

Highland Meadows II

COMMUNITY DEVELOPMENT DISTRICT



ADVANCED MEETING PACKAGE

SPECIAL MEETING

DATE / TIME:

Tuesday, August 12, 2025
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 Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746



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 **Tuesday, August 12, 2025, at 4:30 P.M.** at the **Highland Meadows II CDD, Shamrock First 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,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, August 12, 2025

Time: 4:30 P.M.

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

TEAMS:

LINK:

Meeting ID: 257 125 764 906 3

Passcode: iX9vx7os

CALL IN:

+1 323-538-4434

Phone conference ID: 788 900 146#

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact HighlandMeadows2@AnchorStoneMgt.com

I. Call to Order / Roll Call

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

III. Administrative Items

A. Discussion of Appraisal from Polk Regional Water Cooperative
(PRWC) *(to be distributed)*

[**Exhibit 1**](#)

B. Presentation of FY 2025-2026 Budget

[**Exhibit 2**](#)

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

V. Supervisor Requests

VI. Adjournment

EXHIBIT 1

RETURN TO AGENDA

EXHIBIT 2

RETURN TO AGENDA

RESOLUTION 2025-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Highland Meadows II Community Development District ("**District**") prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 28, 2025

HOUR: 4:30 pm

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.


4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

PASSED AND ADOPTED ON MAY 22, 2025

**Highland Meadows II Community
Development District**


Print Name: RUP Thibault
☒ Secretary / ☐ Assistant Secretary

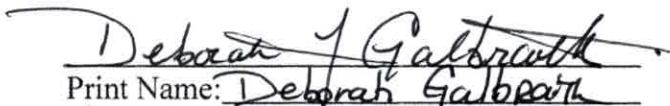

Print Name: Deborah Galbreath
☒ Chair / ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026
PROPOSED ANNUAL BUDGET

Highland Meadows II

COMMUNITY DEVELOPMENT DISTRICT



STATEMENT 1**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT****FY 2026 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 AMENDED	FY 2025 ACTUAL THRU 03.31.25	FY 2026 PROPOSED	VARIANCE FY 2025-2026
I.							
REVENUES							
ALL REVENUES							
INTEREST EARNINGS	1,278	2,043	26,282	-	24,507	-	-
SPECIAL ASSESSMENTS - TAX ROLL	854,813	855,045	856,739	848,025	838,918	1,048,025	200,000
FUND BALANCE FORWARD	-	-	-	549,097	-	10,000	(539,097)
MISCELLANEOUS REVENUE	8,885	320	35,144	-	25	-	-
ALL REVENUES Total	864,976	857,408	918,165	1,397,122	863,450	1,058,025	(339,097)
REVENUES Total	864,976	857,408	918,165	1,397,122	863,450	1,058,025	(339,097)
II.							
EXPENDITURES							
GENERAL ADMINISTRATIVE							
SUPERVISORS FEES	4,400	10,200	12,600	24,000	3,400	24,000	-
ADMINISTRATIVE SERVICE	-	-	-	-	-	-	-
DISTRICT MANAGEMENT	-	41,445	44,458	56,800	28,576	51,800	(5,000)
DISTRICT ENGINEER	16,463	6,775	51,115	10,000	16,966	20,000	10,000
ASSESSMENT ROLL	5,000	5,000	8,413	5,200	2,600	5,200	-
TAX COLLECTOR/ PROPERTY APPRAISER FEES	-	-	22,026	20,500	22,026	22,027	1,527
AUDITING SERVICES	3,685	-	7,230	4,000	-	4,000	-
POSTAGE & DELIVERY	549	82	-	1,000	-	1,000	-
PUBLIC OFFICIALS LIABILITY INSURANCE	2,692	2,566	2,656	2,922	2,922	3,214	292
LEGAL ADVERTISING	2,477	7,628	2,810	3,000	611	3,000	-
DUES, LICENSES & FEES	175	175	975	175	175	175	-
MISCELLANEOUS FEES	654	4,998	1,950	1,500	252	-	(1,500)
WEBSITE HOSTING, MAINTENANCE, BACKUP	1,100	5,045	1,996	2,015	-	2,015	-
DISTRICT COUNSEL	18,008	49,985	89,160	35,000	22,019	40,000	5,000
ADMINISTRATIVE CONTINGENCY	-	-	-	33,000	-	6,500	(26,500)
GENERAL ADMINISTRATIVE Total	55,203	133,899	245,390	199,112	99,548	182,931	(16,181)
DEBT ADMINISTRATION							
DISSEMINATION AGENT	8,850	2,833	11,325	7,000	3,500	7,000	-
TRUSTEE FEES	26,469	22,890	23,309	24,000	12,332	26,787	2,787

