

Highland Meadows II

COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING

DATE / TIME:

Thursday, August 28, 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 **Thursday, August 28, 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: Thursday, August 28, 2025

Time: 4:30 P.M.

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

TEAMS:
[LINK](#)**
Meeting ID: 220 026 443 680 2
Passcode: TL3EW2Xp
CALL IN: +1 323-538-4434
Phone conference ID: 511 147 1#
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. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

B. District Attorney – Kutak Rock

❖ Discussion of Tree Trimming

[EXHIBIT 1](#)

❖ Discussion of Construction Funds - *To Be Distributed*

[EXHIBIT 2](#)

C. JCS Security Updates

IV. Business Matters

A. Public Hearing on the FY 2025-2026 Operating Budget

1. Open the Public Hearing

2. Notice of Publication

[EXHIBIT 3](#)

3. Presentation of the FY 2025-2026 Budget

[EXHIBIT 4](#)

4. Public Comments

5. Close the Public Hearing

- B. Consideration for Adoption Resolution 2025-15, Annual Appropriation Resolution & Adopting the FY 2025-2026 Budget [EXHIBIT 5](#)
- C. Public Hearing on the Levying of the O&M Assessments for FY 2025-2026
 - 1. Open the Public Hearing
 - 2. Presentation of the FY 2025-2026 Assessments [EXHIBIT 6](#)
 - 3. Public Comments
 - 4. Close the Public Hearing
- D. Consideration for Adoption Resolution 2025-16, Providing for the Collection & Enforcement of Special Assessments for the FY 2025-2026 Budget [EXHIBIT 7](#)
- V. Filed Services Report
 - A. [Presentation of the Highland Meadows II Task List](#) [EXHIBIT 8](#)
 - B. Consideration of Proposal – Cooper Pools – Stennar Pump \$688 [EXHIBIT 9](#)
 - C. Consideration of Proposal – Remove Fencing for Permacast Wall Install
 - ❖ Good Home Services - \$2,995 [EXHIBIT 10.1](#)
 - ❖ [House Doctors – \\$5,714.65](#) [EXHIBIT 10.2](#)
 - D. Consideration of Proposal - Monument Painting
 - ❖ House Doctors - \$719.03 [EXHIBIT 11](#)
 - ❖ Good Homes Services - \$650.00 [EXHIBIT 12](#)
 - E. Consideration of Landscape Maintenance Proposals - Formal RFP Process is Required for Proposals in Excess of \$195,000
 - ❖ Mele Environmental Services - \$202,800 [EXHIBIT 13](#)
 - ❖ GreenMasters Outdoors – Declined to Propose – Out of Area [EXHIBIT 14](#)
- VI. Administrative Matters
 - A. [Consideration for Acceptance– July 2025 Unaudited Financial Statements](#) [EXHIBIT 15](#)
 - B. [Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – July 24,2025](#) [EXHIBIT 16](#)

C. Ratifications:

- ❖ Zeus – Additional Curve Radius Marking - \$4,175 [EXHIBIT 17](#)
- ❖ Cooper Pools – Valve Repair Kit - \$578.92 [EXHIBIT 18](#)
- ❖ Prince & Sons Irrigation Repair - \$334.54 [EXHIBIT 19](#)
- ❖ Prince & Sons Irrigation Repair \$503.04 [EXHIBIT 20](#)
- ❖ Prince & Sons Irrigation Repair - \$246.93 [EXHIBIT 21](#)
- ❖ Prince & Sons Irrigation Repair - \$452.89 [EXHIBIT 22](#)
- ❖ Prince & Sons Irrigation Repair - \$1,125.34 [EXHIBIT 23](#)
- ❖ Prince & Sons Irrigation Repair \$451.80 [EXHIBIT 24](#)
- ❖ Danielle Fence – Hummingbird - \$750 [EXHIBIT 25](#)
- ❖ Danielle Fence – Woodlark - \$2,182 [EXHIBIT 26](#)
- ❖ Zeus Safety – Presentation of Final Contract [EXHIBIT 27](#)
- ❖ Southern Green Cleaning – Presentation of Final Contract [EXHIBIT 28](#)

VII. District Manager

- A. Presentation for Approval – Rizzetta Invoice for Audit Services [EXHIBIT 29](#)

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

- A. Discussion of Request for Bulletin Board Behind Mailboxes
- B. Discussion of Request for Event Space Behind the Mailboxes
- C. Discussion of Requests for Food Trucks
- D. Request for Paid Use of Recreational Area [EXHIBIT 30](#)
- E. Proposal for Tire Climber Replacement – Core Cat \$4,251.36 [EXHIBIT 31](#)
- F. Proposal for Tire Climber Replacement – Core Cat \$4,584.16 [EXHIBIT 32](#)

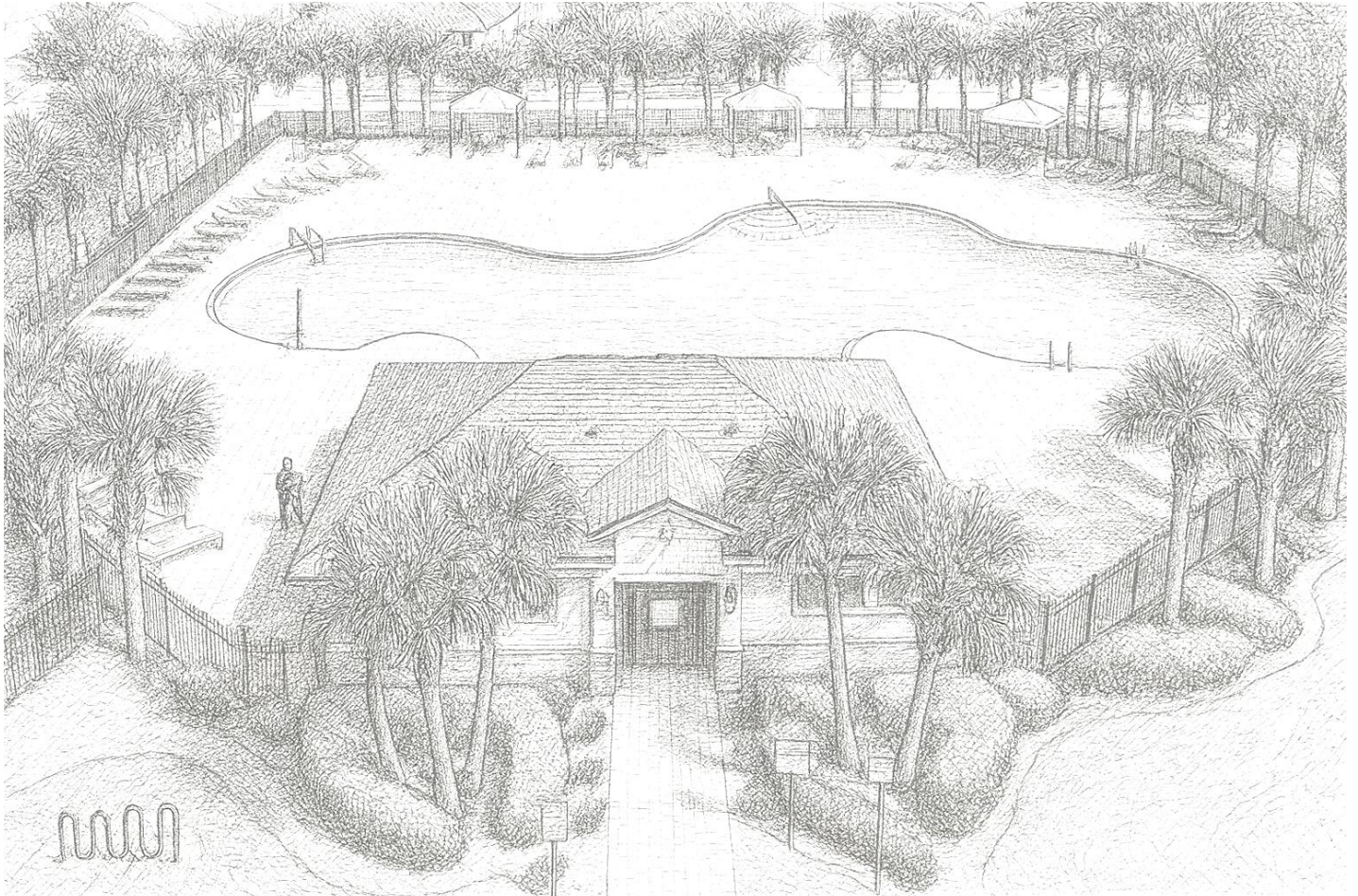
IX. Supervisor Requests

- A. Woodlark Drive Trees [EXHIBIT 33](#)

X. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



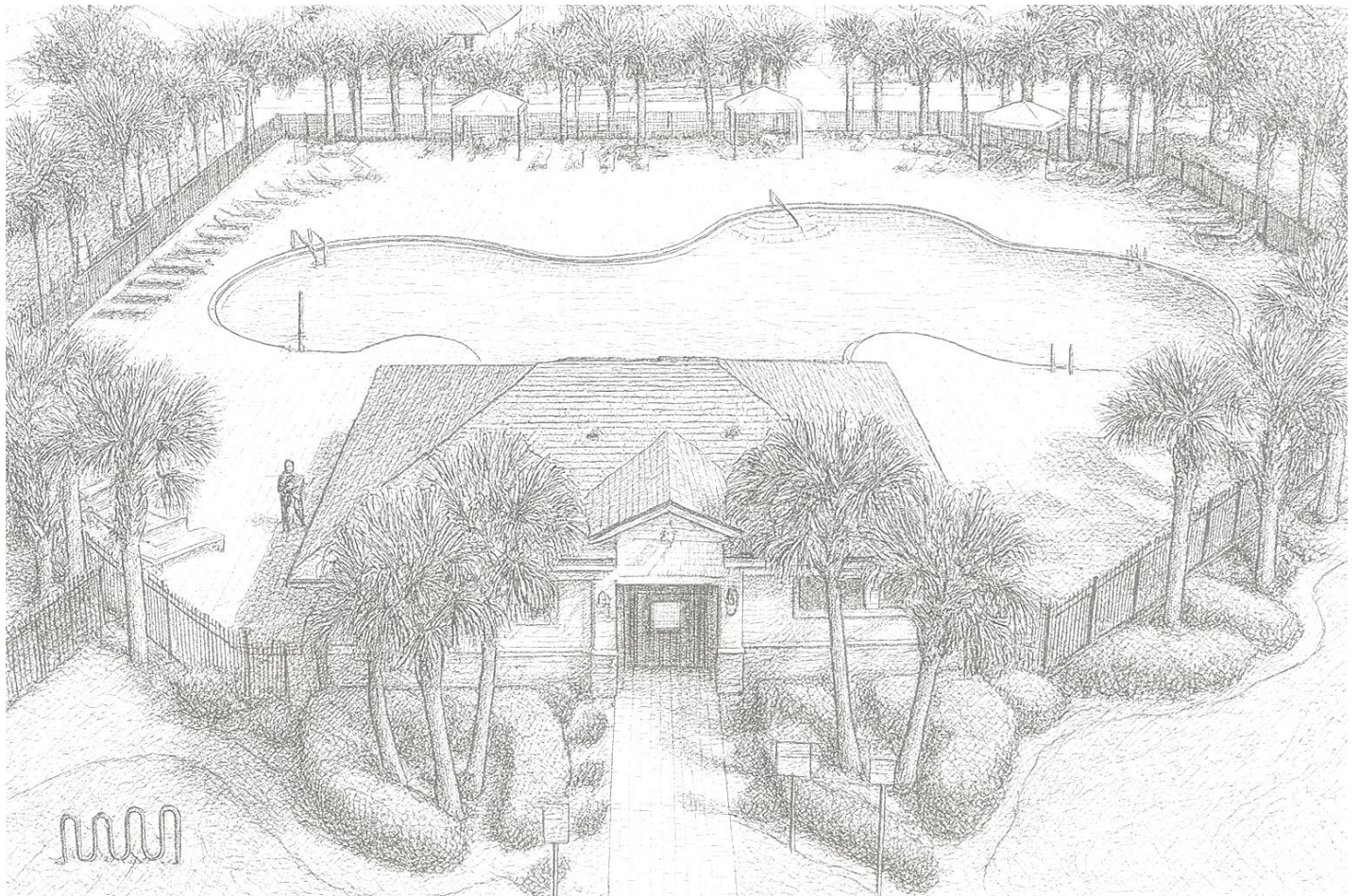
HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

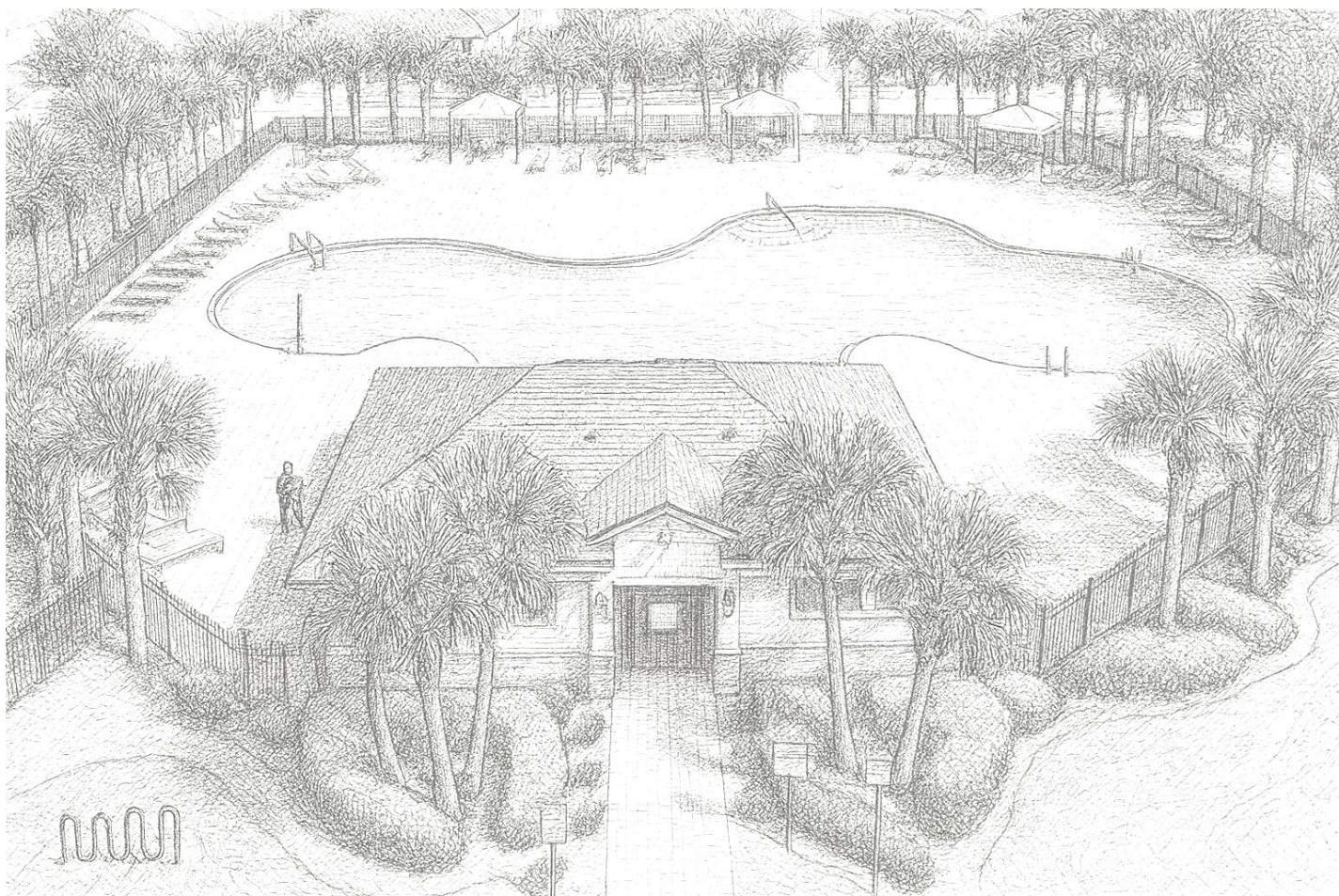
1. **No Objection to Homeowner Tree Trimming within Lots** - The CDD has no objection to any homeowner and/or HOA (as applicable) trimming trees or other foliage growing from lots or HOA property and onto CDD property (e.g., right of ways, common areas, etc.), provided that the trimming is done **from the homeowner lot or HOA property**. Applicable HOA declarations make homeowners responsible for maintaining their own property including trees located on the strip of land between the sidewalk and the right-of-way. See, e.g., Article III Section 34 of the Declarations of Covenants and Conditions for Highland Meadows 4B. Moreover, Florida courts have stated that: “all property owners owe a duty ... not to permit the growth of foliage on their property to extend outside the bounds of the property and into the public right-of-way so as to interfere with a motorist's ability to safely travel on the adjacent roadway.” *Williams v. Davis*, 974 So.2d 1052 (Fla. 2007).
2. **HOA Enforcement** - Moreover, it’s also our understanding that HOAs within the community can take enforcement action against any homeowner who does not properly maintain his lot. Toward that end, we would respectfully request that HOAs take enforcement action where a homeowner has failed to conduct proper maintenance.
3. **Maintenance from CDD Property** – If a homeowner and/or HOA needs to conduct maintenance from CDD property (e.g., within a right of way or other CDD-owned property) and in order to address landscaping growing from a homeowner’s lot, the CDD assumes no liability for any actions arising from said maintenance.
4. **Unreasonable Risk of Harm from Lots** – If the CDD becomes aware of a tree and/or foliage that poses an unreasonable risk of harm to CDD property (e.g., right-of-way safety, etc.), the CDD may demand that the applicable homeowner and/or HOA conduct such maintenance, and, failing that, the CDD may undertake the maintenance directly and bill the homeowner for the expense. Please be aware that this would be a measure of last resort, intended to protect residents and guests from safety hazards on CDD property.

EXHIBIT 2

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

RETURN TO AGENDA



HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1968
Division Probate
IN RE: ESTATE OF
TERRENCE W. DANCEY A/K/A
TERRENCE WILLIAM DANCEY
Deceased.

The administration of the Estate of
TERRENCE W. DANCEY A/K/A
TERRENCE WILLIAM DANCEY, de-
ceased, whose date of death was April
19, 2025, is pending in the Circuit
Court for Polk County, Florida, Probate
Division, the address of which is 255 N.
Broadway Ave. Bartow, FL 33830. The
names and addresses of the Personal
Representative and the Personal Repre-
sentative's attorney are set forth below.

All creditors of the Decedent and
other persons having claims or de-
mands against Decedent's Estate on
whom a copy of this notice is required
to be served must file their claims
with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER
THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the Decedent
and other persons having claims or de-
mands against Decedent's Estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS

NOTICE.

The Personal Representative has no
duty to discover whether any property
held at the time of the Decedent's death
by the Decedent or the Decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
notice is August 1, 2025.

Personal Representative:
Hiede Saduddin-Dancey
904 Jasmine Creek Road
Kissimmee, FL 34759
Attorney for Personal Representative:
Joshua M. Sachs, Esq.
E-Mail Addresses:
jms@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 24277
Henderson Sachs PA
8240 Exchange Drive Ste. C6
Orlando, FL 32809
Telephone: 4078502500
August 1, 8, 2025 25-01150K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. PC25-2204
Division Probate
IN RE: ESTATE OF
LUKE J. MORROW
Deceased.

The administration of the estate of
Luke J. Morrow, deceased, whose date
of death was December 23, 2024, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is Post Office Drawer
9000, Bartow, Florida 33830. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate on
whom a copy of this notice is required
to be served must file their claims
with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER
THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,

unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
notice is August 1, 2025.

Personal Representative:
/s/ Leona Morrow
5110 Greenglen Lane
Lakeland, Florida 33811
Attorney for Personal Representative:
/s/ Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
August 1, 8, 2025 25-01155K

FIRST INSERTION

CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of
the Cypress Creek Reserve Community
Development District ("District") will
hold a public hearing on **August 13,**
2025 at 1:30 p.m., and at the Lake
Alfred Public Library, Lake Alfred,
Florida 33850. The purpose of the
hearing is to receive comments on the
adoption of the proposed budget(s)
("Proposed Budget") of the District
for the fiscal year beginning October
1, 2025 and ending September 30,
2026. A regular board meeting of
the District will also be held at that
time where the Board may consider
any other business that may properly
come before it. A copy of the agenda
and Proposed Budget may be obtained
at the offices of the District Manager,
Wrathell, Hunt and Associates, LLC,
2300 Glades Road #410W, Boca Raton,
Florida 33431, (877)276-0889
("District Manager's Office"), during
normal business hours.

The public hearing and meeting are
open to the public and will be con-
ducted in accordance with the provisions
of Florida law. The public hearing and
meeting may be continued to a date,
time, and place to be specified on the
record at the meeting. There may be oc-
casions when Board Supervisors or Dis-
trict Staff may participate by speaker
telephone.

Any person requiring special accom-
modations at this meeting because of
a disability or physical impairment
should contact the District Manager's
Office at least forty-eight (48) hours
prior to the meeting. If you are hearing
or speech impaired, please contact the
Florida Relay Service by dialing 7-1-1,
or 1-800-955-8771 (TTY) / 1-800-955-
8770 (Voice), for aid in contacting the
District Manager's Office.

Each person who decides to appeal
any decision made by the Board with
respect to any matter considered at
the public hearing or meeting is ad-
vised that person will need a record of
proceedings and that accordingly, the
person may need to ensure that a verba-
tim record of the proceedings is made,
including the testimony and evidence
upon which such appeal is to be based.

District Manager
August 1, 2025 25-01156K

FIRST INSERTION

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL
ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE
LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE
OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Highland Meadows II Community De-
velopment District ("District") will hold the following public hearings and regular
meeting:

DATE: August 28, 2025
TIME: 4:30 P.M.
LOCATION: Shamrock First Baptist Church
2661 Marshall Rd
Haines City, FL 33844

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
1 EAU LOT	1,462	1	\$762.60

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Polk County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of August 1, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002430-A000BA
IN RE: ESTATE OF
MELVIN AWTRY GILMER, JR.
Deceased.

The administration of the estate of
Melvin Awtry Gilmer, Jr., deceased,
whose date of death was April 19, 2025,
is pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 N. Broadway
Ave., Bartow, FL 33831 The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

All creditors of the decedent and oth-
er persons having claims or demands

against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-001850
GITSIT SOLUTIONS, LLC,
Plaintiff, v.
ESTATE OF AGRIPINA
NICHOLSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in
Foreclosure entered on July 9, 2025
and entered in Case No. 2024-CA-
001850 in the Circuit Court of the
10th Judicial Circuit in and for Polk
County, Florida, wherein ESTATE OF
MATTHEW NICHOLSON AND ES-
TATE OF AGRIPINA NICHOLSON,

are the Defendants. The Clerk of the
Court, STACY M. BUTTERFIELD,
CPA, will sell to the highest bidder
for cash at www.polk.realforeclose.
com on August 26, 2025 at 10:00am,
the following described real property
as set forth in said Final Judgment,
to wit:

LOT 414, CYPRESS LAKES
PHASE - 2A, ACCORDING
TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 91, PAGES 4
AND 5, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.

and commonly known as: 2247 CY-
PRESS CROSS LOOP, LAKELAND,
FL 33810 (the "Property").

ANY PERSON CLAIMING AN IN-

title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's web-
site at https://www.highlandmeadows2cdd.com/. The public hearings and meet-
ing may be continued in progress to a date, time certain, and place to be specified on
the record at the public hearings or meeting. There may be occasions when staff or
board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting be-
cause of a disability or physical impairment should contact the District Manager's
Office at least forty-eight (48) hours prior to the public hearings and meeting. If you
are hearing or speech impaired, please contact the Florida Relay Service by dialing
7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the
District Manager's Office.

Please note that all affected property owners have the right to appear at the public
hearings and meeting and may also file written objections with the District Manag-
er's Office within twenty days of publication of this notice. Each person who decides
to appeal any decision made by the Board with respect to any matter considered at
the public hearings or meeting is advised that person will need a record of proceed-
ings and that, accordingly, the person may need to ensure that a verbatim record of
the proceedings is made, including the testimony and evidence upon which such
appeal is to be based.

District Manager

LOCATION MAP

SECTIONS 8, 9, 16 & 17
TOWNSHIP 27 SOUTH
RANGE 27 EAST
POLK COUNTY, FLORIDA

25-01152K

FIRST INSERTION

Florida Statutes. The written demand
must be filed with the clerk.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this

notice is August 1, 2025.

Personal Representative:
Donna Gilmer
1100 Rockwell Way
Kissimmee, Florida 34759
Attorney for Personal Representative:
Tadney Pilcher, Attorney
Florida Bar Number: 0001562
Bogin, Munns & Munns, P.A.
P.O. Box 2807
Orlando, FL 32802
Telephone: (407) 578-1334
Fax: (407) 578-2181
E-Mail: dpilcher@boginmunns.com
Sec. E-Mail:
bmmservice@boginmunns.com
Addl. E-Mail:
kpilcher@boginmunns.com
2252059 (Notice to Creditors)
August 1, 8, 2025 25-01128K

FIRST INSERTION

TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,

call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
August 1, 8, 2025 25-01136K

PUBLIC SALES / SALES ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA001709000000 RELIANCE FIRST CAPITAL, LLC, Plaintiff, vs. MICHAEL H. GARDNER; NORMA D. GARDNER; GOODLEAP, LLC; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A DAVID GARDNER; UNKNOWN TENANT #2 N/K/A DIANNA STANLEY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 22, 2025 in Civil Case No. 2024CA001709000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, RELIANCE FIRST CAPITAL, LLC is the Plaintiff, and MICHAEL H. GARDNER; NORMA D. GARDNER; GOODLEAP, LLC; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A DAVID GARDNER; UNKNOWN TENANT #2 N/K/A DIANNA STANLEY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,		
GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on September 23, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 25 OF BEECH HAVEN ESTATES, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 63 PAGE 36. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of August, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldrigepite.com 1100-981B August 8, 15, 202525-01173K		
FIRST INSERTION		

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002312000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF BENICE CAJUSTE; BENSON CAJUSTE; JEANEVEL CAJUSTE Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated July 22, 2025, and entered in Case No. 2024CA002312000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and UNKNOWN HEIRS OF BENICE CAJUSTE; BENSON CAJUSTE; JEANEVEL CAJUSTE, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 5TH day of SEPTEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 46, OF ROSEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, AT PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in		
order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida33830,(863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 4th day of August, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH19724-24/sap August 8, 15, 202525-01174K		

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237_V13

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 53-2024-CA-002110 TH MSR HOLDINGS LLC, Plaintiff, vs. JOHN HERRON, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Summary Final Judgment of Foreclosure entered on July 28, 2025 in Case No. 2024-CA-002110 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff, and JOHN HERRON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM T. HERRON, JOHN HERRON, JOSEPH HERRON, MARGARETT WHELAN and UNKNOWN HEIRS OF WILLIAM T. HERRON, are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 23rd day of September, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 122, HUNTERS RUN PHASE 2, ACCORDING TO THE MAP OR PLAT THERE-		
OF AS RECORDED IN PLAT BOOK 93, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 507 POWDER HORN ROW, LAKE LAND, FL 33809 (the "Property"). together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of August 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff August 8, 15, 202525-01176K		
FIRST INSERTION		

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2023CA004339000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. PATRICIA ANN COERPER; DENISE SHANON COERPER; UNKNOWN SPOUSE OF PATRICIA ANN COERPER; UNKNOWN SPOUSE OF DENISE SHANON COERPER; BERKLEY RIDGE, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure In Rem dated July 28, 2025 entered in Civil Case No. 2023CA004339000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein PENNYMAC LOAN SERVICES, LLC, is Plaintiff, and PATRICIA ANN COERPER and DENISE SHANON COERPER, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at POLK County's On-Line Public Auction website: https://www.polk.realforeclose.com, at 10:00 A.M. on SEPTEMBER 26, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure In Rem to-wit: LOT 107, BERKELY RIDGE PHASE 2, ACCORDING TO		
THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 35 THROUGH 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-097387-F00 August 8, 15, 202525-01166K		
FIRST INSERTION		

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Highland Meadows II Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 28, 2025 TIME: 4:30 P.M. LOCATION: Shamrock First Baptist Church 2661 Marshall Rd Haines City, FL 33844 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Anchor Stone Management, LLC 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.highlandmeadows2cdd.com/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker-telephone. Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager August 8, 202525-01181K		
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FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2023CA004905 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOSEPH WEEKS, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on July 22, 2025 in Case No. 2023CA004905 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JOSEPH WEEKS, RANDA RIDGE HOMEOWNERS ASSOCIATION, INC, TRROOFING LLC, REI FL, LLC; MG INTEREST, LLC and UNKNOWN SPOUSE OF JOSEPH WEEKS, NKA JODELL WEEKS are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 23rd day of September, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 101, RANDA RIDGE, PHASE 1, ACCORDING TO THE PLAT THEREOF RE-		
CORDED IN PLAT BOOK 125, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA. Also known as 810 DENGAR AVENUE, HAINES CITY, FL 33844 (the Property), together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 24th day of July 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff August 8, 15, 202525-01175K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003081 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. KEVIN M. PEARCE, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on September 9, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 4, WEDGEWOOD TERRACE, according to the map or plat thereof as recorded in Plat Book 46, Page 45, of the Public records of Polk County, Florida. Property Address: 991 Wedgewood SE, Winter Haven, FL 33880 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as		
unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 1st day of August, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 8, 15, 202525-01167K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CC004040000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATEE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1 Plaintiff, vs. LOLA RUIZ, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023CC004040000000 of the County Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATEE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, and, LOLA RUIZ, et. al., are Defendants, Clerk of Circuit Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com, on September 2, 2025 at 10:00 AM, the following described property: BEGIN ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, 211 FEET WEST OF THE NORTHEAST COR-		
NER THEREOF, AND RUN SOUTH 140.18 FEET TO PUBLIC ROAD, THEN S 89° 45` 30" E, 62 FEET ALONG PUBLIC ROAD, THEN NORTH 140.13 FEET TO THE NORTH BOUNDARY, THEN N 89° 42` 30" W, 62 FEET TO POINT OF BEGINNING. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 1 day of August, 2025. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Michele.Clancy@gmlaw.com By: /s/ Michele R. Clancy Michele R. Clancy, Esq. Florida Bar No. 498661 23-000323-01 / 55530.0102 / Jean Schwartz August 8, 15, 202525-01168K		

SAVE TIME

Email your Legal Notice

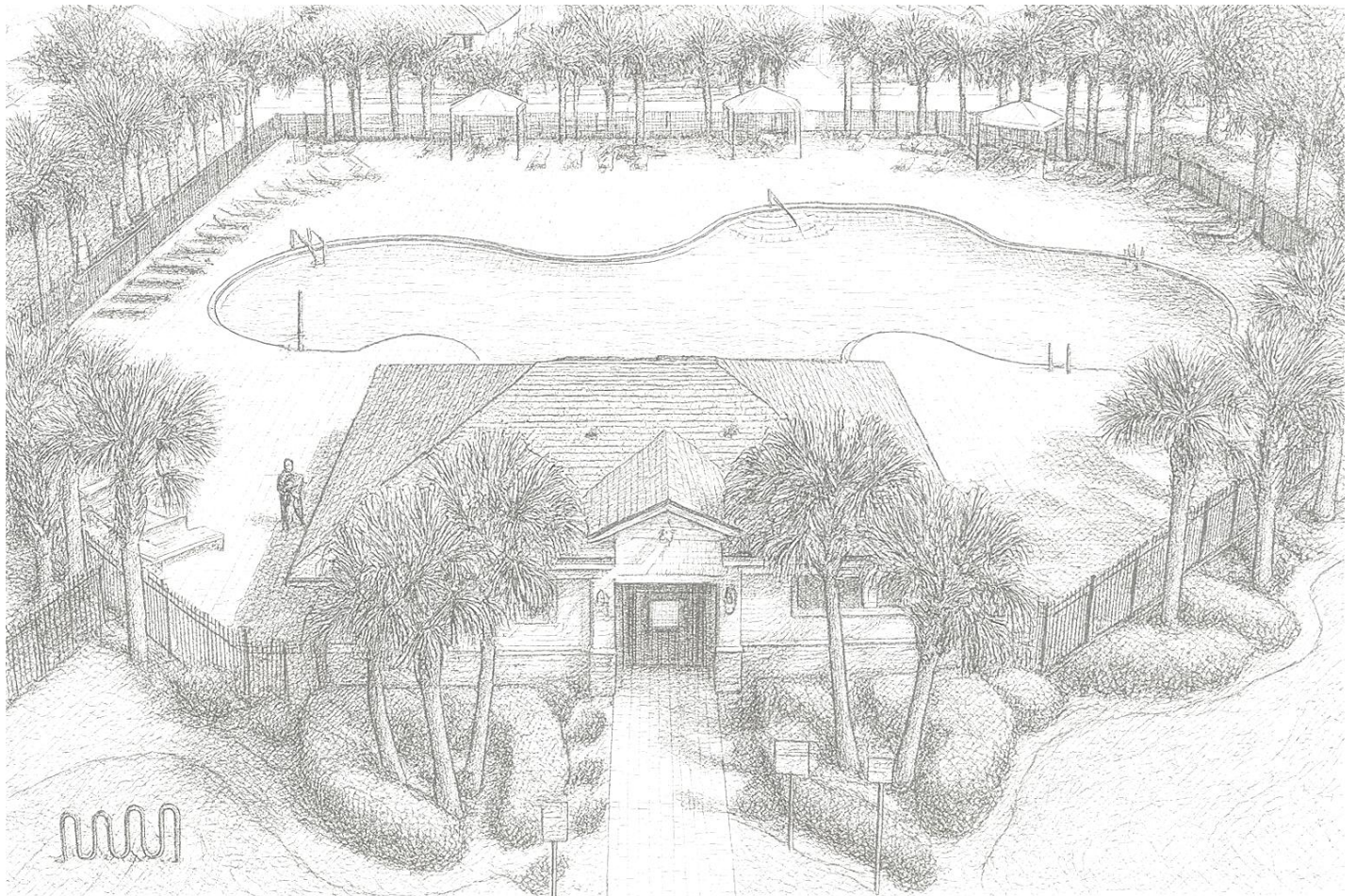
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Observer

EXHIBIT 4

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT



OPERATING BUDGET FY 2025-2026
A Historical Review for Going Forward

What Has Been Done for You Lately

Last 90 Days – Budgeted Projects

Started/Completed

Danielle Fencing	\$131,853
Danielle Fence Change Orders	\$3,468
ADA Mats	\$6,350
Curb Painting	\$8,000
Sidewalk Repairs	\$17,320
Erosion Repair	\$63,450
Pressure Washing of Fence	\$7,105
Permacast Wall	\$66,675

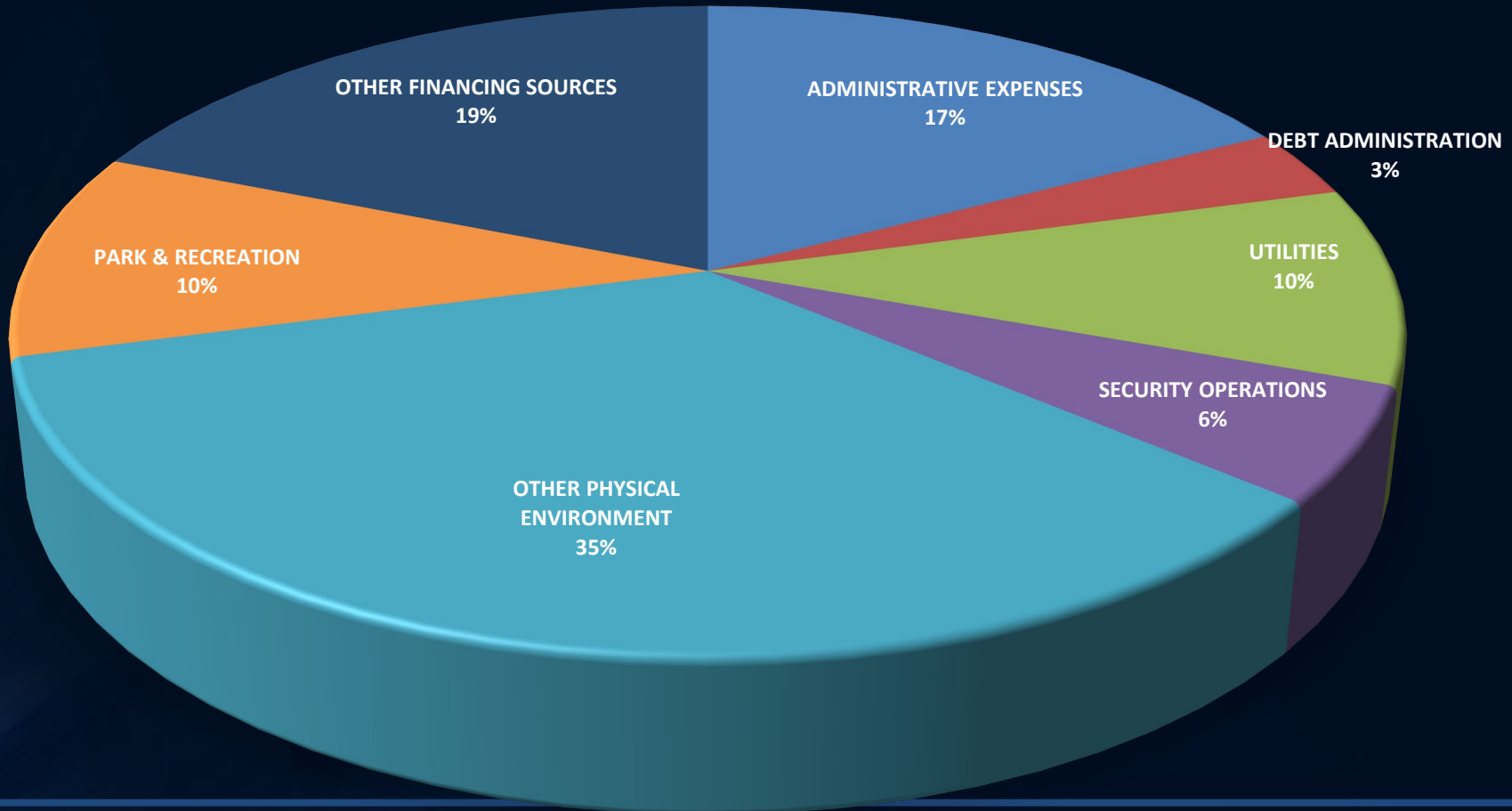
Total Expended on Safety & Security

\$304,221



HIGHLAND MEADOWS II

FY 2026 Expenditure Summary: \$1,058,025



HIGHLAND MEADOWS II

INCREASE IN ASSESSMENTS FY 2026

\$12.13 PER HOME PER MONTH - ANNUAL = \$145.53

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

A FINANCIAL REVIEW

Consumer Price Index i

The CPI is a key indicator of inflation and is utilized by the US Bureau of Labor Statistics to measure the cost of living. The CPI for the noted Tampa area includes Polk County. Source: U.S. Bureau of Labor Statistics

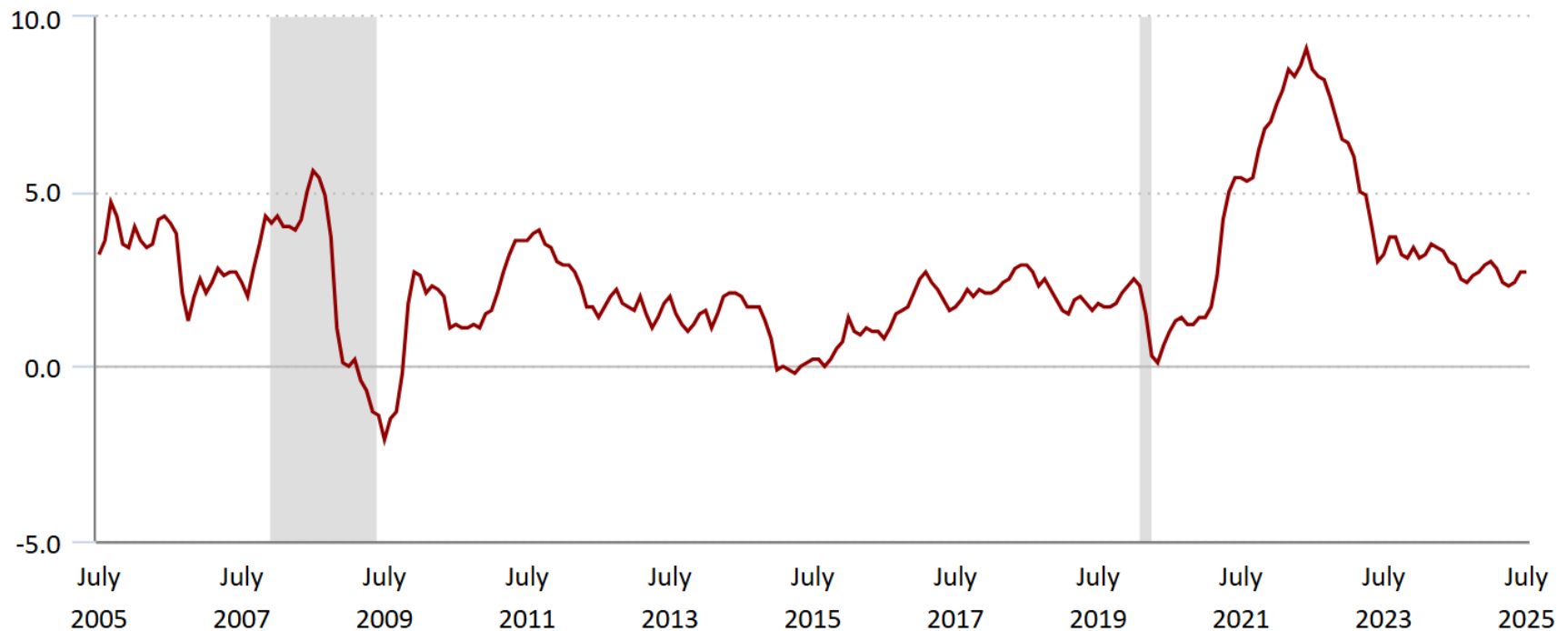
Group	All urban consumers		
	Index	Percent change	
		Jul 24 to Jul 25	May 25 to Jul 25
Tampa-St. Petersburg-Clearwater, FL³			
All items (1987=100)	310.071	3.3	1.1
Food and beverages	311.553	5.2	0.9
Housing	348.897	5.0	1.5
Apparel	141.969	3.0	-1.1
Transportation	260.744	-1.8	0.7
Medical care	545.285	8.9	-0.2
Recreation ²	134.885	-3.2	2.6
Education & communication ²	134.071	0.9	1.4
Other goods and services	378.340	2.0	-0.1

The CPI For All Items Have Increased 3.3% over the last year

CONSUMER PRICE INDEX

Nationally for the last 20 Years

Note Significant Increases from July 2020 to July 2022
With a CPI Increase of Approximately 4% from July 2023 to 2025



Hover over chart to view data.

Note: Shaded area represents recession, as determined by the National Bureau of Economic Research.

