/2030	50,000	5.625%	39,450.00	89,450.00	128,900.00
11/01/2030			38,043.75	38,043.75	
05/01/2031	50,000	5.625%	38,043.75	88,043.75	126,087.50
11/01/2031			36,637.50	36,637.50	
05/01/2032	55,000	5.625%	36,637.50	91,637.50	128,275.00
11/01/2032			35,090.63	35,090.63	
05/01/2033	55,000	5.625%	35,090.63	90,090.63	125,181.26
11/01/2033			33,543.75	33,543.75	
05/01/2034	60,000	5.625%	33,543.75	93,543.75	127,087.50
11/01/2034			31,856.25	31,856.25	
05/01/2035	65,000	5.625%	31,856.25	96,856.25	128,712.50
11/01/2035			30,028.13	30,028.13	
05/01/2036	65,000	5.625%	30,028.13	95,028.13	125,056.26
11/01/2036			28,200.00	28,200.00	
05/01/2037	70,000	6.000%	28,200.00	98,200.00	126,400.00
11/01/2037			26,100.00	26,100.00	
05/01/2038	75,000	6.000%	26,100.00	101,100.00	127,200.00
11/01/2038			23,850.00	23,850.00	
05/01/2039	80,000	6.000%	23,850.00	103,850.00	127,700.00
11/01/2039			21,450.00	21,450.00	
05/01/2040	85,000	6.000%	21,450.00	106,450.00	127,900.00
11/01/2040			18,900.00	18,900.00	
05/01/2041	90,000	6.000%	18,900.00	108,900.00	127,800.00
11/01/2041			16,200.00	16,200.00	
05/01/2042	95,000	6.000%	16,200.00	111,200.00	127,400.00
11/01/2042			13,350.00	13,350.00	
05/01/2043	100,000	6.000%	13,350.00	113,350.00	126,700.00
11/01/2043			10,350.00	10,350.00	
05/01/2044	110,000	6.000%	10,350.00	120,350.00	130,700.00

BOND DEBT SERVICE

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2044			7,050.00	7,050.00	
05/01/2045	115,000	6.000%	7,050.00	122,050.00	129,100.00
11/01/2045			3,600.00	3,600.00	
05/01/2046	120,000	6.000%	3,600.00	123,600.00	127,200.00
	1,785,000		2,052,044.30	3,837,044.30	3,837,044.30

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/16	Beg Bal	-1,577,478.12	-2,794,678.05
03/03/16		1,300.00	2,296.88
03/09/16		88,605.14	156,401.37
03/09/16		3,000.00	5,295.45
03/09/16		565.00	997.31
03/09/16		6,720.00	11,861.81
03/15/16		13,012.75	22,947.57
03/15/16		36,850.00	64,983.81
03/16/16		52,103.02	91,867.44
03/21/16		3,000.00	5,285.37
03/21/16		41,418.30	72,970.28
03/29/16		13,364.00	23,514.64
03/29/16		228.75	402.50
03/29/16		1,372.04	2,414.17
03/29/16		3,360.00	5,912.09
04/12/16		31,707.00	55,674.98
04/12/16		3,000.00	5,267.76
04/12/16		77.72	136.47
04/12/16		83.77	147.09
04/13/16		522,733.17	917,732.26
04/26/16		21,353.50	37,411.76
04/26/16		973.00	1,704.72
04/26/16		3,000.00	5,256.06
05/04/16		1,975.90	3,457.42
05/04/16		14,967.54	26,190.12
05/05/16		3,000.00	5,248.55
05/05/16		652.00	1,140.68
05/20/16		3,000.00	5,236.06
05/20/16		4,200.00	7,330.48
05/20/16		4,585.00	8,002.44
05/31/16		30,746.00	53,577.44
06/08/16		19,578.00	34,072.95
06/08/16		2,000.00	3,480.74
06/08/16		36,496.64	63,517.63
06/08/16		453.00	788.39
06/08/16		84,787.96	147,562.37
06/08/16		225.00	391.58
06/08/16		3,000.00	5,221.11
06/08/16		3,721.14	6,476.16
06/10/16		10,934.34	19,023.74
06/17/16		3,406.25	5,919.66
06/17/16		105,734.36	183,753.93
06/23/16		-80.00	-138.90
06/30/16		3,600.00	6,243.47
06/30/16		4,923.00	8,537.95
07/06/16		2,301.50	3,987.68
07/06/16		3,000.00	5,197.94