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 AMENDED	FY 2025 ACTUAL THRU 03.31.25	FY 2026 PROPOSED	VARIANCE FY 2025-2026
32	ARBITRAGE REBATE CALCULATION	2,700	2,700	2,700	2,700	-	2,700	-
33	DEBT ADMINISTRATION Total	38,019	28,423	37,334	33,700	15,832	36,487	2,787

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 AMENDED	FY 2025 ACTUAL THRU 03.31.25	FY 2026 PROPOSED	VARIANCE FY 2025-2026
34	UTILITIES							
35	ELECTRIC UTILITY SERVICES	18,239	26,301	13,552	28,000	3,790	28,000	-
36	STREET LIGHTS	55,396	66,303	62,032	62,400	33,454	70,000	7,600
37	WATER-SEWER UTILITY SERVICES	5,237	5,821	3,730	6,000	2,177	6,000	-
38	UTILITIES Total	78,872	98,425	79,314	96,400	39,421	104,000	7,600
39	SECURITY OPERATIONS							
40	SECURITY SERVICES AND PATROLS	15,382	43,631	40,388	75,000	28,848	55,000	(20,000)
41	ACCESS CONTROL MAINTENANCE & REPAIR	-	7,303	2,105	5,000	5,160	5,000	-
42	SECURITY OPERATIONS Total	15,382	50,934	42,493	80,000	34,008	60,000	(20,000)
43	OTHER PHYSICAL ENVIRONMENT							
44	LANDSCAPE INSPECTION SERVICES	-	-	6,020	-	-	-	-
45	PROPERTY INSURANCE	13,103	14,244	21,417	23,011	29,339	36,000	12,989
46	GENERAL LIABILITY INSURANCE	2,387	2,894	2,995	3,295	3,295	3,625	330
47	LANDSCAPE MAINTENANCE	192,000	227,462	191,270	192,000	96,000	192,000	-
48	IRRIGATION MAINTENANCE & REPAIR	9,181	11,786	5,516	16,000	5,685	16,000	-
49	SIDEWALK MAINTENANCE & REPAIR	-	3,991	6,265	8,000	-	8,000	-
50	LANDSCAPE- FERTILIZER	35,336	11,384	-	36,000	-	36,000	-
51	MAINTENANCE & REPAIR	5,216	12,401	8,880	10,000	4,780	11,976	1,976
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	13,604	1,050	-	30,000	7,380	30,000	-
53	FIELD SERVICES	15,450	5,408	-	-	-	12,000	12,000
54	CAPITAL PROJECTS	-	-	-	269,814	-	15,000	(254,814)
55	MISCELLANEOUS EXPENSE/ CONTINGENCY	23,291	34,848	3,500	12,000	19,678	5,000	(7,000)
56	OTHER PHYSICAL ENVIRONMENT Total	309,568	325,468	245,863	600,120	166,157	365,601	(234,520)
57	PARK & RECREATION							
58	TELEPHONE, INTERNET, CABLE	2,166	2,484	2,101	3,000	1,134	3,000	-
59	POOL SERVICE CONTRACT	23,880	51,534	41,755	63,600	17,475	63,600	-
60	POOL PERMITS	-	-	-	-	-	-	-
61	AMENITY MAINTENANCE & REPAIRS	10,740	22,558	103,993	13,807	12,760	13,807	-
62	AMENITY FACILITY JANITORIAL SERVICE	10,910	8,470	13,143	21,600	7,357	21,600	-
63	PEST CONTROL & TERMITE BOND	835	908	1,079	1,000	625	1,500	500
64	OFFICE SUPPLIES	-	3	-	500	-	500	-
65	MISCELLANEOUS EXPENSE	2,769	9,553	625	5,000	232	5,000	-
66	TRUE UP TO AUDIT - FY 2023	-	88,071	-	-	-	-	-
67	PARK & RECREATION Total	51,300	183,581	162,696	108,507	39,583	109,007	500
68	TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES	548,344	820,730	813,090	1,117,839	394,548	858,025	(259,814)