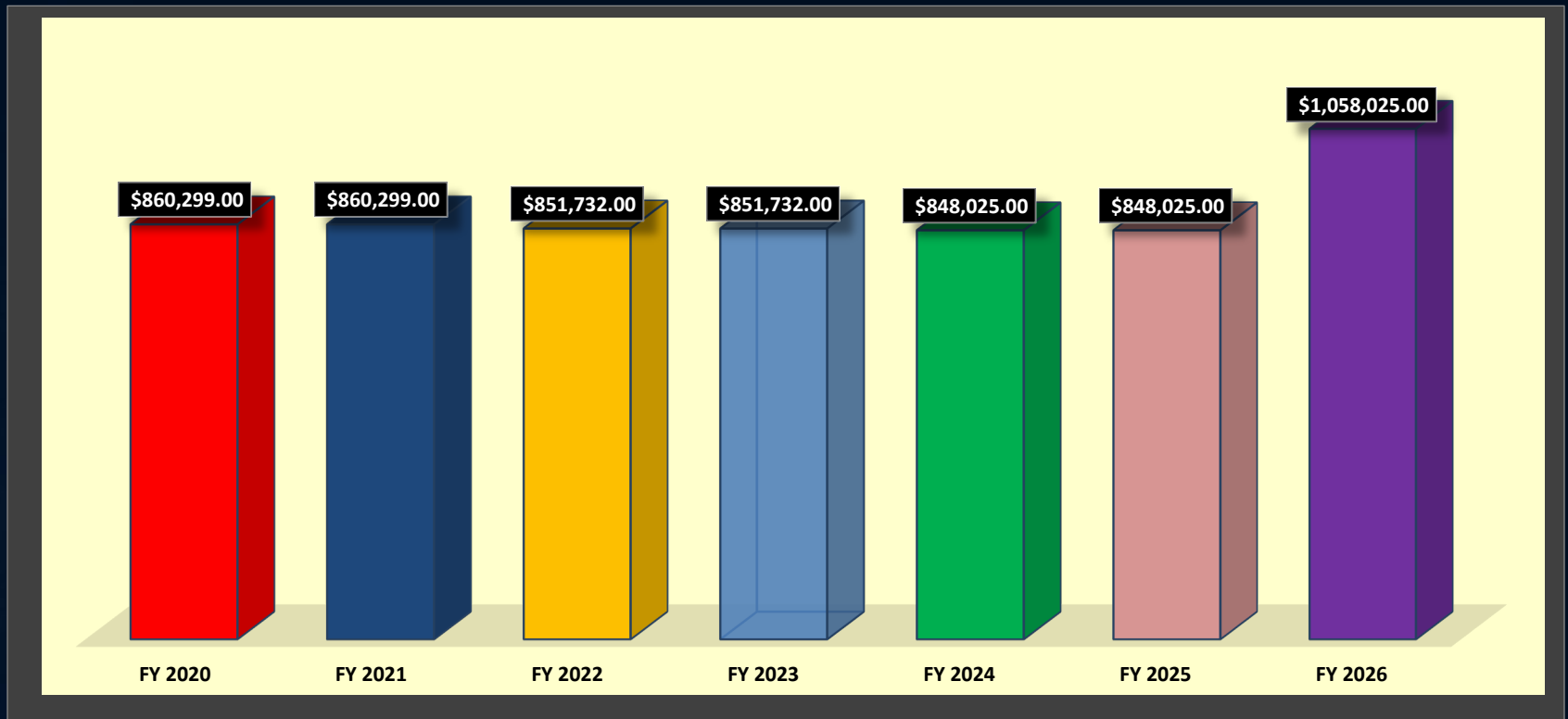
Source: U.S. Bureau of Labor Statistics.



How Does this Compare to Your Budget ?

A Budget to Budget Comparison

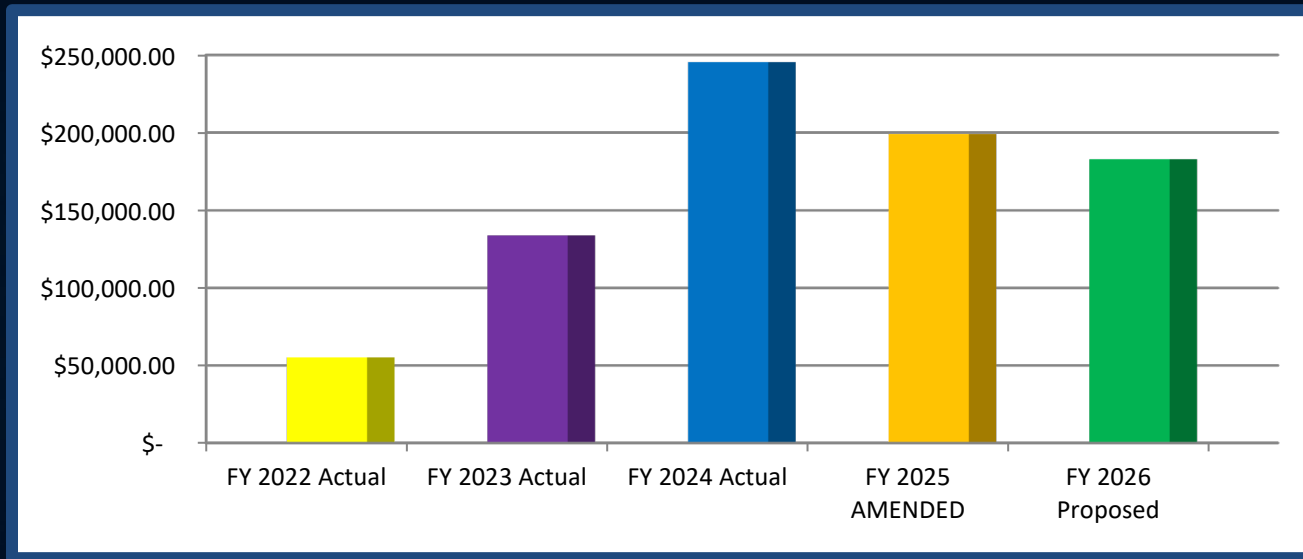
The Budget Drives the Assessments



Budget Actually Decreases from FY 2020 to FY 2025 Despite Significant Increases in CPI from 2020 to July 2022 (reaching almost 10%) and of Increases of About 4% from July 2023 to July 2025 and a Regional Increase of 3.3% from July 2024 to July 2025

HIGHLAND MEADOWS II CDD

Administrative: \$182,931

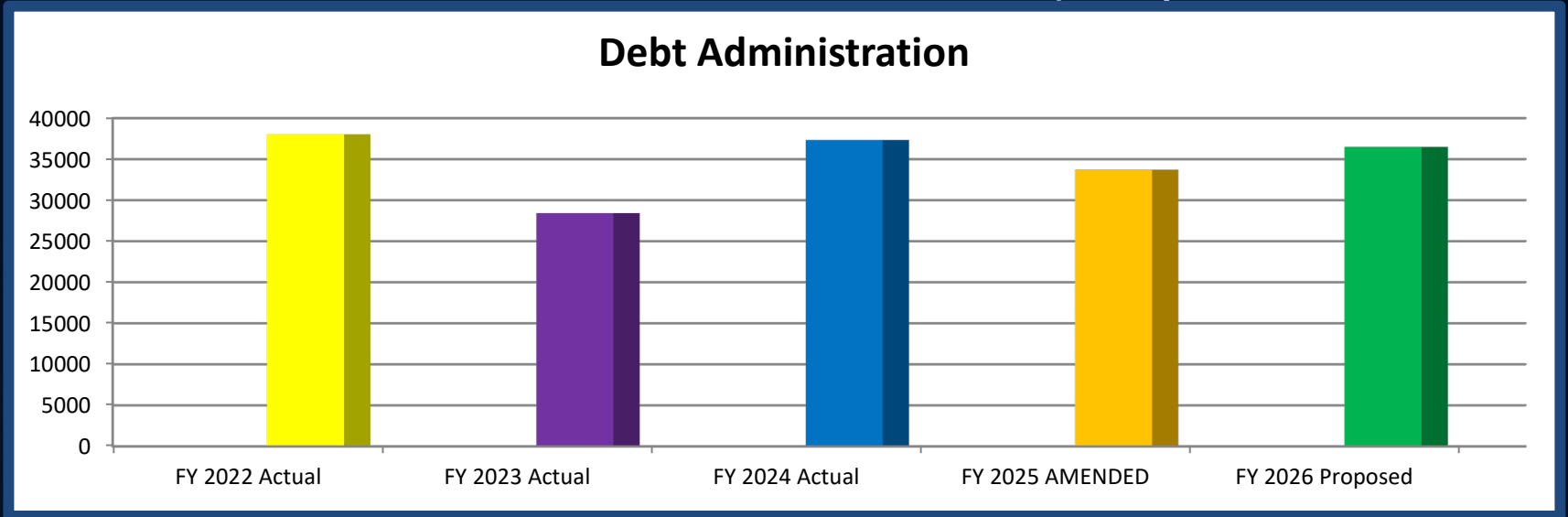


FY 2026 HIGHLIGHTS – 17% of Overall Budget

- Overall decrease: \$16,181
- **District Manager** – Decrease of \$5,000 due to new contract with Anchor Stone
- **District Engineer** - Increase of \$10,000 for oversight & project management
- **Tax Collection** – Increase of \$1,527 based on historical trends from tax collector
- **Public Officials Insurance** – Increase of \$292 as confirmed with Egis Insurance
- **Miscellaneous Fees** – Decrease of \$1,500 based on historical trends
- **District Counsel** – Increase of \$5,000 for new counsel to assist in legal affairs of District
- **Administrative Contingency** – Decrease of \$26,500 based on historical expenditures

HIGHLAND MEADOWS II CDD

DEBT ADMINISTRATION : \$36,487



Trustee fees paid to U.S. Bank for the monitoring and disbursements of the bond payments to the bondholder and mandated under the bond

Arbitrage Rebate – paid to an independent arbitrage specialist for the calculation of potential liability related to arbitrage. Mandated under the bond documents

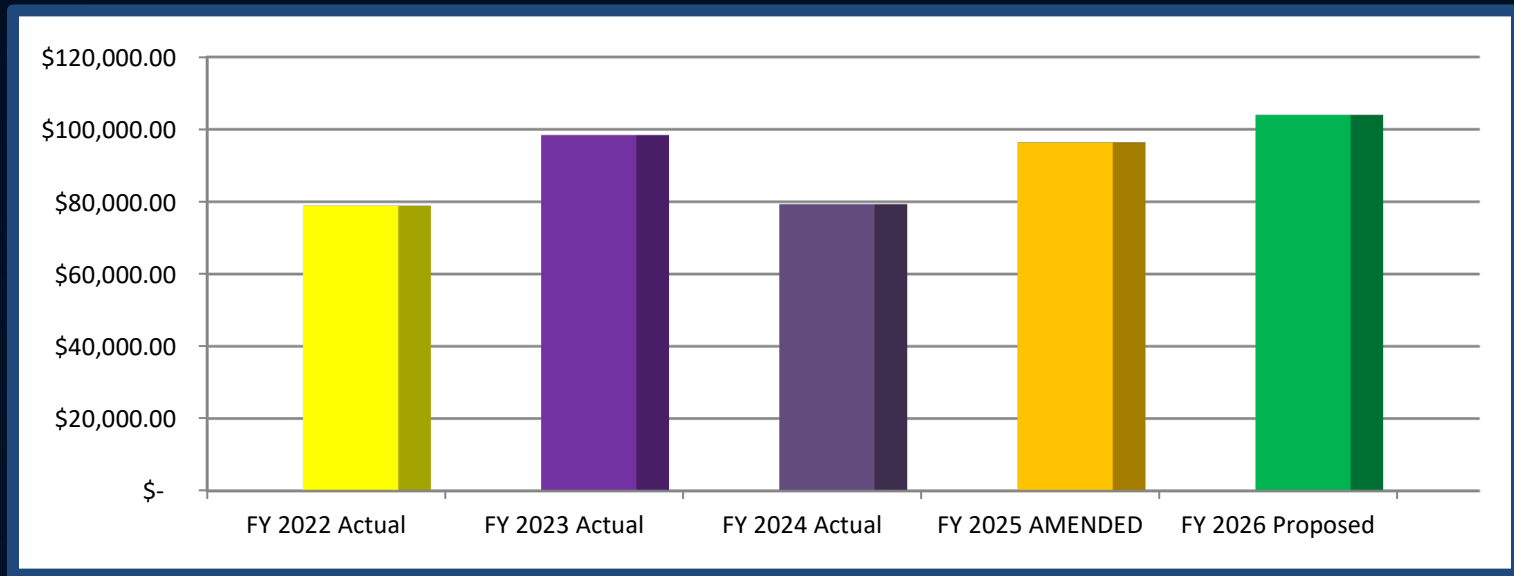
Dissemination – the bond documents mandate certain disclosures related to the bond to be posted on www.emma.msrb.org. These costs are paid to Anchor Stone for service

FY 2026 HIGHLIGHTS – 3% of Overall Budget:

- Overall Increase: \$2,787
- **Trustee Fees** – Increase of \$2,787 as confirmed with Trustee

HIGHLAND MEADOWS CDD

Utilities: \$104,000

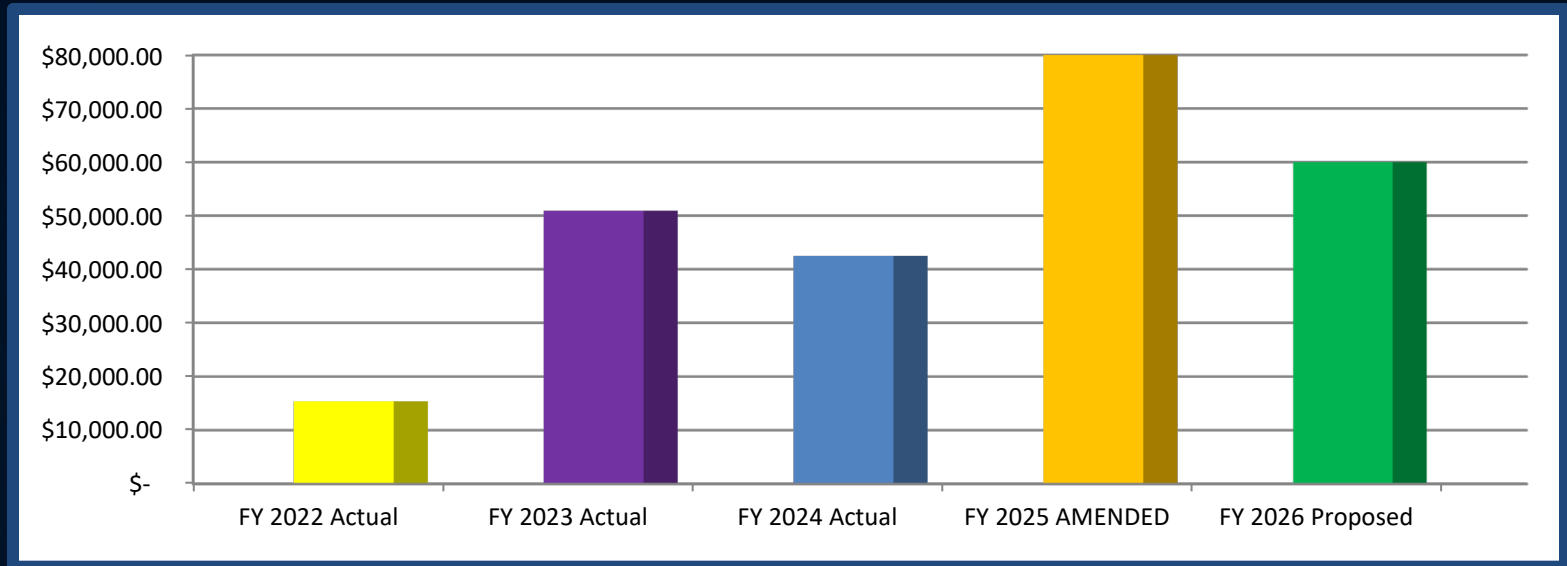


FY 2026 HIGHLIGHTS – 10% of Overall Budget:

- Overall Increase: \$7,600
- **Streetlights**: Increase of \$7,600 based on actual billings

HIHGLAND MEADOWS II CDD

Security Operations - \$60,000

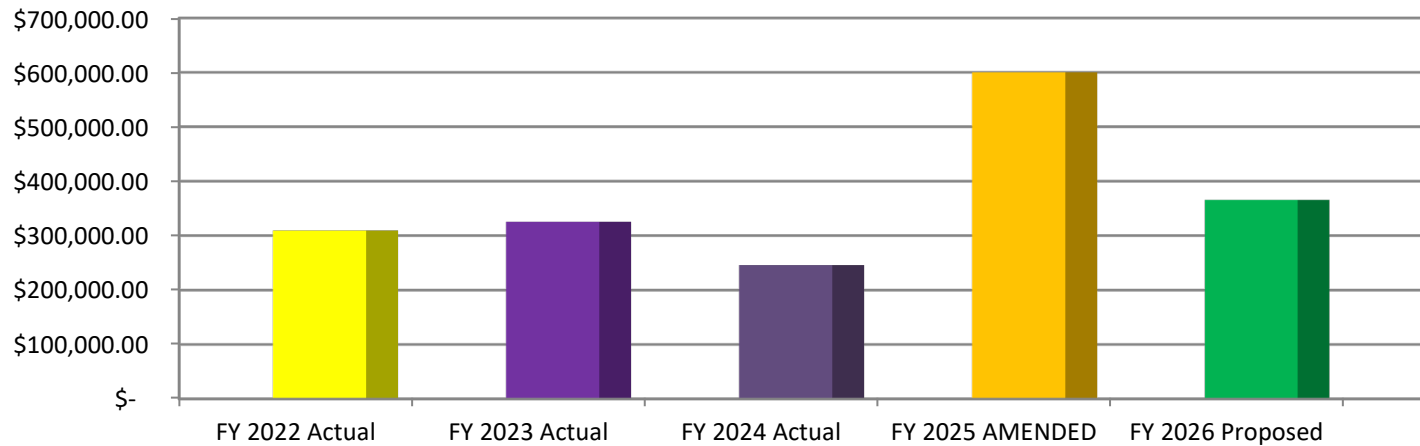


FY 2026 HIGHLIGHTS – 6% of Overall Budget:

- Overall Decrease of \$20,000
- **Security Operations** – Decrease of \$20,000 due to contract with JCS and not utilizing Sheriff

HIGHLAND MEADOWS II CDD

Other Physical Environment: \$365,601

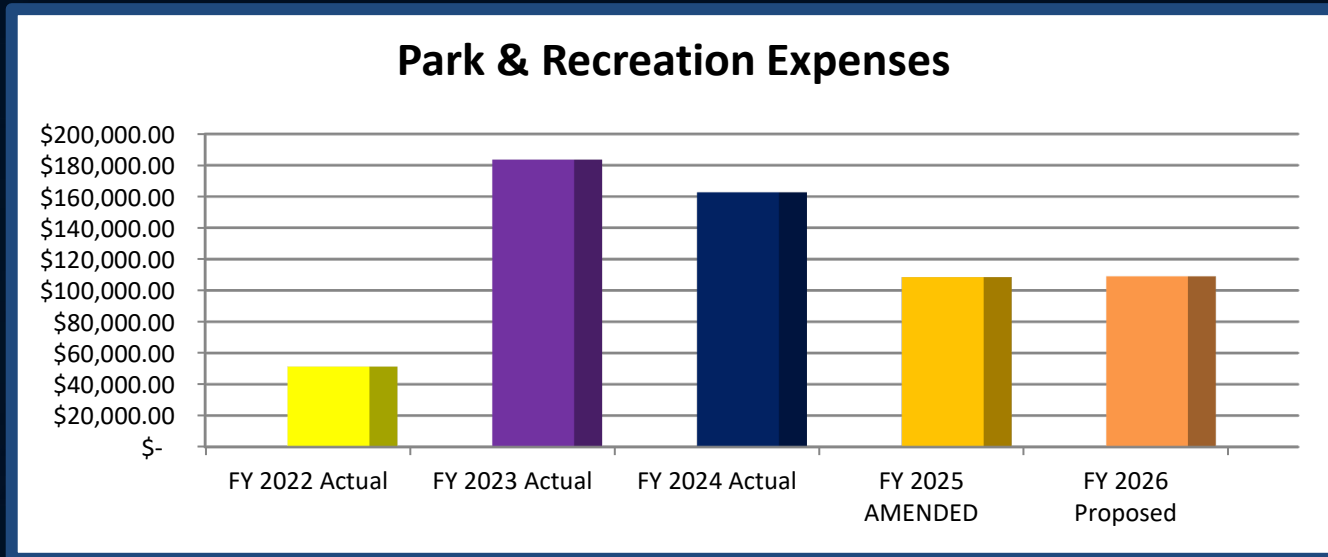


FY 2026 HIGHLIGHTS – 35% of Overall Budget :

- Overall Decrease: \$234,520
- **Property & Liability Insurance** – Increase of \$13,319 as confirmed with Insurance Carrier
- **Maintenance & Repair** – Increase of \$1,976 to handle routine maintenance items for the District
- **Field Services** – Increase of \$12,000 pursuant to Anchor Stone contract
- **Capital Projects** – Decrease of \$254,814 for vision projects accomplished in FY 2025
- **Miscellaneous Contingency** – Decrease of \$7,000 based on anticipated needs of the District

HIGHLAND MEADOWS II CDD

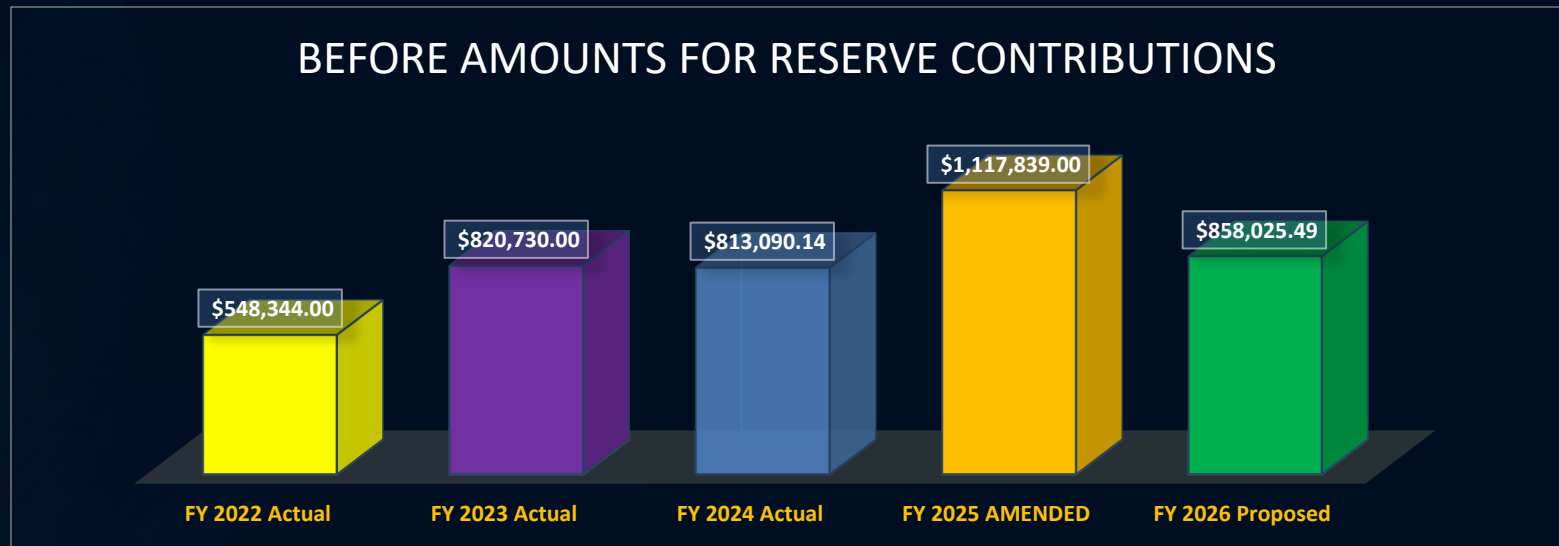
Parks & Recreation: \$109,007



FY 2026 HIGHLIGHTS

- Overall Increase: \$500 – 10% of Overall Budget
- **Pest Control** – Decrease of \$500 based on contract

Summary Before Other Financing Sources & Uses – Reserve Contributions



*Please note actual numbers versus budgeted numbers for FY 2022-2024

*In FY 2025 the vision money was established to handle projects for safety and security

HIGHLAND MEADOWS II CDD

OTHER FINANCING SOURCES & USES – RESERVES: OPERATING & CAPITAL ASSET

OPERATING RESERVES

The Government Finance Officers Association (GFOA)

Recommends that local governments maintain operating reserves equal to two months of operating revenues or regular general fund operating expenditures

Why – Sustainability & Cash Flow

The fiscal year of the local government – the CDD – operates on a fiscal year of October 1 – September 30. Assessment revenues are distributed to the District beginning late November with the majority of assessments received late December thru the end of January

CAPITAL ASSET RESERVES

Financial Planning – A reserve study provides a detailed analysis of the current status of the reserve fund and outlines a funding plan to ensure that sufficient funds are available for future major repairs and replacements. This assists in the avoidance of unexpected financial burdens of the District.

Asset Management: The study includes a physical analysis of District assets, such as roofs, and mechanical systems, while assessing their condition and estimating their remaining useful life.

Capital Asset Reserves

Highland Meadows II
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2023	395,000	748,074	2033	557,100	5,022,684	2043	710,200	2,834,634
2024	408,800	1,158,323	2034	576,600	5,234,111	2044	735,100	3,592,149
2025	423,100	1,506,983	2035	596,800	4,562,483	2045	760,800	4,233,039
2026	437,900	1,683,255	2036	617,700	3,848,220	2046	787,400	4,969,308
2027	453,200	2,026,861	2037	639,300	685,743	2047	815,000	5,432,210
2028	469,100	2,511,791	2038	598,000	1,290,636	2048	843,500	6,316,688
2029	485,500	2,896,126	2039	618,900	1,719,083	2049	873,000	7,236,960
2030	502,500	3,332,486	2040	640,600	1,703,080	2050	903,600	7,393,970
2031	520,100	3,877,734	2041	663,000	2,176,711	2051	935,200	8,081,395
2032	538,300	4,432,606	2042	686,200	2,373,993	2052	967,900	8,753,210

The reserve balance at 09.30.2023 was \$262,849 - reflecting a deficit of \$485,225. The contribution requirement = \$395,000

The reserve balance at 09.30.2024 was \$270,717 – reflecting a deficit of \$887,606. The contribution requirement = \$408,800

The reserve balance projected at 09.30.2025 = \$506,000 – reflecting a deficit of \$1,000,983. Contribution requirement = \$423,100

FY 2026 Budgeted Increase for Asset Reserves \$200,000 for an approximate total of \$706,000 – Reflecting a deficit of \$977,255. Contribution requirement = \$437,900

QUESTIONS/COMMENTS

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)

		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
29	DEBT ADMINISTRATION							
30	DISSEMINATION AGENT	8,850	2,833	11,325	7,000	3,500	7,000	-
31	TRUSTEE FEES	26,469	22,890	23,309	24,000	12,332	26,787	2,787
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
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)

		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
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)
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

STATEMENT 3

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
12	GENERAL ADMINISTRATIVE			
13	SUPERVISORS FEES	Board of Supervisors	1510000	24,000
	Per Chapter 190 of the Florida Statutes, Board members may be compensated \$200 per meeting attended. The FY budget includes \$12,000 for 12 regular meetings (5 members per meeting) and an additional \$12,000 for an additional 12 meetings			
14	ADMINISTRATIVE SERVICE	Anchor Stone		-
	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.			
15	DISTRICT MANAGEMENT	Anchor Stone	1510080	51,800
	The District receives Management, Accounting, and Assessment services under an existing Management Agreement. Amount considers 15 meetings with no additional financial burden			
16	DISTRICT ENGINEER	Stantec	1510140	20,000
	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.			
17	ASSESSMENT ROLL	Anchor Stone	1520050	5,200
	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.			
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	Tax Collector	1513050	22,027
	The tax collector's fee is 2% of assessments collected.			
19	AUDITING SERVICES	DiBartolomeo	1510220	4,000
	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.			
20	POSTAGE & DELIVERY		1510205	1,000
	For mailing out of any resident notices, printing of any agenda packages, etc.			
21	PUBLIC OFFICIALS LIABILITY INSURANCE	EGIS	1510260	3,214
	Protects the Board and staff from claims related to decisions or actions made while doing their official duties. The budgeted amount is based on estimates received for EGIS. (Based on 10% increase from prior year)			
22	LEGAL ADVERTISING	Local Newspaper	1510280	3,000
	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation			
23	DUES, LICENSES & FEES	DEO	1510300	175
	Annual fee paid to the Florida Department of Economic Opportunity.			
24	MISCELLANEOUS FEES		1510360	-
	Estimated for miscellaneous expenditures			
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	SchoolStatus / Anchor Stone	1510320	2,015
	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolStatus - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight			
26	DISTRICT COUNSEL	Kutak Rock	1520051	40,000
	On-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.			
27	ADMINISTRATIVE CONTINGENCY		1520052	6,500
	Estimated for items not known and considered in the administrative allocations			
28	GENERAL ADMINISTRATIVE Total			182,931

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
29	DEBT ADMINISTRATION			
30	DISSEMINATION AGENT	Anchor Stone	1510160	7,000
	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.			
31	TRUSTEE FEES	US Bank Trust, N.A.	1510180	26,787
	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.			
32	ARBITRAGE REBATE CALCULATION	AMTEC	1510240	2,700
	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.			
33	DEBT ADMINISTRATION Total			36,487
34	UTILITIES			
35	ELECTRIC UTILITY SERVICES		1530000	28,000
	Covers the cost of electricity for all District facilities. The current average monthly expense is approximately \$632, totaling \$7,579. Additional funds have been budgeted to account for anticipated increases in rates and usage.			
36	STREET LIGHTS		1530020	70,000
	Covers the cost paid to TECO for the District's streetlight power and maintenance. The current average monthly bill is approximately \$5,575, totaling \$66,908 annually. Additional has been included to account for potential increases in utility rates and usage.			
37	WATER-SEWER UTILITY SERVICES		1530060	6,000
	Funds allocated to support utility expenditures associated with. Additional funds have been budgeted to account for anticipated increases in rates and usage. water and sewer services for District-operated facilities; reflects an average monthly obligation of \$363, totaling \$4,354			
38	UTILITIES Total			104,000
39	SECURITY OPERATIONS			
40	SECURITY SERVICES AND PATROLS	JCS Security	1521010	55,000
	The District contracts with JCS Investigations and Security Services for roving patrols, weekend amenity coverage, and pool monitoring. Roving patrols cost \$1,980 per month, and weekend coverage is \$120 per weekend, totaling approximately \$30,000 annually. Pool and amenity monitoring is billed at \$20 per hour, with the final cost based on scheduled hours. The District has budgeted \$45,000 to cover all JCS security services. \$20 per hour guard, with the total cost based on the hours and number of guards determined by the board. The budget includes \$10,000 to account for additional expenses incurred for increased amenity monitoring.			
41	ACCESS CONTROL MAINTENANCE & REPAIR	ECS Integrations	1521025	5,000
	1			
42	SECURITY OPERATIONS Total			60,000
43	OTHER PHYSICAL ENVIRONMENT			
45	PROPERTY INSURANCE	EGIS	1550040	36,000
	Covers damage or loss to District-owned buildings, equipment, and other property from things like fire, storms, or vandalism.			
46	GENERAL LIABILITY INSURANCE	EGIS	1550080	3,625
	Covers the District for claims related to injuries or property damage that happen during District activities or on District property. The budgeted amount is based on estimates received for EGIS. The budgeted amount is based on estimates received for EGIS			
47	LANDSCAPE MAINTENANCE	Prince and Sons Inc.	1550100	192,000
	The District contracts with Prince and Sons, Inc. for landscape maintenance at a rate of \$16,000 per month, totaling \$192,000 annually. Services include mowing, trimming, and irrigation inspections for the District's rights-of-way, common areas, and pond banks. Additional services such as mulch installation and plantings are provided upon request and billed separately.			
48	IRRIGATION MAINTENANCE & REPAIR	Prince and Sons Inc.	1550140	16,000
	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.			
49	SIDEWALK MAINTENANCE & REPAIR		1541025	8,000
	This budget covers the repair and upkeep of sidewalks within the District. It includes fixing cracks, replacing damaged sections, and addressing safety concerns like trip hazards to ensure sidewalks remain safe and accessible for residents.			

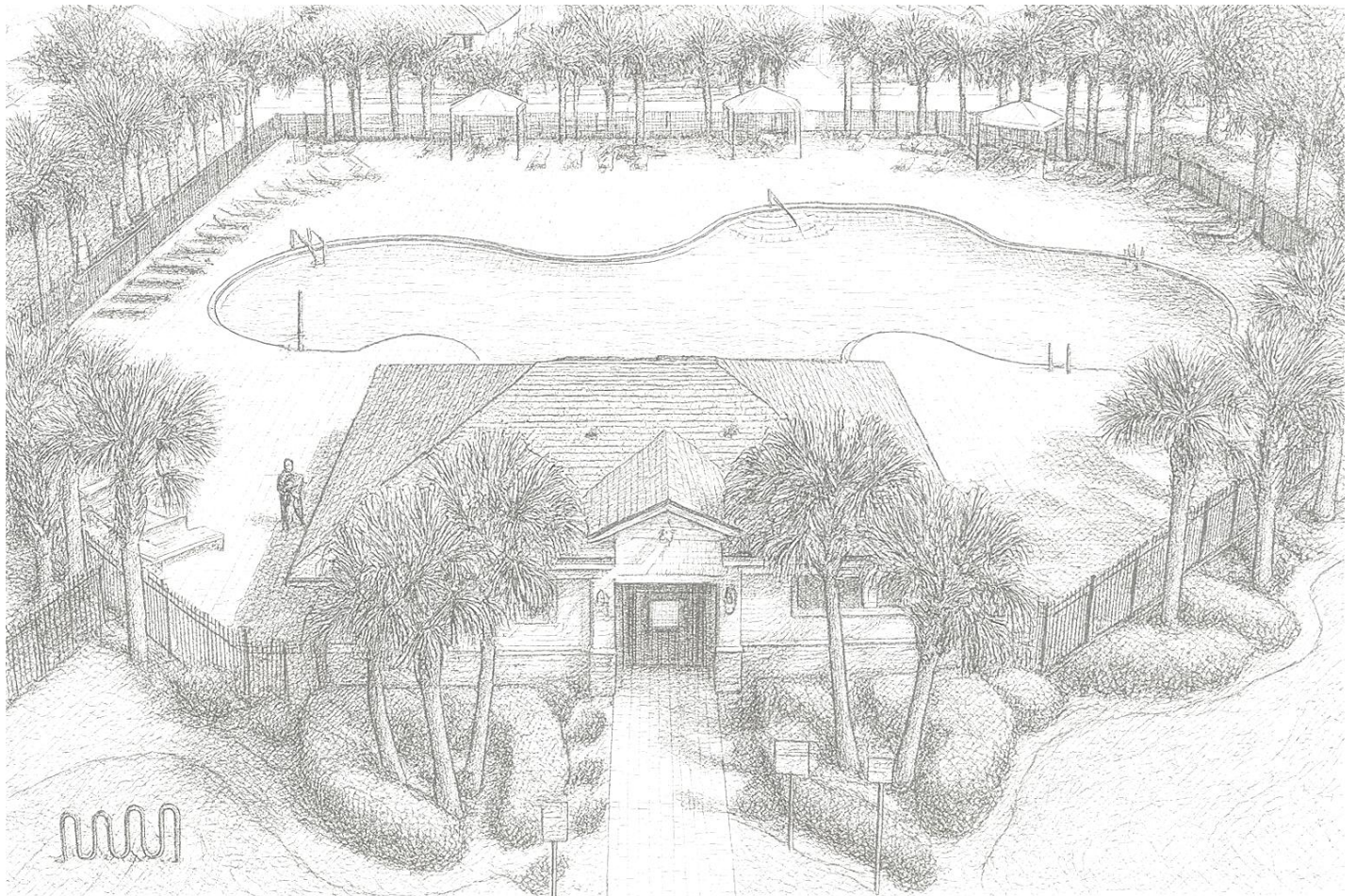
11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
50	LANDSCAPE- FERTILIZER		1550120	36,000
	This covers the cost of applying fertilizer to keep the District's grass and plants healthy.			
51	MAINTENANCE & REPAIR		1551016	11,976
	As needed for signs and other items not listed above			
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	Price and Sons Inc.	1550180	30,000
	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.			
53	FIELD SERVICES	Anchor Stone		12,000
	Starting October 1, 2024, the District increased its agreement with Anchor Stone, LLC to provide weekly onsite field services totaling six hours per week. The expanded services are billed at \$12,000 annually,			
54	CAPITAL PROJECTS			15,000
	A fund established to set aside money for future capital projects, including but not limited to the community center, tennis court, covered picnic area, adult activity equipment, and splash pad.			
55	MISCELLANEOUS EXPENSE/ CONTINGENCY		1551015	5,000
	Provides funding for unexpected expenses or future improvements related to landscaping, irrigation, pond enhancements, or amenity upgrades.			
56	OTHER PHYSICAL ENVIRONMENT Total			365,601
57	PARK & RECREATION			
58	TELEPHONE, INTERNET, CABLE		1520060	3,000
	This budget covers the cost of internet, phone, and cable services at the District's clubhouse. These services support staff operations, resident use, and amenities that require connectivity, such as security systems or smart TVs at an average monthly rate of \$190. Additional funds have been budgeted to account for price increases.			
59	POOL SERVICE CONTRACT	Cooper	1520020	63,600
	This line item covers daily pool cleaning, chemical treatment, bathroom cleaning, and trash removal in and around the pool area. It also includes a pool attendant on-site five days a week. The District pays \$2,500 per month for these services, totaling \$30,000 annually. An additional \$33,600 has been budgeted for supplemental maintenance, cleaning, and associated pool care needs.			
61	AMENITY MAINTENANCE & REPAIRS		1551016	13,807
	This line item covers the cost of general maintenance and miscellaneous repairs to District amenities. It includes items such as painting of entry monuments, repairs to park equipment, signage, and other upkeep necessary to preserve the appearance and functionality of community assets.			
62	AMENITY FACILITY JANITORIAL SERVICE	A&E Dream Homes, LLC	1520040	21,600
	Provides for routine cleaning and maintenance of the District's amenity facilities, including dusting, restroom sanitation, trash removal, window cleaning, disinfection of high-touch surfaces, and restocking of bathroom supplies.			
63	PEST CONTROL & TERMITE BOND	Orkin	1520100	1,500
	The District has a contract with Orkin, currently averaging \$112 per month for pest management services. Increased budget to account for cost increase.			
64	OFFICE SUPPLIES		1520200	500
	Covers the cost of basic office supplies needed for daily operations at the District's amenity facilities, such as paper, pens, and printer ink.			
65	MISCELLANEOUS EXPENSE		1520120	5,000
	Covers unplanned or miscellaneous expenses related to Parks and Recreation that are not included in other budgeted line items.			
67	PARK & RECREATION Total			109,007
	MISCELLANEOUS EXPENSE			
73	EXPENDITURES Total			858,025

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS ANNUAL DEBT SERVICE REQUIREMENT

[illegible]

EXHIBIT 5

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2025-15
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), 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, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Highland Meadows II Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2025.

ATTEST:

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

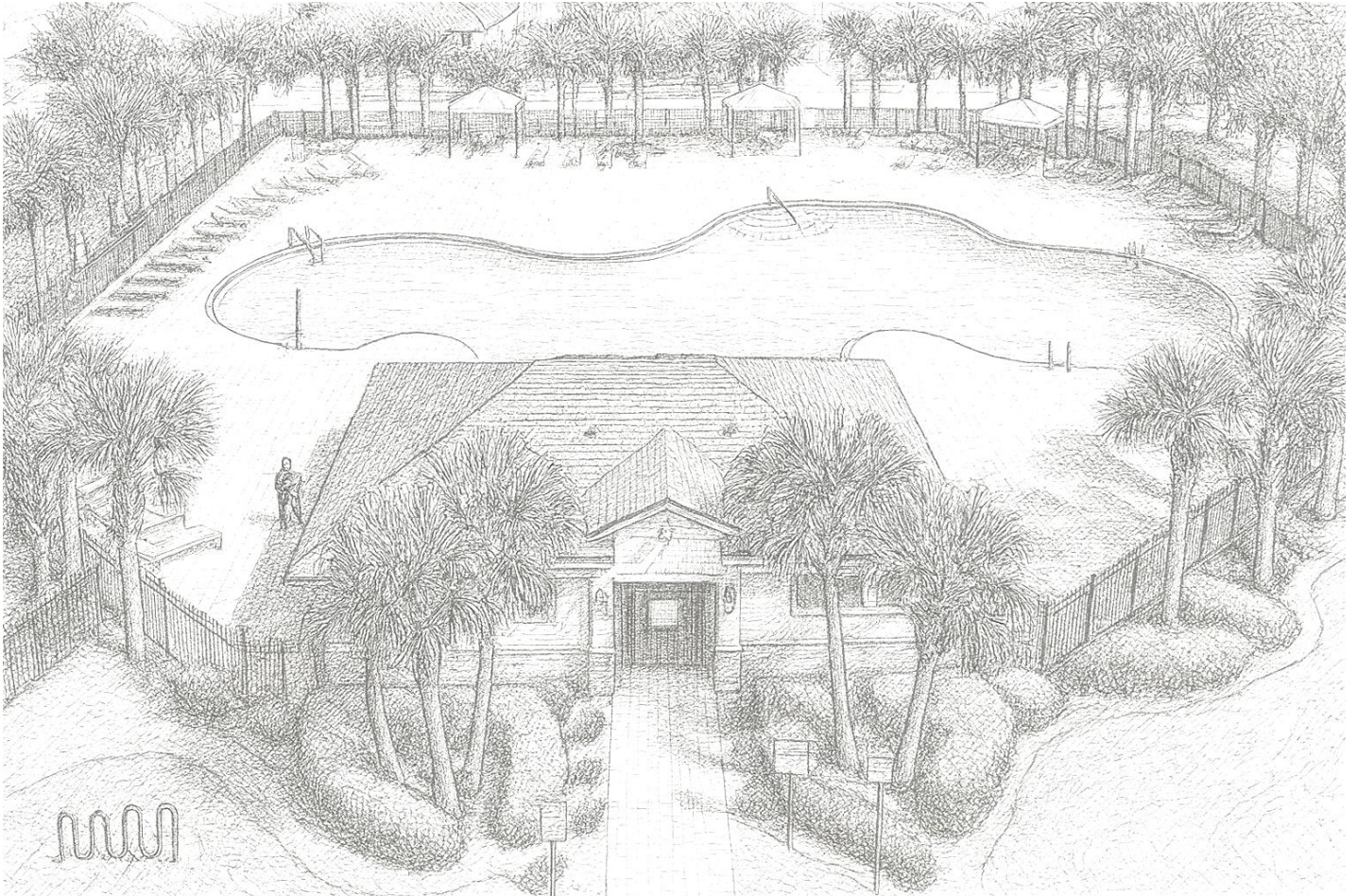
Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT 6

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS II

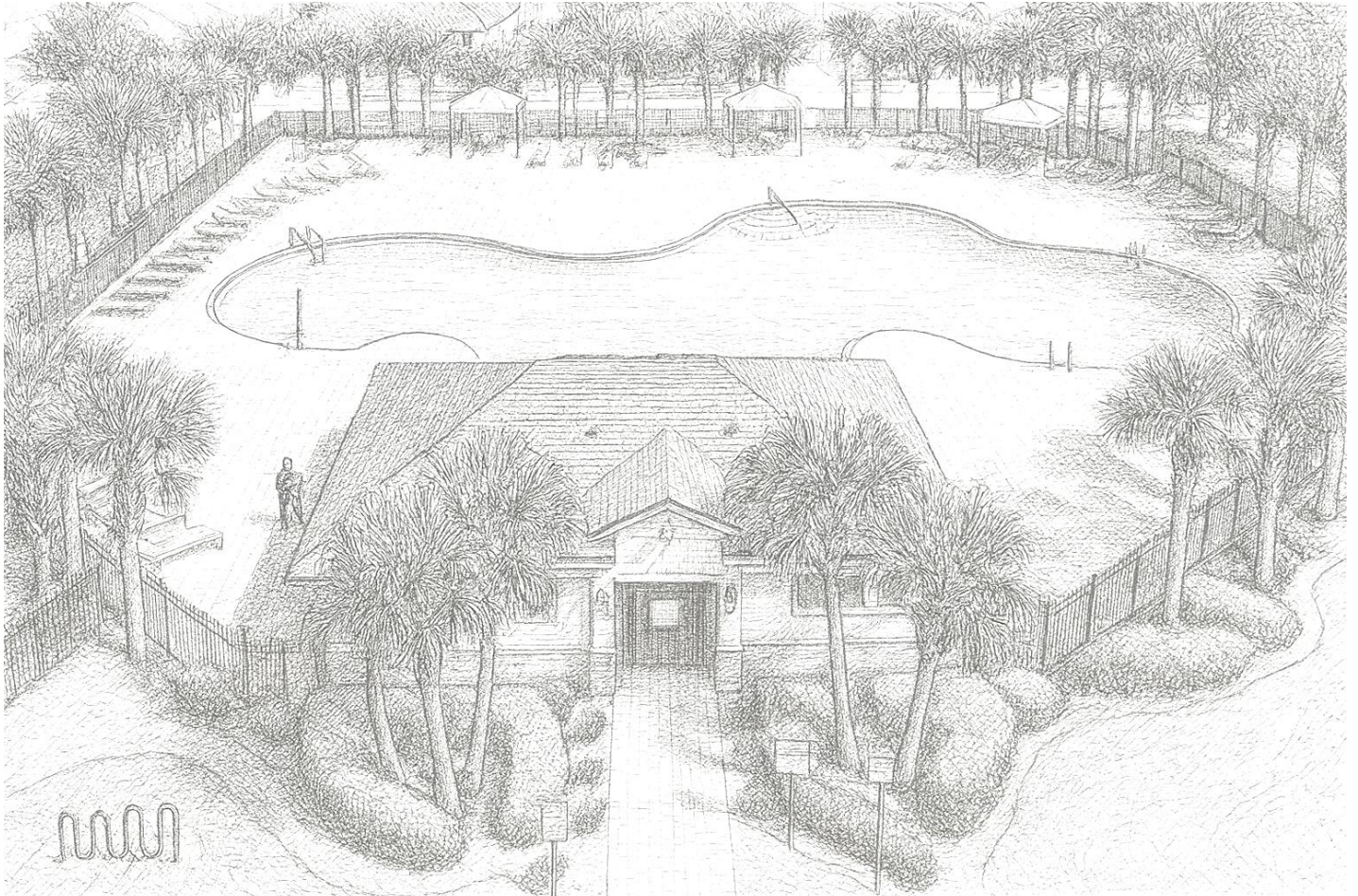
INCREASE IN ASSESSMENTS FY 2026

\$12.13 PER HOME PER MONTH - ANNUAL = \$145.53

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

EXHIBIT 7

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2025-16
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Highland Meadows II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** (“**Assessment Roll**”).