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
07/06/16		167.00	289.35
07/06/16		1,178.80	2,042.44
07/06/16		107,793.82	186,768.46
07/08/16		112.50	194.86
07/08/16		36,076.48	62,487.89
07/13/16		75.00	129.80
07/13/16		3,000.00	5,192.16
07/14/16		652.92	1,129.84
07/14/16		200.00	346.09
07/14/16		95,766.53	165,718.69
07/27/16		2,800.00	4,835.25
07/27/16		3,000.00	5,180.62
08/08/16		2,780.00	4,792.33
08/08/16		3,360.00	5,792.17
08/08/16		3,000.00	5,171.58
08/08/16		157.50	271.51
08/08/16		4,488.00	7,736.68
08/08/16		39,483.40	68,063.85
08/11/16		75.00	129.23
08/11/16		23,874.80	41,137.20
08/17/16		3,000.00	5,164.19
08/17/16		3,000.00	5,164.19
09/01/16		-13,800.00	-23,702.50
09/02/16		100.00	171.73
09/02/16		3,000.00	5,151.90
09/08/16		7,039.80	12,077.93
09/09/16		-6,000.00	-10,292.35
09/12/16		6,799.28	11,657.87
09/12/16		954.17	1,636.00
09/12/16		620.40	1,063.72
09/13/16		270.00	462.86
09/26/16		3,000.00	5,132.30
10/04/16		2,016.00	3,444.52
10/04/16		3,000.00	5,125.78
10/20/16		3,000.00	5,112.77
11/02/16		2,258.16	3,841.15
11/02/16		3,000.00	5,103.03
11/02/16		1,704.00	2,898.52
11/07/16		1,698.50	2,886.87
11/07/16		45.00	76.48
11/21/16		3,000.00	5,087.65
11/23/16		990.00	1,678.39
12/20/16		3,000.00	5,064.26
12/20/16		3,000.00	5,064.26
12/20/16		1,957.50	3,304.43
01/03/17		700.00	1,179.22
01/04/17		3,000.00	5,053.01

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
01/06/17		270.00	454.63
01/06/17		500.00	841.90
01/18/17		3,000.00	5,041.79
02/02/17		3,000.00	5,030.59
03/02/17		3,000.00	5,006.67
03/02/17		277.50	463.12
04/25/17		405.00	670.23
04/25/17		400.00	661.96
06/08/17		745.00	1,224.51
06/30/17		200.00	327.58
07/13/17		-1,557.27	-2,545.39
09/08/17		-1,797.07	-2,911.79
10/25/18		5,683.83	8,632.91
03/01/19		6.62	9.86
03/08/19		0.01	0.01
08/02/19		84.74	123.17

02/16/26	TOTALS:	169.59	-40,926.73

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -40,926.73
 COMP DATE: 02/16/26 NET INCOME: 169.59
 BOND YIELD: 5.801444% TAX INV YIELD: 0.041172%

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/16	Beg Bal	-96,196.88	-170,423.48
01/04/17		5.30	8.93
05/01/17		22.33	36.92
11/01/17		5,947.51	9,555.95
04/03/18		3,278.24	5,141.54
11/07/18		9,150.12	13,871.23
02/01/19		370.15	553.69
05/01/19		2,609.66	3,848.29
08/01/19		400.25	581.84
09/25/19		225.00	324.29
09/25/19		364.30	525.06
10/03/19		25,514.07	36,726.25
09/15/20		404.29	551.18
05/03/21		150.00	197.23
06/22/21		0.77	1.00
11/01/21		0.77	0.98
02/02/22		70.31	88.58
05/04/22		1.52	1.89
11/01/22		170.73	206.09
11/01/22		101.57	122.61
05/04/23		837.05	981.48
11/08/23		1,198.69	1,365.03
02/28/24		1,072.64	1,200.33
02/29/24	Bal	50,706.25	56,733.33
02/29/24	Acc	202.35	226.40