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 AMENDED	FY 2025 ACTUAL THRU 03.31.25	FY 2026 PROPOSED	VARIANCE FY 2025-2026
69	OTHER FINANCING SOURCES/USES							
70	INCREASE IN ASSET RESERVES	69,469	-	-	229,283	229,283	200,000	(29,283)
71	INCREASE IN EMERGENCY RESERVES	-	-	-	50,000	50,000	-	(50,000)
72	OTHER FINANCING SOURCES/USES Total	69,469	-	-	279,283	279,283	200,000	(79,283)
73	EXPENDITURES Total	617,813	820,730	813,090	1,397,122	673,831	1,058,025	(339,097)
74	III							
75	FUND BALANCE							
76	FUND BALANCE BEGINNING							
77	NET CHANGE IN FUND BALANCE	247,163	36,678	105,075	-	189,619	-	-
78	FUND BALANCE - BEGINNING	662,777	909,940	946,618	1,058,812	788,998	788,998	-
79	INCREASE IN FUND BALANCE FOR RESERVES	-	-	-	-	-	200,000	-
80	LESS FUND BALANCE FORWARD FOR CAPITAL PROJECTS	-	-	-	(269,814)	-	(10,000)	-
81	FUND BALANCE ENDING	909,940	946,618	1,051,693	788,998	978,617	978,998	-
82								
83	FUND BALANCE USES:							
84	LESS FUND BALANCE FORWARD	-	-	-	-	-	-	-
85	NONSPENDABLE - PREPAIDS & DEPOSITS - 09.30.2024 FINANCIALS	46,271	54,441	44,167	44,167	-	44,167	-
86	ASSIGNED - OPERATING RESERVE - GFOA RECOMMENS 2 MONTHS	250,267	343,579	141,338	141,338	-	176,338	-
87	ASSIGNED - ASSET RESERVE	-	-	270,717	500,000	-	700,000	-
88	ASSIGNED - EMERGENCY RESERVES	-	-	-	50,000	-	50,000	-
89	UNASSIGNED FUND BALANCE	613,402	548,598	613,712	53,494	-	8,493	-
90	FUND BALANCE USES: Total	909,940	946,618	1,069,934	788,998	-	978,998	-

STATEMENT 2

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET GENERAL FUND (OPERATIONS & MAINTENANCE) ASSESSMENT ALLOCATION

1. EAU ASSIGNMENT

Lot Type/Size	Assigned EAU	Total Units	Total EAU
SF Series 2014 (Area 1)	1.00	126	126.00
SF Series 2014 (Area 2)	1.00	184	184.00
SF Series 2016 (Area 3 A)	1.00	103	103.00
SF Series 2016 (Area 3 B)	1.00	125	125.00
SF Series 2016 (Area 4)	1.00	106	106.00
SF Series 2017 (Area 4/BC)	1.00	199	199.00
SF Series 2017 (Area 5 A)	1.00	112	112.00
SF Series 2017 (Area 5 B)	1.00	70	70.00
SF Series 2017 (Area 5 C)	1.00	99	99.00
SF Series 2017 (Area 6 A)	1.00	40	40.00
SF Series 2017 (Area 6 B)	1.00	88	88.00
SF Series 2019 (Area 7)	1.00	210	210.00
Total		1462	1,462.00 [A]