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2025.

ATTEST:

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

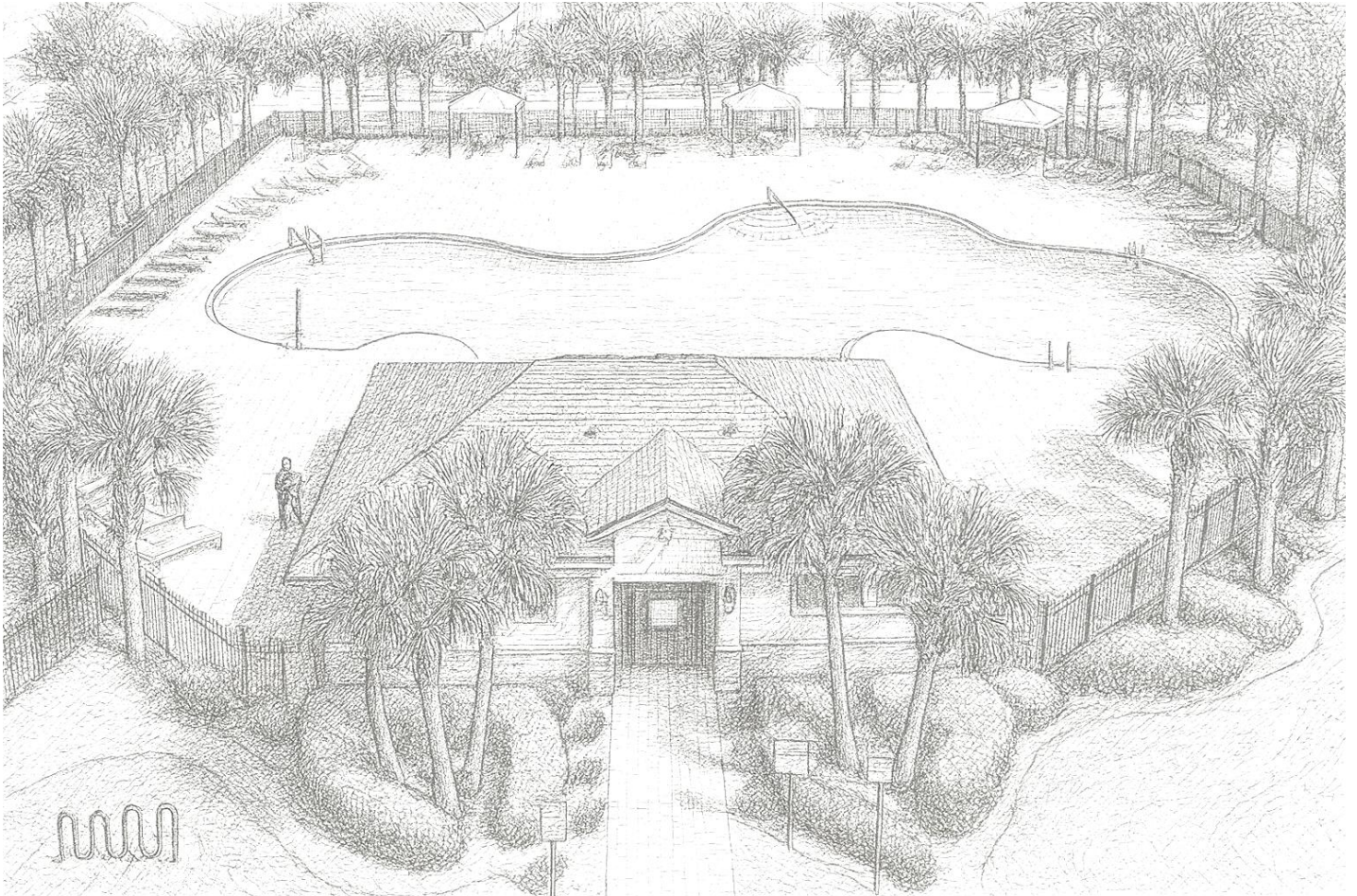
Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

EXHIBIT 8

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

FY 2025 TASK LIST

Date	Issue	Matter to be resolved	Assinged To	Notes
06.18.2025	Monumnet Signage Painting	Paint of Monuments	Austin	There are two proposals on the agenda House Doctors & Good Homes
06.26.2025	Cleaning Proposal	Completed and Hired	Austin	New cleaning starts on September 1
06.26.2025	Playground Repairs	Waiting on Finalization	Austin	Tire Climber - Two Proposals on the Agenda - Waiting on proposal from Gametime or American Parks. Also looking at a grant
06.26.2025	Pool Signage	Need Proposals	Austin	Waiting on final approval - Board has approed amount
06.26.2025	Pay the Church	Scribe a Check	Austin/Patricia	Church was paid 07.18.2025 for May and June. July paymdent is teed up for payment
06.26.2025	Paul B.	Completed	Austin	Two Access Cards were Delivered
06.26.2025	Erosion Proposals	Work in progress	Greg	Work has started
06.26.2025	ADA Mat Proposals	Work in progress	Austin	Zeus has completed and works needs to be reviewed
06.26.2025	Budget and Vision Project Update	Need to Scribe	Patricia	Waiting on project completions to consider additional itmes and contingency
07.09.2025	Broken Fence at Soccer field	Completed	Austin	House Doctors completed and paid - \$200 discount
07.09.2025	Proposal for Monitoring to Sheriff	Call to Sheriff for trespassing	JCS/ECS	Waiting on install
07.11.2025	Permacast	Need Start Date	Greg	Waiting on fence approval for take down and for easement access agreement
07.12.2025	Pool Life Saver Strings	Completed	Austin	Approved & replaced
07.12.2025	Broken Lock Box Cover in Pool Area	Completed	Austin	Been repaired
07.18.2025	Fence Project	Waiting on 2 areas to be completed Hummingbird & Woodlark	Austin	Sign off of final walkthru . Estimated \$11,000 for Fence Credit
7.24.25	Sign Audit - Down signs	Need to obtain proposal	Austin	Requesting proposal for missing street signs - included in agenda
7.24.25	Curb Painting	Waiting on final review	Austin	Needs to be reviewed before payment
7.24.25	Amenity Policies	Krock will advance new policies	Kutak Rock	K Rock will bring
7.24.25	Pool Cabanas	On Hold	Austin	On hold
7.24.25	Electricity for Monuments	Need proposal	Austin	Drove through at night, seeking solutions for lighting. Will see if purchase of light bulbs work
7.24.25	Proposal for landscape maintenance	On Hold	Austin	Awaiting board direction to advance thru foral RFP process
8/20/2025	Sidewalk Project	Work in progress	Greg	To be completed by 8/22/25
8/20/2025	Fence Removal	remove fence for Permacast	Austin	Proposals included in agenda
8/20/2025	Playground Repairs	replace the broken tire structure	Austin	Proposals included in agenda



Monument Light Analysis - we toured the community and we found the following:

- ❖ Patterson and Eagle Crest – no physical lights on both sides
- ❖ Meadowpointe & 10th - have lights but not working on both sides
- ❖ Phase 7 entrance – physical light is missing on the right entrance
- ❖ Tanager & Patterson – need a physical light
- ❖ Sparrowcrest & Patterson – light is not working

We also found entrances where the plant material was preventing luminance due to overgrown foliage – see below. We will be asking for Board direction to Prince & Sons to have and maintain all entrances to be the same height - 2 feet ????. See below photo.

We will be back on sight this coming Thursday and see if we can grab a light bulb from the non-working to determine if this might be the reason.

I welcome your further *individual* thoughts on the matter





















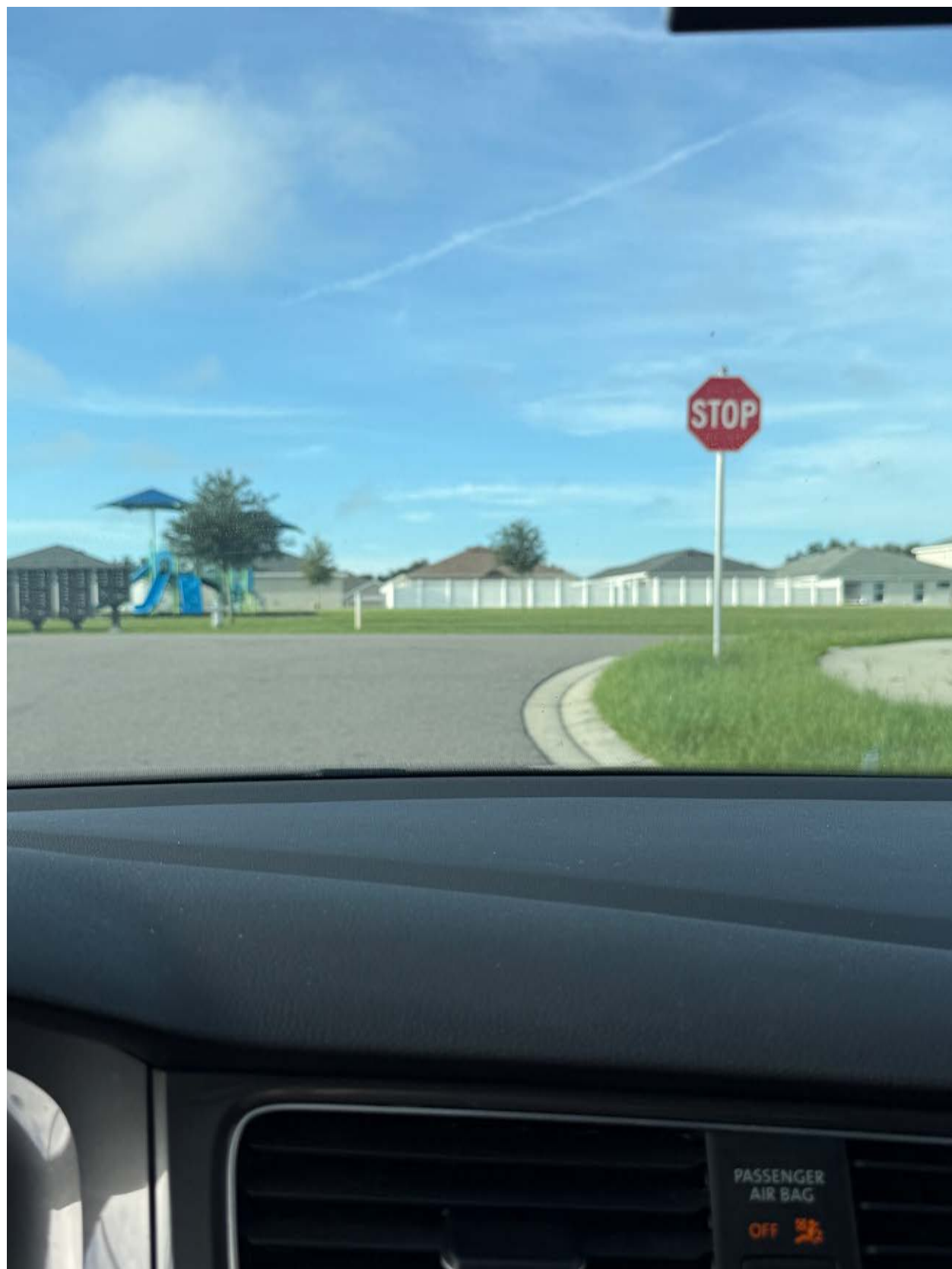






















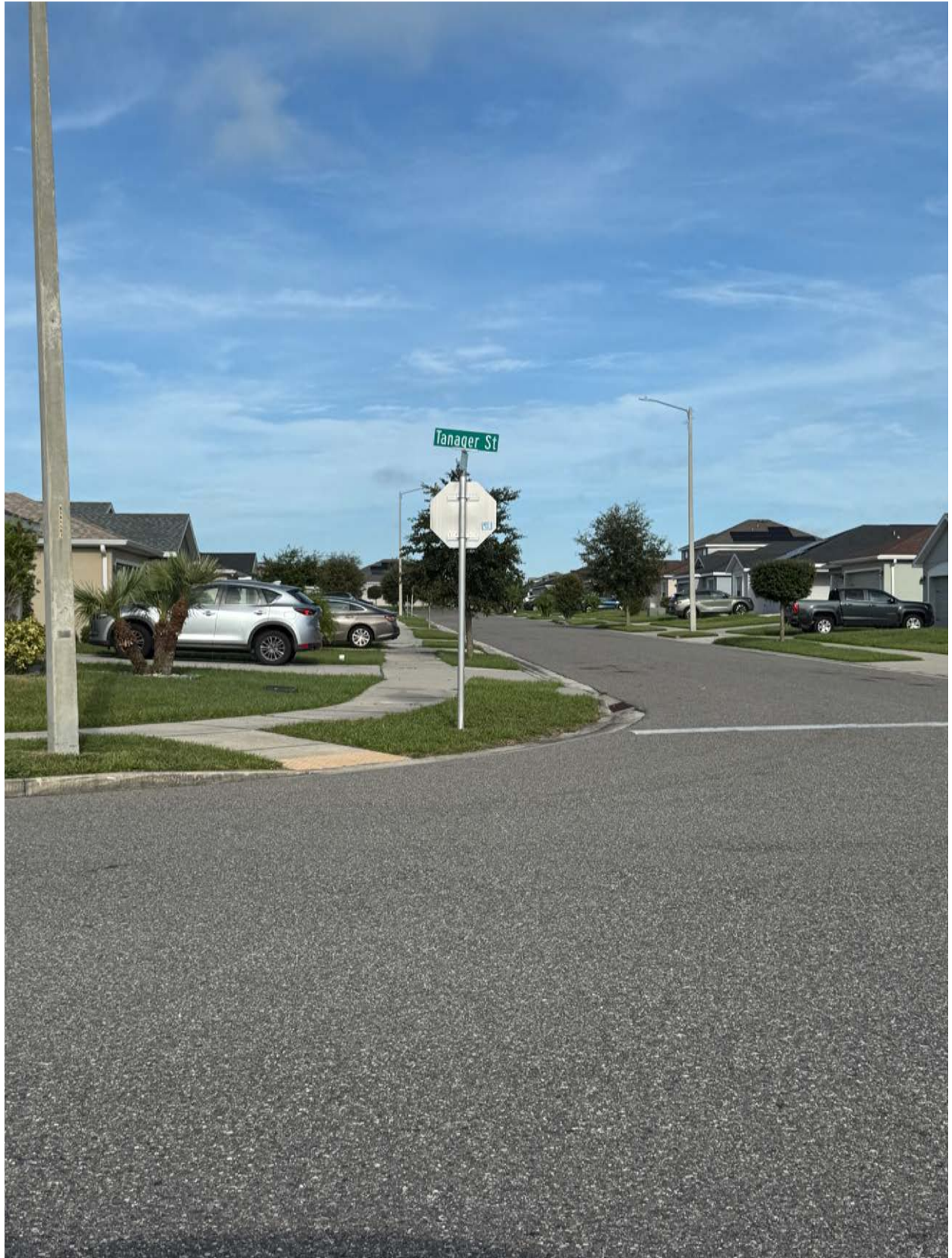










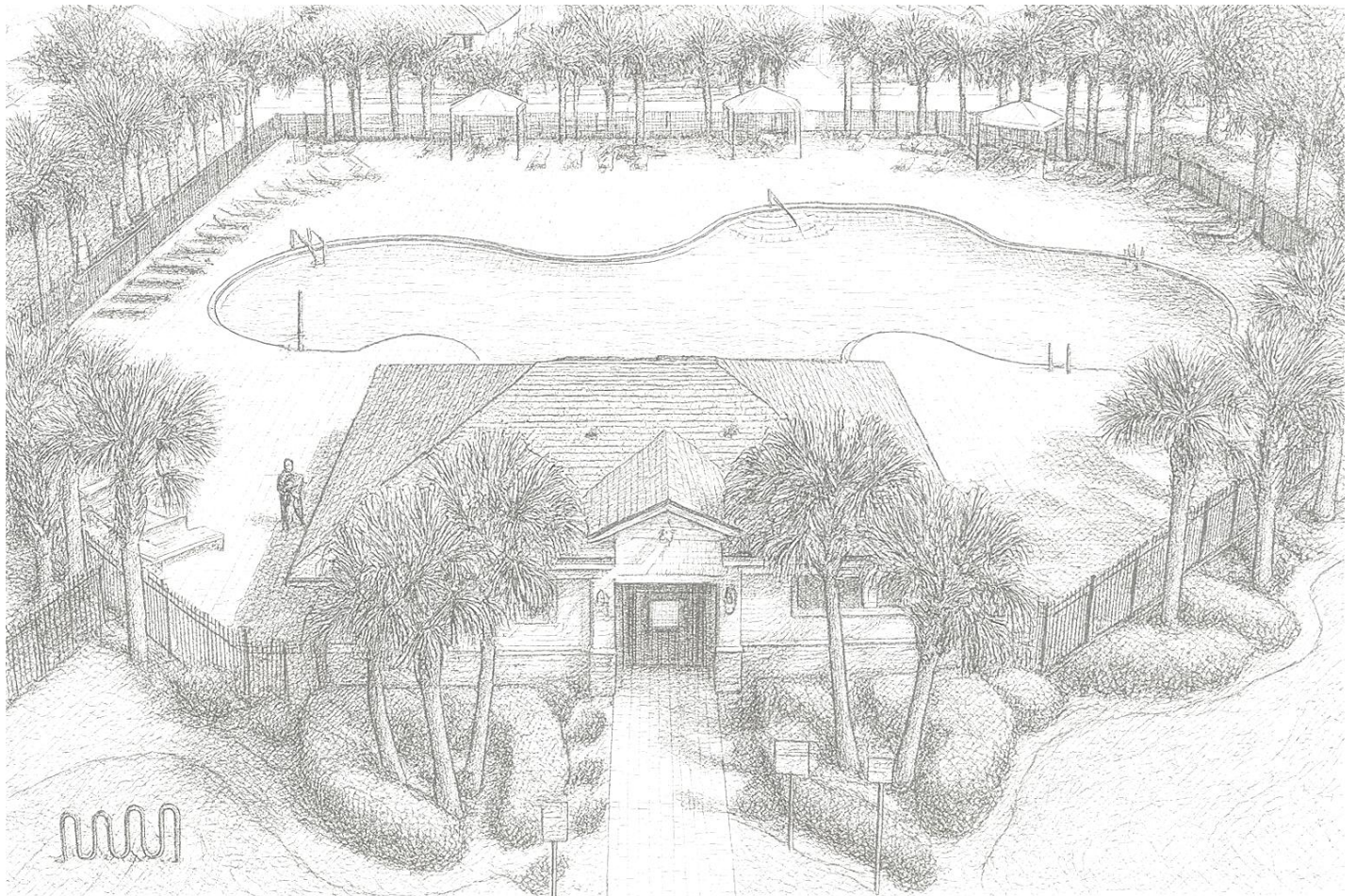






EXHIBIT 9

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Highland Meadows II

Bill to

Highland Meadows II
255 Primera Blvd Suite 160
Lake City, FL 32746

Ship to

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Estimate details

Estimate no.: 2025-471
Estimate date: 08/11/2025

Technician: Hunter

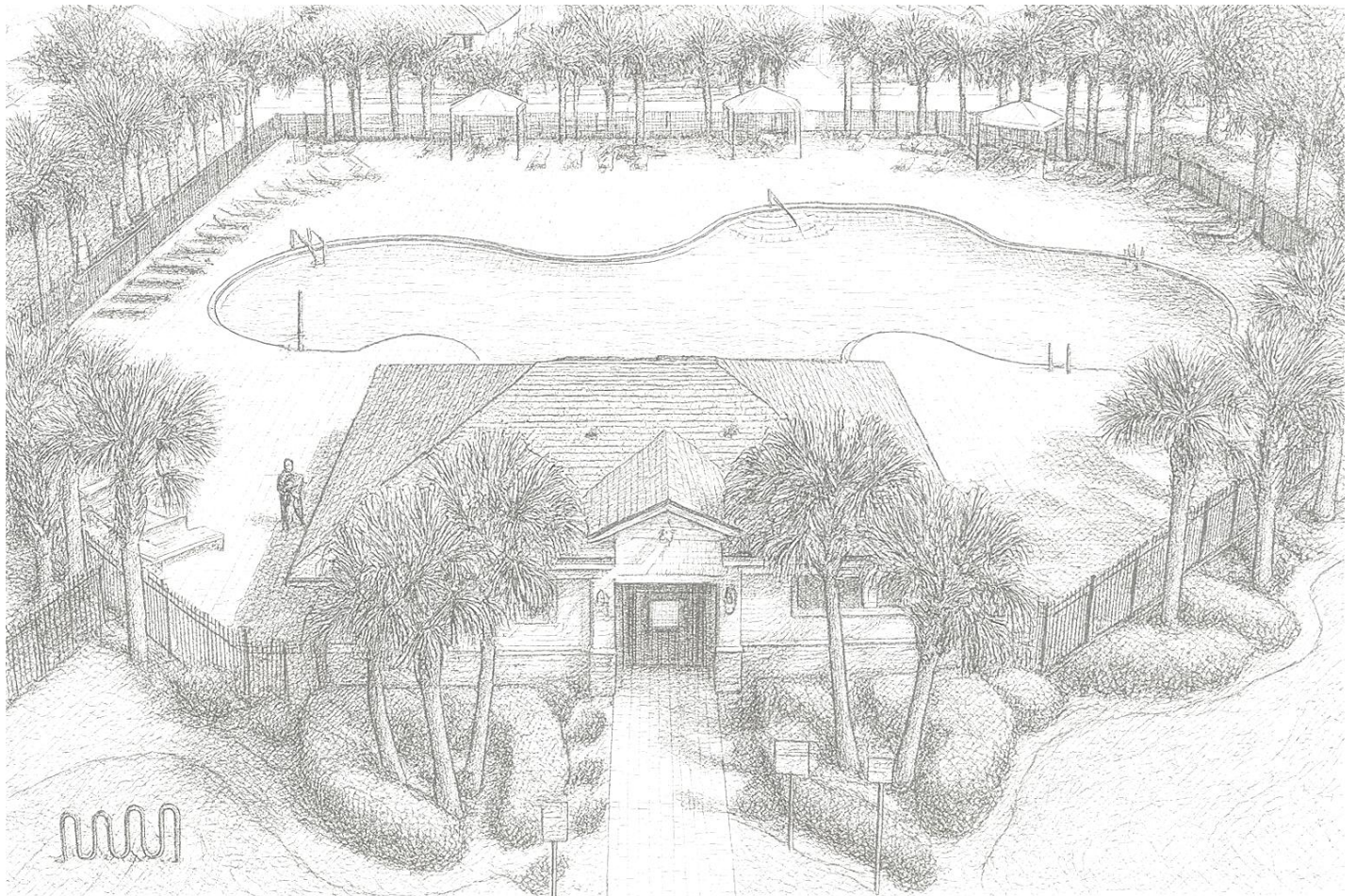
#	Date	Product or service	Description	Qty	Rate	Amount
1.		120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	Stenner Pump 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	\$688.00	\$688.00
Total						\$688.00

Accepted date

Accepted by

EXHIBIT 10.1

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE



Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Prepared For

Highland Meadows 2 CDD
1015 Condor Dr
Haines City, FL 33844

Estimate # 381
Date 08/21/2025

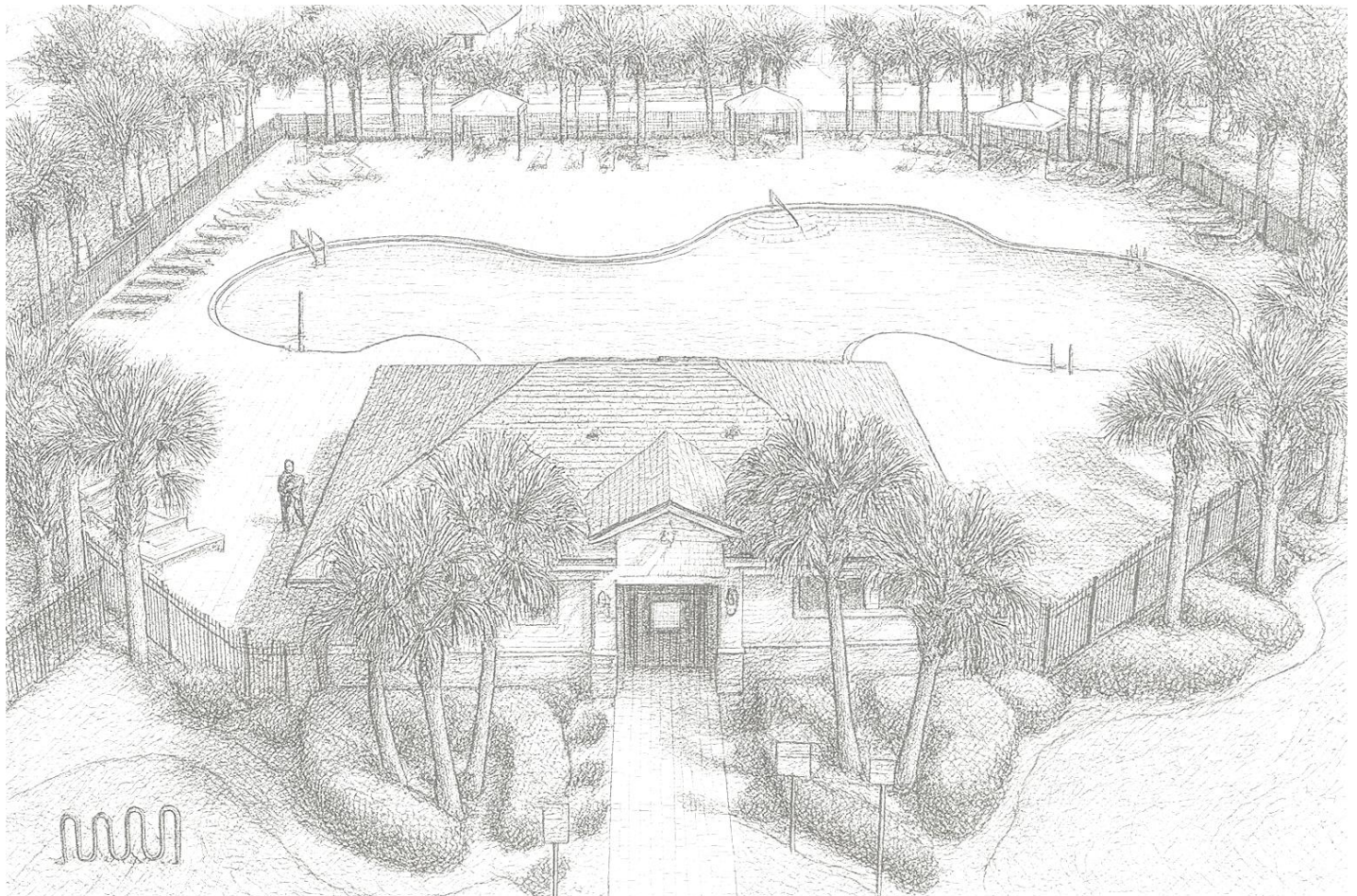
Description	Total
Cost to remove and dispose of 251 linear ft of Vinyl fencing	\$1,075.00
Cost to remove and dispose of 275 linear ft of metal fencing	\$1,920.00
Subtotal	\$2,995.00
Total	\$2,995.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows 2 CDD

EXHIBIT 10.2

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



HouseDoctors®

Billing Address

Austin Comings
1015 Condor Drive
Haines City, FL 33844 USA

House Doctors of Winter Haven
863-258-6033
spodolsky@housedoctors.com

Estimate 6473230
Estimate Date 8/22/2025

Job Address

Austin Comings
1015 Condor Drive
Haines City, FL 33844 USA

Description of work

Project Overview

House Doctors will perform the complete removal and disposal of approximately 526 linear feet of fencing located at Merlin Street and Pentas Lane. This includes both vinyl and metal fencing as marked in the provided site exhibits. All fence posts are presumed to be set in concrete.

This is a remote estimate based on the images sent and conversations with the CDD representative. If this estimate is accepted, a site visit will be scheduled to confirm conditions and a final estimate will be provided. The final price may vary based on any conditions noted at the time of the site visit. No work will be scheduled until the final estimate has been accepted.

A deposit for the rental of the skid steer and dumpsters will be required prior to scheduling.

Scope of Work

Fence Removal & Disposal

Remove approximately 375 feet of vinyl fencing and 151 feet of metal fencing, including all posts and footings. This is different than the marked fencing but was confirmed by the CDD representative, Austin Comings.

Utilize hand tools and a skid steer to extract fence sections and posts.

Cut and section fencing materials as needed for efficient removal and disposal.

Transport and dispose of all fencing materials. Two dumpsters will be placed on site, one at each lot.

Site Conditions After Removal

The fence line will be partially smoothed using the skid steer to reduce major unevenness or hazards caused by post removal.

No landscaping, soil restoration, sod replacement, or seeding will be performed as part of this project.

The area will not be made safe for foot traffic and may contain uneven surfaces, voids, or exposed soil where posts were removed.

Site Safety & Liability

House Doctors will take reasonable care to avoid unnecessary damage to adjacent landscaping and grass, but makes no guarantee regarding preservation of existing landscaping elements.

Upon completion of the fence removal, House Doctors will mark the affected area using basic safety posts and caution tape to provide a visible barrier.

House Doctors assumes no responsibility for securing the area or preventing foot traffic after project completion.

The Homeowners Association (HOA) and/or CDD expressly accepts full responsibility and liability for any injuries or accidents occurring in or around the work area after completion. The HOA or CDD representative will be required to sign and return a specific "release of liability after project completion" prior to scheduling this work.

The HOA/ CDD is advised to implement additional barriers, signage, or access controls if safe conditions for foot traffic are required.

Exclusions

Landscaping, regrading, reseeding, or any surface restoration

Installation of new fencing or permanent safety barriers

Responsibility for post-completion site safety or injury prevention

Permitting or survey services

Client Responsibilities

Ensure access to all fence lines and gate areas

Notify any affected residents of removal schedule

Arrange for any post-removal safety or restoration measures beyond this scope.

Site Condition Disclaimer and Liability Transfer

House Doctors of Winter Haven ("Contractor") will remove the specified fencing as agreed. Contractor will make reasonable efforts to perform the work safely and will mark the removal area with posts and caution tape upon completion of removal.

Contractor expressly disclaims responsibility for preventing or restricting access to the work area after removal. Contractor does not guarantee the safety of the work area for foot traffic, and the area should be considered unsafe for pedestrian use until replacement fencing or other permanent barriers are installed by others.

By signing this Agreement, the Owner and/or Homeowners Association (HOA) or CDD acknowledges and accepts the following:

Assumption of Liability – Owner/HOA/CDD assumes full responsibility for any injuries, claims, or damages that occur in or around the work area after Contractor has completed fence removal.

Duty to Secure Area – It is the sole responsibility of the Owner/HOA/CDD to secure the work area against pedestrian entry and to provide adequate safety measures beyond the temporary caution tape and posts placed by Contractor.

Indemnification – Owner/HOA/CDD agrees to indemnify, defend, and hold harmless Contractor, its employees, and subcontractors from any claims, suits, damages, or expenses (including attorney's fees) arising from injuries or damages related to the work area after Contractor has completed its portion of the project.

This clause shall survive completion of the fence removal work and is binding upon the Owner/HOA/CDD and their successors or assigns.

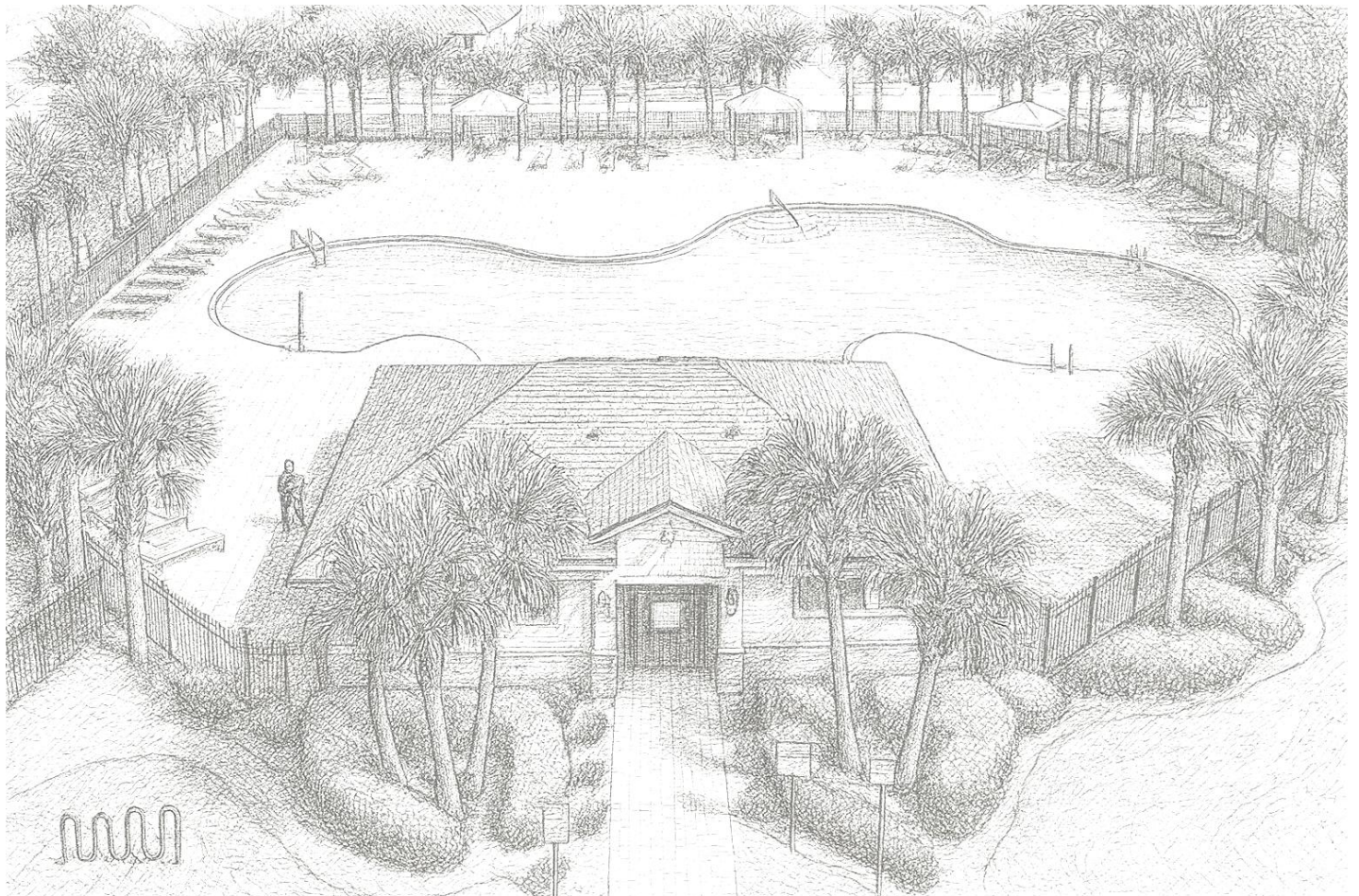
Service #	Description	Quantity	Your Price	Total
Labor Commercial	Labor for your project	1.00	\$2,095.00	\$2,095.00
DISPOSAL	Disposal of project trash : Dumpster rental, 1 at each site	1.00	\$2,734.20	\$2,734.20
Project Materials	Materials needed for project. skid steer rental, posts and warning tape	1.00	\$885.45	\$885.45
Sub-Total				\$5,714.65
Tax				\$0.00
Total Due				<u>\$5,714.65</u>
Deposit/Downpayment				\$0.00

Thank you for choosing House Doctors of Winter Haven

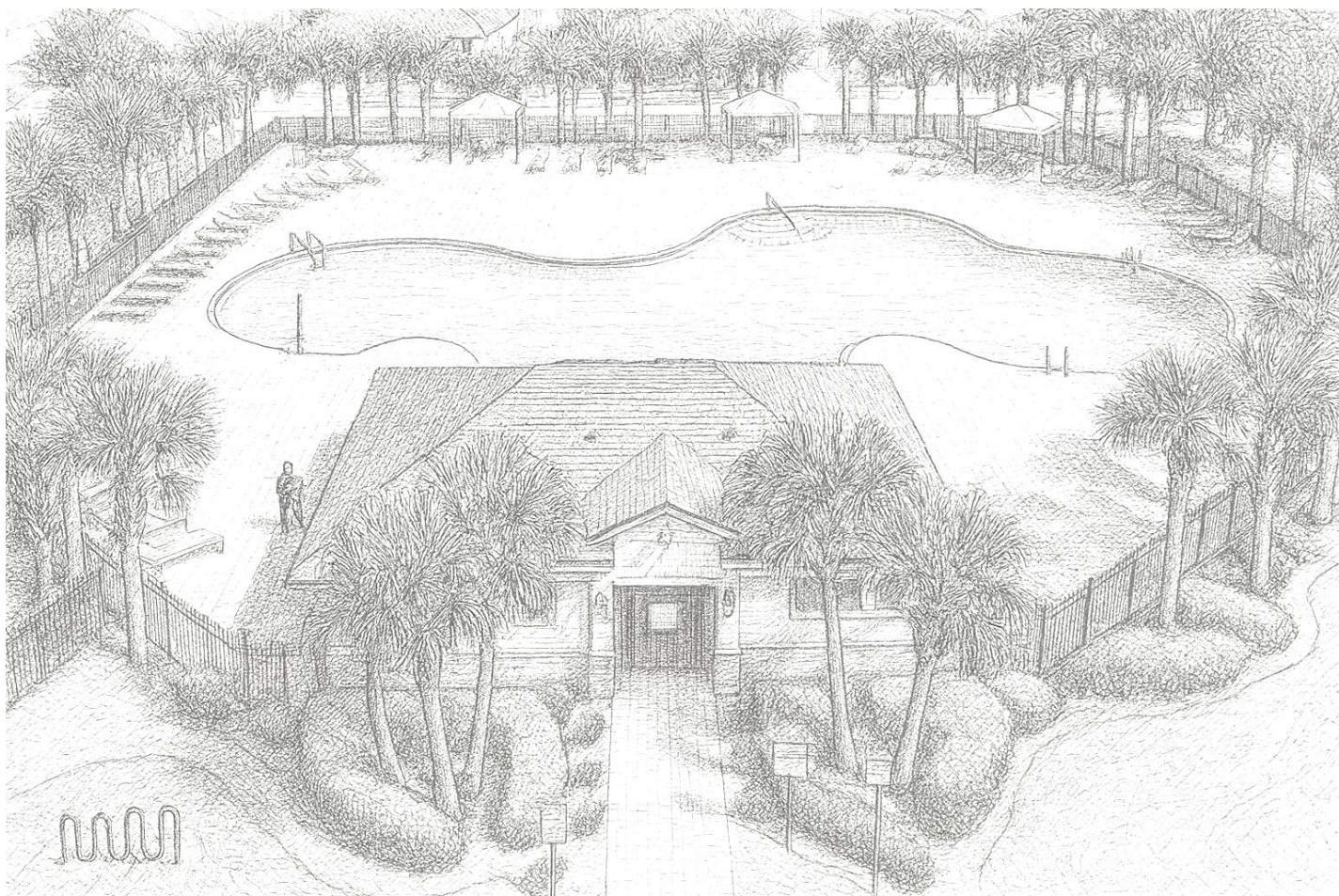
THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by House Doctors of Winter Haven as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. THIS IS AN ESTIMATE BASED ON THE INITIAL CUSTOMER CONVERSATION AND INITIAL SCOPE OF WORK. THERE COULD BE UNFORESEEN COMPONENTS IN WALLS, FLOORS, AND CEILINGS THAT CREATE ADDITIONAL EXPENSE ON THIS PROJECT. HOUSE DOCTORS ADVISE CUSTOMERS TO LOOK OVER THE ESTIMATES VERY CLOSELY. ALL ADDITIONAL CHANGES, UNFORSEEN COMPONENT CHANGES, AND ISSUES WILL BE BILLED IN ADDITION TO THIS ESTIMATE. ALL COSTS AND ESTIMATES INCLUDE LABOR FOR TIME ON-SITE AND OFF-SITE FOR MATERIAL ACQUISITION, OFFICE PERSONNEL, COUNTY PLANNING, ORGANIZATION AND DISPATCHING OF WORKERS, AND MARGIN ON MATERIALS FOR THE COST OF VEHICLES, TRAILERS, FUEL, AND LABOR HANDLING COST.