02/16/26	TOTALS:	6,606.99	-37,573.36

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -37,573.36
 COMP DATE: 02/16/26 NET INCOME: 6,606.99
 BOND YIELD: 5.801444% TAX INV YIELD: 1.177060%

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/16	Beg Bal	-75,625.00	-133,978.10
02/16/16		75,625.00	133,978.10
03/08/16		-6,639.62	-11,721.79
04/12/16		1,250.00	2,194.90
04/21/16		1,623.00	2,845.79
02/24/17		3,767.29	6,295.19

02/16/26	TOTALS:	0.67	-385.91

ISSUE DATE:	02/16/16	REBATABLE ARBITRAGE:	-385.91
COMP DATE:	02/16/26	NET INCOME:	0.67
BOND YIELD:	5.801444%	TAX INV YIELD:	0.017039%

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.801444%)
02/16/17		-1,670.00	-2,794.14
02/16/18		-1,700.00	-2,686.23
02/16/19		-1,730.00	-2,581.69
02/16/20		-1,760.00	-2,480.47
02/16/21		-1,780.00	-2,369.21
02/16/22		-1,830.00	-2,300.37
02/16/23		-1,960.00	-2,326.84
02/16/24		-2,070.00	-2,320.83

02/16/26	TOTALS:	-14,500.00	-19,859.79

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -19,859.79
 COMP DATE: 02/16/26
 BOND YIELD: 5.801444%

EXHIBIT 20

AGENDA

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT**



1 of 3

Facility Information

RESULT: Pool Closed

Permit Number: 53-60-1760719
Name of Facility: Highland Meadows Pool
Address: 1090 Condor Drive
City, Zip: Haines City 33844

**Correct By: None
Re-Inspection Date: None**

Type: Public Pool > 25000 Gallons
Owner: Highland Meadows II CDD
Person In Charge: Manager Phone: 407-841-5524
PIC Email: bmendes@rizzetta.com
Pool Operator: HP Home Maintenance Phone: 407-412-3731

Inspection Information

Purpose: Routine
Inspection Date: 2/21/2024

Begin Time: 09:57 AM
End Time: 10:34 AM

Additional Information

22. Free Chlorine 3.0	VOLUME 164000
23. pH 7.8	POOL LOAD 180
24. Chlor. Stabilizer 0	FLOW RATE 900
33. Flowmeter 825	NIGHT SWIM No
34. Thermometer	FILTER TYPE DEV

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA X 1. Water Clarity/Algae Control X 2. Deck/Walkways X 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC X 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC POOL SAFETY 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line	17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP EQUIPMENT ROOM 26. Wading Pool-Quick Dump X 27. Water Level/Control X 28. Disinfection Feeder/Generator 29. pH Feeder X 30. Chem. Container Label-FBC X 31. Filter / Pump	32. Vacuum Cleaner-FBC X 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge X 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals X 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other
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NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 3

General Comments

Pool is CLOSED, email me when violations #28,29,30 are corrected .

Email Address(es): bmenes@rizzetta.com

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Inspector Signature:

Handwritten signature of the inspector.

Client Signature:

Handwritten signature of the client.