2. O&M BUDGET & TOTAL ASSESSMENT

Total O&M Expenditures - Less Interest & Miscellaneous & Balance

Forward	1,048,025	from STMT 1
Plus: Early Payment Discount (4%)	44,597	
Plus: County Collection Fees (2%)	22,298	
Total Assessment, gross	1,114,921	[B]

3. O&M ASSESSMENT PER EAU

Total Assessment, gross	1,114,921	[B]
Total EAU	1,462.00	[A]
O&M Assessment per EAU, gross	762.60	[B] / [A]

4. O&M ASSESSMENT ALLOCATION 2026

Lot Type/Size	Assigned EAU	O&M Assmt / Unit, Gross	Total Units	Total O&M Assmt, Gross
SF Series 2014 (Area 1)	1.00	\$ 762.60	126	\$ 96,088
SF Series 2014 (Area 2)	1.00	\$ 762.60	184	\$ 140,318
SF Series 2016 (Area 3 A)	1.00	\$ 762.60	103	\$ 78,548
SF Series 2016 (Area 3 B)	1.00	\$ 762.60	125	\$ 95,325
SF Series 2016 (Area 4)	1.00	\$ 762.60	106	\$ 80,836
SF Series 2017 (Area 4/BC)	1.00	\$ 762.60	199	\$ 151,757
SF Series 2017 (Area 5 A)	1.00	\$ 762.60	112	\$ 85,411
SF Series 2017 (Area 5 B)	1.00	\$ 762.60	70	\$ 53,382
SF Series 2017 (Area 5 C)	1.00	\$ 762.60	99	\$ 75,497
SF Series 2017 (Area 6 A)	1.00	\$ 762.60	40	\$ 30,504
SF Series 2017 (Area 6 B)	1.00	\$ 762.60	88	\$ 67,109
SF Series 2019 (Area 7)	1.00	\$ 762.60	210	\$ 160,146
Total			1,462	\$ 1,114,921 [B]

5. CHANGE IN O&M ASSESSMENTS, FY 2025 VS FY 2026

Lot Type/Size	FY 2025 per Unit, Gross	FY 2026 per Unit, Gross	\$ Change	% Change	Change per Month
SF Series 2014 (Area 1)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2014 (Area 2)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2016 (Area 3 A)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2016 (Area 3 B)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2016 (Area 4)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2017 (Area 4/BC)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2017 (Area 5 A)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2017 (Area 5 B)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2017 (Area 5 C)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2017 (Area 6 A)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2017 (Area 6 B)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13
SF Series 2019 (Area 7)	\$ 617.07	\$ 762.60	\$ 145.53	23.58%	\$ 12.13

SPECIAL ASSESSMENT REVENUE BONDS ANNUAL DEBT SERVICE REQUIREMENT

	SERIES 2014 (AREA 1)	SERIES 2014 (AREA 2)	SERIES 2016 (AREA 3)	SERIES 2016 (AREA 4)	SERIES 2017 (AREA 5)	SERIES 2017 (AREA 6)	SERIES 2017 (AREA 4/BC AA7)	SERIES 2019 (AREA 7/7A AA8)	FY 2026 Proposed	
REVENUE										
SPECIAL ASSESSMENTS - ON-ROLL, NET	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.97	\$ 292,319.58	\$ 125,663.94	\$ 157,868.85	\$ 203,112.76	\$ 1,222,441.65	
TOTAL REVENUE	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.97	\$ 292,319.58	\$ 125,663.94	\$ 157,868.85	\$ 203,112.76	\$ 1,222,441.65	
EXPENDITURES										
ANNUAL DEBT SERVICE OBLIGATION, NET	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.97	\$ 292,319.58	\$ 125,663.94	\$ 157,868.85	\$ 203,112.76	\$ 1,222,441.65	
TOTAL EXPENDITURES	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.97	\$ 292,319.58	\$ 125,663.94	\$ 157,868.85	\$ 203,112.76	\$ 1,222,441.65	
EXCESS OF REVENUE OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EARLY PAYMENT DISCOUNT & POLK COUNTY COLLECTION FEES, %										6%
GRAND TOTAL GROSS ASSESSMENTS									\$ 1,300,469.84	