EXHIBIT 11

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

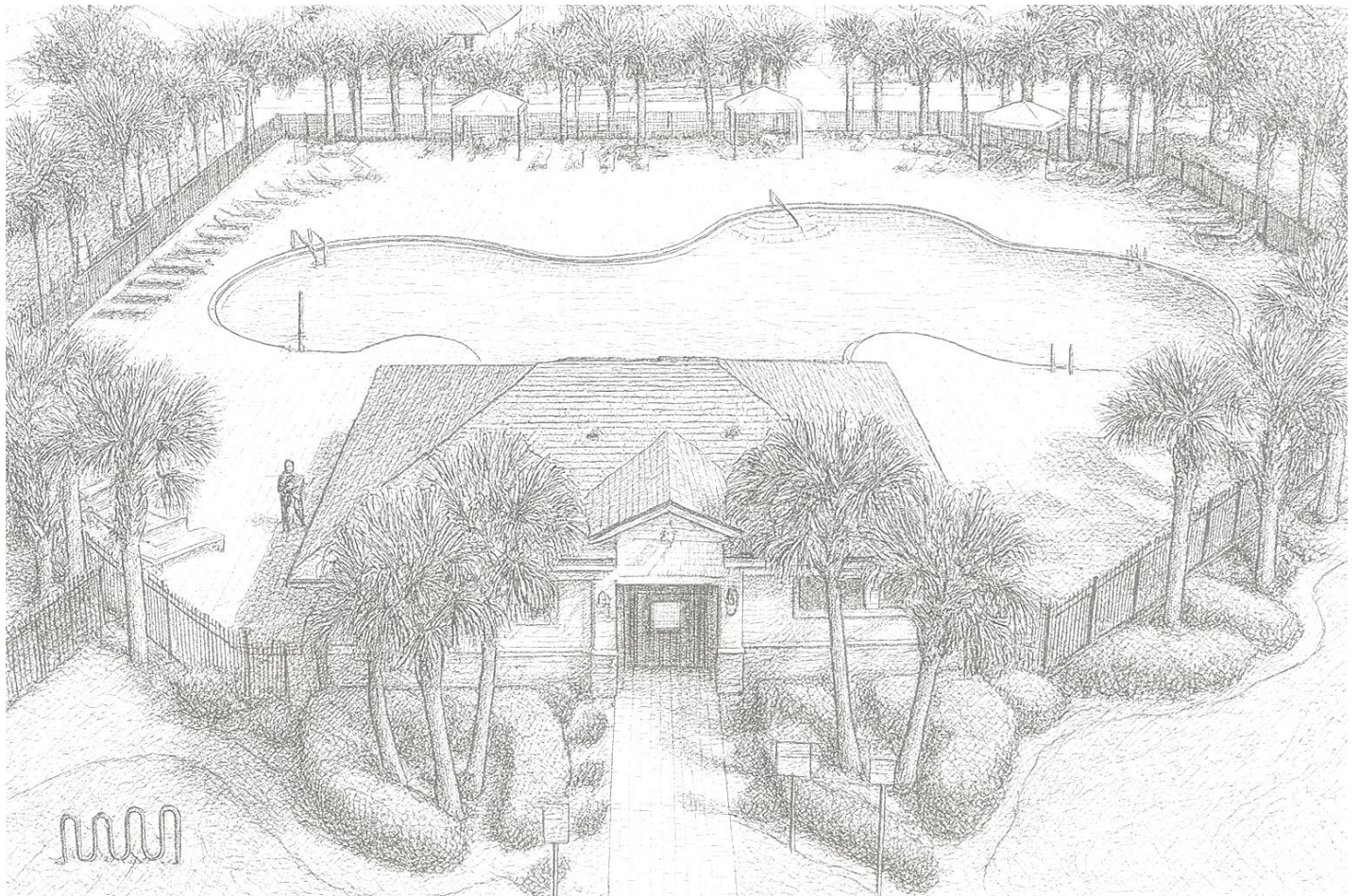


HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12

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HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE



Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Prepared For

Highland Meadows 2 CDD
1015 Condor Dr
Haines City, FL 33844

Estimate # 382
Date 08/21/2025

Description	Total
Replace damaged part of Highland Meadows	\$650.00
Removed damaged portion of Highland Meadows sign, secure new custom-made strip, color matched to existing colors on sign.	
Subtotal	\$650.00
Total	\$650.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows 2 CDD

EXHIBIT 13

RETURN TO AGENDA



HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Mele Environmental Services LLC

Phone: (863)327-5693 ,8911 Pine Grove Dr. Lakeland FL 33809 “No Hassles, Just Results.”

Specifications for Proposal and Contract for Grounds Maintenance for: Highland Meadows 2 CDD Phases 1-7, Davenport, FL

MOWING:

- All turf will be mowed once each week while in the growing season (May 1st through September 30th)
- All turf will be mowed every other week during other weeks or as conditions warrant, during the dormant season (October 1st through April 30th).
- All embankments or retention ponds will be mowed 12 times per fiscal year and will be alternated with every visit.
- Excessive accumulations of clippings will be dispersed after every visit.
- Mowing height will depend on the season. Typically, the height will range from 2” to 4” depending on the variety of turf.
- Any area found to be too wet for proper mowing will be mowed when the grass is dry enough for proper mowing.

EDGING:

- All surrounding turf areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking areas, curbs, headers and retaining walls, will be edged with a “blade edger” in order to maintain a clean, crisp and consistent edge line within common areas.
- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds and tree rings, so as to prevent encroachment from lawn but not so frequently that the bed line expands into the turf.
- Edging of walkways and curbs will be edged every time the turf is mowed. Soft edging will be done every other visit.

WEEDING:

- Weeding by hand or by chemical means of all plant bed areas as often as necessary to maintain a reasonably weed-free condition commensurate with the season. Spraying fence lines to create a perimeter of unwanted vegetation can be an alternate option instead of line trimming in retention pond areas.

PRUNING AND TRIMMING:

- Shrubs and hedges will be sheared 12 times per fiscal year and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each species of plant.
- Plant pruning, trimming and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices.

IRRIGATION:

- Irrigation shall be checked 6 times per fiscal year to ensure adequate water coverage of zones. Any worn, defective, broke underground pipes, sprinklers, controllers or wires shall be sent in an estimate form for management approval for repair. Any damage sustained by our equipment or negligence will be repaired at no cost to the CDD.

PALM TRIMMING:

- Trimming of entrance palms (not to exceed 12') will be done as needed to be kept in the appearance at a 10 and 2 cut to create and ensure a healthy growth habit. Any trees over 12' in height will be estimated separately and sent in for approval.

FERTILIZATION:

- All entrances, parks and playgrounds shall be fertilized with granular or liquid fertilizer along with broadleaf weed control and insect damaging applications 7 times per fiscal year. Chinch bug service will be applied as well during warranted season.

CLEAN UP:

- All excessive trimmings and clippings will be collected and removed from the property and/or mulched by rotary mowers to create a neat and clean appearance after.
- All sidewalks will be blown off in order to remove all debris generated during the performances of this contract.
- All lawn areas will be cleared of litter and debris before mowing, so as to not shred or scatter foreign matter.

EXTRAS not Included in Contract Price:

- Work performed under this section will be completed on a time and material basis and is not included in this contract maintenance price. Estimates for proposed work will be submitted to the proper authorizing person before any extra work is commenced.

Examples of extra work available are as follows:

- Mulching will be charged at a rate of \$115.00 per cubic yard of Pine bark mulch delivered and installed. TO BE BILLED
- Annual flowers will be charged at a rate of \$2.50 per 4" bulb. TO BE BILLED
- Removal of plant material that has died due to winter freeze, floods, fire or other Acts of-God. TO BE BILLED
- Major clean up due to storms, hurricanes, tornadoes, or other Acts-of-God. TO BE BILLED

**** CONTRACT FOR GROUNDS MAINTENANCE SERVICES ****

This agreement is made by and between hereinafter referred to as the "Highland Meadows 2 CDD" and Mele Environmental Services LLC. This Grounds Maintenance Agreement is for services to be provided by Mele Environmental Services LLC. for the client at the following described property, Highland Meadows 2 CDD of Davenport, FL. NOW THEREFORE, the parties referenced above herein desire to enter into this agreement to be governed by the following terms, conditions and stipulations.

1. **Terms.** The term of the agreement shall be for twelve (12) months, commencing on the _____ and terminating on the _____. Mele Environmental Services LLC. agrees to provide the work in the manner prescribed in the "Specifications" attached hereto and incorporated herein for the total sum of: **Two Hundred Two Thousand, Eight Hundred Dollars. (\$202,800.00)** annually, payable in monthly installments of: **Sixteen Thousand Nine Hundred Dollars (\$16,900)** at the end of each service month. **Initials:**

2. **Liabilities.** Mele Environmental Services LLC. shall not be held liable for any loss, damage or delay caused by fire, civil or military authority, inclement weather, animals, vandalism or any other causes beyond their control.

3. **Payments:** Mele Environmental Services LLC. shall provide the Client with a monthly invoice on the first day of each contractual service month representing the monthly installment due for that month. The Client's failure to receive the invoice shall not constitute just cause for late or non-payment. All invoices are due and payable upon receipt.

4. **Renewal of Contract:** This 1 year contract shall renew automatically renew from the termination date stated in paragraph I herein for a term equal to the term referred to herein. Either party may cause this contract NOT TO RENEW by mailing a "Letter of Intent" to the other party at least thirty (60) days prior to the ordinary termination date of this contract, by certified mail, stating that they do not wish to renew the contract after the completion of the 1 year contract. All renewals will be governed by a negotiated fee.

5. **Liquidated Damages:** The monthly installments due under this contact are intended to reflect an equal payment for the service provided for the full term of this 1 year contract. The monthly installments do not necessarily reflect the actual costs of work performed for a given month, Upon the cancellation or termination of this 1 year contract by either party for any reason, Mele Environmental Services LLC. shall have the right to audit the contract and produce a final adjusted bill representing payment for

services and materials actually delivered during the duration of the contract, less any previous payments. Payment of this invoice shall be made by the client upon receipt.

6. **Cancellation:** During any active term, this contract may be canceled by either party by providing to the other a "60 Day Written Notice of Cancellation"; delivered by certified mail.

7. **Insurance:** Mele Environmental Services LLC. will carry complete and adequate general liability and property damage insurance at all times.

8. **Invalid Provision:** The invalidity or the unenforceability of a particular provision of this Contract shall not effect the other provisions hereof; and the Contract shall be construed in all respects as if such invalid or unenforceable provision was omitted.

9. **Time:** Time is of the essence to the performance of all obligations under this Contract.

10. **Modification:** No change or modification of this contract shall be valid unless the same is in writing and signed by the parties hereto.

11. **Applicable Law and Binding Effect:** This contract shall be construed and enforced under the Laws of the State of Florida and shall insure to the benefit of and are binding upon the parties hereto and their heirs, personal representatives, successors and assigns.

12. **Venue:** All actions and disputes shall be brought in the proper court of venue, which shall be Polk County, Florida

13. **Attorneys Fees and Costs:** If a dispute arises between the parties wider this Contract and a lawsuit is instituted, the prevailing party shall be entitled to recover its costs and attorney's fees from the non-prevailing party. As used herein, cost and attorney's fees including any costs attorney's fees relating to trial, appellate proceeding meditation, arbitration, collection agency fees and all other actions taken to enforce the Contract.

14. **Complete Agreement:** This 1 year Contract constitutes the complete agreement between the parties hereto in regards to the matters set forth herein and incorporates all prior discussions agreements, arrangements, representations and understandings.

15. **Non-Compete Agreement:** The parties agree that neither party will employ the personnel of the other party.

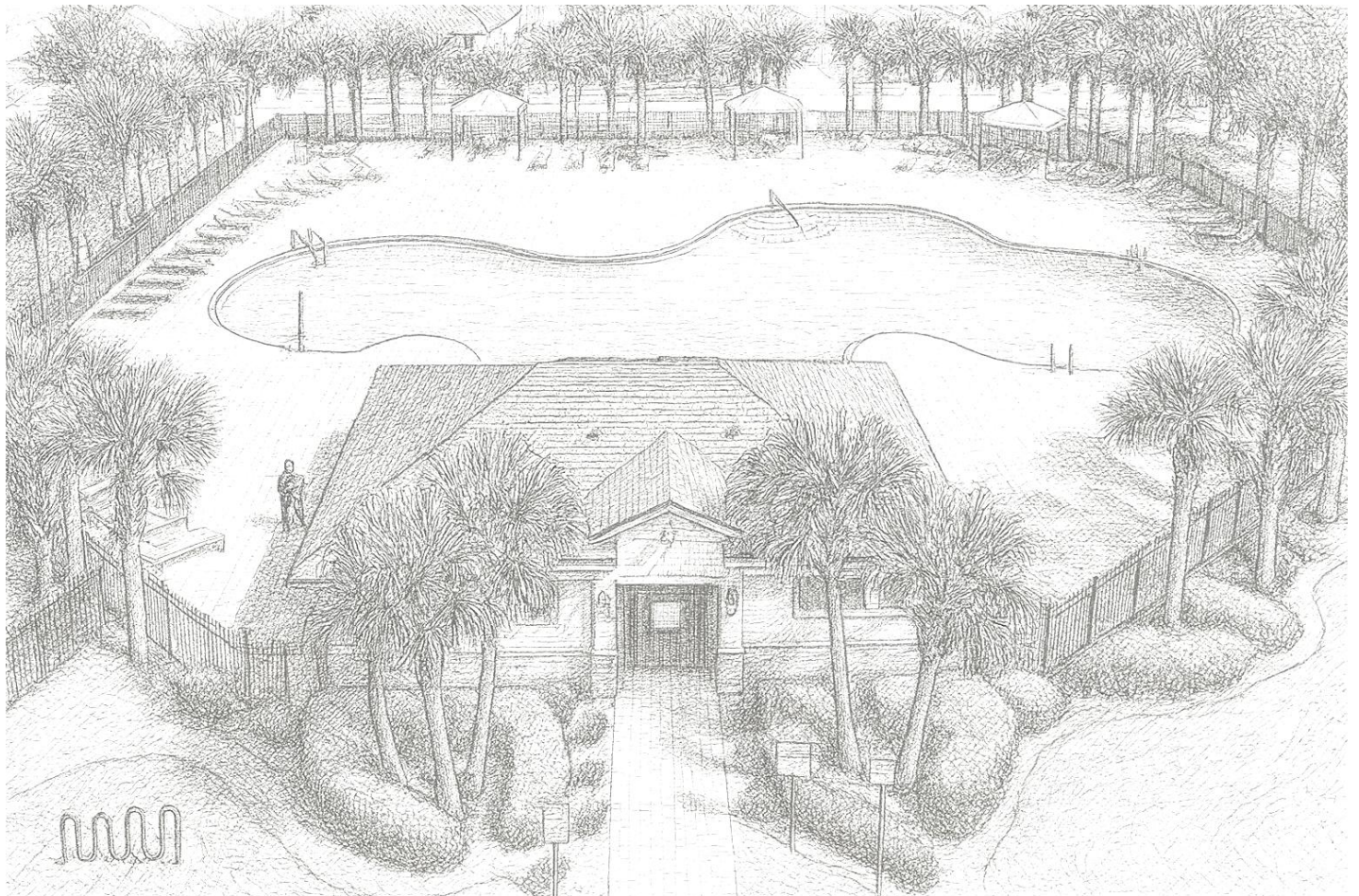
Sign: _____ Date: October 1st, 2025
Highland Meadows 2 CDD, Board of Directors

Sign: _____ Date: October 1st, 2025
Mele Environmental Services LLC, MGRM

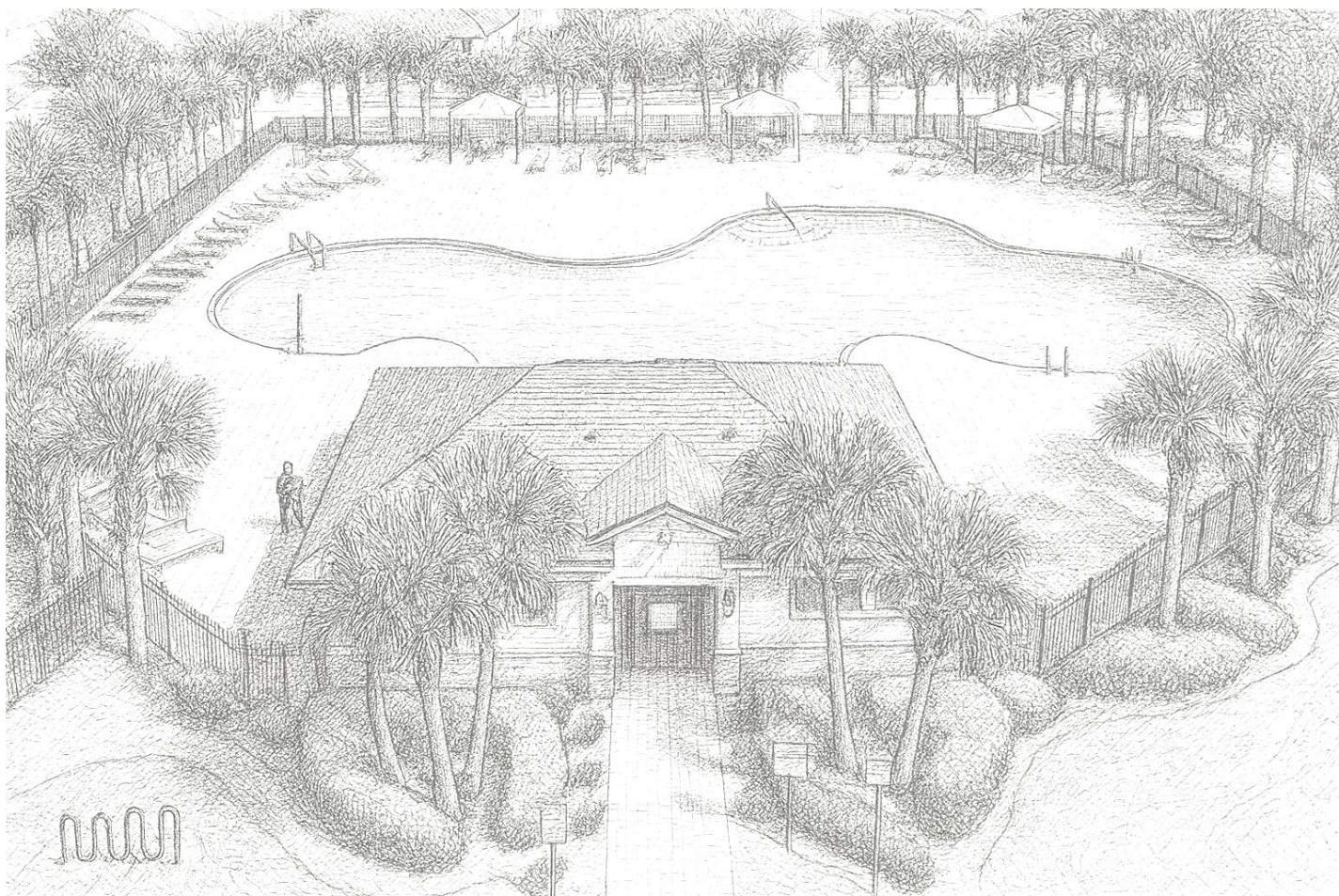
By signing this 1 year contract you are agreeing to all terms and conditions above.

EXHIBIT 14

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

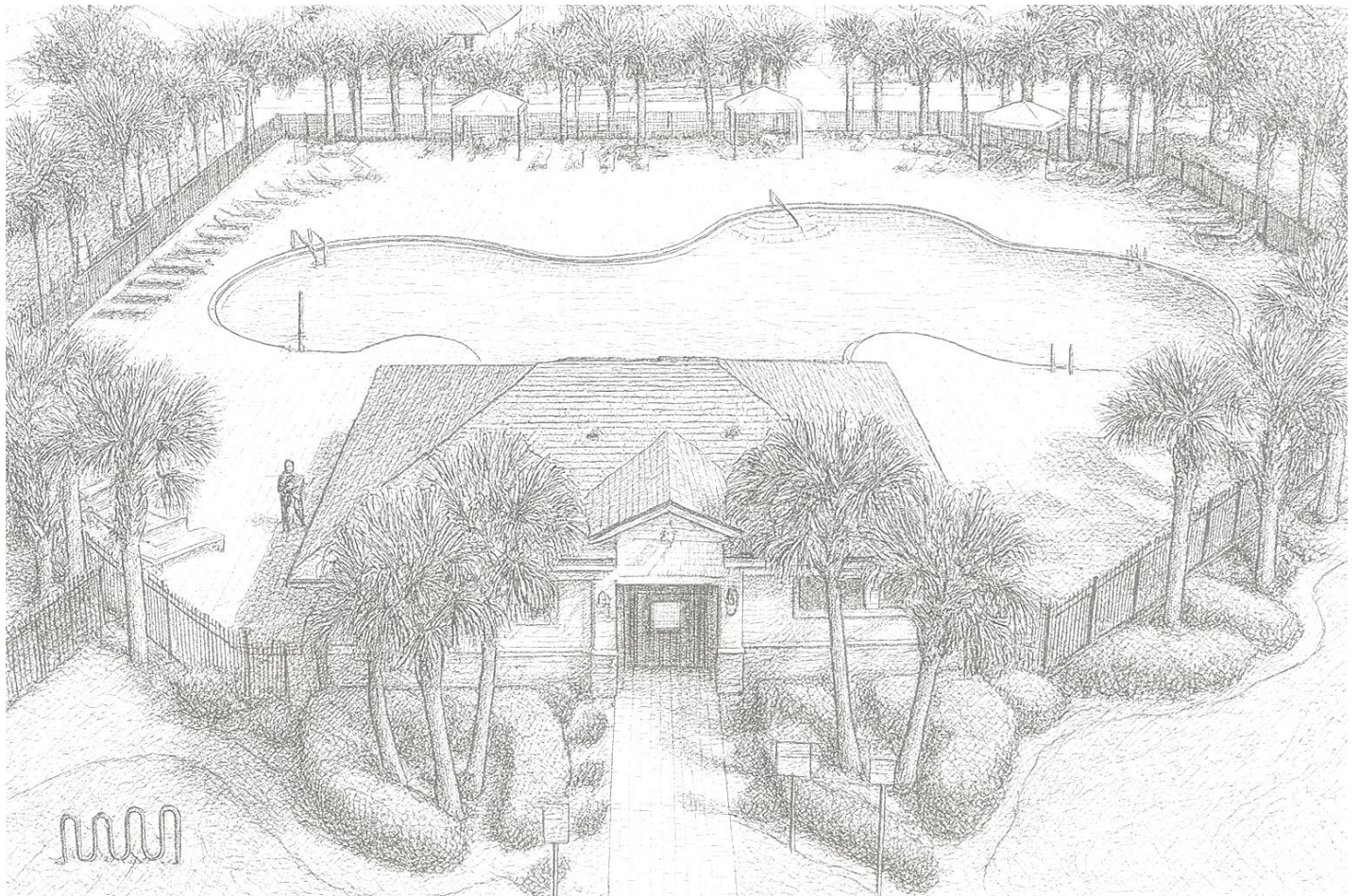


HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 15

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

July 31, 2025

**Highland Meadows II
Balance Sheet
July 31, 2025**

	General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1 Assets:					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	666,104	506,384	-	-	1,172,488
4 Cash - Money Market Account-Restricted Cash	36,707	-	-	-	36,707
5 Cash - Operating Account South State	124,278	-	-	-	124,278
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	1,227,449	-	1,227,449
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,600	-	1,600
12 Optional Redemption	-	-	9	-	9
13 Acquisition and Construction	-	-	-	601,390	601,390
13 On Roll Assessments Receivable	-	-	-	-	-
14 Accounts Receivable	-	-	-	-	-
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	36,707	15,818	52,525
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	13,724	-	-	-	13,724
18 Total Assets	\$ 843,205	\$ 506,384	\$ 1,984,014	\$ 617,208	\$ 3,950,810
19 Liabilities:					
20 Accounts Payable	\$ 98,261	\$ -	\$ -	\$ -	\$ 98,261
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	-	-	-	-	-
24 Due to Capital Projects	15,818	-	-	-	15,818
25 Due to Debt Service	36,707	-	-	-	36,707
26 Due to Reserve Fund	-	-	-	-	-
27 Fund Balance:					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	506,384	-	-	506,384
30 Unassigned	335,047	-	-	-	335,047
31 Assigned - Two Months Operating Expenditures	141,338	-	-	-	141,338
32 Assigned - Asset Emergency Reserves	50,000	-	-	-	50,000
33 Assigned - FY25 Budgeted Capital Projects	149,909	-	-	-	149,909
34 Restricted	-	-	1,984,014	617,208	2,601,222
35 Net Change in Fund Balance	0	-	-	-	0
35 Total Liabilities & Fund Balance	\$ 843,205	\$ 506,384	\$ 1,984,014	\$ 617,208	\$ 3,950,810

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 31, 2025

	Adopted Budget	Budget Year to Date	Actual Year to Date	Variance (Over)/Under Budget
1 Revenues:				
2 Special Assessments	\$ 848,025	\$ 848,025	\$ 851,044	\$ 3,019
3 Interest Income	-	-	42,480	42,480
4 Miscellaneous Revenue	-	-	25	25
5 Fund Balance Forward	549,097	149,779	149,779	-
6 Total Revenues	1,397,122	997,804	1,043,329	45,525
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	20,000	8,600	11,400
10 District Management	56,800	47,333	43,776	3,557
11 District Engineer	10,000	8,333	30,489	(22,156)
12 Dissemination Agent	7,000	5,833	5,833	(0)
13 Trustee Fees	24,000	20,000	12,332	7,668
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	3,333	7,150	(3,817)
15 Arbitrage Rebate Calculation	2,700	2,250	-	2,250
16 Public Officials Liability Insurance	2,922	2,922	2,922	-
17 Legal Advertising	3,000	2,500	683	1,817
18 Website Hosting, Maintenance & Backup	2,015	1,679	1,538	142
19 Miscellaneous Fees	1,500	1,250	294	956
20 Tax Collector/Property Appraiser Fee	20,500	20,500	22,026	(1,526)
21 Postage & Delivery	1,000	833	3,489	(2,656)
22 Assessment Roll	5,200	4,333	4,333	0
23 Administrative Contingency	33,000	27,500	1,134	26,366
24 District Counsel	35,000	29,167	39,672	(10,505)
25 Total Financial & Administrative	232,812	197,943	184,447	13,495
26 Security Operations				
27 Security Services & Patrol	75,000	62,500	65,728	(3,228)
28 Access Control Maintenance & Repair	5,000	4,167	5,995	(1,828)
29 Total Security Operations	80,000	66,667	71,723	(5,056)
30 Utilities				
31 Utility Services	28,000	23,333	5,835	17,499
32 Utility - Streetlights	62,400	52,000	62,439	(10,439)
33 Utility Services	6,000	5,000	4,924	76
34 Total Utilities	96,400	80,333	73,198	7,136

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 31, 2025

35 Other Physical Environment				
36 Property Insurance	23,011	23,011	29,339	(6,328)
37 General Liability Insurance	3,295	3,295	3,295	-
38 Landscape Maintenance	192,000	160,000	160,413	(413)
39 Irrigation Maintenance and Repair	16,000	13,333	7,147	6,187
40 Landscape - Fertilizer	36,000	30,000	-	30,000
41 Landscape Replacement Plants & Shrubs	30,000	25,000	7,380	17,620
42 Miscellaneous Expenditure	12,000	10,000	19,678	(9,678)
43 Maintenance Repairs	10,000	8,333	1,280	7,053
44 Sidewalk Maintenance & Repair	8,000	6,667	-	6,667
45 Capital Projects	269,814	224,845	119,905	104,940
46 Total Other Physical Environment	600,120	504,484	348,437	156,048
47 Parks & Recreation				
48 Pool Services Contract	63,600	53,000	40,264	12,736
49 Amenity Facility Janitorial Service Contract	21,600	18,000	19,857	(1,857)
50 Telephone, Internet, Cable	3,000	2,500	2,126	374
51 Maintenance & Repairs	13,807	11,506	15,836	(4,330)
52 Pest Control & Termite Bond	1,000	833	1,242	(408)
53 Miscellaneous Expenditure	5,000	4,167	6,915	(2,748)
54 Office Supplies	500	417	-	417
55 Total Parks & Recreation	108,507	90,423	86,241	4,182
56 Total Expenditures before other financing sources (uses)	1,117,839	939,850	764,045	175,804
57 Other Financing Sources (Uses)				
58 Increase in Asset Reserves	-	-	-	-
59 Increase in Emergency Reserves	50,000	50,000	50,000	-
60 Interfund Transfer In	-	-	-	-
61 Interfund Transfer Out	229,283	229,283	229,283	-
62 Total Other Financing Sources (Uses)	279,283	279,283	279,283	-
63 Excess Expenditures Over (Under) Revenues	-	(221,329)	0	221,329
64 Fund Balance - Beginning			792,187	
Increase In Emergency Reserves			50,000	
Decrease in Fund Balance Forward			(149,779)	
65 Fund Balance - Ending			692,408	

**Highland Meadows II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 31, 2025**

	Adopted Budget		Actual Year to Date
1 Revenues:			
2 Interest Earnings	\$ -		\$ 6,384
3 Total Revenues	-	149779	6,384
4 Expenditures:			
5 Capital Reserves Miscellaneous	-		
6 Total Expenditures before other souces (uses)	-		-
7 Excess Expenditures Over (Under) Revenues	-		6,384
8 Other Sources (Uses)			
9 Transfer In from General Fund	-		229,283
10 Transfer out to General Fund			-
11 Total Other Sources (Uses)	-		229,283
12 Fund Balance - Beginning	-		270,717
13 Fund Balance - Ending	-		506,384

Highland Meadows II
Debt Service Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 31, 2025

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments	\$ 1,222,442	\$ 1,226,791
3 Interest	-	58,020
4 Total Revenues	1,222,442	1,284,811
5 Expenditures:		
6 Administrative		
7 Debt Service Obligation	1,222,442	1,221,964
8 Total Administrative	1,222,442	1,221,964
9 Total Expenditures before other sources (uses)	1,222,442	1,221,964
10 Excess Expenditures Over (Under) Revenues	-	62,847
11 Other Sources (Uses)		
12 Transfer In	-	6
13 Transfer Out	-	
14 Total Other Sources (Uses)	-	6
15 Fund Balance - Beginning		1,921,160
16 Fund Balance - Ending	-	1,984,014

**Highland Meadows II
Capital Project Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through July 31, 2025**

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest	-	20,231
3 Total Revenues	-	20,231
4 Expenditures:		
5 Requisition Expense	-	-
6 Total Administrative	-	-
7 Total Expenditures before other sources (uses)	-	-
8 Excess Expenditures Over (Under) Revenues	-	20,231
9 Other Sources (Uses)		
10 Transfer In	-	
11 Transfer Out	-	(6)
12 Total Other Sources (Uses)	-	(6)
13 Fund Balance - Beginning		596,985
14 Fund Balance - Ending	-	617,208

Highland Meadows II
Check Register
July 31, 2025

Balance per Bank Statement	\$	162,454.08
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(38,175.97)
	\$	124,278.11

Beginning Balance	\$	6,848.47
Receipts		189,208.64
Disbursements		(71,779.00)
<i>Balance per Book</i>	\$	124,278.11

**Highland Meadows II
Check Register
FY2025**

Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
9/30/2024			Beginning Balance	\$ 85,564.94	\$ -	\$ 106,872.16
10/1/2024	100124ACH	Duke Energy	1000 DUNLIN ST. SIGN Aug 07 24 to Sep 06 24	\$ 52.96		\$ 106,819.20
10/1/2024	100134	A&E Dream Homes, LLC	Invoice: 1055 (Reference: Janitorial Service Week of 08/25/2024 ? 08/31/2024.) Invoice: 10	\$ 1,600.00		\$ 105,219.20
10/2/2024	100224ACH1	Duke Energy	Reference: 1271 Woodlark Dr Lift, Aug 08 24 to Sep 09 24	\$ 154.09		\$ 105,065.11
10/2/2024	100224ACH3	Duke Energy	Reference: 331 Pheasant Dr, W Well, Aug 8 - Sep 9	\$ 38.24		\$ 105,026.87
10/2/2024	100224ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, Aug 08 24 to Sep 09 24	\$ 38.22		\$ 104,988.65
10/3/2024	100324ACH1	Duke Energy	Reference: 3950 N 10th St, Aug 09 24 to Sep 10 24	\$ 38.24		\$ 104,950.41
10/3/2024	100324ACH2	Duke Energy	Reference: 600 Eaglecrest Dr, Aug 09 24 to Sep 10 24	\$ 38.27		\$ 104,912.14
10/3/2024	100324ACH3	Duke Energy	Reference: 2901 N 10th St Entry, Aug 09 24 to Sep 10 24	\$ 38.29		\$ 104,873.85
10/3/2024	100324ACH4	Duke Energy	Reference: 2901 N 10th St Well, Aug 09 24 to Sep 10 24	\$ 352.00		\$ 104,521.85
10/3/2024	100324ACH5	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Aug 07 24 to Sep 06 24	\$ 405.08		\$ 104,116.77
10/3/2024	100324ACH6	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Aug 09 24 to Sep 10 24	\$ 38.24		\$ 104,078.53
10/3/2024	100135	Orkin	Invoice: 265884420 (Reference: Monthly- PC Standard.)	\$ 99.50		\$ 103,979.03
10/3/2024	100136	A&E Dream Homes, LLC	Invoice: 1122 (Reference: Hurricane Preparation 09/25/2024 to 09/27/2024.)	\$ 3,500.00		\$ 100,479.03
10/3/2024	100137	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 29115361 (Reference: For Services Rendered through Aug 31, 2024.)	\$ 4,411.51		\$ 96,067.52
10/3/2024	100324ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Aug 09 24 to Sep 10 24	\$ 38.24		\$ 96,029.28
10/4/2024	100138	My Pool Repairs LLC	Invoice: 52680 (Reference: Pool Repair.)	\$ 1,580.00		\$ 94,449.28
10/4/2024	100139	Breeze Connected, LLC, CDD	Invoice: 4070 (Reference: Professional Management Services.)	\$ 4,750.00		\$ 89,699.28
10/9/2024	100140	Berger, Toombs, Elam, Gaines, Frank, CPA	Invoice: 369097 (Reference: Audit financial statements year ended 9/30/2023.)	\$ 3,405.00		\$ 86,294.28
10/10/2024	1002	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA1 FY23 excess fees received in FY24	\$ 169.50		\$ 86,124.78
10/10/2024	1003	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA2 FY24 tax collections	\$ 1,232.50		\$ 84,892.28
10/10/2024	1004	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA3 FY23 excess fees received in FY24	\$ 448.22		\$ 84,444.06
10/10/2024	1005	Highland Meadows II CDD c/o US Bank	Debt Service 2019 A7/7A FY24 tax collections	\$ 2,550.16		\$ 81,893.90
10/10/2024	1006	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA4 FY23 excess fees received in FY24	\$ 261.72		\$ 81,632.18
10/10/2024	1007	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA5 excess fees received in FY24	\$ 744.46		\$ 80,887.72
10/10/2024	1008	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA6 FY24 tax collections	\$ 1,577.76		\$ 79,309.96
10/10/2024	1009	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA1 FY24 tax collections	\$ 836.80		\$ 78,473.16
10/10/2024	1010	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA2 FY23 excess fees received in FY24	\$ 249.87		\$ 78,223.29
10/10/2024	1011	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA3 FY24 tax collections	\$ 2,209.43		\$ 76,013.86
10/10/2024	1012	Highland Meadows II CDD c/o US Bank	Debt Service 2017 4B/C FY23 excess fees received in FY24	\$ 401.85		\$ 75,612.01
10/10/2024	1013	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA5 FY24 tax collections	\$ 3,631.48		\$ 71,980.53
10/10/2024	1014	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA6 excess fees received in FY24	\$ 319.94		\$ 71,660.59
10/10/2024	1015	Highland Meadows II CDD c/o US Bank	Debt Service 2019 A7/7A excess fees received in FY24	\$ 517.26		\$ 71,143.33
10/10/2024	1017	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA4 FY24 tax collections	\$ 1,289.29		\$ 69,854.04
10/10/2024	1018	Highland Meadows II CDD c/o US Bank	Debt Service 2017 4B/C FY24 tax collections	\$ 1,982.11		\$ 67,871.93
10/15/2024	100141	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 29461972 (Reference: For Services Rendered through Sep 30, 2024.)	\$ 2,162.61		\$ 65,709.32
10/16/2024	100142	Business Observer	Invoice: 24-01464K (Reference: Notice of Meeting of the Audit Committee, Meeting on Octo	\$ 74.38		\$ 65,634.94
10/16/2024	100143	Bright and Clean Pools, L.L.C.	Invoice: 982 (Reference: Monthly Pool Service Oct. Svc.)	\$ 2,905.00		\$ 62,729.94
10/16/2024	100144	A&E Dream Homes, LLC	Invoice: 1200 (Reference: Janitorial Service Week of 09/29/2024 ? 10/12/2024.)	\$ 1,000.00		\$ 61,729.94
10/16/2024	100145	ECS INTEGRATIONS LLC	Invoice: 102178 (Reference: Access Control Management.)	\$ 555.00		\$ 61,174.94
10/16/2024	100146	JCS Investigations	Invoice: 2 (Reference: For Services Rendered through Sep 30, 2024.)	\$ 3,600.00		\$ 57,574.94
10/16/2024	100147	CITY OF DAVENPORT	Invoice: 1186 (Reference: 3001 Golden Eagle Way, 09/05/24 to 10/04/24.) Invoice: 1754 (R	\$ 306.15		\$ 57,268.79
10/17/2024	101724ACH1	Duke Energy	Reference: 1015 Condor Dr, Aug 27 - Sep 24	\$ 1,022.66		\$ 56,246.13
10/17/2024	101724ACH2	Duke Energy	541 Pheasant Dr Entry Lighting, Aug 27 - Sep 24	\$ 38.24		\$ 56,207.89
10/17/2024	101724ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 09/30/24 through 10/29/24	\$ 189.98		\$ 56,017.91
10/21/2024	100148	Orkin	Invoice: 267546325 (Reference: Monthly- PC Standard.)	\$ 99.50		\$ 55,918.41
10/21/2024	100149	A&E Dream Homes, LLC	Invoice: 1130 (Reference: Hurricane Preparation 10/06/2024 to 10/11/2024.)	\$ 3,500.00		\$ 52,418.41
10/21/2024	100150	PRINCE & SONS, INC.	Invoice: 14642 (Reference: October Landscape Maintenance.)	\$ 16,000.00		\$ 36,418.41
10/21/2024	102124ACH	Duke Energy	Reference: 565 Patterson Rd Light, Aug 30 - Sep 27	\$ 875.28		\$ 35,543.13
10/25/2024	102524ACH	Duke Energy	00 PATTERSON RD Sep 6 - Oct 3	\$ 283.71		\$ 35,259.42
10/28/2024	102804ACH1	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Sep 7 - Oct 4	\$ 1,198.18		\$ 34,061.24
10/28/2024	102824ACH1	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Sep 7 - Oct 4	\$ 405.08		\$ 33,656.16
10/28/2024	102824ACH2	Duke Energy	1000 DUNLIN ST. SIGN Sep 7 - Oct 4	\$ 47.95		\$ 33,608.21
10/28/2024	102824ACH3	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Sep 7 - Oct 4	\$ 441.37		\$ 33,166.84
10/28/2024	102824ACH4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Sep 7 - Oct 4	\$ 605.32		\$ 32,561.52

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
10/28/2024	102824ACH5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Sep 7 - Oct 4	\$ 626.46		\$ 31,935.06
10/28/2024	102824ACH6	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Sep 7 - Oct 4	\$ 730.44		\$ 31,204.62
10/28/2024	102824ACH	Duke Energy	0000 PATTERSON RD Sep 7 - Oct 4	\$ 167.75		\$ 31,036.87
10/30/2024	100151	Joellen Dibrango	Invoice: 102424BOSMTG (Reference: 10-24-2024 BOS MTG.)	\$ 200.00		\$ 30,836.87
10/30/2024	100152	Deborah Galbraith	Invoice: 102424BOSMTG (Reference: 10-24-2024 BOS MTG.)	\$ 200.00		\$ 30,636.87
10/30/2024	100153	Kristen Anderson	Invoice: 102424BOSMTG (Reference: 10-24-2024 BOS MTG.)	\$ 200.00		\$ 30,436.87
10/30/2024	103024ACH	Duke Energy	Reference: 331 Pheasant Dr, W Well, Sep 10 - Oct 7	\$ 38.26		\$ 30,398.61
10/31/2024	100154	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 416 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).) Invoice: 422 (Refi	\$ 7,070.00		\$ 23,328.61
10/31/2024	42		To move funds to restricted for payment of DS checks from account that has physical checks	\$ 18,422.35		\$ 4,906.26
10/31/2024	42		To move funds to restricted for payment of DS checks from account that has physical checks to prin		\$ 18,422.35	\$ 23,328.61
10/31/2024				\$ 101,965.90	\$ 18,422.35	\$ 23,328.61
11/1/2024	110124ACH1	Duke Energy	Reference: 3950 N 10th St, Sep 11 - Oct 8	\$ 38.16		\$ 23,290.45
11/1/2024	110124ACH2	Duke Energy	341 MEADOW POINTE DR, WELL For service Sep 10 - Oct 7	\$ 168.28		\$ 23,122.17
11/1/2024	110124ACH3	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Sep 11 - Oct 8	\$ 38.26		\$ 23,083.91
11/1/2024	110124ACH4	Duke Energy	Reference: 600 Eaglecrest Dr, Sep 11 - Oct 8	\$ 38.28		\$ 23,045.63
11/1/2024	110124ACH5	Duke Energy	Reference: 2901 N 10th St Entry, Sep 11 - Oct 8	\$ 38.29		\$ 23,007.34
11/1/2024	110124ACH7	Duke Energy	Reference: 2901 N 10th St Well, Sep 11 - Oct 8	\$ 38.25		\$ 22,969.09
11/1/2024	110124ACH8	Duke Energy	Reference: 1271 Woodlark Dr Lift, Sep 10 - Oct 7	\$ 127.22		\$ 22,841.87
11/1/2024	100155	Breeze Connected, LLC, CDD	Invoice: 4132 (Reference: Simple Mobile - Internet for meeting.)	\$ 34.99		\$ 22,806.88
11/1/2024	100156	David Pacheco	Invoice: 102824 (Reference: Towing Reimbursement.)	\$ 232.00		\$ 22,574.88
11/1/2024	110124ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, Sep 10 - Oct 7	\$ 38.22		\$ 22,536.66
11/4/2024	11044ACH1	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Sep 11 - Oct 8	\$ 38.24		\$ 22,498.42
11/5/2024	100157	PRINCE & SONS, INC.	Invoice: 14898 (Reference: Replaced 2 broken spray heads,replaced 3 clogged nozzles.)	\$ 99.65		\$ 22,398.77
11/8/2024	100158	Florida Dept of Economic Opportunity	Invoice: 91176 (Reference: Special District Filling Fee.)	\$ 175.00		\$ 22,223.77
11/8/2024	100159	Breeze Connected, LLC, CDD	Invoice: 4154 (Reference: Professional Management Services.)	\$ 4,750.00		\$ 17,473.77
11/8/2024	100160	A&E Dream Homes, LLC	Invoice: 1731 (Reference: Janitorial Service Week of 10/13/2024 ? 11/02/2024.)	\$ 1,500.00		\$ 15,973.77
11/8/2024	100161	JCS Investigations	Invoice: 3 (Reference: For Services Rendered through10/-10/30/24.)	\$ 5,700.00		\$ 10,273.77
11/12/2024	100162	POLK COUNTY PROPERTY APPRAISER	Invoice: 4652160 (Reference: Property Appraiser.)	\$ 22,026.26		\$ (11,752.49)
11/12/2024			Funds Transfer		\$ 150,000.00	\$ 138,247.51
11/14/2024	100163	Tampa Print Services Inc	Invoice: 242387 (Reference: Highland Meadows II CDD Letters.)	\$ 395.97		\$ 137,851.54
11/14/2024	100164	CITY OF DAVENPORT	Invoice: 1180 (Reference: 3001 Golden Eagle Way, 10/05/24 to 11/04/24.) Invoice: 1746 (Ri	\$ 289.17		\$ 137,562.37
11/15/2024	100165	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 29880874 (Reference: For Services Rendered through Oct 31, 2024.)	\$ 2,086.77		\$ 135,475.60
11/15/2024	100166	PRINCE & SONS, INC.	Invoice: 15227 (Reference: Replaced 1 broken spray head, repaired 2 lateral breaks.) Invoic	\$ 438.98		\$ 135,036.62
11/17/2024	111724ACH	Bright House Networks	1015 Condor Dr. Haines City, FL 33844, 10/30/24 through 11/29/24	\$ 183.65		\$ 134,852.97
11/18/2024	100167	Deborah Galbraith	Invoice: 111224BOSMTG (Reference: 11-12-24 BOS MTG.)	\$ 200.00		\$ 134,652.97
11/18/2024	100168	Kristen Anderson	Invoice: 111224BOSMTG (Reference: 11-12-24 BOS MTG.)	\$ 200.00		\$ 134,452.97
11/18/2024	100169	Joellen Dibrango	Invoice: 111224BOSMTG (Reference: 11-12-24 BOS MTG.)	\$ 200.00		\$ 134,252.97
11/18/2024	100170	Berger, Toombs, Elam, Gaines, Frank, CPA	Invoice: 364642 (Reference: Audit financial statements year ended 9/30/2022.)	\$ 3,825.00		\$ 130,427.97
11/19/2024	111924ACH1	Duke Energy	Reference: 1015 Condor Dr, Sep 25 - Oct 25	\$ 735.03		\$ 129,692.94
11/19/2024	111924ACH	Duke Energy	541 Pheasant Dr Entry Lighting, Oct 29, 2024	\$ 38.23		\$ 129,654.71
11/20/2024	100171	Kristen Anderson	paid for copies of letters to be hand delivered to residents in Phase 3	\$ 34.20		\$ 129,620.51
11/20/2024	100172	ECS INTEGRATIONS LLC	Invoice: 102227 (Reference: GL1 GATE LOCK AND SWING BRACKET.)	\$ 1,280.00		\$ 128,340.51
11/21/2024	112124ACH	Duke Energy	Reference: 565 Patterson Rd Light, Sep 28 - Oct 30	\$ 875.28		\$ 127,465.23
11/22/2024	100173	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 426 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).)	\$ 5,740.00		\$ 121,725.23
11/27/2024	112724ACH	Duke Energy	00 PATTERSON RD Oct 4 - Nov 5	\$ 283.71		\$ 121,441.52
11/30/2024			Funds Transfer		\$ 100,000.00	\$ 221,441.52
11/30/2024				\$ 51,887.09	\$ 250,000.00	\$ 221,441.52
12/2/2024	120224ACH1	Duke Energy	Reference: 3950 N 10th St, Oct 9 - Nov 8	\$ 38.19		\$ 221,403.33
12/2/2024	120224ACH2	Duke Energy	Reference: 108 Tanager St, Irrigation, Oct 8 - Nov 7	\$ 38.21		\$ 221,365.12
12/2/2024	120224ACH3	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Oct 9 - Nov 8	\$ 38.22		\$ 221,326.90
12/2/2024	120224ACH4	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Oct 9 - Nov 8	\$ 38.25		\$ 221,288.65
12/2/2024	120224ACH5	Duke Energy	Reference: 331 Pheasant Dr, W Well, Oct 8 - Nov 7	\$ 38.26		\$ 221,250.39
12/2/2024	120224ACH6	Duke Energy	Reference: 600 Eaglecrest Dr, Oct 9 - Nov 8	\$ 38.27		\$ 221,212.12
12/2/2024	120224ACH7	Duke Energy	Reference: 2901 N 10th St Entry, Oct 9 - Nov 8	\$ 38.30		\$ 221,173.82
12/2/2024	120224ACH8	Duke Energy	Reference: 2901 N 10th St Well, Oct 9 - Nov 8	\$ 38.31		\$ 221,135.51