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT**



3 of 3

Violations Comments

<p>Violation #1. Water Clarity/Algae Control There are some black algae spots in the pool / water line tile. CODE REFERENCE: Pool Appearance/Algae/Clarity. 64E-9.004(1)(c) & (3); 64E-9.017(1)(c). The pool shall be free from floating debris, sediment, dirt, algae. The main drain shall be visible.</p>
<p>Violation #2. Deck/Walkways Need to repair sunken pavers on deck...REPEAT VIOLATION CODE REFERENCE: Deck/Walkway 64E-9.004(3); FBC 454.1.3.1.3; 454.1.7.7; 454.1.8.5. Pool deck areas shall be free from sediment, debris, dirt, standing water, and algae; and refinished as needed to maintain safety/sanitation. Wet decks shall be unobstructed.</p>
<p>Violation #3. Tile/Pool Finish There are some water line tiles that need replaced...REPEAT VIOLATION CODE REFERENCE: Tile/Pool Finish. 64E-9.004(3); 64E-9.017(1)(h). Pool finish and tile shall be maintained in a safe and sanitary condition.</p>
<p>Violation #7. Suction Outlets-514.0315(1) Existing main drain covers EXPIRE on 05/05/24, must be replaced by a licensed contractor, the attached form completed and emailed to me. CODE REFERENCE: Suction Outlet Covers. Section 514.0315(1), F.S.; 64E-9.008(3)(a) & (10)(c); 64E-9.017(1)(e) & (g). All suction outlet covers/ grates shall be maintained as properly secured, intact, tested, reported to DOH on Verification form DH4157, and in compliance with the national anti-entrapment standard cited in section 514.0315(1), F.S.</p>
<p>Violation #27. Water Level/Control Water level too low. CODE REFERENCE: Water Level/Control. 64E-9.004(6); FBC 454.1.6.5.11. The pool water level shall be maintained for continuous skimming flow during periods of non-use. A manual and automatic fill device shall be provided and shall discharge into the collector tank.</p>
<p>Violation #28. Disinfection Feeder/Generator Chlorine feeders turned off, must be operational at all times. CODE REFERENCE: Disinfection Feeder. 64E-9.008(10)(e); 64E-9.017(1). A properly sized disinfection feeder and/or generator shall be provided. Electrical pumps must be electrically interlocked with the recirculation pump. Feeders/generators must be certified under NSF/ANSI 50.</p>
<p>Violation #30. Chem. Container Label-FBC Chlorine drum must be labeled. CODE REFERENCE: Chemical Container/Labeled. FBC 454.1.6.5.16.2 & .3. Solution reservoirs shall have at least 50 percent storage capacity of the solution pump and shall be labeled.</p>
<p>Violation #31. Filter / Pump Acid feeders turned off, must be operational at all times. CODE REFERENCE: Filter/Pump. 64E-9.004(6) & .008(10). The filter & pump shall be properly sized and operable, at the design flow rate.</p>
<p>Violation #33. Flowmeter Flow is low, should be 900 GPM CODE REFERENCE: Flowmeter. 64E-9.008(10)(b); FBC 454.1.6.5.13. All pools shall have a functional flowmeter capable of reading from 1/2 to 1&1/2 the design flow rate.</p>
<p>Violation #36. Equip. Room I need a key for access to the pool equipment area. There is a lock box on the fence, leave a key in there and send me the combination. CODE REFERENCE: Equipment Room Drainage/Vent/Lighting/Clean. 64E-9.008(10) & (13); FBC 454.1.5.1-.9. Equipment room shall: have Drainage, ventilation, lighting and be clutter free.</p>
<p>Violation #44. Maintenance Log No maintenance log. CODE REFERENCE: Maintenance Log. 64E-9.004(11). Daily record must be kept for pH and disinfectant residual tested each day the pool is open for use, and weekly for Cyanuric Acid.</p>

Inspection Conducted By: Donald LaFleur (69746)
Inspector Contact Number: Work: (863) 578-2032 ex.
Print Client Name:
Date: 2/21/2024

Inspector Signature:

Client Signature:

EXHIBIT 21

AGENDA



DOH Permit No. _____ County _____

Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: _____

2. Street Address: _____

City: _____ Zip: _____ Facility Phone: _____

3. Owner's Name: _____
(Print Name)

4. Owner's Phone: _____ Email: _____

5. Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:

Make & Model Number: _____
(You may use additional sheets if facility has more than one device or system.)

Installation Date: _____ FL Approved Flow (GPM): _____ Life Years: _____

6. Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)

a. Safety Vacuum Release System

Make & Model Number: _____
(Use additional sheets if facility has more than one device or system.)

b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

c. Automatic Pump Shut-off System

Make & Model Number: _____
(Use additional sheets if facility has more than one device or system.)

d. Dual Drains (must be on the same drain line & 36" apart on center)

e. Drain Disablement (requires a construction or modification permit)

f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: _____

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: _____

Phone Number: _____ License Number: _____

E-mail: _____

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

Print Name

Date