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
12/2/2024	120224ACH9	Duke Energy	341 MEADOW POINTE DR, WELL For service Oct 8 - Nov 7	\$ 38.32		\$ 221,097.19
12/2/2024	120224ACH10	Duke Energy	1000 DUNLIN ST. SIGN Oct 5 - Nov 6	\$ 46.34		\$ 221,050.85
12/2/2024	120224ACH11	Duke Energy	0000 PATTERSON RD Oct 5 - Nov 6	\$ 167.75		\$ 220,883.10
12/2/2024	120224ACH12	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Oct 5 - Nov 6	\$ 405.08		\$ 220,478.02
12/2/2024	120224ACH13	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Oct 5 - Nov 6	\$ 441.37		\$ 220,036.65
12/2/2024	120224ACH14	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Oct 5 - Nov 6	\$ 605.32		\$ 219,431.33
12/2/2024	120224ACH15	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Oct 5 - Nov 6	\$ 626.46		\$ 218,804.87
12/2/2024	120224ACH16	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Oct 5 - Nov 6	\$ 730.44		\$ 218,074.43
12/2/2024	120224ACH17	Duke Energy	Reference: 1271 Woodlark Dr Lift, Oct 8 - Nov 7	\$ 142.44		\$ 217,931.99
12/2/2024	100174	Prince & Sons Inc	Invoice: 15058 (Reference: November Landscape Maintenance.)	\$ 16,000.00		\$ 201,931.99
12/2/2024	120224ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Oct 5 - Nov 6	\$ 1,192.93		\$ 200,739.06
12/9/2024	100175	Business Observer	Invoice: 24-01679K (Reference: Regular Meeting Date Change.)	\$ 56.88		\$ 200,682.18
12/9/2024	100176	U.S. BANK	Invoice: 7551840 (Reference: Trustee fees and incidental expense.) Invoice: 7551841 (Refer	\$ 8,178.22		\$ 192,503.96
12/9/2024	100177	Breeze Connected, LLC	Invoice: 4217 (Reference: Professional Management Services.)	\$ 4,750.00		\$ 187,753.96
12/12/2024	100178	CITY OF DAVENPORT	Invoice: 1175 (Reference: 3001 Golden Eagle Way, 11/05/24 to 12/04/24.) Invoice: 1741 (R	\$ 473.03		\$ 187,280.93
12/12/2024	100179	Bright and Clean Pools, L.L.C.	Invoice: 1063 (Reference: Monthly Pool Service November Pool Svc.)	\$ 3,070.00		\$ 184,210.93
12/12/2024	100180	A&E Dream Homes, LLC	Invoice: 1744 (Reference: Janitorial Service Week of 11/03/2024 ? 11/29/2024.)	\$ 2,000.00		\$ 182,210.93
12/12/2024	100181	Prince & Sons Inc	Invoice: 15487 (Reference: December Landscape Maintenance.) Invoice: 15443 (Reference:	\$ 16,180.58		\$ 166,030.35
12/12/2024	100182	JCS Investigations	Invoice: 4 (Reference: For Services Rendered through11/1-11/30/24.)	\$ 5,580.00		\$ 160,450.35
12/17/2024	121724ACH1	Duke Energy	541 Pheasant Dr Entry Lighting, Oct 26 - Nov 22	\$ 38.25		\$ 160,412.10
12/17/2024	121724ACH	Bright House Networks	1015 Condor Dr. Haines City, FL 33844, 11/30/24 through 12/29/24	\$ 189.98		\$ 160,222.12
12/23/2024	122324ACH	Duke Energy	Reference: 565 Patterson Rd Light, Oct 31 - Nov 27	\$ 875.28		\$ 159,346.84
12/26/2024	122624ACH	Duke Energy	Reference: 1015 Condor Dr, Oct 26 - Nov 22	\$ 55.13		\$ 159,291.71
12/27/2024	122724ACH1	Duke Energy	0000 PATTERSON RD Nov 7 - Dec 5	\$ 167.75		\$ 159,123.96
12/27/2024	122724ACH2	Duke Energy	00 PATTERSON RD Nov 6 - Dec 4	\$ 283.71		\$ 158,840.25
12/27/2024	122724ACH3	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Nov 7 - Dec 5	\$ 405.08		\$ 158,435.17
12/27/2024	122724ACH4	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Nov 7 - Dec 5	\$ 441.37		\$ 157,993.80
12/27/2024	122724ACH5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Nov 7 - Dec 5	\$ 605.32		\$ 157,388.48
12/27/2024	122724ACH6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Nov 7 - Dec 5	\$ 626.46		\$ 156,762.02
12/27/2024	122724AH6	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Nov 7 - Dec 5	\$ 730.44		\$ 156,031.58
12/27/2024	122724ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Nov 7 - Dec 5	\$ 1,192.93		\$ 154,838.65
12/30/2024	100183	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 30277491 (Reference: For Services Rendered through Nov 30, 2024.)	\$ 2,667.30		\$ 152,171.35
12/30/2024	100184	Orkin	Invoice: 270389837 (Reference: Monthly- PC Standard.)	\$ 99.50		\$ 152,071.85
12/30/2024	100185	Breeze Connected, LLC	Invoice: 4300 (Reference: Flowers to Larry.)	\$ 99.94		\$ 151,971.91
12/30/2024	100186	Prince & Sons Inc	Invoice: 15765 (Reference: Replaced 12 clogged nozzles, Spray w/ nozzle.) Invoice: 15766 (f	\$ 634.51		\$ 151,337.40
12/30/2024	100187	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 432 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).)	\$ 4,235.00		\$ 147,102.40
12/30/2024	100188	Bright and Clean Pools, L.L.C.	Invoice: 1181 (Reference: Monthly Svc and Pressure wash.)	\$ 2,900.00		\$ 144,202.40
12/30/2024	100189	A&E Dream Homes, LLC	Invoice: 1750 (Reference: Janitorial Service Week of 12/01/2024 ? 12/28/2024.)	\$ 2,000.00		\$ 142,202.40
12/31/2024	100190	U.S. BANK	Invoice: 7517891 (Reference: acct# 238445000.)	\$ 3,717.38		\$ 138,485.02
12/31/2024				\$ 82,956.50	\$ -	\$ 138,485.02
1/1/2025	010125ACH1	Duke Energy	Reference: 1271 Woodlark Dr Lift, Nov 8 - Dec 6	\$ 159.00		\$ 138,326.02
1/1/2025	010125ACH2	Duke Energy	341 MEADOW POINTE DR, WELL For service Oct 8 - Nov 7	\$ 118.67		\$ 138,207.35
1/1/2025	010125ACH3	Duke Energy	Reference: 2901 N 10th St Well, Nov 9 - Dec 7	\$ 38.15		\$ 138,169.20
1/1/2025	010125ACH4	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Nov 9 - Dec 7	\$ 38.24		\$ 138,130.96
1/1/2025	010125ACH	Duke Energy	1000 DUNLIN ST. SIGN Nov 7 - Dec 5	\$ 49.02		\$ 138,081.94
1/2/2025	010225ACH1	Duke Energy	Reference: 3950 N 10th St, Nov 9 - Dec 7	\$ 38.25		\$ 138,043.69
1/2/2025	010225ACH2	Duke Energy	Reference: 600 Eaglecrest Dr, Nov 9 - Dec 7	\$ 38.25		\$ 138,005.44
1/2/2025	010225ACH3	Duke Energy	Reference: 2901 N 10th St Entry, Nov 9 - Dec 7	\$ 38.30		\$ 137,967.14
1/2/2025	010225ACH4	Duke Energy	Reference: 108 Tanager St, Irrigation, Nov 8 - Dec 6	\$ 38.21		\$ 137,928.93
1/2/2025	010225ACH5	Duke Energy	Reference: 331 Pheasant Dr, W Well, Nov 8 - Dec 6	\$ 38.26		\$ 137,890.67
1/2/2025	010225ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Nov 9 - Dec 7	\$ 38.25		\$ 137,852.42
1/6/2025	100191	My Pool Repairs LLC	Invoice: 54175 (Reference: Pool Repair.)	\$ 1,000.00		\$ 136,852.42
1/6/2025	100192	Breeze Connected, LLC	Invoice: 4316 () Invoice: 4351 (Reference: Meetings over 3 hours.)	\$ 4,926.25		\$ 131,926.17
1/7/2025	100193	Prince & Sons Inc	Invoice: 15877 (Reference: January Landscape Maintenance.)	\$ 16,000.00		\$ 115,926.17
1/8/2025	100194	JCS Investigations	Invoice: 5 (Reference: For Services Rendered through12/1-12/30/24.)	\$ 5,820.00		\$ 110,106.17

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
1/8/2025	100195	Orkin	Invoice: 268994836 (Reference: Monthly- PC Standard.)	\$ 99.50		\$ 110,006.67
1/8/2025	100196	ECS INTEGRATIONS LLC	Invoice: 102292 (Reference: Access Control Management.)	\$ 555.00		\$ 109,451.67
1/8/2025	100197	Permacast LLC	Invoice: 1 (Reference: 3400 - Precast Concrete.)	\$ 19,213.20		\$ 90,238.47
1/9/2025	100198	My Pool Repairs LLC	Invoice: 53342 (Reference: Pool Repair.)	\$ 1,760.00		\$ 88,478.47
1/15/2025	100199	U.S. BANK	Invoice: 7587008 (Reference: Trustee fees.)	\$ 4,040.63		\$ 84,437.84
1/16/2025	100200	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 30503101 (Reference: For Services Rendered through Dec 31, 2024.)	\$ 4,309.52		\$ 80,128.32
1/16/2025	100201	Prince & Sons Inc	Invoice: 16045 (Reference: replacing nozzles and a spray.)	\$ 116.27		\$ 80,012.05
1/17/2025	011725ACH1	Duke Energy	Reference: 1015 Condor Dr, Nov 23 - Dec 23	\$ 66.27		\$ 79,945.78
1/17/2025	011725ACH2	Duke Energy	541 Pheasant Dr Entry Lighting, Nov 23 - Dec 23	\$ 38.22		\$ 79,907.56
1/17/2025	011725ACH	Bright House Networks	1015 Condor Dr. Haines City, FL 33844, 12/30/24 through 01/29/25	\$ 189.98		\$ 79,717.58
1/21/2025	012125ACH	Duke Energy	Reference: 565 Patterson Rd Light , Nov 28 - Dec 30	\$ 875.28		\$ 78,842.30
1/21/2025	100202	Bright and Clean Pools, L.L.C.	Invoice: 915 (Reference: Monthly Pool Service Sept Service.)	\$ 2,500.00		\$ 76,342.30
1/21/2025	100203	CITY OF DAVENPORT	Invoice: 1173-6122 (Reference: 3001 Golden Eagle Way, 12/05/24 to 01/04/25.) Invoice: 17	\$ 435.38		\$ 75,906.92
1/21/2025	100204	Gabriela N. Molina-Bonano	Invoice: DecBOSMTG (Reference: Dec BOS MTG.)	\$ 200.00		\$ 75,706.92
1/21/2025	100205	Deborah Galbraith	Invoice: DecBOSMTG (Reference: Dec BOS MTG.)	\$ 200.00		\$ 75,506.92
1/22/2025	100206	Prince & Sons Inc	Invoice: 16108 (Reference: Irrigation Labor for replacing clogged nozzles..) Invoice: 16109 (I	\$ 152.44		\$ 75,354.48
1/30/2025	013025ACH2	Duke Energy	1000 DUNLIN ST. SIGN Dec 6 - Jan 7	\$ 52.99		\$ 75,301.49
1/30/2025	100207	Deborah Galbraith	Invoice: 012325BOSMTG (Reference: 1-23-25 BOS MTG.)	\$ 200.00		\$ 75,101.49
1/30/2025	100208	Kristen Anderson	Invoice: 012325BOSMTG (Reference: 1-23-25 BOS MTG.)	\$ 200.00		\$ 74,901.49
1/31/2025	013125ACH2	Duke Energy	Reference: 1271 Woodlark Dr Lift, Dec 7 - Jan 8	\$ 177.14		\$ 74,724.35
1/31/2025	013125ACH3	Duke Energy	341 MEADOW POINTE DR, WELL For service Dec 7 - Jan 8	\$ 185.90		\$ 74,538.45
1/31/2025				\$ 63,946.57	\$ -	\$ 74,538.45
2/1/2025	020125ACH1	Duke Energy	Reference: 108 Tanager St, Irrigation, Dec 7 - Jan 8	\$ 38.22		\$ 74,500.23
2/1/2025	020125ACH	Duke Energy	Reference: 331 Pheasant Dr, W Well, Dec 7 - Jan 8	\$ 38.26		\$ 74,461.97
2/3/2025	020325ACH1	Duke Energy	Reference: 2901 N 10th St Well, Dec 8 - Jan 9	\$ 38.15		\$ 74,423.82
2/3/2025	020325ACH2	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Dec 8 - Jan 9	\$ 38.25		\$ 74,385.57
2/3/2025	020325ACH3	Duke Energy	Reference: 3950 N 10th St, Dec 8 - Jan 9	\$ 38.26		\$ 74,347.31
2/3/2025	020325ACH4	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Dec 8 - Jan 9	\$ 38.26		\$ 74,309.05
2/3/2025	020325ACH5	Duke Energy	Reference: 2901 N 10th St Entry, Dec 8 - Jan 9	\$ 38.32		\$ 74,270.73
2/3/2025	020325ACH6	Duke Energy	0000 PATTERSON RD Dec 6 - Jan 7	\$ 173.49		\$ 74,097.24
2/3/2025	020325ACH7	Duke Energy	00 PATTERSON RD Dec 5 - Jan 6	\$ 293.31		\$ 73,803.93
2/3/2025	020325ACH8	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Dec 6 - Jan 7	\$ 396.95		\$ 73,406.98
2/3/2025	020325ACH9	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Dec 6 - Jan 7	\$ 433.00		\$ 72,973.98
2/3/2025	020325ACH10	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Dec 6 - Jan 7	\$ 594.57		\$ 72,379.41
2/3/2025	020325ACH11	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Dec 6 - Jan 7	\$ 615.35		\$ 71,764.06
2/3/2025	020325ACH12	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Dec 6 - Jan 7	\$ 717.56		\$ 71,046.50
2/3/2025	020325ACH13	Duke Energy	Reference: 600 Eaglecrest Dr, Dec 8 - Jan 9	\$ 38.26		\$ 71,008.24
2/3/2025	020325ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Dec 6 - Jan 7	\$ 1,169.79		\$ 69,838.45
2/3/2025	100209	T&N Painting	Invoice: 002 (Reference: Highland Meadows/ Debris Removal,Removed two spa chairs from	\$ 7,600.00		\$ 62,238.45
2/3/2025	100210	A&E Dream Homes, LLC	Invoice: 1890 (Reference: General Cleaning,Dusting,Restroom Sanitation,Trash Removal,Win	\$ 2,500.00		\$ 59,738.45
2/5/2025	100211	JCS Investigations	Invoice: 6 (Reference: For Services Rendered through 01/01/25-01/30/25.)	\$ 6,060.00		\$ 53,678.45
2/5/2025	100212	Bright and Clean Pools, L.L.C.	Invoice: 1303 (Reference: Monthly Pool Service Sept Service.)	\$ 2,500.00		\$ 51,178.45
2/5/2025	100213	Prince & Sons Inc	Invoice: 16254 (Reference: February Landscape Maintenance.)	\$ 16,000.00		\$ 35,178.45
2/7/2025	100214	Breeze Connected, LLC	Invoice: 4377 (Reference: Billable Expense Simple Mobile - Hotspot January meeting.) Invoi	\$ 4,034.99		\$ 31,143.46
2/10/2025	100215	Breeze Connected, LLC	Invoice: 4399 (Reference: Professional Management Services,Assessment Services,Dissemin	\$ 5,750.00		\$ 25,393.46
2/10/2025	100216	Business Observer	Invoice: 25-00214K (Reference: Legal Advertising-Meeting Notice.)	\$ 84.00		\$ 25,309.46
2/10/2025	100217	Prince & Sons Inc		\$ 7,927.80		\$ 17,381.66
2/12/2025	100218	Orkin	Invoice: 271883280 (Reference: Monthly- PC Standard.)	\$ 104.00		\$ 17,277.66
2/18/2025			Deposit		\$ 25.00	\$ 17,302.66
2/18/2025	100219	Prince & Sons Inc	Invoice: 16416 (Reference: Irrigation Repairs.)	\$ 480.24		\$ 16,822.42
2/19/2025	021925ACH	Bright House Networks	1015 Condor Dr. Haines City, FL 33844, 01/30/25 through 02/28/25	\$ 189.98		\$ 16,632.44
2/19/2025	100220	CITY OF DAVENPORT	Invoice: 1166 (Reference: 3001 Golden Eagle Way.) Invoice: 1730 (Reference: 1015 Condor	\$ 383.97		\$ 16,248.47
2/19/2025	100221	Prince & Sons Inc	Invoice: 16414 (Reference: Irrigation Labor for replacing nozzles and a MPR nozzle -MPR No:	\$ 122.05		\$ 16,126.42
2/20/2025	022025ACH1	Duke Energy	Reference: 1015 Condor Dr, Dec 24 - Jan 24	\$ 1,207.46		\$ 14,918.96
2/20/2025	022025ACH	Duke Energy	541 Pheasant Dr Entry Lighting, Dec 24 - Jan 24	\$ 38.25		\$ 14,880.71

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
2/24/2025	022425ACH	Duke Energy	Reference: 565 Patterson Rd Light , Dec 31 - Jan 30I	\$ 857.93		\$ 14,022.78
2/24/2025	100222	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 441 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).)	\$ 1,925.00		\$ 12,097.78
2/25/2025	022525ACH	Duke Energy		\$ 4,652.85		\$ 7,444.93
2/26/2025	100223	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 30849169 (Reference: For Services Rendered through Jan31, 2025.)	\$ 3,205.99		\$ 4,238.94
2/26/2025			Funds Transfer		\$ 150,000.00	\$ 154,238.94
2/28/2025	100224	Mario Munoz	1-23-25 BOS MTG	\$ 200.00		\$ 154,038.94
2/28/2025	100224	Mario Munoz	Invoice: 012325BOSMTG (Reference: 1-23-25 BOS MTG.)	\$ 200.00		\$ 153,838.94
2/28/2025	100225	Bright and Clean Pools, L.L.C.	Invoice: 1466 (Reference: Monthly Pool Service Feb Service.)	\$ 2,500.00		\$ 151,338.94
2/28/2025				\$ 73,224.51	\$ 150,025.00	\$ 151,338.94
3/5/2025	100226	Deborah Galbraith	BOSMTG22725	\$ 200.00		\$ 151,138.94
3/5/2025	100227	Kristen Anderson	BOSMTG22725	\$ 200.00		\$ 150,938.94
3/5/2025	100228	Gabriela N. Molina-Bonano	BOSMTG22725	\$ 200.00		\$ 150,738.94
3/5/2025	100229	Mario Munoz	BOSMTG22725	\$ 200.00		\$ 150,538.94
	100224	Mario Munoz	correction of February double entry		\$ 200.00	\$ 150,738.94
3/6/2025	100230	Orkin	Invoice 273254932 Monthly Pest Control	\$ 111.28		\$ 150,627.66
3/7/2025	100231	Breeze Connected, LLC	Invoice 4489 March Professional Management Services	\$ 5,784.99		\$ 144,842.67
3/12/2025	100232	JCS Investigations	Invoice 7 Services Rendered Through February	\$ 5,688.00		\$ 139,154.67
3/12/2025	100233	Prince & Sons Inc	Invoice 16667 March Landscape Maintenance	\$ 16,000.00		\$ 123,154.67
3/12/2025	100234	ECS INTEGRATIONS LLC	Invoice 102375 Outdoor Axis Bullet Cameras	\$ 2,165.00		\$ 120,989.67
3/12/2025	100235	A&E Dream Homes, LLC	Invoice 1941 Janitorial Services Week 2/2/25-3/1/25	\$ 2,000.00		\$ 118,989.67
3/12/2025	WTR03122025	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	\$ 7,120.50		\$ 111,869.17
3/19/2025	100236	CITY OF DAVENPORT	Invoice 1162 3001 Golden Eagle Way	\$ 289.12		\$ 111,580.05
3/19/2025	100237	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice 31188812	\$ 1,490.55		\$ 110,089.50
3/19/2025	031925ACH	Bright House Networks	1015 Condor Dr. Haines City, FL 33844, 3/1/25-3/29/25	\$ 190.00		\$ 109,899.50
3/24/2025	100238	Prince & Sons Inc	Invoice 16922 Irrigation Labor for Replacing 7 Clogged Nozzles	\$ 157.54		\$ 109,741.96
3/24/2025	032425ACH	Duke Energy	Multiple Invoices	\$ 4,771.05		\$ 104,970.91
3/24/2025	032425ACH1	Duke Energy	1015 Condor Dr. Jan25- Feb25	\$ 999.38		\$ 103,971.53
3/24/2025	032425ACH2	Duke Energy	541 Pheasant Dr Entry Lighting, Dec 24 - Jan 24	\$ 32.49		\$ 103,939.04
3/26/2025	032625ACH	Duke Energy	Reference: 565 Patterson Rd Light , Jan 31-Feb 28	\$ 791.74		\$ 103,147.30
3/28/2025	100239	Orkin	Invoice 274589857 Monthly Pest Control	\$ 111.28		\$ 103,036.02
3/31/2025	100240	Marilyn Colon Arce	BOSMTG Backpay	\$ 400.00		\$ 102,636.02
3/31/2025	100241	Prince & Sons Inc	Invoice 16971 Repair default on irrigation timer	\$ 2,272.12		\$ 100,363.90
3/31/2025	040325ACH	Bright House Networks	1015 Condor Dr. Haines City, FL 33844, 3/30/25-4/29/25	\$ 190.00		\$ 100,173.90
3/31/2025	WTR03122025	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	\$ 1,925.00		\$ 98,248.90
3/31/2025				\$ 53,290.04	\$ 200.00	\$ 98,248.90
4/7/2025	100242	PRINCE & SONS, INC.	Invoice 17004 Irrigation Labor for Replacing 5 Nozzles	\$ 948.06		\$ 97,300.84
4/7/2025	100243	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	\$ 1,073.40		\$ 96,227.44
4/7/2025	100244	JCS Investigations	Invoice 8 Security Service 3/1/25-3/31/25	\$ 6,260.00		\$ 89,967.44
4/7/2025	100245	PRINCE & SONS, INC.	Invoice 17083 April Landscape Maintenance	\$ 16,000.00		\$ 73,967.44
4/7/2025	100246	ECS INTEGRATIONS LLC	Invoice 102432 Outdoor Axis Bullet Cameras	\$ 2,720.00		\$ 71,247.44
4/7/2025	100247	Business Observer	Invoice 25-00506K Legal Advertising	\$ 72.19		\$ 71,175.25
4/9/2025	100249	Gabriela N. Molina-Bonano	BOSMTG 3/27/25	\$ 200.00		\$ 70,975.25
4/9/2025	100250	Mario Munoz	BOSMTG 3/27/25	\$ 200.00		\$ 70,775.25
4/9/2025	100251	Marilyn Colon Arce	BOSMTG 3/27/25	\$ 200.00		\$ 70,575.25
4/9/2025	100252	Deborah Galbraith	BOSMTG 3/27/25	\$ 200.00		\$ 70,375.25
4/9/2025	100253	Kristen Anderson	BOSMTG 3/27/25	\$ 200.00		\$ 70,175.25
4/10/2025			Deposit		\$ 7.28	\$ 70,182.53
4/15/2025	041525ACH	Duke Energy	Multiple Invoices	\$ 6,847.54		\$ 63,334.99
4/23/2025	100259	U.S. BANK	Trustee Fees	\$ 4,756.13		\$ 58,578.86
4/23/2025	100260	Deborah Galbraith	BOS MTG 2/27/25	\$ 200.00		\$ 58,378.86
4/23/2025	100261	Kristen Anderson	BOS MTG 2/27/25	\$ 200.00		\$ 58,178.86
4/23/2025	100257	KIMLEY-HORN AND ASSOCIATES, INC.	For Services Rendered Through Mar 31 2025	\$ 4,633.78		\$ 53,545.08
4/23/2025	100258	T&N Painting	Repair and Paint Monuments - Final Amount	\$ 2,400.00		\$ 51,145.08
4/25/2025	100265	Gabriela N. Molina-Bonano	BOS MTG 2/27/25	\$ 200.00		\$ 50,945.08
4/25/2025	100266	Mario Munoz	BOS MTG 2/27/25	\$ 200.00		\$ 50,745.08

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
4/25/2025	100267	Marilyn Colon Arce	BOS MTG 2/27/25	\$ 200.00		\$ 50,545.08
4/28/2025	WIRE042825	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	\$ -		\$ 50,545.08
4/28/2025	100268	Innersync Studios	Inv-SN-647 Schoolnow CDD ADA - PDF Subscription	\$ 1,537.50		\$ 49,007.58
4/28/2025	4/28/2025	breeze Connected, LLC	April Professional Management Services	\$ 5,750.00		\$ 43,257.58
4/29/2025	WIRE042925	Bright and Clean Pools, L.L.C.	Monthly Pool Services	\$ 3,600.00		\$ 39,657.58
4/30/2025	100269	Shamrock First Baptist Church	Donation July 2024-Apr 2025	\$ 900.00		\$ 38,757.58
4/30/2025	100270	Gabriela N. Molina-Bonano	BOSMTG 4/25/25	\$ 200.00		\$ 38,557.58
4/30/2025	100271	Mario Munoz	BOSMTG 4/25/25	\$ 200.00		\$ 38,357.58
4/30/2025	100272	Marilyn Colon Arce	BOSMTG 4/25/25	\$ 200.00		\$ 38,157.58
4/30/2025	100273	Deborah Galbraith	BOSMTG 4/25/25	\$ 200.00		\$ 37,957.58
4/30/2025	100274	Kristen Anderson	BOSMTG 4/25/25	\$ 200.00		\$ 37,757.58
4/30/2025	100275	Bright and Clean Pools, L.L.C.	Invoice 1806 April Pool Cleaning	\$ 2,500.00		\$ 35,257.58
4/30/2025	100276	A&E Dream Homes, LLC	Invoice 2060 Janitorial Services	\$ 3,000.00		\$ 32,257.58
4/30/2025	100277	My Pool Repairs LLC	Mechanical Timer - Pool Repair	\$ 990.00		\$ 31,267.58
4/30/2025	100278	Orkin	Monthly Pest Control	\$ 104.00		\$ 31,163.58
4/30/2025				\$ 67,092.60	\$ 7.28	\$ 31,163.58
5/1/2025	5/19/2025ACH	Duke Energy	541 Meadow Pointe Dr	\$ 32.49		\$ 31,131.09
5/5/2025	5/5/2025ACH	CITY OF DAVENPORT	Multiple Invoices	\$ 364.19		\$ 30,766.90
5/7/2025			Funds Transfer In		\$ 1,225,783.49	\$ 1,256,550.39
5/7/2025			Funds Transfer In		\$ 1,178.70	\$ 1,257,729.09
5/7/2025			Funds Transfer In		\$ 277,100.57	\$ 1,534,829.66
5/8/2025	100263	Prince & Sons Inc	Multipe Invoices	\$ 412.57		\$ 1,534,417.09
5/13/2025	100280	Fence Central	6 Tan Vinyl Fence	\$ 814.08		\$ 1,533,603.01
5/21/2025	5/21/2025ACH	Duke Energy	1015 Condor Dr. Haines City, FL. 33844, 4/30/25-5/29/25	\$ 1,166.25		\$ 1,532,436.76
5/23/2025	5/23/2025ACH	Duke Energy	565 Patterson Rd	\$ 842.40		\$ 1,531,594.36
5/26/2025	100279	Haines City	Violation 36545	\$ 60.66		\$ 1,531,533.70
5/26/2025	5/29/2025ACH	Duke Energy	00 PATTERSON RD Apr 4 - May 5	\$ 280.86		\$ 1,531,252.84
5/30/2025	5/30/2025ACH	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Apr 5 - May 6	\$ 425.19		\$ 1,530,827.65
5/30/2025	5/30/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Apr 5 - May 6	\$ 388.66		\$ 1,530,438.99
5/30/2025	5/30/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Apr 5 - May 6	\$ 604.09		\$ 1,529,834.90
5/30/2025	5/30/2025ACH	Duke Energy	0000 PATTERSON RD Apr 5 - May 6	\$ 166.04		\$ 1,529,668.86
5/30/2025	5/30/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Apr 5 - May 6	\$ 583.67		\$ 1,529,085.19
5/30/2025	5/30/2025ACH	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Apr 5 - May 6	\$ 702.42		\$ 1,528,382.77
5/30/2025	5/30/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Apr 5 - May 6	\$ 1,147.67		\$ 1,527,235.10
5/31/2025			Funds Transfer to Southstate	\$ 1,436,371.10		\$ 90,864.00
5/31/2025				\$ 1,444,362.34	\$ 1,504,062.76	\$ 90,864.00
6/2/2025	6/2/2025ACH	Duke Energy	1000 DUNLIN ST. SIGN Apr 5 - May 6	\$ 52.77		\$ 90,811.23
6/2/2025	6/2/2025ACH	Duke Energy	341 MEADOW POINTE DR, WELL For service Apr 8 - May 7	\$ 187.01		\$ 90,624.22
6/2/2025	6/2/2025ACH	Duke Energy	Reference: 331 Pheasant Dr, W Well, Apr - May	\$ 32.49		\$ 90,591.73
6/2/2025	6/2/2025ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, Apr - May	\$ 32.49		\$ 90,559.24
6/4/2025	6/4/2025ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Apr 9 - May 8	\$ 32.50		\$ 90,526.74
6/4/2025	6/4/2025ACH	Duke Energy	Reference: 3950 N 10th St, March 10- Apr 9	\$ 32.50		\$ 90,494.24
6/4/2025	6/4/2025ACH	Duke Energy	Reference: 2901 N 10th St Entry, Apr 9 - May 8	\$ 32.49		\$ 90,461.75
6/4/2025	6/4/2025ACH	Duke Energy	Reference: 600 Eaglecrest Dr, Apr 9 May 8	\$ 32.50		\$ 90,429.25
6/4/2025	6/4/2025ACH	Duke Energy	Reference: 2901 N 10th St Well, Apr 9 - May 8	\$ 32.49		\$ 90,396.76
6/4/2025	6/4/2025ACH	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Apr 9 - May 8	\$ 32.50		\$ 90,364.26
6/20/2025	6/20/2025ACH	Duke Energy	Reference: 1015 Condor Dr	\$ 1,123.13		\$ 89,241.13
6/20/2025	6/20/2025ACH	Duke Energy	541 Pheasant Dr Entry Lighting, Apr - May	\$ 32.49		\$ 89,208.64
6/30/2025				\$ 1,655.36	\$ -	\$ 89,208.64
7/1/2025	5001	Costena Services, LLC	NEW BANK ACCOUNT REGISTER			\$ 6,848.47
7/1/2025	1011	Anchor Stone Management, LLC	Electric For Pool Pump	\$ 628.00		\$ 6,220.47
7/1/2025			Management Fee	\$ 2,016.67		\$ 4,203.80
7/1/2025			Service Charge	\$ 393.16		\$ 3,810.64
7/2/2025	7/2/2025ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, May-June	\$ 32.49		\$ 3,778.15
7/2/2025	7/2/2025ACH	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS May - June	\$ 32.50		\$ 3,745.65

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
7/2/2025	7/2/2025ACH	Duke Energy	1000 DUNLIN ST. SIGN A May - June	\$ 51.03		\$ 3,694.62
7/2/2025	7/2/2025ACH	Duke Energy	341 MEADOW POINTE DR, WELL For service May - June	\$ 126.40		\$ 3,568.22
7/3/2025			Funds Transfer		\$ 89,208.64	\$ 92,776.86
7/7/2025	1001	Deborah Galbraith	Reference: 6-26-25 bos mtg.	\$ 200.00		\$ 92,576.86
7/7/2025	1002	Kristen Anderson	Reference: 6-26-25 bos mtg.	\$ 200.00		\$ 92,376.86
7/7/2025	1003	Marilyn Colon Arce	Reference: 06-26-25 bos mtg.	\$ 200.00		\$ 92,176.86
7/7/2025	1004	Mario Munoz	Reference: 06-26-25 bos mtg.	\$ 200.00		\$ 91,976.86
7/7/2025	1006	Prince & Sons Inc	July Landscape Maintenance	\$ 16,000.00		\$ 75,976.86
7/7/2025	1008	Stivender Surveying, Inc.	Survey for Permacast Wall	\$ 2,380.00		\$ 73,596.86
7/7/2025	1007	A&E Dream Homes, LLC	Janitorial Services	\$ 2,000.00		\$ 71,596.86
7/8/2025	7/8/2025ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service May - June	\$ 32.49		\$ 71,564.37
7/8/2025	7/8/2025ACH	Duke Energy	Reference: 3950 N 10th St,	\$ 32.49		\$ 71,531.88
7/8/2025	7/8/2025ACH	Duke Energy	600 Eaglecrest Dr, May - June	\$ 32.49		\$ 71,499.39
7/8/2025	7/8/2025ACH	Duke Energy	2901 N 10th St Well, May - June	\$ 32.49		\$ 71,466.90
7/8/2025	7/8/2025ACH	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS May - June	\$ 32.49		\$ 71,434.41
7/8/2025	7/8/2025ACH	Duke Energy	2901 N 10th St Entry, May - June	\$ 32.50		\$ 71,401.91
7/9/2025	5041	Orkin	Pest Control-Monthly	\$ 104.00		\$ 71,297.91
7/9/2025	7/9/2025ACH	Bright House Networks / SPECTRUM	1015 Condor Dr. Haines City, FL. 33844, June	\$ 407.90		\$ 70,890.01
7/15/2025			Funds Transfer		\$ 100,000.00	\$ 170,890.01
7/15/2025			Funds Transfer	\$ -		\$ 170,890.01
7/18/2025	5002	Shamrock First Baptist Church	Church room rental donation	\$ 200.00		\$ 170,690.01
7/18/2025	7/18/2025ACH	CITY OF DAVENPORT	Reference: 3001 Golden Eagle Way. https://clientname(FILLIN).payableslockbox.com/DocVi	\$ 74.62		\$ 170,615.39
7/18/2025	7/18/2025ACH	CITY OF DAVENPORT	Reference: 3001 Golden Eagle Way	\$ 480.14		\$ 170,135.25
7/18/2025	7/18/2025ACH	CITY OF DAVENPORT	Reference: 1019 Condor Dr Pool	\$ 534.01		\$ 169,601.24
7/18/2025	7/18/2025ACH	CITY OF DAVENPORT	Reference: 1015 Condor Dr Cabana,	\$ 565.92		\$ 169,035.32
7/21/2025	7/21/2025ACH	Duke Energy	541 Pheasant Dr Entry Lighting, May - June	\$ 32.49		\$ 169,002.83
7/21/2025	7/21/2025ACH	Duke Energy	Reference: 1015 Condor Dr	\$ 1,511.75		\$ 167,491.08
7/23/2025	7/23/2002ACH	Duke Energy	565 Patterson Rd Light , May - June	\$ 842.40		\$ 166,648.68
7/24/2025	5003	Joellen Dibrango	07-24-25 BOS MTG.	\$ 200.00		\$ 166,448.68
7/28/2025	5004	Marilyn Colon Arce	Reference: 07-24-25 bos mtg.	\$ 200.00		\$ 166,248.68
7/28/2025	5005	Kristen Anderson	Reference: 7-24-25 bos mtg.	\$ 200.00		\$ 166,048.68
7/28/2025	5006	Mario Munoz	Reference: 07-24-25 bos mtg.	\$ 200.00		\$ 165,848.68
7/28/2025	5007	Deborah Galbraith	Reference: 7-24-25 bos mtg.	\$ 200.00		\$ 165,648.68
7/28/2025	5008	Kutak Rock LLP	Legal Services	\$ 1,814.55		\$ 163,834.13
7/28/2025	5009	Cooper Pools		\$ 1,117.83		\$ 162,716.30
7/28/2025	5010	JCS Investigations		\$ 18,100.00		\$ 144,616.30
7/28/2025	5012	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit Service for FY 24	\$ 3,150.00		\$ 141,466.30
7/28/2025	5013	Stantec Consulting Services Inc	Engineering Services Period Ending 6/27/25	\$ 8,889.59		\$ 132,576.71
7/28/2025	5014	Zeus Safety & Marking LLC	Deposit for parking stencil	\$ 4,000.00		\$ 128,576.71
7/30/2025	7/30/2025ACH	Duke Energy	00 PATTERSON RD June	\$ 280.86		\$ 128,295.85
7/31/2025	7/31/2025ACH	Duke Energy	0000 PATTERSON RD June	\$ 166.04		\$ 128,129.81
7/31/2025	7/31/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL June	\$ 388.66		\$ 127,741.15
7/31/2025	7/31/2025ACH	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL June	\$ 425.19		\$ 127,315.96
7/31/2025	7/31/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B June	\$ 583.67		\$ 126,732.29
7/31/2025	7/31/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A June	\$ 604.09		\$ 126,128.20
7/31/2025	7/31/2025ACH	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL June	\$ 702.42		\$ 125,425.78
7/31/2025	7/31/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL May 7 - June 6	\$ 1,147.67		\$ 124,278.11
7/31/2025				\$ 71,779.00	\$ 189,208.64	\$ 124,278.11

Highland Meadows II
Check Register
FY2025

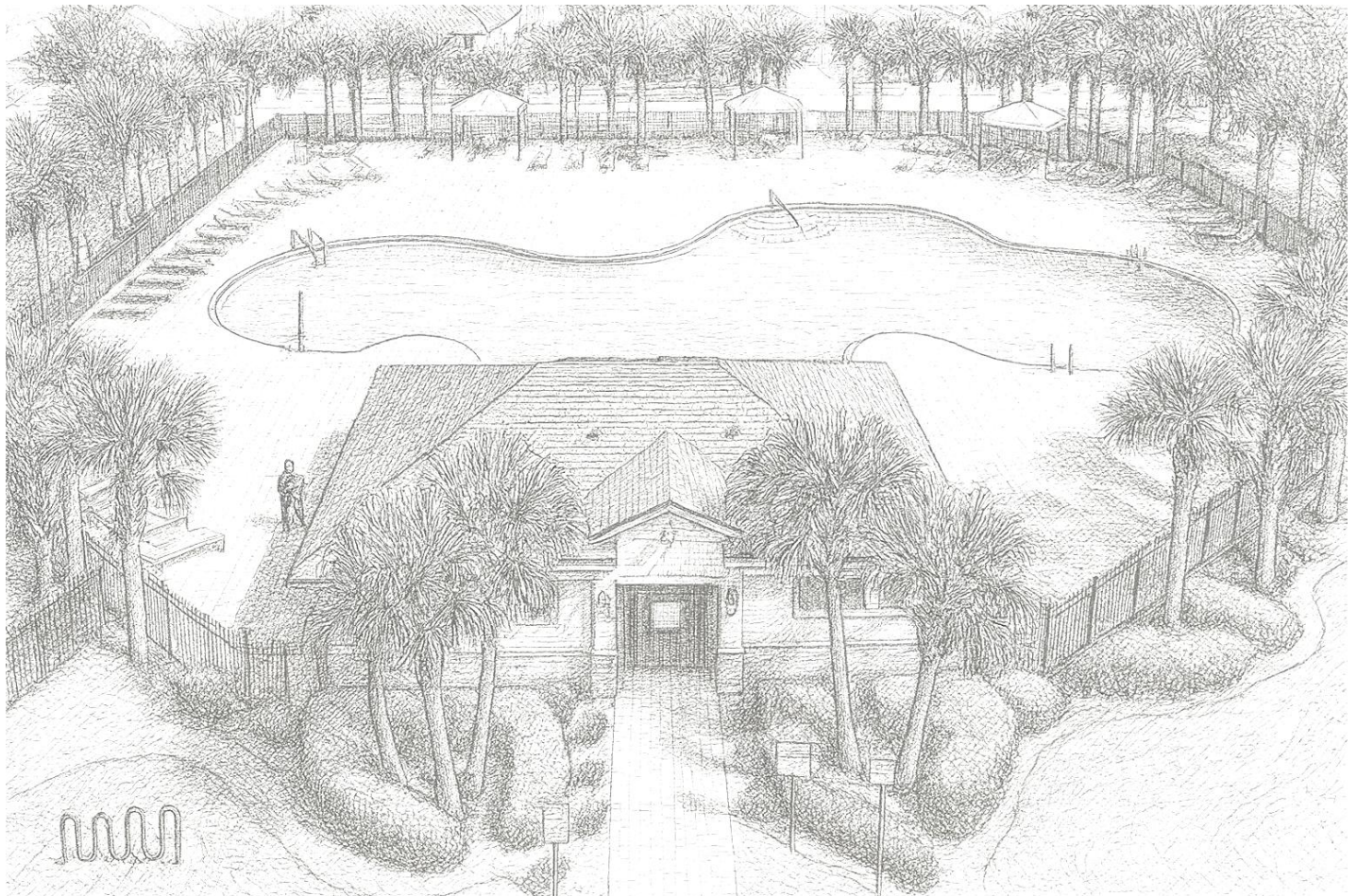
Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
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EXHIBIT 16

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

**MINUTES OF 07/24/2025 REGULAR MEETING
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of The Board of Supervisors of the Highland Meadows II Community Development District was held Thursday, July 24, 2025 at 4:30 p.m. at the Shamrock First Baptist Church, 2661 Marshalls Rd., Haines City, FL 33844. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

The meeting was called to order by Ms. Thibault. Roll was called and a quorum was confirmed with the following

Supervisors present:

Deborah Galbraith Board of Supervisors, Chairwoman
Marilyn Colon-Arce. Board of Supervisors, Vice Chairman
Mario Munoz Board of Supervisors, Assistant Secretary
Kristen Anderson Board of Supervisors, Assistant Secretary
Joellen DiBrango Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault District Manager, Anchor Stone Management
Anna Lyalina District Finance, Anchor Stone Management
Austin Comings Field Services, Anchor Stone Management
Greg Woodcock (*via conference*) District Engineer, Stantec
Brandy Marshall JCS Security
Kyle Magee (*via conference*) Kutak Rock Law Firm
Todd Hebel (*via phone*) ECS Integrations

Opening Remarks and Attendance Notes

Ms. Thibault officially called the Meeting to order after confirming that quorum had been established. Present in person were Chairwoman Galbraith, Vice Chair Colon-Arce, Supervisor Munoz, Supervisor Anderson, and Supervisor DiBrango of The Board of Supervisors. Also present were District Management and Field Staff members, as was Ms. Marshall of the Security Team.

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

The floor was opened for audience comments. No comments were received from attendees present in the room. Ms. Thibault then checked with remote participants. After ensuring the audio was functioning correctly, Mr. Woodcock confirmed his presence via Teams.

III. Vendor & Staff Updates

A. District Engineer: Stantec – Project Manager Greg Woodcock

Mr. Woodcock presented his detailed stormwater inspection report. He explained that his review had been split into two parts due to the extensive number of photos and supporting documentation. The report highlighted multiple maintenance issues requiring The Board's attention.

Findings included:

- Erosion around mitered end sections of drainage pipes. In some cases, riprap was placed at higher elevations than the pipe invert, causing sediment accumulation and vegetation growth within the structures.

- Floating mitered end sections. Some pipes were not adequately supported, requiring stabilization with #57 stone and surrounding riprap to ensure long-term durability.
- Vegetation and silt buildup. At several locations, including Location 5, pipes were obstructed by vegetation and silt. While some clearing had been attempted on-site, Mr. Woodcock emphasized the need for comprehensive cleaning to prevent backups.
- Turf loss around ponds. Several dry, sandy areas showed turf failure. Mr. Woodcock recommended allowing the rainy season to restore vegetation naturally before considering costly sod installation.
- He emphasized that while some items could be deferred, the clogged mitered end sections presented the most pressing concern and should be prioritized. After clearing, pipes could be inspected further to ensure no additional obstructions remained.

1. Discussion & Status of Erosion Report - \$63,450

Two proposals were received for the required work:

- Fin Outdoor – \$63,450
- ADS (Advanced Drain Solutions) – \$61,500

Both contractors were experienced and known to Mr. Woodcock. He noted that even if the scope was reduced to priority items, both contractors would still honor their per-item pricing. He suggested returning at the next meeting with a refined “Priority One” list of items that required immediate action to avoid higher costs in the future.

Financial Review

Ms. Thibault presented a financial analysis (Exhibit 13 in the agenda package), outlining the District’s available funds and Project commitments. Key points included:

- The District had \$269,000 set aside for projects.
- Committed expenditures included fencing (\$131,853 plus a \$3,460 change order), ADA mats, curb painting, sidewalk repairs, road restoration, and the Permacast wall project.
- After accounting for those, the District was in a negative balance of approximately \$6,402 against its original Project budget.
- Offsetting factors included \$35,000 in interest income and a positive fund balance adjustment from the prior year’s audit.
- A pending \$11,000 credit from Daniel Fence (due to reuse of storm-damaged fencing materials) would further improve the budget position.

Ms. Thibault concluded that, with these adjustments, the District could afford to proceed with both parts of the stormwater project if The Board so desired.

Board Discussion

The Supervisors discussed whether to move forward with both phases or only the highest priority items. Concerns included:

- The onset of hurricane season, and the potential risks of delaying erosion and drainage maintenance.
- Contractor availability and turnaround times. ADS projected a 3–4 week start time, while Fin Outdoor’s timeline was closer to three months.
- The need for compliance with SWFWMD stormwater system certifications, which could be addressed concurrently if the full scope of work were approved.

- Resident complaints about erosion, which made timely action more urgent.

Mr. Woodcock confirmed that sodding was included only for disturbed areas but not for general bank restoration. He also explained that completing both phases now would ensure certification updates and eliminate the need for repeated mobilizations.

After discussion, The Board reached consensus that erosion control and stormwater system maintenance were critical and should not be delayed.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz WITH ALL IN FAVOR, The Board approved Advanced Drain Solutions' proposal in the amount of \$61,500, covering both parts of the project, for the Highland Meadows II Community Development District.

Mr. Woodcock was directed to forward the proposal to the District Counsel so that a contract could be drafted.

Permacast Wall Coordination

Following the stormwater discussion, Mr. Woodcock provided an update on the Permacast wall project. He reported that he would be onsite the following day to stake the centerline of the proposed wall locations and coordinate with Permacast representatives. He intended to document the staking with photographs and share them with the contractor.

While Permacast had indicated an anticipated end-of-October start date, Chairwoman Galbraith strongly voiced concern, noting that a December schedule would risk cost escalations and was unacceptable. She requested that efforts be made to secure an earlier start.

Mr. Woodcock clarified that once installation begins, the contractor would have no basis to raise prices, but he admitted there remained uncertainty regarding start dates and potential cost adjustments. He had left a detailed voicemail with Permacast earlier in the day and was awaiting a response. He stressed that his goal was to push the process forward and prevent delays that could extend into December, when pricing increases might again be imposed.

The installation itself was expected to take approximately two weeks. The final prerequisite tasks included staking the centerline of the wall and determining the precise clearance between the bottom of the fence and the ground. Permacast requires a maximum of five inches of clearance; Mr. Woodcock recommended setting it at three inches rather than two, to ensure stormwater runoff could flow beneath the wall without becoming blocked by sediment. The Board expressed general agreement with this recommendation, acknowledging that lawn maintenance crews would be responsible for keeping the area clear of overgrowth.

Further clarification was provided regarding staking. Initially, Permacast had requested stakes every 50 feet with elevations embossed, an onerous requirement. However, because of Permacast's established relationship with Stantec, they had agreed to accept simpler staking performed directly by the project manager, which would be verified with photographs. Mr. Woodcock cautioned that vegetation could quickly overtake stakes if they were placed too early, making coordination critical to avoid wasted effort.

Discussion also touched on site clearance. It was noted that approximately five feet of clearance would be required on both sides of the wall for access. The Board agreed that large-scale clearing should not be done prematurely, since the wall's installation was still months away. Mr. Woodcock reiterated that staking and site details would be finalized when he met with Permacast later that week, and once confirmed, he would notify Ms. Thibault, who could in turn issue an e-blast or update The Board directly with scheduling information.

2. Discussion of Sidewalk Repair - High Priority Areas - Presentation of Proposal: Bay Island Contracting & Repair - \$17,320

The discussion then shifted to sidewalk repairs. Ms. Thibault reminded The Board that this issue had first been raised more than a year earlier and Supervisor Anderson noted the related Motion

approved in January 23, 2025 for addition to the repair. At that time, The Board reviewed a presentation outlining needed repairs, particularly within Phase 7.

A new proposal had since been submitted by Bay Island Contracting and Repair for \$17,320, covering high-priority areas. Ms. Thibault reviewed her financial analysis, confirming that this expenditure had been factored into the district's project planning. Supervisor Anderson noted that the Contractor appeared properly licensed and listed on Sunbiz/DBPR records. The Board members inquired about the start timeline. Mr. Woodcock stated he would contact the Contractor to confirm availability and request an extension of the quote if necessary. This estimate was dated June 24, 2025, and therefore nearing expiration under its 30-day validity. Mr. Woodcock agreed to confirm with the Vendor validity of the Proposal beyond the deadline.

On a MOTION by Vice Chair Colon-Arce, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, The Board approved Bay Island Contracting and Repair's proposal for sidewalk repairs in the amount of \$17,320, for the Highland Meadows II Community Development District.

Counsel was directed to prepare a contract once the vendor's timeline was confirmed.

B. District Counsel: Kutak Rock

District Counsel Mr. Magee introduced himself to The Board. He explained that he was an attorney with Kutak Rock, working closely with Mr. Earlywine on other Districts, and would now be assisting Highland Meadows II as well. Over the past month, his office has been reviewing contracts and coordinating with Ms. Thibault and the Management team at Anchor Stone. He expressed his enthusiasm for supporting the District and emphasized his willingness to answer questions. The Board thanked him for his introduction and welcomed his involvement.

C. JCS – Security Updates

Pool Operations

The Board then heard from Ms. Marshall, the JCS Staff, regarding pool operations. Ms. Marshall reported the following:

- Attendance Monitoring: On average, 20–25 individuals arrive before Staff open the pool. Attendance levels vary depending on weather.
- Food: at the pool continues to be an issue. The Staff continues to explain to the Residence the importance of the reasons why there are limitations.
- Access Control via Fobs: The team is actively tracking deactivated fobs. During the past week alone, 71 individuals were turned away due to non-functioning or deactivated fobs. Reasons included nonpayment, expired access, or individuals no longer residing in the community. Staff noted this was the highest number recorded to date.
- Alcohol Policy Enforcement: Alcohol at the pool continues to be an issue. Staff reported one day without incidents, but otherwise alcohol was still being brought in despite posted rules. One incident was ambiguous, involving an unattended container with no responsible party identified. Additional large-format "No Alcohol" signs had been ordered by Mr. Comings to reinforce the rule.
- Unaccompanied Children: Concerns continue regarding children entering without parental supervision. Many parents have asked for additional fobs for their children, but staff reiterated that fob issuance policies are set by the CDD, not by pool staff. Current policy limits households to two fobs, with replacements available for a fee.
- Requests for Clear Communication: To reduce confusion and limit Staff conflicts with Residents, JCS suggested posting a notice at the pool with a district contact phone number or email. This would direct Residents to the proper authority when they dispute fob issues, rather than relying on pool staff. Chairwoman Gailbraith noted that contact details were already available on the CDD website. The

Board agreed to have Mr. Comings prepare a simple printed sign with the district's email or phone number for placement on the bulletin board at the pool.

- Finally, Chairwoman Gailbraith reminded The Board of a unique situation: Phase 1 of Highland Meadows I had purchased pool access rights years earlier, paying a set annual fee of \$2,500. However, no such payments appeared in the District's current budget records. As a result, Phase 1 access cards had been deactivated, preventing those residents from using the amenities.

The Board acknowledged this information, agreeing that clearer communication and enforcement were necessary to prevent recurring disputes at the pool gates.

The Board further discussed the challenges staff faced when dealing with residents who were denied access to the pool due to deactivated fobs. Ms. Marshall reiterated that while they strive to be helpful, they lack the authority and system access to provide residents with explanations in real time. Residents often demanded to know the reasons for deactivation, but these inquiries could only be answered by District Management. Ms. Marshall emphasized that they consistently directed the Residents to attend the Board Meetings or contact Management, but compliance remained low.

In recent weeks, Staff had observed an increase in confrontations, including aggressive behavior from Residents who disregarded established rules. This was noted as a concerning trend, with more new faces and vehicles appearing, many of whom were noncompliant. JCS confirmed that they stayed in close communication with Ms. Thibault, promptly reporting issues so she could monitor matters in real time.

One particularly contentious incident occurred during a severe storm. A group of Residents resisted staff direction to vacate the pool due to lightning strikes. Ms. Marshall, facing verbal hostility, contacted Ms. Thibault directly. Ms. Thibault explained to The Board that the District's lightning policy was under review, as there were competing schools of thought: one requiring only that swimmers exit the pool, and another requiring the full deck and surrounding area to be cleared. To avoid liability, Ms. Thibault had reached out to the District's insurance carrier for formal guidance.

In the interim, Ms. Thibault shared initial feedback from the insurance provider:

- Pool activities must cease immediately upon the first sound of thunder.
- Outdoor activity should not resume until 30 minutes after the last clap of thunder.
- The phrase "When Thunder Roars, Go Indoors" would be adopted as a clear, family-friendly guideline.

The Board agreed to incorporate this standard into the District's amenity policies and to post signage at the pool reinforcing the rule. It was noted that compliance would remain challenging, particularly since some Residents openly resisted. Nonetheless, The Board affirmed the importance of prioritizing safety and liability protection.

D. Consideration of ECS Integrations Proposals:

Bridge for Camera Monitoring - \$840 (*Agenda typo amount corrected*)

The meeting then transitioned to security matters. Mr. Hebel, representing the district's security vendor with ECS, joined via phone to present proposals addressing recent issues with the pool's camera and alarm system.

Discussion of Bridge Proposal

Mr. Hebel explained that a "bridge" device was being proposed for installation. This device would integrate the existing camera system with a central monitoring station (CMS). When triggered, the bridge would send a 10-second video clip of motion-activated footage to CMS operators. These operators would then evaluate whether the footage represented a genuine trespass (a "foe," such as an intruder) or a harmless trigger (such as an animal). If deemed a true trespass, CMS would follow pre-established instructions, which could include dispatching law enforcement.

The Board expressed frustration with the vendor, noting that they had been paying for system management but were not receiving timely monitoring services. In particular:

- On April 29, Chairwoman Gailbraith personally reported that the voice alarm was malfunctioning, triggering at irregular intervals.
- For weeks thereafter, the system failed to sound properly. By early July, the voice alarm was barely audible.
- On July 6, Ms. Thibault and Chairwoman Gailbraith had to call police when 11 people were found swimming after hours. Several officers questioned why the District did not have active monitoring in place. The experience was described as embarrassing and unacceptable.

Mr. Hebel acknowledged the failures and accepted responsibility. He confirmed that his technician had repaired the voice alarm earlier that same day, setting it to activate nightly at 7:30 PM. He further admitted that JCS was not receiving after-hours alerts as intended, and committed to resolving this oversight.

Mr. Hebel also clarified to Supervisor Anderson the service and product substance of the invoice #102432 following her inquiry.

Mr. Hebel detailed the bridge monitoring system. The Board reviewed Mr. Hebel's proposal for the bridge installation. The initial cost presented was \$840, though after negotiation, Mr. Hebel agreed to reduce the cost to \$690, citing programming and setup as the main expense.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH FOUR IN FAVOR AND ONE OPPOSED [Colon-Acre], The Board approved the bridge installation at a cost of \$690, for the Highland Meadows II Community Development District.

Monitoring for One Camera - Annual Price \$720

Mr. Hebel then introduced a separate proposal for ongoing monitoring services. The cost was quoted at \$720 annually per camera (\$60 per month). The monitoring would allow CMS operators to review and dispatch law enforcement upon verified trespasses.

Discussion followed regarding the number of cameras to include. Mr. Hebel explained that the bridge could support up to four cameras, but recommended beginning with one high-coverage camera aimed at the pool deck and surrounding area. Board members questioned whether a single camera was sufficient and noted the poor quality of older cameras compared to expectations. Mr. Hebel responded that while the older cameras were dated, the two most recently installed cameras provided significantly clearer footage and could adequately monitor the key entry points.

Recognizing the importance of coverage, the Board resolved to authorize monitoring for two cameras but granted discretion to Supervisor Gailbraith, as Chair, to review the line-of-sight and determine whether one or both cameras should be activated under the monitoring plan.

On a MOTION by Chairwoman Gailbraith, SECONDED by Supervisor Anderson, WITH FOUR IN FAVOR AND ONE OPPOSED [Colon-Acre], The Board approve monitoring services for up to two cameras at an annual cost of \$1,440, with final determination of coverage delegated to the Chair, for the Highland Meadows II Community Development District.

Mr. Hebel confirmed he would adjust the contract accordingly and emphasized his commitment to ensuring the system functioned properly going forward.

The Board confirmed its earlier motions regarding security system upgrades. The bridge device was formally approved at a cost not to exceed \$690, and monitoring services were authorized for up to two cameras at \$1,440 annually, with the Chairperson retaining discretion to determine final coverage after reviewing camera line-of-sight.

Mr. Hebel was instructed to issue updated quotes reflecting these amounts and to immediately address the most urgent issue: ensuring JCS received real-time security alerts. Ms. Thibault emphasized the importance of correcting this failure since the District had already been paying for those services without benefit. Mr. Hebel agreed, stating he would "walk the walk" by resolving the first set of issues before pursuing additional enhancements.

E. Field Services Manager – Austin Comings

1. Consideration of Amenity Cleaning Maintenance Proposals Budget: \$21,600 Annually

- **Southern Green - \$2,200 Monthly, \$26,400 Annually – Revised for Scope**

The services provided encompassed a full range of responsibilities, including complete cleaning, the stocking of all necessary supplies, and the assurance of unlimited hurricane preparation and post-storm inspections. However, the agreement did not extend to pressure washing, which was specifically excluded from the scope. While the proposal came in slightly over budget, it nevertheless offered the most comprehensive range of services compared to other options, making it the most thorough and inclusive choice available.

- **CSS Cleaning Service – \$1,140 Monthly, \$13,680 Annually**

The proposal outlined dog waste station service at a rate of \$50 per container, which, based on an estimated eight containers, would result in an added cost of \$400 per month. Hurricane preparation services were priced at \$380 per event, while trash bag refills for the dog stations would be billed at an additional \$10 per box. Overall, the structure of the proposal was viewed as a more “à la carte” approach, with numerous extras billed separately rather than included in a comprehensive package.

- **Walk-On Proposal: Gray L Industries – \$2,160/month (approximately \$25,920 annually)**

The proposal offered the Broad scope of services, covering the provision of all necessary supplies, hurricane preparation, restroom cleaning, trash removal, dog waste management, and sweeping of the pool deck. The hurricane preparation plan was detailed to include an “eyebolt” system for anchoring furniture, designed to minimize the risk of storm damage. This proposal was brought forward by Ms. Marshall.

Board Discussion

The Board carefully weighed each option. While Southern Green was more expensive, Members favored its all-inclusive model and emphasis on hurricane readiness. CSS appeared cheaper but relied heavily on add-ons that would increase actual costs. Gray L’s proposal was competitive but raised concerns about perception and ethics, given Ms. Marshall’s employment with the District’s security contractor.

Mr. Magee confirmed that legally, Gray L could be considered since Ms. Marshall was not a Board Member nor related to one. However, Supervisors noted that the perception among the Residents could be problematic, particularly if a security guard was also seen cleaning during pool hours. Several Board Members expressed unease with this appearance of conflict, even if technically permissible.

After deliberation, The Board determined that selecting an outside vendor would be more transparent at this time although admitting a possible future reconsideration of the Gray L Proposal in six months’ time after giving the selected Vendor time to exercise their services.

On a MOTION by Vice Chair Colon-Arce, SECONDED by Chairwoman Gailbraith, WITH ALL IN FAVOR, The Board approved Southern Green as the District’s cleaning services provider at \$2,200 Monthly, \$26,400 Annually, for the Highland Meadows II Community Development District.

The Board then turned to the District’s existing cleaner, A&E Services, which had been engaged on a month-to-month basis.

On a MOTION by Supervisor Anderson, SECONDED by Vice Chair Colon-Arce, WITH ALL IN FAVOR, The Board approved the termination of A&E Services as the District’s cleaning provider, for the Highland Meadows II Community Development District.

Mr. Magee was tasked with preparing a termination letter once Ms. Thibault forwarded the existing contract or proposal documents.

2. Consideration of Proposal Creative Recreation Products - \$6,936 for Tire Climber

3. Consideration of Proposal for Tire Climber – Pro Playgrounds

The next Agenda item concerned replacement of the aging tire climber structure in the playground. Mr. Comings explained that sourcing a direct replacement had proven difficult. Vendors either did not manufacture the equipment or redirected him to competitors, none of whom had suitable products available. Cost estimates for similar structures approached \$7,000, which the Board agreed was excessive for an item that was rarely used.

The Board discussed alternatives, such as fire poles and other climbing equipment, that might provide safer and more engaging options. Supervisors also raised safety concerns about leaving the current climber in place, noting its deteriorating condition could create liability. Mr. Comings was directed to continue researching alternative equipment and to explore boarding off the existing structure's opening until a replacement could be installed.

4. Consideration of Fast Signs Pool Signage Proposal - \$366

The Board then reviewed proposals for updated pool signage. A contract proposal of \$366 was presented for new signs. The Board expressed urgency in posting clear rules, especially given recent challenges with enforcement and safety protocols.

Discussion focused on wording, particularly the use of the term "patron." Mr. Magee advised that while the term was likely acceptable, final language should align with the updated amenity policies currently under revision. Since the policies would not be finalized until the next meeting, The Board agreed to proceed with one temporary sign for the front gate to establish immediate compliance, with full replacement signage to follow once policies were formally updated.

The Board Members acknowledged the need for proper signage to comply with both local law enforcement expectations and state health department requirements. Chairwoman Gailbraith explained that the Davenport Police Department had previously indicated they would not intervene in trespassing or enforcement matters at the amenities unless official signage, including posted operating hours, was clearly displayed at the front gate.

Several Members noted the challenges of using vague language such as "dusk to dawn," which in practice created ambiguity and invited residents to test boundaries. Ms. Thibault stated that the Florida Department of Health had issued guidance that amenities, specifically pools, must close thirty minutes prior to dusk, which is why the current policy called for a 7:30 p.m. closing rather than 8:00 p.m. The Board Members agreed that temporary signage would suffice until the district's amenity policy revisions were finalized and new permanent signs could be installed.

Reference was made to a large sign already in place outlining restrictions such as "no food, no alcohol, no glass bottles." It was agreed that for the interim, one temporary sign should be acquired with the proper times listed, which would later be supplemented by permanent replacements once the revised amenity policy was adopted. Cost estimates were presented: Fast Signs quoted \$170.50 per sign, while Image 360 provided a lower proposal of \$152.12. It was clarified for the record that this sign would be tax-exempt under District purchasing, and that this was intended as an interim measure only.

The Board went over the proposed sign verbiage and questioned the noted pool capacity. Ms. Thibault referenced the permit limit compliance at 129 people for the bathing load.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, The Board approved the purchase of one temporary sign from Image 360 for \$152.12, for the Highland Meadows II Community Development District.

5. Highland Meadows II Field Task List

The Board then transitioned into review of the District's Task List, which Management proposed to include in future Agendas each month. The purpose of the Task List was to create an ongoing record of projects, priorities, and progress updates. The Board Members acknowledged that past Task List had grown unwieldy and risked losing focus but agreed this structured approach would help prevent oversights and promote accountability. Ms. Thibault reminded to the Board that contractually the Field Team visits were now scheduled only twice monthly and although supplemental visits could be made at no charge if staff were already working nearby, this Task List would help the Team and the Board to stay on track of the List items.

The Board members were asked to identify priorities from the Task List. It was noted that significant time had been consumed earlier in the day just conducting a sign audit, with more than fifty signs reviewed across three phases, and only half of the District completed after two hours. Members were urged to provide a direction on what should take precedence so that Staff time could be allocated effectively.

After review and discussion, The Board agreed on the following priorities:

- Installation of ADA mats
- Permacast monument repairs
- Signage updates
- Completion of the Amenity Policy revisions
- Curb painting
- Finishing outstanding monument painting work.

Specific mention was made of a monument at 10th and Persian, which still required completion. Staff explained that identifying the correct paint color had been a challenge, as Highland Homes could not confirm the original palette. Management committed to bringing a Sherwin-Williams color wheel onsite to match the existing paint.

The Board also directed that the Task List should include both active and completed items for transparency, with a suggestion to publish the list on the District's website so Residents could see progress. The Members agreed this would improve communication with the Residents and reduce misunderstandings, as the Residents often failed to receive accurate updates through their Property Managers. Chairwoman Gailbraith, who also served on HOA boards, acknowledged the recurring problem of information not flowing properly between CDD, Property Management, and HOA communications.

6. Boltons Towing Agreement

After concluding discussion of the Task List, attention shifted to the District's towing policy and Bolton's Towing Agreement. A draft agreement had been included on the Agenda for review. The Chair recommended that District Counsel review the agreement and incorporate clear enforcement parameters, particularly regarding abandoned or inoperable vehicles. Ms. Thibault noted that the District Counsel reviewed the City of Davenport policy, and it considers a vehicle abandoned if left for five consecutive days without movement. It suggested adopting this standard for the District's policy to provide consistency and reduce ambiguity.

Mr. Magee, reminded The Board that the District already had a towing policy in place, with definitions for abandonment that included vehicles left for two weeks or visibly inoperable. He acknowledged, however, that the policy could be revised to shorten the timeframe to five days if The Board desired, provided the definitions were clear. After discussion, The Board expressed unanimous support for aligning with Davenport's five-day standard. A motion was made, seconded, and passed to revise the district's towing policy to define abandoned vehicles as those left unmoved for five days, with Counsel to refine the legal definition for clarity.

On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Gailbraith, WITH ALL IN FAVOR, The Board moved to revise the District's towing policy to define abandoned vehicles as those left unmoved for five days, with Counsel to refine the legal definition for clarity, for the Highland Meadows II Community Development District.

Mr. Magee advised that Bolton's agreement could be signed in its current form, with an addendum to be added once the revised policy was formally adopted. He further noted that the agreement language referencing both bylaws and CDD regulations might need to remain for legal coverage, even though enforcement of HOA bylaws would not fall under the CDD's jurisdiction. The Board agreed but requested that Counsel ensure the language was precise and not misleading.

The Board Members joked about reducing costs by assigning contract review to a paralegal rather than a senior attorney, to which Mr. Magee agreed, assuring that he and his Partner would still provide final review. With that understanding, The Board authorized Counsel to proceed with revisions and to prepare an addendum following the policy change.

F. District Manager – Discussion of FY 2025-2026 Proposed Budget

The meeting then moved into the next Agenda item regarding the Proposed Budget and the District Manager's report. It was noted that letters regarding a potential assessment increase needed to be sent to the Residents in advance of the upcoming public hearing on August 28th. Ms. Thibault explained that the District was still awaiting an appraisal from the utility company, expected after August 1st, and that no responses had been received despite repeated outreach. This pending appraisal remained critical for planning the financial structure of the Proposed Budget.

The discussion transitioned into budgetary and statutory compliance matters, with Ms. Thibault emphasizing the importance of timely communication to the Residents regarding upcoming financial adjustments. It was noted that, regardless of the pending appraisal from the utility company, the District is legally obligated to send out Notices of assessment increases by U.S. mail directly to each individual homeowner. The appraisal, expected around August 1st, would leave little time for review. Consequently, Ms. Thibault recommended scheduling a special meeting on August 12th at 4:30 PM at Shamrock Baptist Church. This additional meeting would allow The Board to evaluate the appraisal findings and adjust the budget if necessary.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, The Board approved August 12th at 4:30 PM at Shamrock Baptist Church for an additional Board meeting, for the Highland Meadows II Community Development District.

The Board acknowledged the statutory 20-day mailing requirement, with the understanding that letters would reflect the proposed 23% increase. It was expected that such Notices might provoke significant discussion on community social media channels, but compliance with the law was non-negotiable. Ms. Lyalina, who had been commended for her expertise in assessments, was tasked with managing the notification process.

During the discussion, questions arose regarding the long-term implications of the 23% increase. Vice Chair Colon-Arce voiced concern that the Residents might perceive such adjustments as punitive but countered that the increases were essential to replenish reserves and account for years of underfunding. It was clarified that future decreases could be enacted without a public hearing, while increases required one.

G. Update on Vision Project Analysis and Funding

Financial Position and Projections

Attention then turned to Exhibit 13, an analysis of the District's current financial standing. It was reported that the District held approximately \$803,000 in cash, of which portions were restricted for reserves. After accounting for three remaining months of operating expenses, the District was projected to end the fiscal year with roughly \$186,000 in unallocated funds.

This surplus presented the opportunity to either embark on additional capital projects or set aside funds for future amenity enhancements. The District Counsel, Mr. Magee, confirmed he would coordinate with the bondholder representatives to determine whether bond funds from Phase 7 might be redirected for broader

community use. Ms. Thibault suggested that once the fiscal year closed, the Board could revisit potential projects, such as modifying fencing around the soccer field and dog park, or reserving funds for an expanded amenity center.

Ms. Thibault also provided a breakdown of capital expenditure, noting that while \$269,000 had been allocated, spending slightly exceeded budget. Despite this, significant progress has been achieved across multiple areas, justifying the overage. Projects such as erosion repairs, fence pressure washing, and cabana replacements were identified as ongoing priorities. The cabanas in particular were expected to cost approximately \$15,000, and their removal could prove more complex than initially estimated. These items would be deferred to the following fiscal year but kept on the active project list.

IV. Business Items

A. Consideration for Acceptance of the June 2025 Unaudited Financial Statements – Revised

Review of Financial Statements

The Board then reviewed Exhibit 14, which included two unaudited financial statements. Ms. Thibault cautioned that while the reports showed a positive variance of \$213,000, a large portion of that, approximately \$134,000, was tied to unspent capital project allocations and should not be mistaken for excess operating funds. On the balance sheet, it was noted that \$269,000 had been assigned to capital projects, of which \$66,000 had already been spent, leaving approximately \$202,000 earmarked.

Following this clarification, a motion was made, seconded, and unanimously approved to accept the financial statements.

On a MOTION by Vice Chair Colon-Arce, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, The Board accepted the June 2025 Unaudited Financial Statements, for the Highland Meadows II Community Development District.

Utility Billing Questions

Discussion then shifted to specific charges tied to district-owned utility poles, particularly at 2901 N 10th Street, 3950 N 10th Street, and 1200 Patterson. Concerns were raised about whether these charges were valid, given that Google Maps provided imprecise locations. After some clarification, it was agreed that the poles in question likely supported the District's monument signs and were therefore legitimate District expenses. Nonetheless, it was agreed to add the issue to the task list, with the intent of requesting clearer invoice descriptions that reference pole numbers rather than ambiguous addresses.

B. Consideration for Approval of the Minutes of the Highland Meadows II CDD June 26, 2025, Regular Meeting

Under Exhibit 15, the Minutes were reviewed with updates already incorporated following Supervisors feedback. With no further edits requested, a Motion to approve the Minutes carried unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, The Board approved the Minutes of the Highland Meadows II CDD June 26, 2025 Regular Meeting, for the Highland Meadows II Community Development District.

C. Consent Ratification

- Prince & Sons Mainline Leak Repair \$452.89
- Kutak Rock Fee Agreement
- Cooper Pools Buoy Rings Replacement \$326.46

The Consent Agenda (Exhibits 16, 17, and 18) was then presented, including legal payments to Prince and Sons, an agreement with Kutak Rock, and replacement of a buoy ring at Cooper Pool.

A motion to approve the Consent Agenda was made, seconded, and passed unanimously.

On a MOTION by Vice Chair Colon-Arce, SECONDED by Chairwoman Gailbraith, WITH ALL IN FAVOR, The Board approved the July 24, 2025 Regular Board Meeting Consent Agenda, for the Highland Meadows II Community Development District.

D. Other Items to Be Introduced

- **Consideration for Acceptance – The Highland Meadows II Audited Financial Statements – FY 2024**

Exhibit 19 was reviewed, presenting the audited financial statements for FY22 D4. Ms. Thibault reminded the Supervisors that a more detailed walk-through of the audit could be arranged individually for anyone wishing to dive deeper into the numbers. After brief discussion and a few clarifying questions, particularly about a significant variance year-over-year, a motion was made.

On a MOTION by Supervisor DiBrango, SECONDED by Chairwoman Gailbraith, WITH ALL IN FAVOR, The Board accepted the Fiscal Year 2024 Audited Financial Statements, for the Highland Meadows II Community Development District.

- **Repair of Broken Fence at Soccer Field - House Doctors \$489.76**

The Board then considered a proposal to repair the broken soccer field fence, which had been left precariously unstable. There was speculation about whether the damage had been caused by vendors, possibly Prince and Son, who had previously damaged gates in the area, but no evidence was available. It was noted that cameras were in place and could potentially provide clarity. Regardless, The Board agreed that the fence needed immediate repair and confirmed that budget capacity was available.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, The Board approved House Doctors's soccer field fence repair proposal, for the Highland Meadows II Community Development District.

- **Presentation of the CDD Bonds FY 2025 Payments Analysis**

Under Exhibit 21, Ms. Lyalina presented a detailed explanation of the District's bond payment schedule. She explained that the District manages eight bond series, with payments made to bondholders twice annually, on May 1st and November 1st. Principal is paid once per year, while interest is paid twice. All payments are processed through U.S. Bank, which serves as the Trustee.

Invoices for payments are typically received one month before they are due, and the District collects funds in advance through the annual tax assessments levied on Property owners. The majority of collections occur in December, when tax bills are paid, ensuring that funds are in place well before the May payment. It was confirmed that the District is fully funded for the upcoming November 1st payment, with some accumulated surplus already designated for transfer to the Trustee.

- **Consideration of Zeus Proposal for ADA Mats - \$6,350**

- **Roadway Concepts for ADA Mats - \$8,200**

- **American Pressure Washing Proposal - \$7,105**

Discussion of Proposals for ADA Mats Installation

The Board opened discussion on the ADA mats project, beginning with the funding status. It was confirmed that funding for the upcoming payment was already in place. Attention then turned to the proposals received. Two vendors had submitted bids: Zeus, at \$6,350, and Roadway Concepts, at \$8,200.

Review of Proposal Details

Board members carefully examined the details of each proposal. Concerns were raised that Zeus's contract lacked a clear breakdown of labor and material costs, and included several listed "additional costs." These potential add-ons included items such as striping, seal coating, sod replacement, and asphalt or concrete repair,

totaling thousands of dollars. Members questioned whether these additional services would actually be necessary for the ADA mat work.

It was clarified that some minor concrete repair might be needed at a location identified by a supervisor, but items like sod replacement, seal coating, or asphalt overlays would not apply. Roadway Concepts' proposal appeared to incorporate such potential costs into its detailed invoice, while Zeus listed them as separate extras. This created uncertainty about the final cost comparison.

Another issue raised was liability for trip hazards. Zeus's proposal stated they could not guarantee against tripping incidents, while Roadway Concepts asserted in writing that their work would "never [result in] a trip hazard." Several members noted that this claim was unrealistic, yet acknowledged it could be read as a stronger assurance of quality.

Concerns About Vendor Background

Questions were also raised about Roadway Concepts' legitimacy as a business. Supervisor Anderson expressed discomfort that the company did not appear on Sunbiz, DBPR, or other official registries, and ownership information could not be verified. Although their product appeared to be of higher long-term quality, uncertainty about the company's standing was a significant drawback.

Ms. Thibault noted that both Zeus and Roadway Concepts were small companies they had used in other districts without issue, which offered some reassurance. Still, the lack of transparency regarding Roadway Concepts remained a sticking point.

The Board requested clarification regarding potential additional costs within the ADA mats project proposal. Questions arose regarding line items such as asphalt overlay, sod replacement, and other provisions that appeared within the contractor's general terms. To ensure there were no hidden expenses, staff were directed to seek confirmation from the vendor that these items were not applicable to the ADA mat installation.

The Board agreed that unnecessary general conditions, such as asphalt overlays, did not apply to this project. It was noted that the only legitimate concern might involve minor concrete repair at one location identified during prior inspections. Counsel confirmed that payment terms would remain contingent on District acceptance of completed work.

Timing and Coordination with Existing Contracts

The Board also considered timing. Zeus already held a contract for curb painting, scheduled to begin at the end of August. Several members suggested that awarding the ADA mats project to Zeus as well would allow both tasks to be coordinated and completed during the same mobilization, reducing logistical complications.

Concerns about oversight were raised, given past experiences of contractors underperforming. It was agreed that the field manager, Mr. Comings, would be responsible for closely monitoring the work. Additionally, legal counsel was asked to include contract language stipulating that final payment would not be released until the District formally accepted the work as completed to satisfaction.

When asked about supply availability, it was noted that Zeus might need time to obtain the ADA mats materials. Nonetheless, Zeus later confirmed they could perform the work within the same week as the curb painting, though not necessarily on the same day. Board members generally agreed this timeframe was acceptable.

After a brief pause to receive the contractor's response, it was reported by Mr. Comings that Zeus could perform the ADA mat installation in conjunction with their scheduled curb painting work, likely within the same week.

Following clarifications, The Board formally approved Zeus to complete the ADA ramp modifications, contingent on the conditions discussed. Work is anticipated to begin in late October, with the contractor agreeing to hold pricing until the district is ready to proceed. A motion to approve Zeus for the work was made, seconded, and passed unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, The Board approved Zeus' proposal for ADA mat installation, for the Highland Meadows II Community Development District.

Discussion of Pressure Washing Proposal

The Board then reviewed a separate proposal for pressure washing the perimeter walls, at a cost of approximately \$7,100. No competing proposals had yet been received. Members debated whether to proceed immediately or defer until the end of hurricane season, noting that debris from storms could quickly undo the cleaning work.

Supervisor Anderson pointed out that a prior fence pressure-washing job had cost nearly \$19,000, with other proposals running as high as \$60,000–70,000. In comparison, the current quote appeared highly favorable. The scope of work was clarified as cleaning only the exterior perimeter walls visible from roadways, not interior-facing walls. Some members requested additional mapping to confirm specific areas, particularly locations not tied to private lots.

The Board discussed potential funding sources, including credits and budget balances from other projects, but determined those funds were not yet finalized. Given the uncertainty and the timing of hurricane season, consensus formed around seeking additional proposals and revisiting the item in September or November, with the goal of completing the work before the holidays.

Additional Maintenance Discussion

Finally, the issue of electrical service at the community monuments was raised. Several outlets and lighting features were reportedly nonfunctional, with recurring issues traced to GFI switch failures. An electrician previously consulted in December 2023 had stated that it was “nearly impossible” for all monument circuits to fail simultaneously, yet outages continued to occur across multiple sites at once. Staff were directed to engage an electrician to investigate and address these persistent problems, with the goal of restoring functionality before the holiday season.

V. Audience Comments – on Non-Agenda Items (Limited to 3 minutes per person)

During public comment, Resident Cindy Williams (Phase 3, Woodlark Drive) raised concerns about missing fence panels adjacent to a tract near 1410 Woodlark Drive. Approximately five panels were never repaired following earlier fence work. The Board acknowledged the oversight and Ms. Thibault agreed to withhold final approval of the fence contractor’s work until staff confirmed completion.

Concerns Regarding Landscaping Practices

Ms. Williams also expressed frustration with the lawn crews, describing instances where workers operating weed whackers were damaging fencing and knocking over water spigots. She stated she had personally tried to address this behavior, but workers did not respond. Supervisor Gailbraith confirmed she had observed similar issues. The Board acknowledged these ongoing problems with the landscaping contractor and discussed the broader question of whether to seek new proposals for lawn maintenance services.

Supervisor Anderson raised the point that issuing a formal RFP or RFQ process for landscape services is costly and time-consuming, while another suggested obtaining additional informal proposals for comparison, provided the estimated cost remained under the statutory threshold of \$195,000. If a competitive proposal under that amount could be obtained, the District could proceed without a formal RFP. Several supervisors expressed dissatisfaction with the current vendor, citing both cost and performance issues, while recognizing the procedural hurdles involved in formally replacing them. The general consensus was to at least solicit a comparison proposal to gauge current market pricing before committing further.

Fence Line and Lawn Mowing Practices

Ms. Thibault added context, noting that many landscape companies intentionally avoid mowing directly against fence lines to prevent damaging fences with mowers. Instead, they leave a buffer and use weed whackers, which can also cause damage if done improperly. Alternatives such as using herbicides were mentioned, though these create unsightly brown strips along fence lines. The Board acknowledged this as a recurring challenge not unique to their District but still in need of better oversight and management.

Counsel's Clarification on RFP Procedures

Mr. Magee, explained that while preparing an RFP document was not overly burdensome for his office, the more significant effort would lie with field staff in developing a detailed scope of services. This would be necessary to ensure that competing bids could be compared on an "apples-to-apples" basis. He estimated only a few hours of legal work would be required on his side, but emphasized the importance of having precise specifications for landscaping expectations if the District moved forward with the formal process.

Pressure Washing in Common Areas

Attention then shifted to pressure washing in common areas. A question arose about whether only one section was scheduled for cleaning. Board members emphasized that if any portion was to be cleaned, all relevant areas should be addressed to ensure fairness across the community. Field staff were directed to compile a full list of locations, with one small area already confirmed to be included at no additional cost. Supervisor Anderson was asked to walk the property and provide an updated list for submission to the contractor.

Parking and Towing – Public Hearing Confusion

The upcoming curb painting project is expected to proceed without major issues. The main potential complication involves illegally parked vehicles in the designated work zones, especially in marked no-parking areas. If such vehicles block access, they may need to be towed, and the contractor might have to return later, incurring additional mobilization costs. Although significant vehicle interference is unlikely, since much of the work is near street corners where parking is already restricted, any obstruction could still prevent scheduled work, leading to added charges for time and resources.

To reduce this risk, Supervisors agreed that clear, proactive communication with residents is essential. A reminder should be sent out in advance, specifying the project timeline and urging residents not to park in restricted zones. Despite some debate, the consensus was to explicitly remind residents that parking in these areas is already illegal, to promote compliance.

It was also recommended that Bolton's Towing be notified of the project schedule in advance, ensuring they are ready to respond if vehicles obstruct work areas. However, it was noted that neither the District nor the contractor controls the towing company's response time.

Financially, vehicle owners are responsible for towing costs under the current agreement. If a blocked work zone causes the contractor to leave and return, they may charge an additional mobilization fee. While Supervisors discussed passing this fee to the responsible Resident, Mr. Magee clarified that, although towing fees can be enforced, applying vendor mobilization charges to individual residents may not be legally or practically feasible.

Supervisor Anderson raised a further point regarding parking restrictions along Sanderling Street, between Woodlark and Nighthawk. She recalled prior discussions at both the January 2024 and May 2024 public hearings, noting that maps and descriptions of approved no-parking zones were inconsistent and confusing. She requested clarification and correction of the maps posted on the District's website.

Supervisors and Counsel reviewed the issue, agreeing that discrepancies existed between the hearing records and the posted maps. Ms. Thibault agreed with Supervisor Anderson that the official minutes and exhibits from the public hearings would need to be gathered to confirm what had been legally adopted. If necessary, the District Engineer could prepare a revised, corrected map to be uploaded for residents. The Board emphasized that clarity and accuracy were essential, given the number of prior Residents concerns about parking and visibility in that area.

Additional Resident Concern – Dog Park Maintenance

Resident Adam King reported that the dog park lock system was malfunctioning, allowing the container door to drop when opened. Management confirmed that a new cleaning contractor had been engaged, and improvements were expected shortly once their start date commenced.

VI. Supervisor Requests

During Supervisor requests, concerns were again voiced about the persistent breakdown in communication between the District's Management, Property Management Staff, and the HOA. Chairwoman Gailbraith argued strongly that Property Management representatives should regularly attend the CDD Meetings to ensure accurate information

reached residents. It was noted that misinformation continues to circulate in the community, sometimes amplified by individuals who speak persuasively but inaccurately. Mr. Magee confirmed that all budget notices already include the District's website link, and it was agreed that the link would be highlighted more prominently in bold print in future communications.

Pressure Washing Vendor Agreement

The vendor confirmed flexibility and willingness to incorporate one additional area at no extra cost, and availability to complete the project in late October.

On a MOTION by Supervisor DiBrango, SECONDED by Vice Chair Colon-Arce, WITH ALL IN FAVOR, The Board approved American Pressure Washing for perimeter wall cleaning, with clarified scope and no deposit requirement, for the Highland Meadows II Community Development District.

Counsel was asked to review and tighten contract language for the American Pressure Washing proposal, consistent with the District's broader efforts to strengthen policy language in vendor contracts

VII. Adjournment

After all discussions were concluded, The Board moved forward with a motion to adjourn the meeting.

On a MOTION by Vice Chair Colon-Arce, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, The Board adjourned the Meeting, for the Highland Meadows II Community Development District.

~Any individual who wishes to appeal a decision made by The Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

The meeting minutes were approved by a vote of The Board of Supervisors during a publicly noticed meeting held on _____, **2025**.

Signature

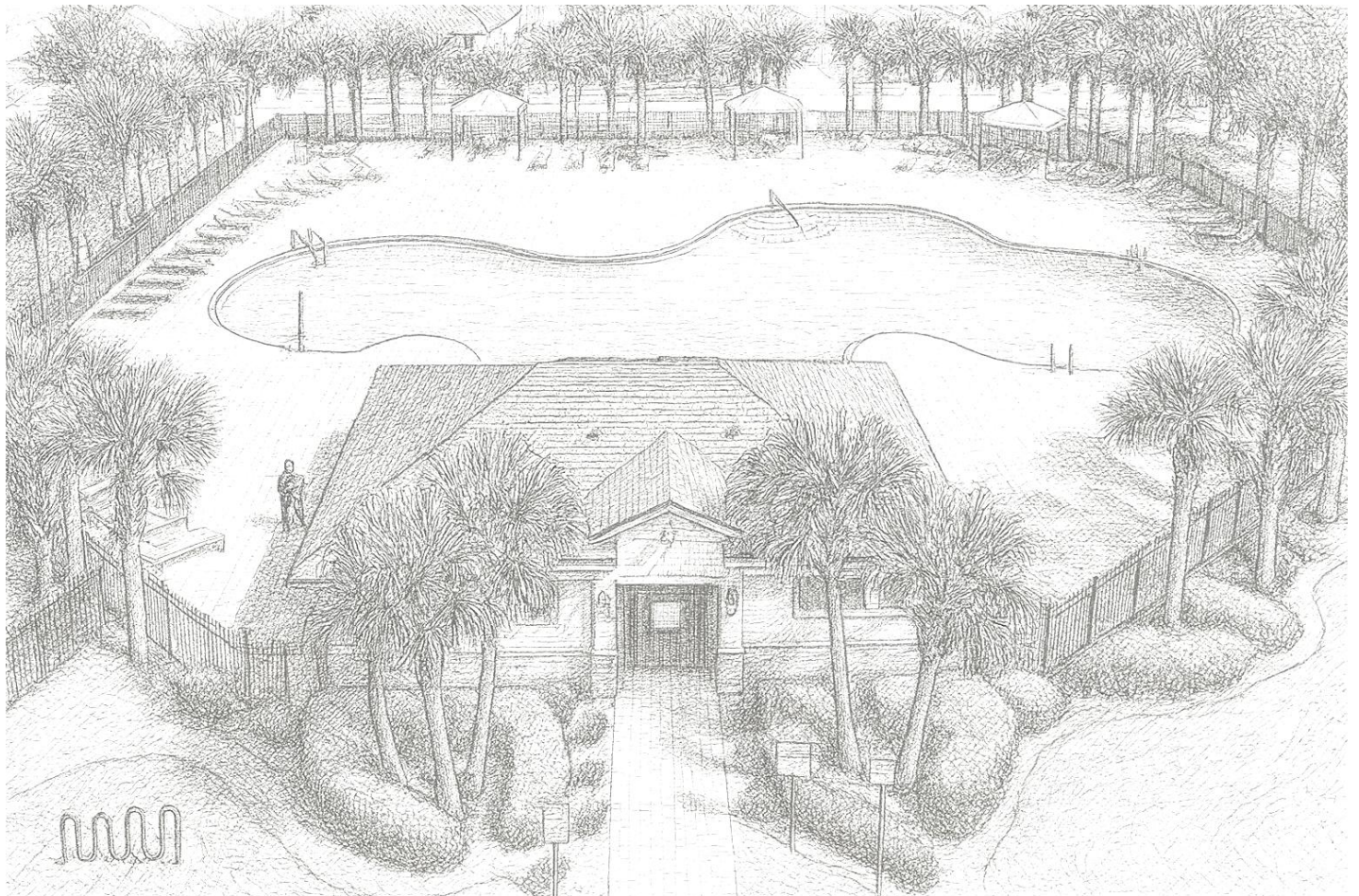
Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 17

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE

ZEUS SAFETY AND MARKING LLC
12320 Tattersall Park Ln
Tampa, FL 33625-3928

zeussafetymarking@gmail.com
+1 (830) 310-0830
www.agcargos.com/zeussafetymarking



Bill to
Patricia Thibault
Anchor Stone Management LLC
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746

Ship to
Patricia Thibault
Anchor Stone Management LLC
FL

Estimate details
Estimate no.: 1045
Estimate date: 06/05/2025

#	Product or service	Description	Qty	Amount
1.	Stencil - No Parking	No Parking	320	\$8,000.00
2.	Stencil - No Parking	Additional Curve Radius No Parking (a total of 167 curbs were identified. One additional stencil per curb to total two per end cap).	167	\$4,175.00

Total **\$12,175.00**

Ways to pay



Projects over \$2,000.00 require 50% of the total contract amount to be paid before the project commences. 50% Net 15 Days

The Preferred Method of Payment is Check or ACH. Credit Card Payments are subject to a 3.5% Service Fee.

Note to customer

Zeus Safety & Marking is a Small-Veteran-Owned Business.



Accepted date Accepted by

Deposit due \$7,150.00

EXHIBIT 18

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Highland Meadows II

Bill to

Highland Meadows
255 Primera Blvd Suite 160
Lake City, FL 32746

Ship to

Highland Meadows
1015 Condor Dr
Haines City, FL 33844

Estimate details

Estimate no.: 2025-316
Estimate date: 08/04/2025
Expiration date: 09/04/2025

Technician: Hunter

#	Date	Product or service	Description	Qty	Rate	Amount
1.		38961 10" SLIDE VALVE REPAIR KIT	38961 10" SLIDE VALVE REPAIR KIT	2	\$289.46	\$578.92
					Total	\$578.92
					Expiry date	09/04/2025

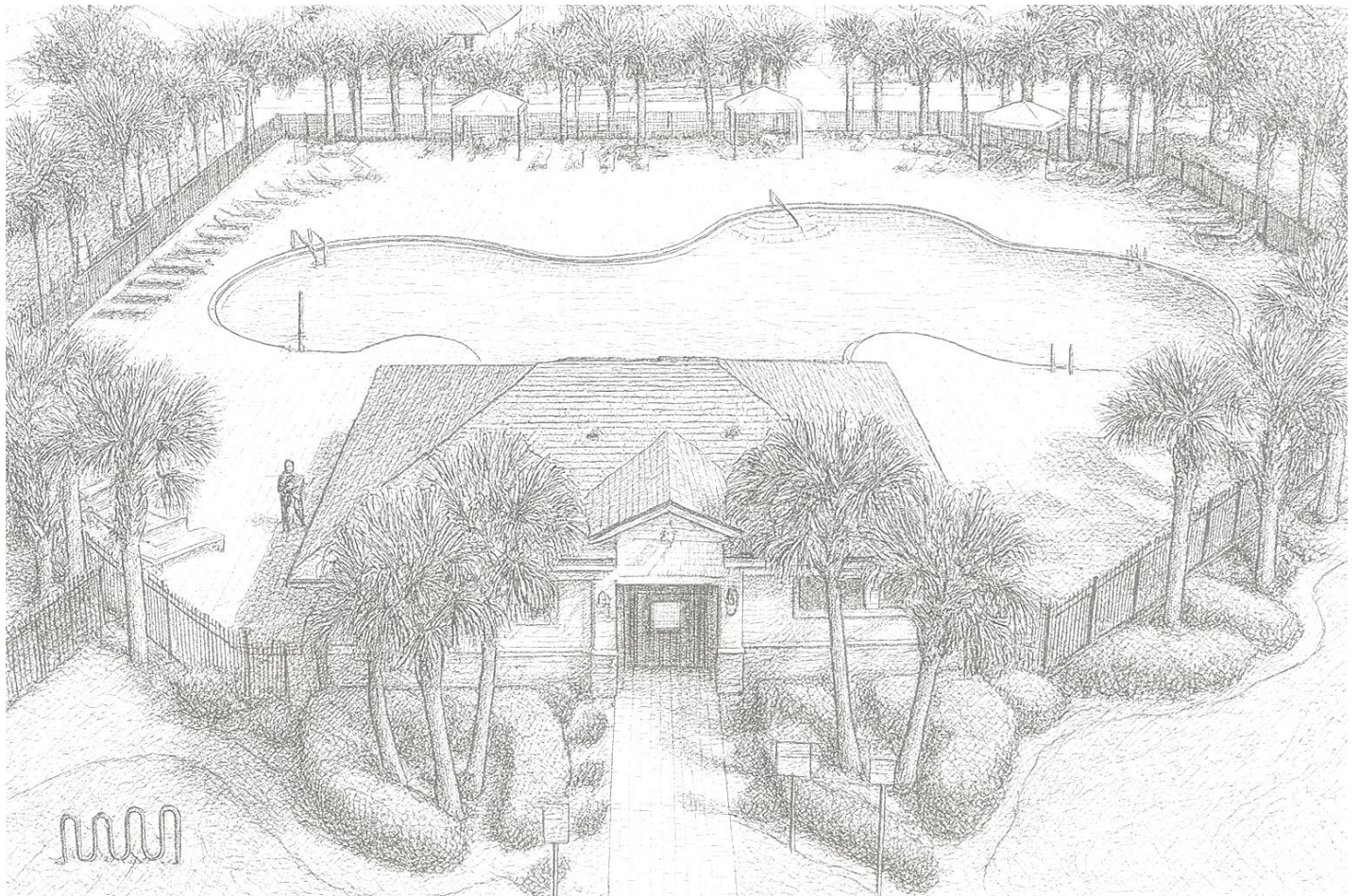
Accepted date

Accepted by

Deborah Galbraith

EXHIBIT 19

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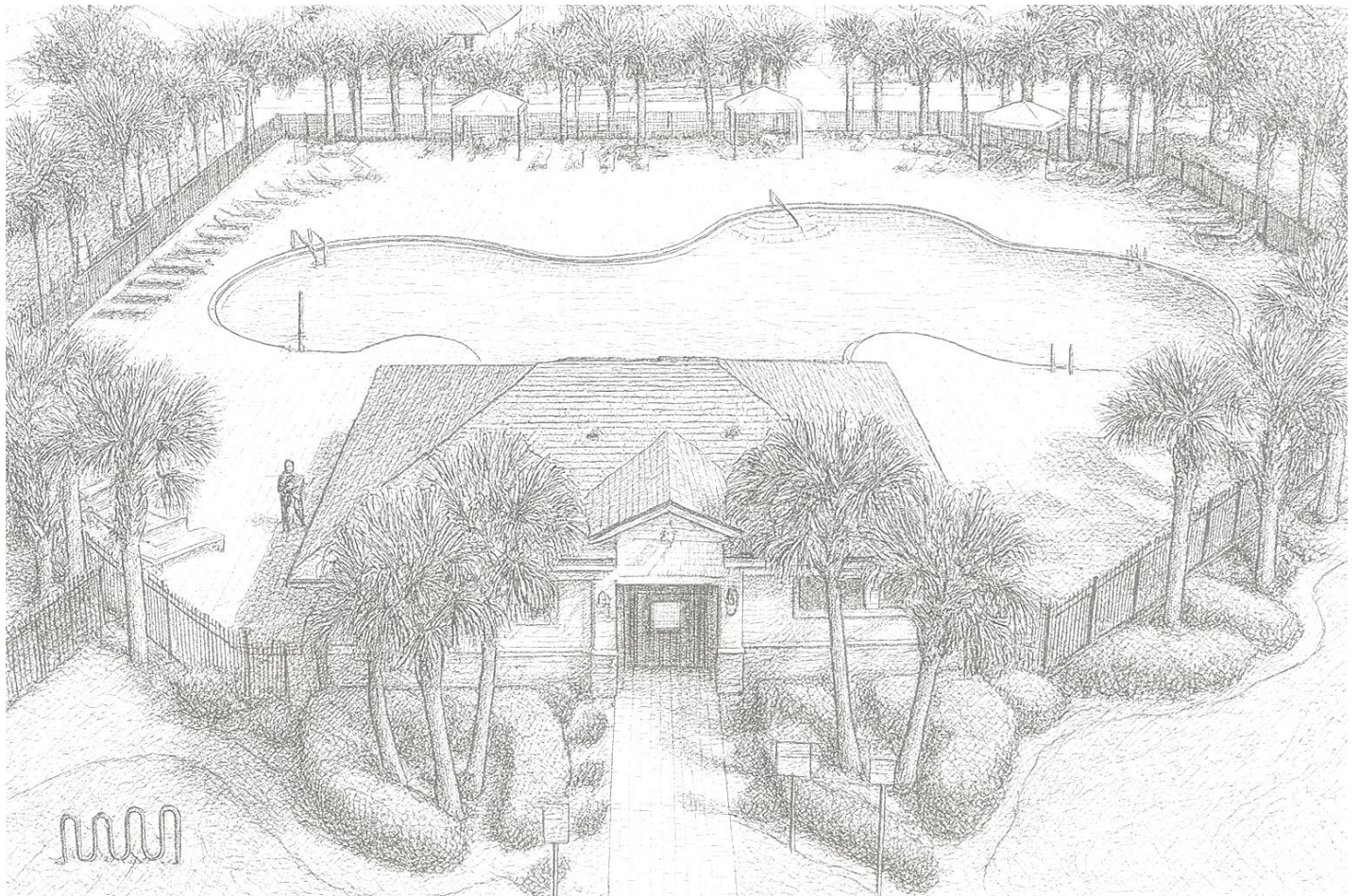


HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

Deborah Galbreath

EXHIBIT 20

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT



200 S. F. Street, Haines City, FL 33844

www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568

Polk County License # 15453

Date: 7.3.25

SUBMITTED TO:

Anchor Stone Management

1019 Condor Dr

Haines City, FL 33844

CAM: Austin Comings

Phone: 407-698-5350

Email: HighlandMeadows2@AnchorStoneMgt.com

Job Name / Location:

HMCDD II Dunlin

Haines City, FL

We hereby submit an proposal to provide the material and labor for the scope of work:

Timer (1) Bad module 4-station, zone 1 did not produce water because of that reason. Zone 3 (1) Broken rotor. Zone 5,7 Bad Solenoid, did not produce water. Zone 6 (1) Broken spray, (2) Bad nozzle. Zone 8 (1) Bad nozzle. Zone 11 (2) Bad nozzle.

DESCRIPTION	Qty	Unit Cost	TOTAL
Hunter Solenoid 24v	2	\$27.74	\$55.48
Nozzle Hunter Adjustable	5	\$3.23	\$16.15
Spray Hunter 6" Pro6	1	\$16.52	\$16.52
Rotor Hunter 4" PGP	1	\$20.81	\$20.81
Hunter Pro C Main Module	1	\$123.38	\$123.38
Wire Connections Blue Blue	10	\$1.07	\$10.70
Labor	4	\$65.00	\$260.00
Time and material not to exceed			
Total			\$503.04

EXCLUSIONS & SUBSTITUTIONS:

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Scott Merrell

Account Manager

James Smith

Irrigation Manager

Carlos Santiago

Technician

Approved By:.

Deborah Galbreath

EXHIBIT 21

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT



200 S. F. Street, Haines City, FL 33844

www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568

Polk County License # 15453

Date: 7.3.25

SUBMITTED TO:

Anchor Stone Management

1019 Condor Dr

Haines City, FL 33844

CAM: Austin Comings

Phone: 407-698-5350

Email: HighlandMeadows2@AnchorStoneMgt.com

Job Name / Location:

HMCDD II Ruby Run

Haines City, FL

We hereby submit an proposal to provide the material and labor for the scope of work:

Zone 1 (4) Bad Nozzle. Zone 2 (1) Spray broken, (4) Bad nozzle. Zone 4 (1) Bubbler broken.

DESCRIPTION	Qty	Unit Cost	TOTAL
Spray Hunter 6" Pro6	1	\$16.52	\$16.52
Nozzle Hunter Adjustable	8	\$3.23	\$25.84
Funny MA 1/2"	1	\$1.59	\$1.59
Bubbler Hunter 0.5 Gallon	1	\$7.98	\$7.98
Labor	3	\$65.00	\$195.00
Time and material not to exceed			
Total			\$246.93

EXCLUSIONS & SUBSTITUTIONS:

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Scott Made

Account Manager

James Smith

Irrigation Manager

Carlos Santiago

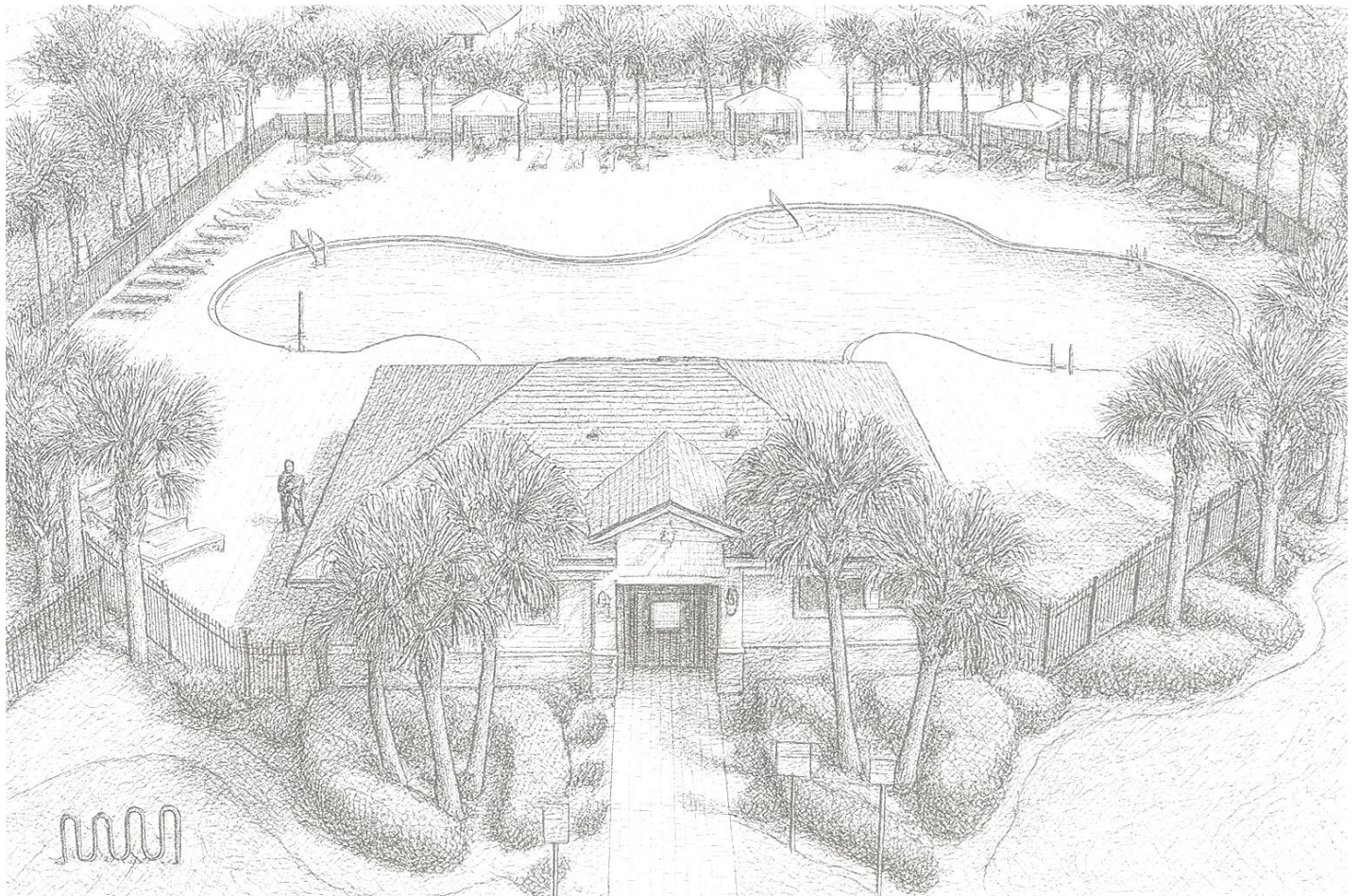
Technician

Approved By:

Deborah Galbreath

EXHIBIT 22

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



200 S. F. Street, Haines City, FL 33844

www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568

Polk County License # 15453

Date: 6.25.25

SUBMITTED TO:

Highland Meadows CDD II

1019 Condor Dr

Haines City, FL 33844

CAM: Austin Comings

Phone: 407-698-5350

Email: HighlandMeadows2@AnchorStoneMgt.com

Job Name / Location:

Same

We hereby submit an proposal to provide the material and labor for the scope of work:

Mainline leak at the valve box (broken elbow fitting), located on the exit side of Condor Dr. Water meter off to prevent higher water bill. Heavy roots area.

DESCRIPTION	Qty	Unit Cost	TOTAL
MA Adapter 1.5"	2	\$6.09	\$12.18
Coupling 1.5"	2	\$4.87	\$9.74
Slip Fix 1.5"	1	\$33.02	\$33.02
90' 1.5"	1	\$7.95	\$7.95
Labor	6	\$65.00	\$390.00
Time and material not to exceed			
Total			\$452.89

EXCLUSIONS & SUBSTITUTIONS:

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Scott Merell

Account Manager

James Smith

Irrigation Manager

Carlos Santiago

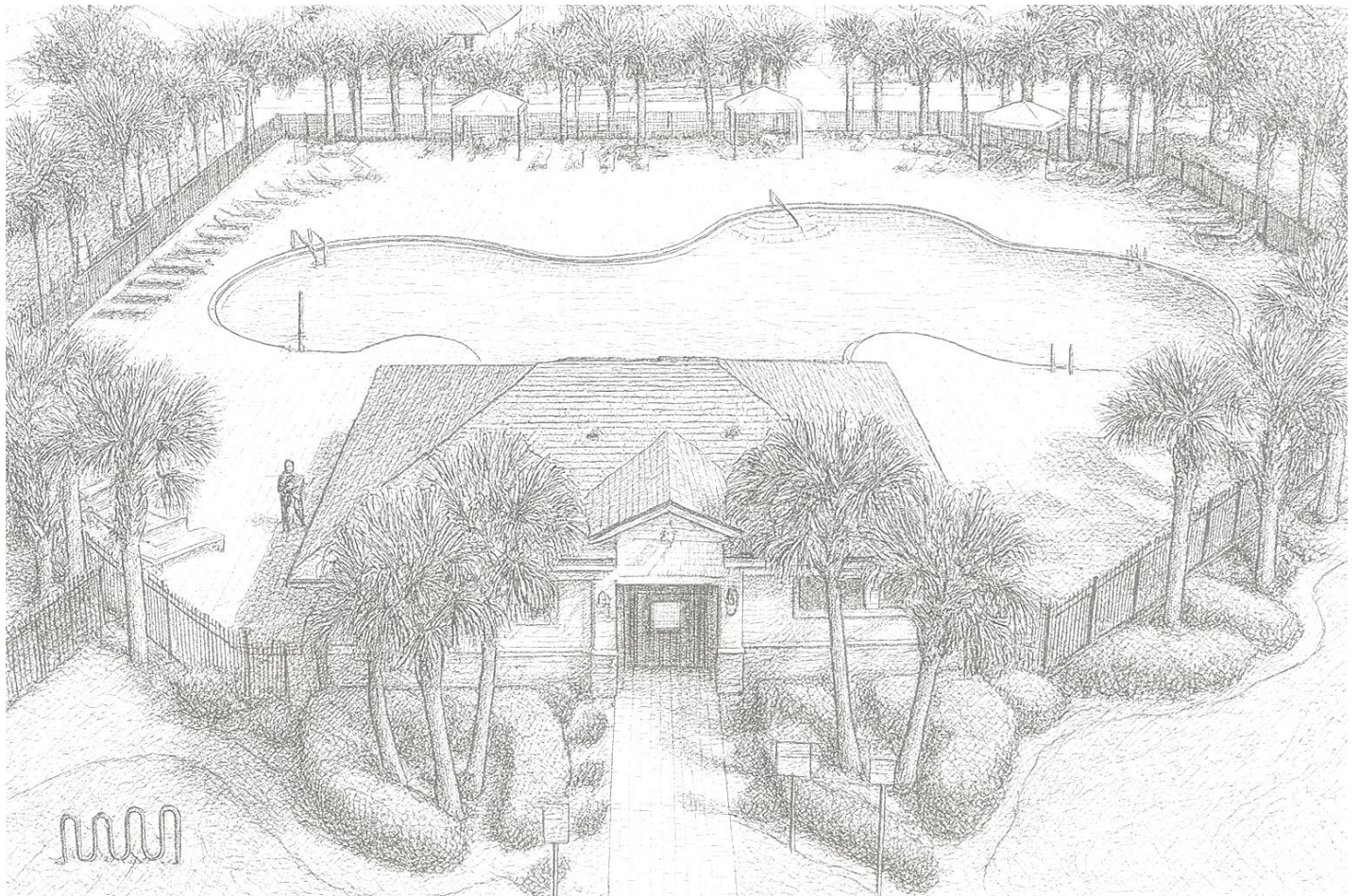
Technician

Approved By:

Deborah Galbreath

EXHIBIT 23

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT



200 S. F. Street, Haines City, FL 33844

www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568

Polk County License # 15453

Date: 7.3.25

SUBMITTED TO:

Anchor Stone Management

1019 Condor Dr

Haines City, FL 33844

CAM: Austin Comings

Phone: 407-698-5350

Email: HighlandMeadows2@AnchorStoneMgt.com

Job Name / Location:

HMCDD II Tanager

Haines City, FL

We hereby submit an proposal to provide the material and labor for the scope of work:

The pump was found off and stopped working during the inspection. After resetting it, it shut off again after approximately 3sec. In Zone #1, the valve is not closing completely, which is allowing the pressure to drop.

DESCRIPTION	Qty	Unit Cost	TOTAL
Pump Service	1	\$500.00	\$500.00
Valve Hunter 1 1/2"	1	\$153.47	\$153.47
MA 1 1/2"	2	\$6.09	\$12.18
Slip Fix 1 1/2"	1	\$33.02	\$33.02
90' 1 1/2"	4	\$7.95	\$31.80
Coupling 1 1/2"	1	\$4.87	\$4.87
Labor	6	\$65.00	\$390.00
Time and material not to exceed			
Total			\$1,125.34

EXCLUSIONS & SUBSTITUTIONS:

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Scott Merrell

Account Manager

James Smith

Irrigation Manager

Carlos Santiago

Technician

Approved By:

Deborah Galbreath

EXHIBIT 24

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT



200 S. F. Street, Haines City, FL 33844

www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568

Polk County License # 15453

Date: 8.13.25

SUBMITTED TO:

Anchor Stone Management 255 Primera Blvd Suite 160
1019 Condo Dr
Haines City, FL 33844
CAM: Austin Coming
Phone: 4076985350
Email: HighlandMeadows2@AnchorStoneMgt.com

Job Name / Location:

HMI Amenities
Haines City

We hereby submit an proposal to provide the material and labor for the scope of work:

During today's inspection, we found 3 broken spray heads, 1 broken rotor, 7 clogged nozzles, and 1 broken lateral line. We recommend repairing these as soon as possible to prevent dry spots in your landscaping.

DESCRIPTION	Qty	Unit Cost	TOTAL
Spray hunter 6" with nozzle hunter adj	3	\$19.75	\$59.25
Rotor hunter 4" pgp	1	\$20.85	\$20.85
Nozzle hunter adj	7	\$3.23	\$22.61
Flex pipe 1"	3	\$5.61	\$16.83
Coupling 1"	2	\$3.63	\$7.26
Labor	5	\$65.00	\$325.00
Total			\$451.80

EXCLUSIONS & SUBSTITUTIONS:

Time and material not to exceed

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Scott Merell

Account Manager

James Smith

Irrigation Manager

Carlos Santiago

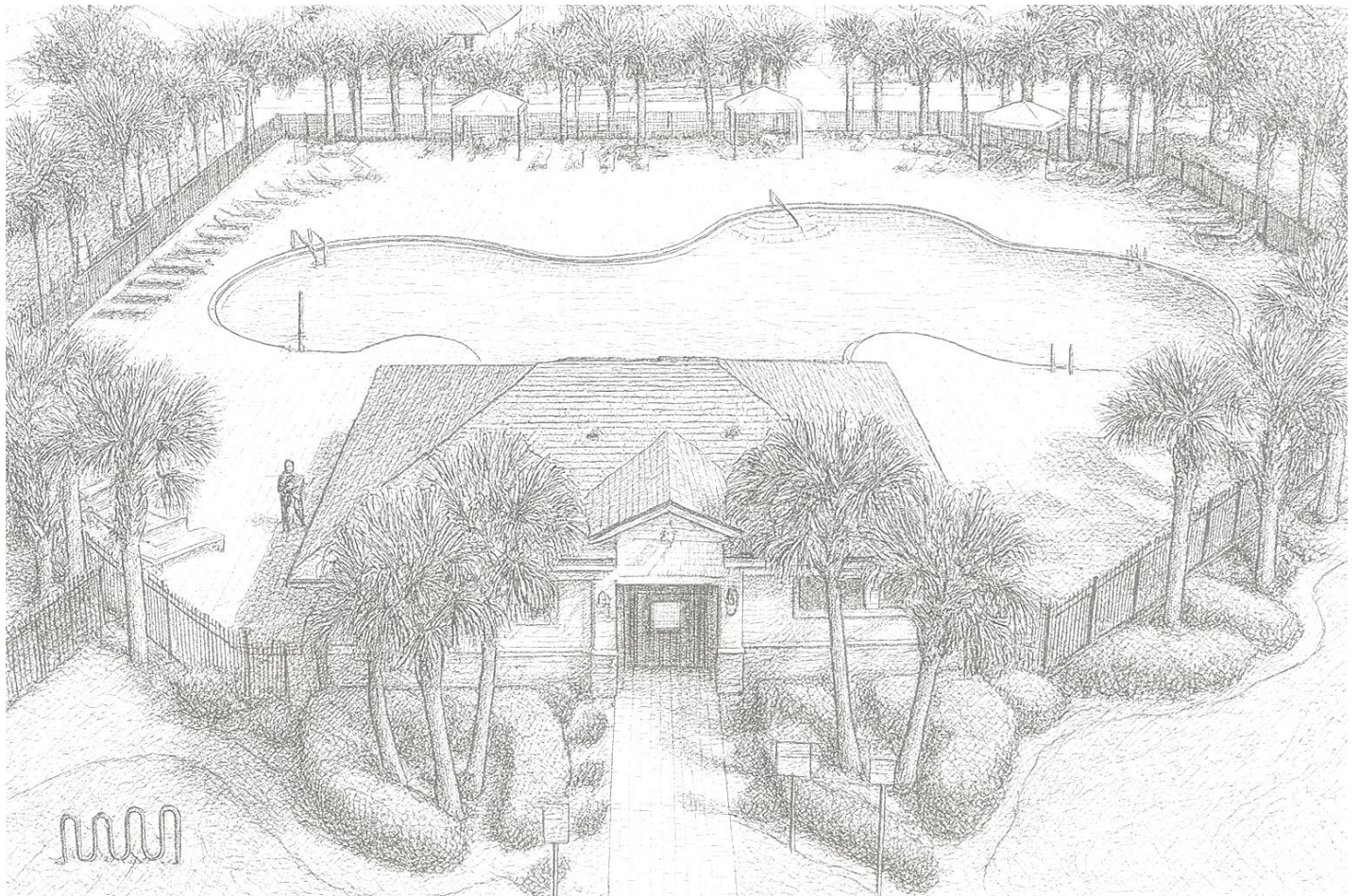
Technician

Approved By:

Deborah Galbraith

EXHIBIT 25

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

www.DanielleFence.com



Sales Rep: Thom Simon		Estimate #: 1656	Date: 8/8/2025
Name: Highland Meadows II CDD			
Jobsite Address: 4462 Hummingbird Ln			
City, State, Zip: Haines City, FL 33844			
Billing Address (City, State, Zip): 12051 Corporate Blvd, Orlando, FL 32817			
Primary Email: Patricia@AnchorstoneMgt.com		Secondary Email:	
Primary Phone: 407-221-9153		Work Phone:	
Mobile Phone:		Secondary Mobile Phone:	

Project Description:	<input type="checkbox"/> Fence	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Pavers	<input type="checkbox"/> Pergola	<input type="checkbox"/> Other: _____	TOTAL \$
Reinstall 2 pickets using existing materials at 4462 Hummingbird Ln Haines City FL 33844						\$750.00
SUB TOTAL:						\$750.00
Project Options:	Approve	Decline	Amount			
Quoted Leadtime:		Deposit: \$750.00		OPTIONS TOTAL:		\$0.00
<input type="checkbox"/> Cash/Check	(ALL DEBIT/ CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% CONVENIENCE CHARGE ON TOTAL VALUE OF CONTRACT)				PROJECT TOTAL:	\$750.00
<input type="checkbox"/> Credit Card/Debit Card					DEPOSIT:	\$750.00
• BALANCE DUE DOES NOT INCLUDE ANY DEBIT/ CREDIT CARD FEES THAT MAY BE CHARGED						*BALANCE DUE: \$0.00

Notes:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACT IN FULL IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT, WHENEVER A SPECIFIC PROBLEM ARISES YOU CONSULT AN ATTORNEY.

We hereby propose to furnish labor and materials completely in accordance with the above specifications for the sum of: Total price (includes tax) **\$750.00 (ALL DEBIT/CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% PROCESSING FEE ON THE TOTAL VALUE OF CONTRACT)** When permit is required, permit fees and a \$35 service fee will be added to contracted price listed above.

Danielle Fence authorized representative Thom Simon Name(printed) Thom Simon

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are hereby ACCEPTED. See back for contract terms and conditions.

Home Owner or Authorized Representative: _____ Date: **8/10/2025**

Deborah Galbreath



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

www.DanielleFence.com

Sales Rep: Thom Simon		Estimate #: 1656	Date: 8/8/2025
Name: Anchor Management LLC			
Jobsite Address: 4462 Hummingbird Ln		City, State, Zip: Haines City, FL 33844	
Billing Address (City, State, Zip): 12051 Corporate Blvd, Orlando, FL 32817			
Primary Email: Patricia@AnchorstoneMgt.com		Secondary Email:	
Primary Phone: 407-221-9153		Work Phone:	
Mobile Phone:		Secondary Mobile Phone:	
Subdivision:		Cross Street:	
Contact: Patricia Thibault			

KEYS & NOTES

	YES	NO
CONCRETE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MULTIPLE FENCE STYLES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPTIC/DRAINFIELD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POOL - OPEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POOL - SCREENED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CORNER LOT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TEAR DOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOOTAGE

<input type="checkbox"/> PVC_____
<input type="checkbox"/> Aluminum_____
<input type="checkbox"/> Wood_____
<input type="checkbox"/> Chainlink_____

APPROVALS

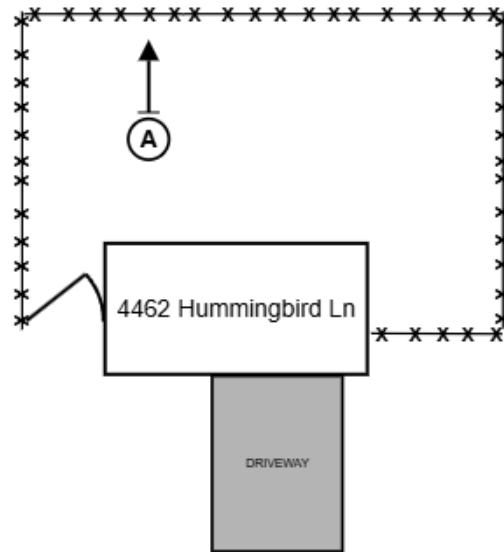
	YES	NO
PRIVATE UTILITIES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PERMIT REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NOC REQ'D (OVER \$2,500)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOA OR POA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DANIELLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOMEOWNER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Begin without Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wait for Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

Reinstall 2 pickets using existing materials at 4462 Hummingbird Ln Haines City FL 33844

Project Options:

Notes:



A Re-install 2 pickets

I hereby acknowledge that the above layout is approved for installation. Purchaser agrees to uncover and mark all underground lines and piping, including but not limited to property pins, conduit, private electrical, television, or data lines, waler piping, septic piping or systems, and sprinkler systems. Purchaser agrees to pay Company the additional sum of Three Hundred and Fifty and no/100 dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any of the following:

- Changes to the Layout of time of instollotion where installers would need to leave premises ond return.
- Upon arrival of installation crew, job site is not ready for installation;
- Upon arrival of installation crew, home owner has not obtained permissions and concessions on address referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for installation delays due to Acts of God.
- Installation is cancelled or postponed due any of the above mentioned items or the client has not obtained homeowners' association approval prior to installation resulting in installation interruption.
- Fee is in addition to the cancellation terms ond conditions.
- If no survey is available at the time an estimate is provided the contracted linear footage and contract value is subject to change either upon receipt of a current survey or at the time of installation based on actual footage installed.

Home Owner or Authorized Representative: _____ **Date:** _____

Danielle Fence Manufacturing Co. - Sales & Installation Contract

DEFINITIONS

1. Company - Danielle Fence Manufacturing Company.
2. Purchaser - The person or entity executing this Contract.
3. Contract - This document, including attachments, when executed by the Company and the Purchaser.
4. Site - The address[es] where product is to be installed.
5. Installation - The sale, delivery and placement of Product on the Site by the Company.
6. Layout - Any portion of the Contract indicating the installation location and dimensions of the product[s] to be installed.
7. Product - All goods identified to this Contract and sold by the Company to Purchaser.
8. Sale - Over-the-counter sale of Product to any person or entity without agreement by the Company for Product installation.
9. Total Price - Unless otherwise indicated on the Contract, Total Price is the estimated price of the Sale or Installation of Product by the Company including taxes. The cost of Product is based upon estimates of the amount of Product required to fulfill the Contract. Purchaser will be invoiced or credited for any increase or decrease in the materials, no credit will be issued for waste or non-standard materials required for the company's full performance.

TERMS

1. This Contract will be in full force and effect upon execution by Company and Purchaser and Purchaser's payment of the required deposit.
2. The Company will perform all Installations in a workmanlike manner and in accordance with standard practices in the industry.
3. Purchaser will obtain any permission and concession necessary for Installation, including but not limited to those required by any homeowner's association. Purchaser's Initials
4. Permit fees are not included in contract pricing. Purchaser will be invoiced for any permit fees that are applicable. Any contracts that are not installed within 30 days of the original quote are subject to review for material cost increases.
5. Upon execution of this Contract all Product ordered herein shall be deemed accepted by the Purchaser, without right of rejection or revocation. Cancellation of Contract by Purchaser will result in forfeiture of all deposits paid.
6. All terms of the Contract are incorporated in the Contract and Purchaser has not been induced by any promises, explicit or implicit which are not contained therein.
7. Installation scheduling will take place upon receipt of Purchaser's plot plan (survey) or signed waiver thereof. The Company will verify by telephone the date and approximate time when the company will arrive at the Site for Installation. Purchaser will prepare the Site by ensuring that the fence line and property pins are marked at that date and time.
8. Purchaser agrees to pay Company the sum of Three Hundred and Fifty and no/100 Dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any terms of this Contract; changes the Layout; upon arrival of installation crew, job site is not ready for Installation; does not prepare the Site for Installation; or does not obtain permissions and concessions referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for Installation delays due to Acts of God.
9. Purchaser waives and the Company disclaims all warranties of fitness for a particular purpose and merchantability.
10. Purchaser may not transfer or assign this Contract to any person or entity.
11. All proprietary rights and interest in this Sales & Installation Contract shall be vested in the Company, and all other rights including but without limitation, patent, registered design, copyright, trademark, service mark, connected with this Contract shall also be vested in the Company.

PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of Product.
2. Performance by the Purchaser shall be complete upon payment of the Total Price at the time of Sale or Installation.

PAYMENT

1. Purchaser will pay Company the outstanding balance of the Total Price at the time of Sale or Installation by Visa, Mastercard, American Express, Discover, cash, pre-approved personal check, cashier's check or money order by hand or US Mail to 4855 S.R. 60 W, Mulberry, Florida 33860. In the event that Purchaser does not pay the Total Price at the time of Sale or Installation it will pay interest on that amount at the rate of one-and-one-half percent per month (1.5% month).
2. The Company does not extend credit to any Purchaser.
3. Purchaser will have no title or right to possession of any Product provided by the Company until Purchaser pays the Total Price in full. Company retains all liens, including purchase money liens, on all Products until such time as Total Price has been paid.

MISCELLANEOUS

1. Non-liability - The Company does not guarantee or warrant Products which it does not install. By executing this Contract, the Purchaser waives any rights which it may have, now or in the future against the Company, its agents or suppliers for Product which fails after the Sale.
2. Underground facilities - Purchaser's Initials
 - (a) Purchaser will notify Contractor of all underground lines or piping on the Site.
 - (b) Purchaser will uncover and mark all underground lines and piping, including but not limited to conduit, private electrical or television lines, water piping, drain fields, sprinkler systems and septic systems.
 - (c) Purchaser will indemnify and hold the Company harmless for damage to underground cables, pipes, drain fields, septic systems, structures or other underground facilities located on the Site, whether owned by Purchaser or another, if damaged by Company in the course of performance of this contract.
 - (d) If the installation requires drilling through existing concrete or brick pavers, Company is not responsible for cracking or breakage.
3. Costs and Attorney's Fees - If Purchaser breaches the Contract the Company may remedy that breach using any remedies available under the laws of the State of Florida. In any action brought by the Company in connection with this Contract it will be entitled to recover from the Purchaser, all costs, including attorneys' fees, at the pre-trial, trial, post-trial and appellate levels.
4. Right of Repossession - In the event that Purchaser defaults in the payment of the Total Price for greater than ninety (90) days, the Company may, at its own election and without notice to Purchaser, reenter Purchaser's property and repossess all products provided under this Contract. Upon repossession, the Company will be entitled to all outstanding amounts and the costs of repossession, including labor and materials, attorneys' fees and pre- and Post-judgment interest at the highest rate permitted by Florida law.
5. Choice of Law - This Contract shall be governed by the laws of the State of Florida and the Courts of Polk County Florida shall have exclusive jurisdiction for the determination of all disputes arising thereunder.
6. Void or Voidable Provisions - This Contract shall remain in full force and effect if any provision herein is found to be void or voidable and in this instance the Contract shall be interpreted as though that provision were not incorporated herein.
7. Vinyl fence height listed on the contract includes two inches of ground clearance.

Purchaser Acknowledgment: _____

Date: _____



I, _____ request "fence" to be installed on my property
at _____, and assume all responsibility for its placement, including
which way the fence will face (i.e. finished side in or finished side out).

Danielle Fence Mfg. Co., Inc. is not liable for the location and/or placement of this fence for one or
more of the following reasons (please check and initial all that apply):

- _____ No copies of a "current" Survey with a seal is available. If a copy is not made available the fence will be
installed as per signed contract layout drawing. Customer assumes **total** responsibility of cost if take down
and relocation is required.
- _____ Customer wants fence with finished side facing in.
- _____ Customer wants fence placed in a wetland or easement area.
- _____ Customer is aware fence is all or partially off property.
- _____ Customer selected a fence style that does not meet pool code.
- _____ Customer has not received HOA approval and accepts full responsibility for installation of the fence and
any cost of relocation of the fence.
- _____ Order materials and begin fabrication prior to approval with the full understanding
homeowner is responsible for all costs incurred.
- _____ Do not order materials or start fabrication until HOA is approved, understanding that the quoted lead-
time starts when we receive the written HOA Approval.

Additional comments or notes:

Signature: _____

Date: _____



Should you decide to have Danielle Fence Manufacturing install your fence, let us give you some helpful information on what is required and what to expect.

- ☐ Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation? Upon request, Danielle Fence Manufacturing can assist the homeowner with filling out and submitting necessary paperwork for their Homeowners Association's approval.
- ☐ When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the finished side and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work.
- ☐ Is the proposed fence line clear? Are there any bushes, trees or roots to work around?
- ☐ How much clearance is acceptable between the bottom of your fence and the ground?
- ☐ Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent?
- ☐ If there is a swimming pool, what gate hardware is required? Can the gate swing out according to code requirements? Will there be a swimming pool in the future?
- ☐ A 25% deposit, along with a signed copy of the contract on standard stock items will get your order processed and into our installation schedule. On non-standard items or custom orders we will require a 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, American Express or Discover. Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation.
- ☐ Danielle Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.
- ☐ Danielle Fence takes responsibility for public utility locating. Danielle Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have installed such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Danielle Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.
- ☐ Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of public utility markers.
- ☐ Your installation date will be set the week prior to the week of your installation. Typically, that means you will be contacted late in the week confirming your installation for the following week. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which way the gates swing, their exact location and any other details that need attention. Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

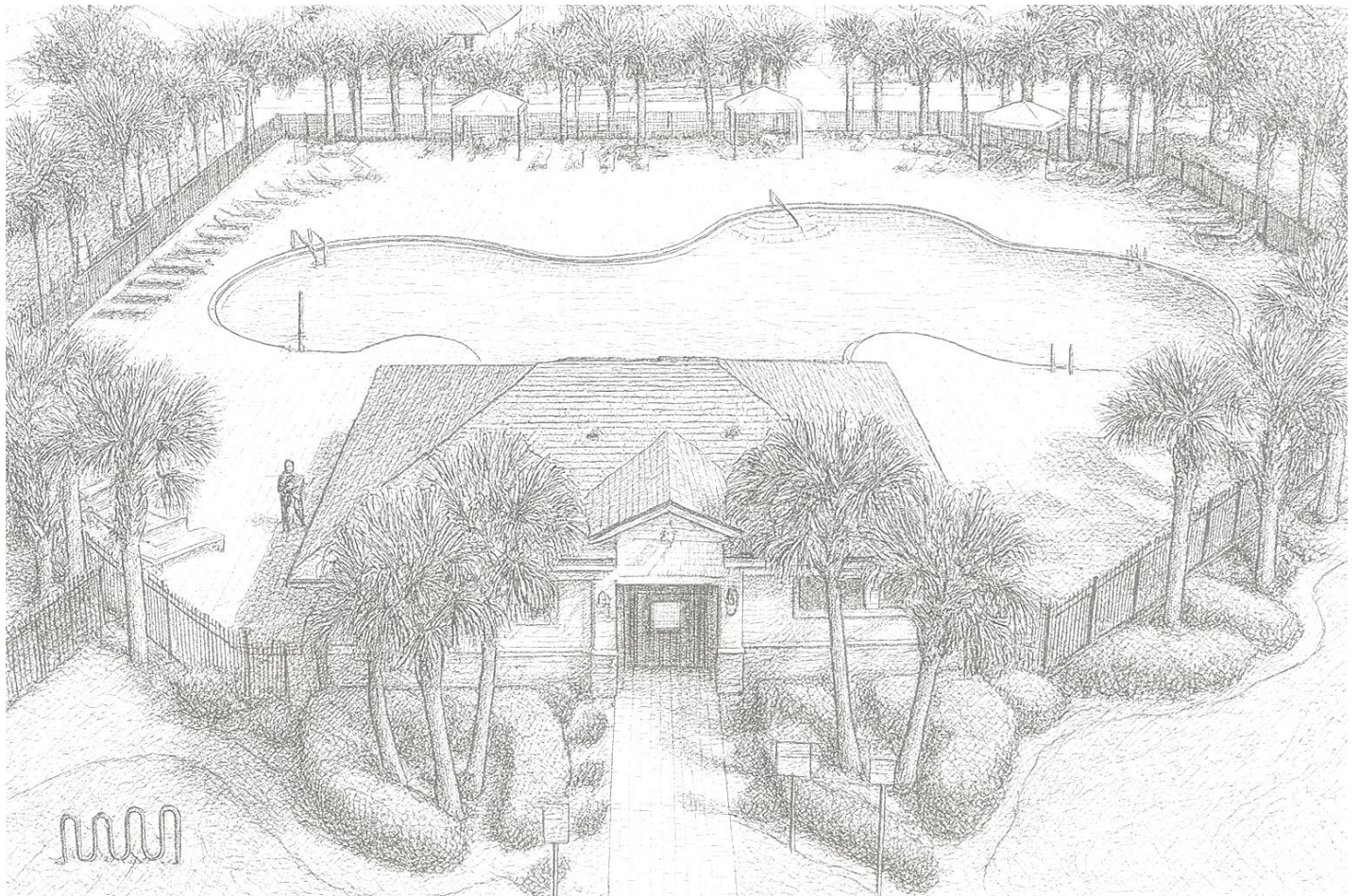
I have read and understand the above _____

Print name _____



EXHIBIT 26

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

www.DanielleFence.com



Sales Rep: Thom Simon

Estimate #: 1640

Date: 8/4/2025

Name: Highland Meadows CDD

Jobsite Address: 1401 Woodlark Dr

City, State, Zip: Haines City, FL 33844

Billing Address (City, State, Zip): 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

Primary Email: Patricia@AnchorstoneMgt.com

Secondary Email:

Primary Phone: 407-221-9153

Work Phone:

Mobile Phone:

Secondary Mobile Phone:

Project Description: ☒ Fence ☐ Kitchen ☐ Pavers ☐ Pergola ☐ Other: _____

TOTAL \$

Replace 40' of Almond Lakeland (R) Fencing using all reusable materials for 1401 Woodlark Dr Haines City FL 33844

\$2,182.00

SUB TOTAL:

\$2,182.00

Project Options:

Approve

Decline

Amount

Quoted Leadtime:

Deposit: \$546.00

OPTIONS TOTAL:

\$0.00

☐ Cash/Check

(ALL DEBIT/ CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% CONVENIENCE CHARGE ON TOTAL VALUE OF CONTRACT)

PROJECT TOTAL:

\$2,182.00

☐ Credit Card/Debit Card

DEPOSIT:

\$546.00

• BALANCE DUE DOES NOT INCLUDE ANY DEBIT/ CREDIT CARD FEES THAT MAY BE CHARGED

*BALANCE DUE:

\$1,636.00

Notes:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACT IN FULL IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT, WHENEVER A SPECIFIC PROBLEM ARISES YOU CONSULT AN ATTORNEY.

We hereby propose to furnish labor and materials completely in accordance with the above specifications for the sum of: Total price (includes tax) **\$2,182.00 (ALL DEBIT/CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% PROCESSING FEE ON THE TOTAL VALUE OF CONTRACT)** When permit is required, permit fees and a \$35 service fee will be added to contracted price listed above.

Danielle Fence authorized representative Thom Simon Name(printed) Thom Simon

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are hereby ACCEPTED. See back for contract terms and conditions.

Home Owner or Authorized Representative: Deborah Galbreath Date: 8/6/2025



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860
S.R. 60 W Mulberry, FL 33860
Phone: 863.425.3182 • 813.681.6181
www.DanielleFence.com

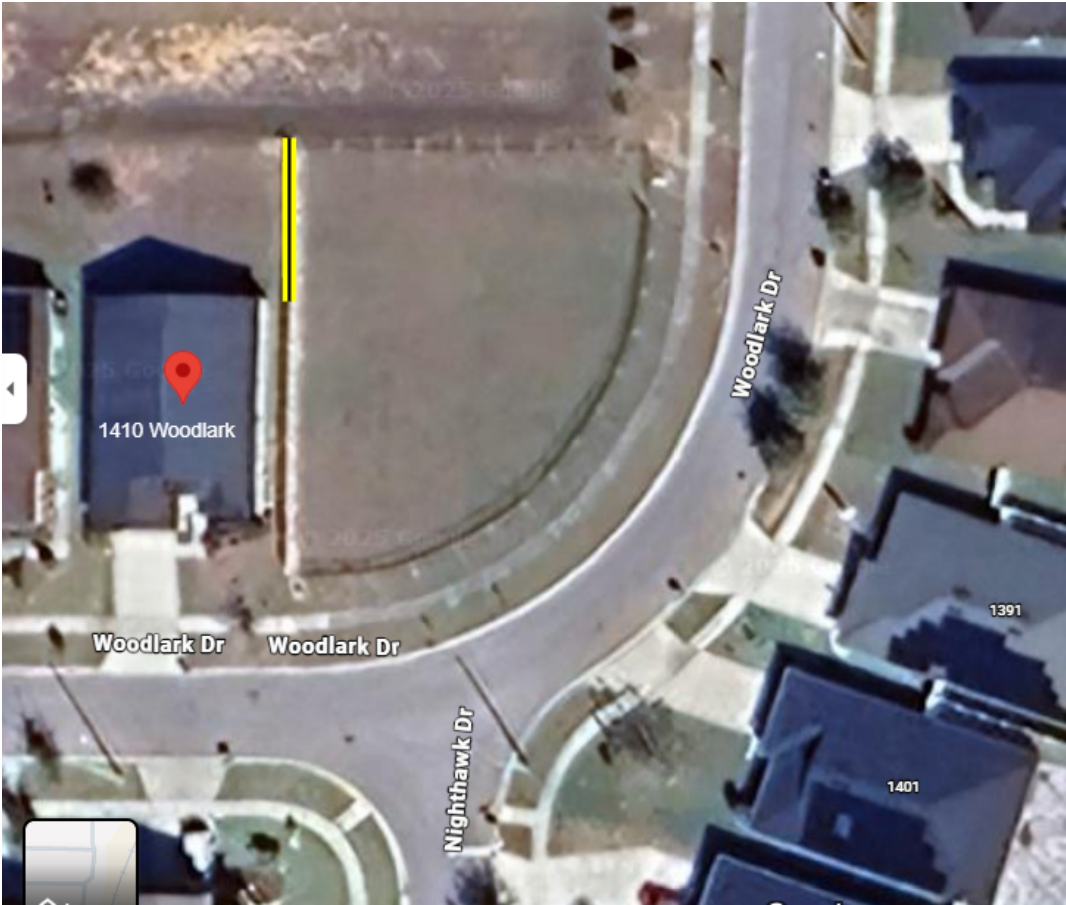
Sales Rep: Thom Simon		Estimate #: 1640	Date: 8/4/2025
Name: Anchor Stone Management LLC			
Jobsite Address: 1401 Woodlark Dr		City, State, Zip: Haines City, FL 33844	
Billing Address (City, State, Zip): 12051 Corporate Blvd, Orlando, FL 32817			
Primary Email: Patricia@AnchorstoneMgt.com		Secondary Email:	
Primary Phone: 407-221-9153		Work Phone:	
Mobile Phone:		Secondary Mobile Phone:	
Subdivision: Highland Meadows		Cross Street: Knighthawk Dr	
Contact: Patricia Thibault			

KEYS & NOTES	
CONCRETE	YES NO
MULTIPLE FENCE STYLES	<input type="checkbox"/> <input checked="" type="checkbox"/>
SEPTIC/DRAINFIELD	<input type="checkbox"/> <input checked="" type="checkbox"/>
POOL - OPEN	<input type="checkbox"/> <input checked="" type="checkbox"/>
POOL - SCREENED	<input type="checkbox"/> <input checked="" type="checkbox"/>
CORNER LOT	<input type="checkbox"/> <input checked="" type="checkbox"/>
TEAR DOWN	<input type="checkbox"/> <input checked="" type="checkbox"/>
FOOTAGE	
	<input type="checkbox"/> PVC_____
	<input type="checkbox"/> Aluminum_____
	<input type="checkbox"/> Wood_____
	<input type="checkbox"/> Chainlink_____
APPROVALS	
PRIVATE UTILITIES	YES NO
PERMIT REQUIRED	<input type="checkbox"/> <input checked="" type="checkbox"/>
NOC REQ'D (OVER \$2,500)	<input type="checkbox"/> <input checked="" type="checkbox"/>
HOA OR POA	<input type="checkbox"/> <input checked="" type="checkbox"/>
DANIELLE	<input type="checkbox"/> <input checked="" type="checkbox"/>
HOMEOWNER	<input type="checkbox"/> <input checked="" type="checkbox"/>
Begin without Approval	<input type="checkbox"/> <input checked="" type="checkbox"/>
Wait for Approval	<input type="checkbox"/> <input checked="" type="checkbox"/>

Materials:
Replace 40' of Almond Lakeland (R) Fencing using all reusable materials.

Project Options:

Notes:



Replace 5 Almond Lakeland (R) Panels using all reusable materials.

I hereby acknowledge that the above layout is approved for installation. Purchaser agrees to uncover and mark all underground lines and piping, including but not limited to property pins, conduit, private electrical, television, or data lines, water piping, septic piping or systems, and sprinkler systems. Purchaser agrees to pay Company the additional sum of Three Hundred and no/100 dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any of the following:

- Changes to the Layout of time of installation where installers would need to leave premises and return.
- Upon arrival of installation crew, job site is not ready for installation;
- Upon arrival of installation crew, home owner has not obtained permissions and concessions on address referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for installation delays due to Acts of God.
- Installation is cancelled or postponed due any of the above mentioned items or the client has not obtained homeowners association approval prior to installation resulting in installation interruption.
- Fee is in addition to the cancellation terms and conditions.
- If no survey is available at the time an estimate is provided the contracted linear footage and contract value is subject to change either upon receipt of a current survey or at the time of installation based on actual footage installed.

Home Owner or Authorized Representative: _____ Date: _____

Danielle Fence Manufacturing Co. - Sales & Installation Contract

DEFINITIONS

1. Company - Danielle Fence Manufacturing Company.
2. Purchaser - The person or entity executing this Contract.
3. Contract - This document, including attachments, when executed by the Company and the Purchaser.
4. Site - The address[es] where product is to be installed.
5. Installation - The sale, delivery and placement of Product on the Site by the Company.
6. Layout - Any portion of the Contract indicating the installation location and dimensions of the product[s] to be installed.
7. Product - All goods identified to this Contract and sold by the Company to Purchaser.
8. Sale - Over-the-counter sale of Product to any person or entity without agreement by the Company for Product installation.
9. Total Price - Unless otherwise indicated on the Contract, Total Price is the estimated price of the Sale or Installation of Product by the Company including taxes. The cost of Product is based upon estimates of the amount of Product required to fulfill the Contract. Purchaser will be invoiced or credited for any increase or decrease in the materials, no credit will be issued for waste or non-standard materials required for the company's full performance.

TERMS

1. This Contract will be in full force and effect upon execution by Company and Purchaser and Purchaser's payment of the required deposit.
2. The Company will perform all Installations in a workmanlike manner and in accordance with standard practices in the industry.
3. Purchaser will obtain any permission and concession necessary for Installation, including but not limited to those required by any homeowner's association. Purchaser's Initials
4. Permit fees are not included in contract pricing. Purchaser will be invoiced for any permit fees that are applicable. Any contracts that are not installed within 30 days of the original quote are subject to review for material cost increases.
5. Upon execution of this Contract all Product ordered herein shall be deemed accepted by the Purchaser, without right of rejection or revocation. Cancellation of Contract by Purchaser will result in forfeiture of all deposits paid.
6. All terms of the Contract are incorporated in the Contract and Purchaser has not been induced by any promises, explicit or implicit which are not contained therein.
7. Installation scheduling will take place upon receipt of Purchaser's plot plan (survey) or signed waiver thereof. The Company will verify by telephone the date and approximate time when the company will arrive at the Site for Installation. Purchaser will prepare the Site by ensuring that the fence line and property pins are marked at that date and time.
8. Purchaser agrees to pay Company the sum of Three Hundred and Fifty and no/100 Dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any terms of this Contract; changes the Layout; upon arrival of installation crew, job site is not ready for Installation; does not prepare the Site for Installation; or does not obtain permissions and concessions referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for Installation delays due to Acts of God.
9. Purchaser waives and the Company disclaims all warranties of fitness for a particular purpose and merchantability.
10. Purchaser may not transfer or assign this Contract to any person or entity.
11. All proprietary rights and interest in this Sales & Installation Contract shall be vested in the Company, and all other rights including but without limitation, patent, registered design, copyright, trademark, service mark, connected with this Contract shall also be vested in the Company.

PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of Product.
2. Performance by the Purchaser shall be complete upon payment of the Total Price at the time of Sale or Installation.

PAYMENT

1. Purchaser will pay Company the outstanding balance of the Total Price at the time of Sale or Installation by Visa, Mastercard, American Express, Discover, cash, pre-approved personal check, cashier's check or money order by hand or US Mail to 4855 S.R. 60 W, Mulberry, Florida 33860. In the event that Purchaser does not pay the Total Price at the time of Sale or Installation it will pay interest on that amount at the rate of one-and-one-half percent per month (1.5% month).
2. The Company does not extend credit to any Purchaser.
3. Purchaser will have no title or right to possession of any Product provided by the Company until Purchaser pays the Total Price in full. Company retains all liens, including purchase money liens, on all Products until such time as Total Price has been paid.

MISCELLANEOUS

1. Non-liability - The Company does not guarantee or warrant Products which it does not install. By executing this Contract, the Purchaser waives any rights which it may have, now or in the future against the Company, its agents or suppliers for Product which fails after the Sale.
2. Underground facilities - Purchaser's Initials
 - (a) Purchaser will notify Contractor of all underground lines or piping on the Site.
 - (b) Purchaser will uncover and mark all underground lines and piping, including but not limited to conduit, private electrical or television lines, water piping, drain fields, sprinkler systems and septic systems.
 - (c) Purchaser will indemnify and hold the Company harmless for damage to underground cables, pipes, drain fields, septic systems, structures or other underground facilities located on the Site, whether owned by Purchaser or another, if damaged by Company in the course of performance of this contract.
 - (d) If the installation requires drilling through existing concrete or brick pavers, Company is not responsible for cracking or breakage.
3. Costs and Attorney's Fees - If Purchaser breaches the Contract the Company may remedy that breach using any remedies available under the laws of the State of Florida. In any action brought by the Company in connection with this Contract it will be entitled to recover from the Purchaser, all costs, including attorneys' fees, at the pre-trial, trial, post-trial and appellate levels.
4. Right of Repossession - In the event that Purchaser defaults in the payment of the Total Price for greater than ninety (90) days, the Company may, at its own election and without notice to Purchaser, reenter Purchaser's property and repossess all products provided under this Contract. Upon repossession, the Company will be entitled to all outstanding amounts and the costs of repossession, including labor and materials, attorneys' fees and pre- and Post-judgment interest at the highest rate permitted by Florida law.
5. Choice of Law - This Contract shall be governed by the laws of the State of Florida and the Courts of Polk County Florida shall have exclusive jurisdiction for the determination of all disputes arising thereunder.
6. Void or Voidable Provisions - This Contract shall remain in full force and effect if any provision herein is found to be void or voidable and in this instance the Contract shall be interpreted as though that provision were not incorporated herein.
7. Vinyl fence height listed on the contract includes two inches of ground clearance.

Purchaser Acknowledgment: _____

Date: _____



I, Highland Meadows CDD request "fence" to be installed on my property
at 1410 Woodlark Dr, and assume all responsibility for its placement, including
which way the fence will face (i.e. finished side in or finished side out).

Danielle Fence Mfg. Co., Inc. is not liable for the location and/or placement of this fence for one or
more of the following reasons (please check and initial all that apply):

- ☐ No copies of a "current" Survey with a seal is available. If a copy is not made available the fence will be
installed as per signed contract layout drawing. Customer assumes **total** responsibility of cost if take down
and relocation is required.
- ☐ Customer wants fence with finished side facing in.
- ☐ Customer wants fence placed in a wetland or easement area.
- ☐ Customer is aware fence is all or partially off property.
- ☐ Customer selected a fence style that does not meet pool code.
- ☐ Customer has not received HOA approval and accepts full responsibility for installation of the fence and
any cost of relocation of the fence.
- ☐ Order materials and begin fabrication prior to approval with the full understanding
homeowner is responsible for all costs incurred.
- ☐ Do not order materials or start fabrication until HOA is approved, understanding that the quoted lead-
time starts when we receive the written HOA Approval.

Additional comments or notes:

Signature: _____

Date: _____



Should you decide to have Danielle Fence Manufacturing install your fence, let us give you some helpful information on what is required and what to expect.

- ☐ Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation? Upon request, Danielle Fence Manufacturing can assist the homeowner with filling out and submitting necessary paperwork for their Homeowners Association's approval.
- ☐ When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the finished side and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work.
- ☐ Is the proposed fence line clear? Are there any bushes, trees or roots to work around?
- ☐ How much clearance is acceptable between the bottom of your fence and the ground?
- ☐ Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent?
- ☐ If there is a swimming pool, what gate hardware is required? Can the gate swing out according to code requirements? Will there be a swimming pool in the future?
- ☐ A 25% deposit, along with a signed copy of the contract on standard stock items will get your order processed and into our installation schedule. On non-standard items or custom orders we will require a 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, American Express or Discover. Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation.
- ☐ Danielle Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.
- ☐ Danielle Fence takes responsibility for public utility locating. Danielle Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have installed such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Danielle Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.
- ☐ Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of public utility markers.
- ☐ Your installation date will be set the week prior to the week of your installation. Typically, that means you will be contacted late in the week confirming your installation for the following week. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which way the gates swing, their exact location and any other details that need attention. Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

I have read and understand the above _____

Print name _____





BGM LAKELAND®

Vinyl Fence



Shown with optional New England Post Caps



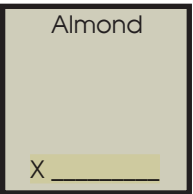
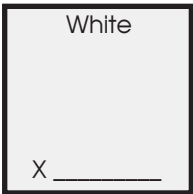
BGM Lakeland with 5' Walk Gate



Shown with optional Lattice Filler



VINYL COLOR OPTIONS:



*Upon signing Product Information Page, customer is aware of actual color of the fence and accepts the color provided by Danielle Fence.

BGM LAKELAND® VINYL FENCE

Available in 48", 60" and 72" Height

(Measurements listed are to the top of post)

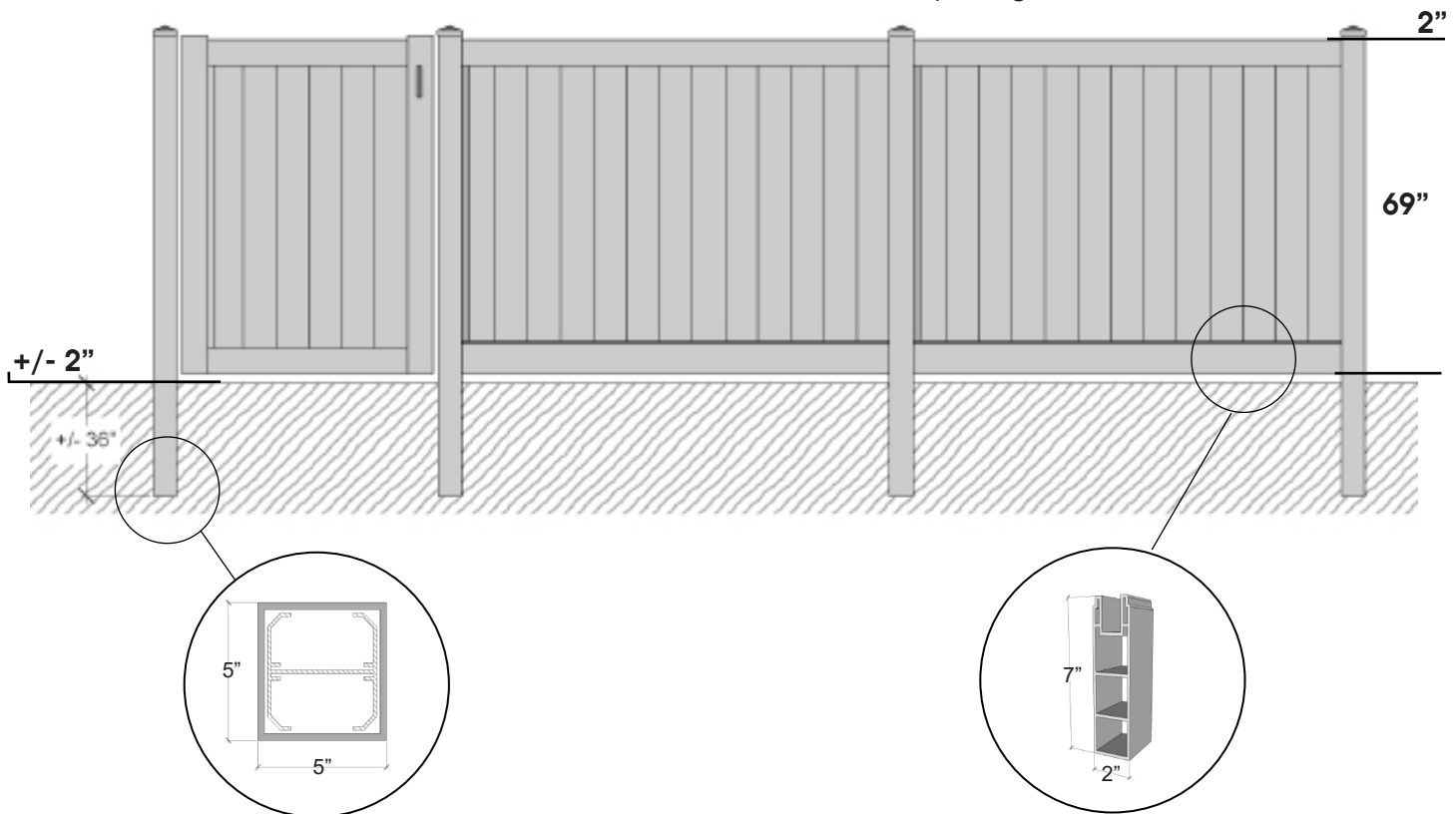
Fence is constructed from the following materials:

- 2" x 7" ribbed heavy wall bottom rail
- 1½" x 5½" ribbed top rail
- Thirteen, 7⁄8" x 7" vertical ribbed tongue & groove pickets per section
- One, 1" x 1½" u-channel
- 5" x 5" x .135" posts on 96" centers
- Posts installed 36" in ground

- 5" traditional post caps
- Aluminum reinforced gate hinge post
- 48" or shorter heights do not meet pool code
- 48" x 50" gates or smaller are all .280" posts with no insert

Example: 72" Fence

- Rail to Rail is 69"
- Plus 2" to the top of the post
- +/- 2" of spacing at the bottom of the fence



Proudly Made in the USA

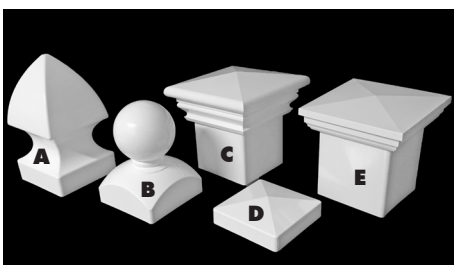
10 year prorated warranty*

X

(Customer Signature)

*See contract for terms & conditions. Visit www.daniellefence.com to view warranty details.

POST CAP OPTIONS:



A. Gothic Cap B. Ball Cap
C. Federation Cap D. Traditional Cap
E. New England Cap



www.DanielleFence.com

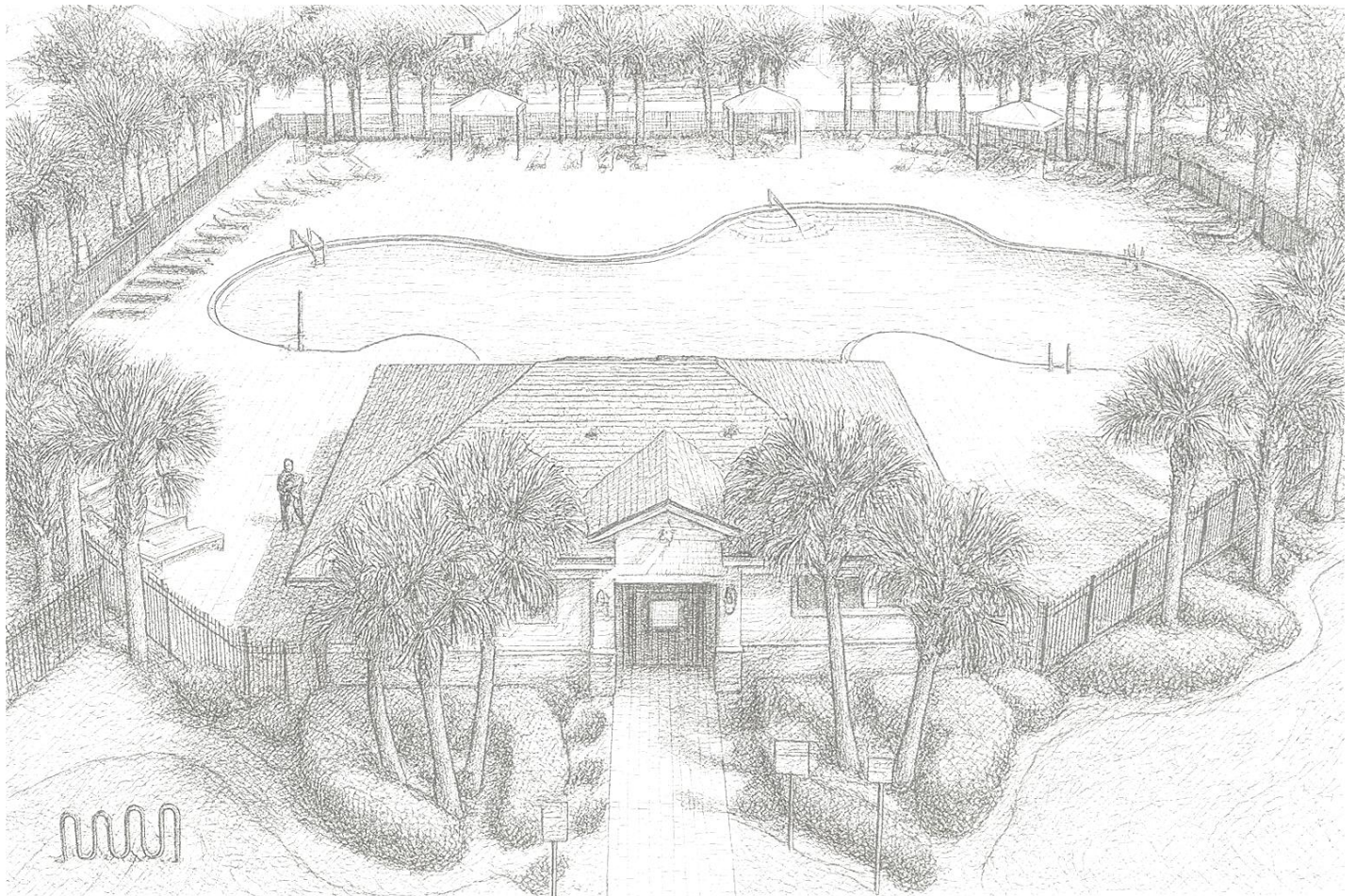
863.425.3182 | 813.681.6181

4855 SR 60W | Mulberry, FL 33860

01282021

EXHIBIT 27

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

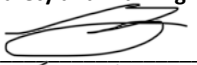
AGREEMENT FOR SERVICES

This "Agreement" is by and between: **Highland Meadows II Community Development District ("District")** and **Zeus Safety and Marking LLC ("Contractor")**:

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render the invoice to the District, in writing, upon completion of the Services. The invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, this invoice is due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.
14. **Anti-Human Trafficking Statement.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

Zeus Safety and Marking LLC


Date: 8-10-25
By: _____
Its: _____

Highland Meadows II Community Development District

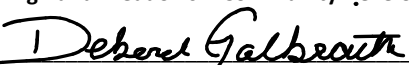

Date: 7/31/2025
By: _____
Its: _____

Exhibit A: Proposal

Exhibit B: Insurance Certificate with Endorsements

Exhibit A: Proposal

ESTIMATE

ZEUS SAFETY AND MARKING LLC

12320 Tattersall Park Ln
Tampa, FL 33625-3928

zeussafetymarking@gmail.com
+1 (830) 310-0830
www.agcargos.com/zeussafetymarking



Bill to

Patricia Thibault
Anchor Stone Management LLC
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746

Ship to

Patricia Thibault
Anchor Stone Management LLC
FL

Estimate details

Estimate no.: 1059
Estimate date: 07/21/2025
Expiration date: 08/21/2025

#	Product or service	Description	Qty	Amount
1.	ADA Truncated Domes	ADA truncated dome mats, also known as detectable warning surfaces, are textured mats designed to alert pedestrians, especially those with visual impairments, to changes in terrain or potential hazards like street crossings.	15	\$6,350.00

Ways to pay



Projects over \$2,000.00 require 50% of the total contract amount to be paid before the project commences. 50% Net 15 Days

The Preferred Method of Payment is Check or ACH. Credit Card Payments are subject to a 3.5% Service Fee.

Total \$6,350.00

Deposit due \$3,175.00

Expiry date 08/21/2025

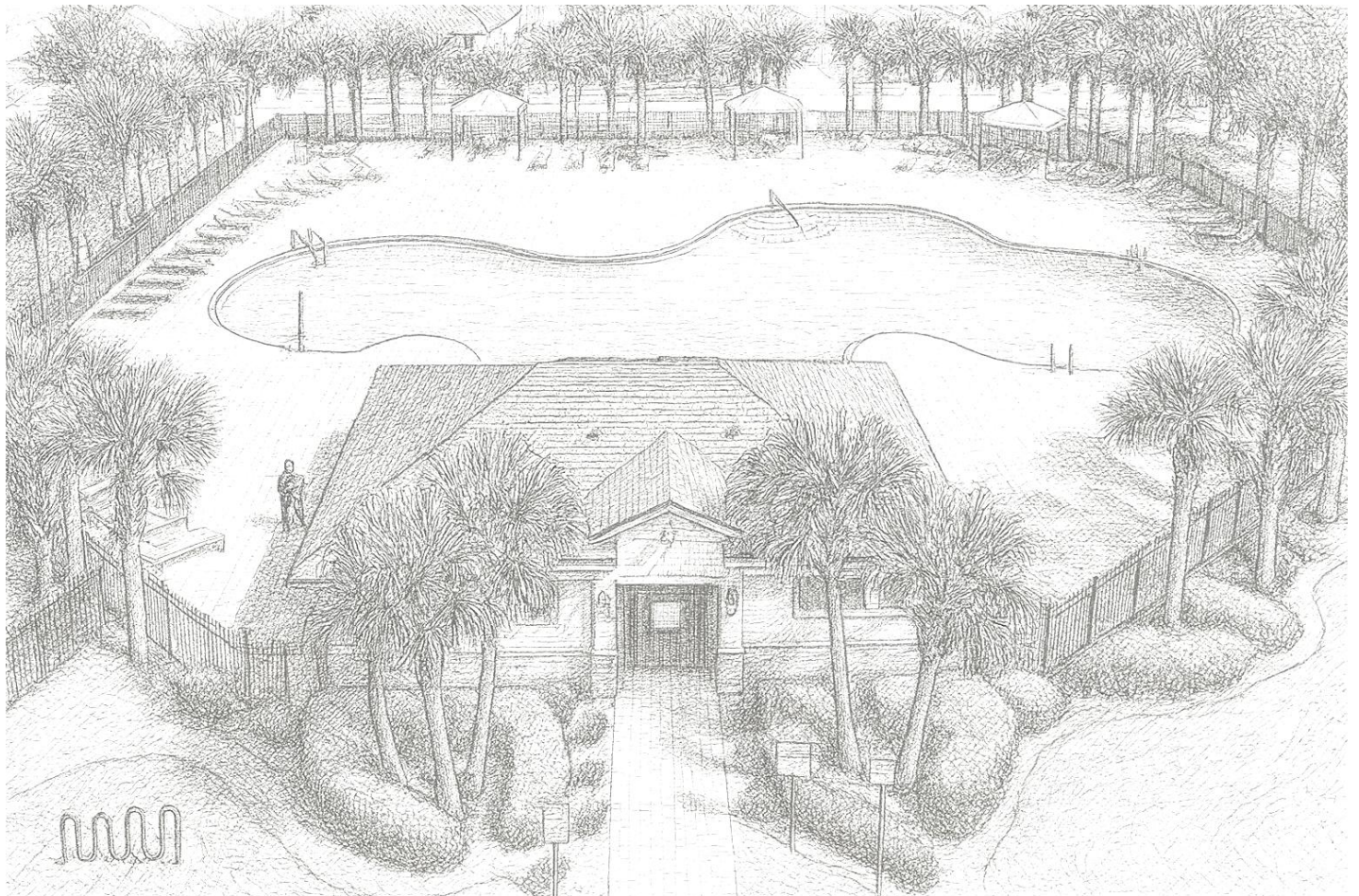
Note to customer

Merlin & Tager: One, Location 2: One, Location 3: One
Location 4: Two, Location 5: Two, Location 6: Two
Location 7: Two, Location 8: Two, Location 9: Two

Exhibit B: Certificate of Insurance

EXHIBIT 28

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Highland Meadows II Community Development District ("District") and Southern Green Residential and Commercial Cleaning LLC ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **TERM.** This Agreement shall become effective upon the date of the full execution of the Agreement and shall continue in full force and effect for a period of two (2) years from such date, unless terminated by either party in accordance with the terms of this Agreement. The Agreement shall thereafter automatically renew for additional one (1) year periods, unless terminated earlier in accordance with the terms contained herein.
3. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
4. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
10. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
11. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
13. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
14. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.
15. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

SOUTHERN GREEN RESIDENTIAL AND COMMERCIAL CLEANING LLC

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date: _____
By: _____
Its: _____

Date: 8/12/2025
By: Deborah Galbreath
Its: _____



QUOTE FOR JANITORIAL SERVICES

Client: Highland Meadows 2

Frequency: 5 Days per Week

Monthly Quote: \$2,200.00

Dear Highland Meadows 2 Team,

Thank you for the opportunity to provide janitorial services for your property. We are pleased to submit the following quote for comprehensive cleaning services, five days per week.

Our proposed services include the following scope of work as outlined:

General Cleaning Services

- **Floor Care:** Sweeping and mopping of all floors throughout the property.
- **Dusting:** High Surfaces
- **Restroom Sanitation:** Full cleaning and sanitizing of restrooms including toilets, sinks, partitions, and mirrors.
- **Trash Disposal:** Daily emptying of all trash bins, replacement of liners, and offsite removal of all waste.
- **Interior Window Cleaning:** Cleaning of interior windows and all glass doors (Once a week)
- **Disinfection:** Routine wiping and disinfecting of high-touch areas such as door handles, handrails, light switches, and common touchpoints.
- **Restocking Supplies:** Regular replenishment of paper products including toilet paper, paper towels, and hand soap.
- **Common Area Maintenance:** Wipe down of tables and chairs located in the breezeway.
- **Dog Park Trash:** Removal of trash from dog park bins.
- **Hurricane Preparedness:** Pre-storm preparation including securing lightweight outdoor furniture.



Included in This Quote

- All paper products and soap (refilled regularly)
- Trash bags and liners
- Offsite trash disposal
- FREE installation of new dispensers for paper towels and soap

Additional Services

Any services outside the scope of work listed above will be subject to an additional fee. One such service we are happy to offer upon request is:

- **Pressure Washing:** Exterior cleaning of walkways, entryways, and other high-traffic areas to remove dirt, grime, and buildup.

This quote reflects a monthly cost of **\$2,200.00** and includes all labor, materials, equipment, and supplies necessary to meet the scope of work as described.

We look forward to the opportunity to serve Highland Meadows 2 and ensure your property remains clean, safe, and welcoming for all.

Sincerely,

Tiffany Melendez

Southern Green Residential & Commercial Cleaning

(863) 301- 1039/ www.flsoutherngreencleaning.com

Exhibit B: Certificate of Insurance

EXHIBIT 29

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/27/2024	INV0000093633

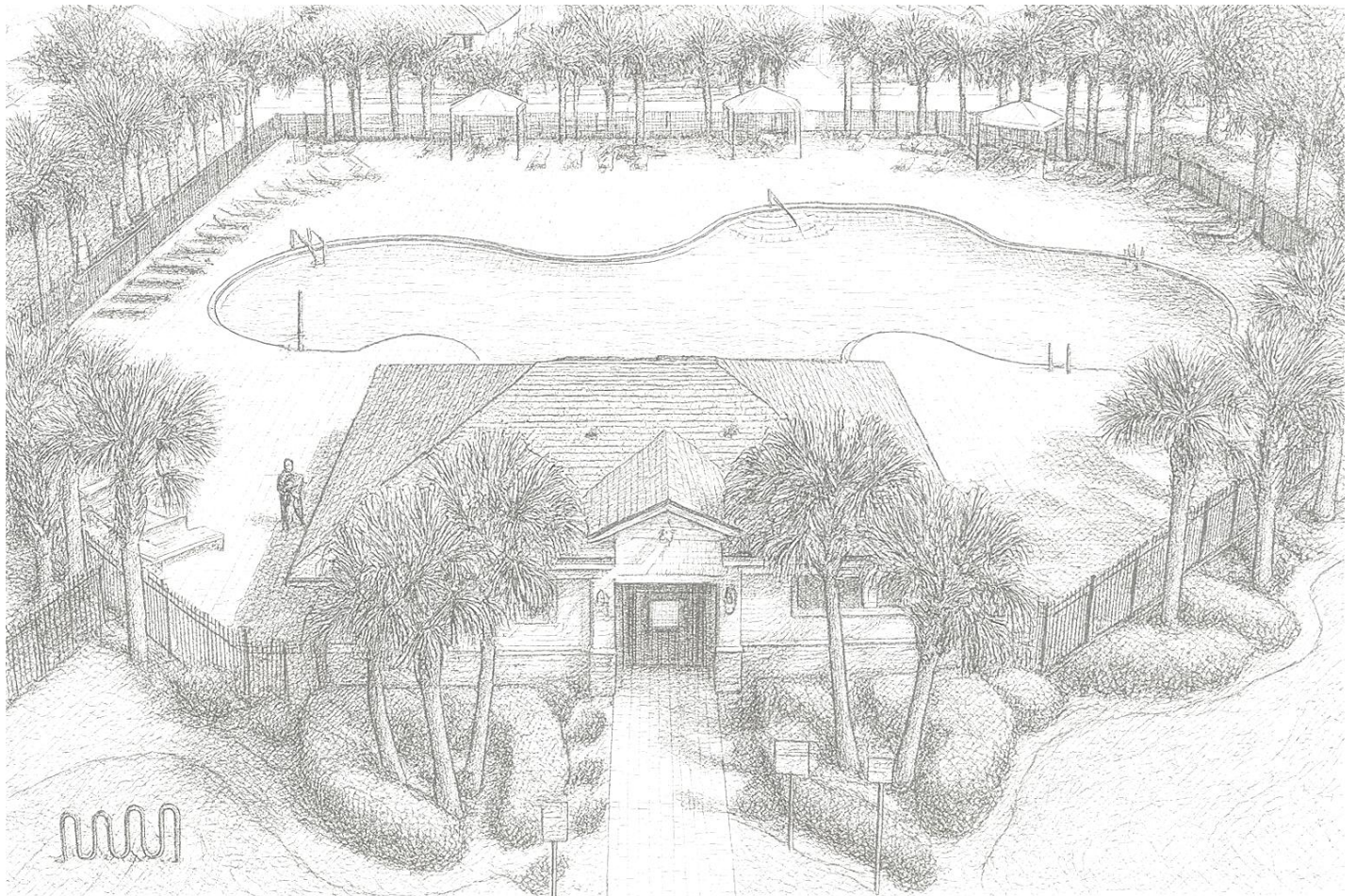
Bill To:

Highland Meadows II CDD
3434 Colwell Ave
Suite 200
Tampa, FL FL 33614

[illegible]

EXHIBIT 30

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

From: [MachForm](#)
To: [Patricia Thibault](#)
Subject: Anchor Stone Management: Highland Meadows II [#133]
Date: Saturday, August 9, 2025 7:57:50 AM

Contacting	Patricia Thibault
Your Name	Jose Lara
Your Email	Polkorangesoccerclub@gmail.com
Phone	(754) 244-0425
Address	1008 Mountain Flower Ln Davenport, Florida 33837 United States

Your Message

Dear Patricia,

My name is José Lara, owner of Polk Orange Soccer Club. I would like to inform you that we recently conducted a highly successful summer camp in July, which was approved by East547 CDD, and we experienced no issues with the residents.

At present, we utilize the recreational facilities at Geneva Landings twice weekly, and the community has responded very positively to our activities.

Since we also have children residing within your community, I would like to formally request permission to use the field or recreational area at Highland Meadows Phase 2 to provide them with a safe and structured recreational and sports environment. The other CDD requires a fee of \$5 per non-resident child for use of their facilities. All our coaches are fully licensed and have been approved by immigration authorities to work legally. The space is ideal for conducting soccer classes for community members.

For your reference, you may visit our Instagram page @polkorangesoccer to learn more about our work and organization.

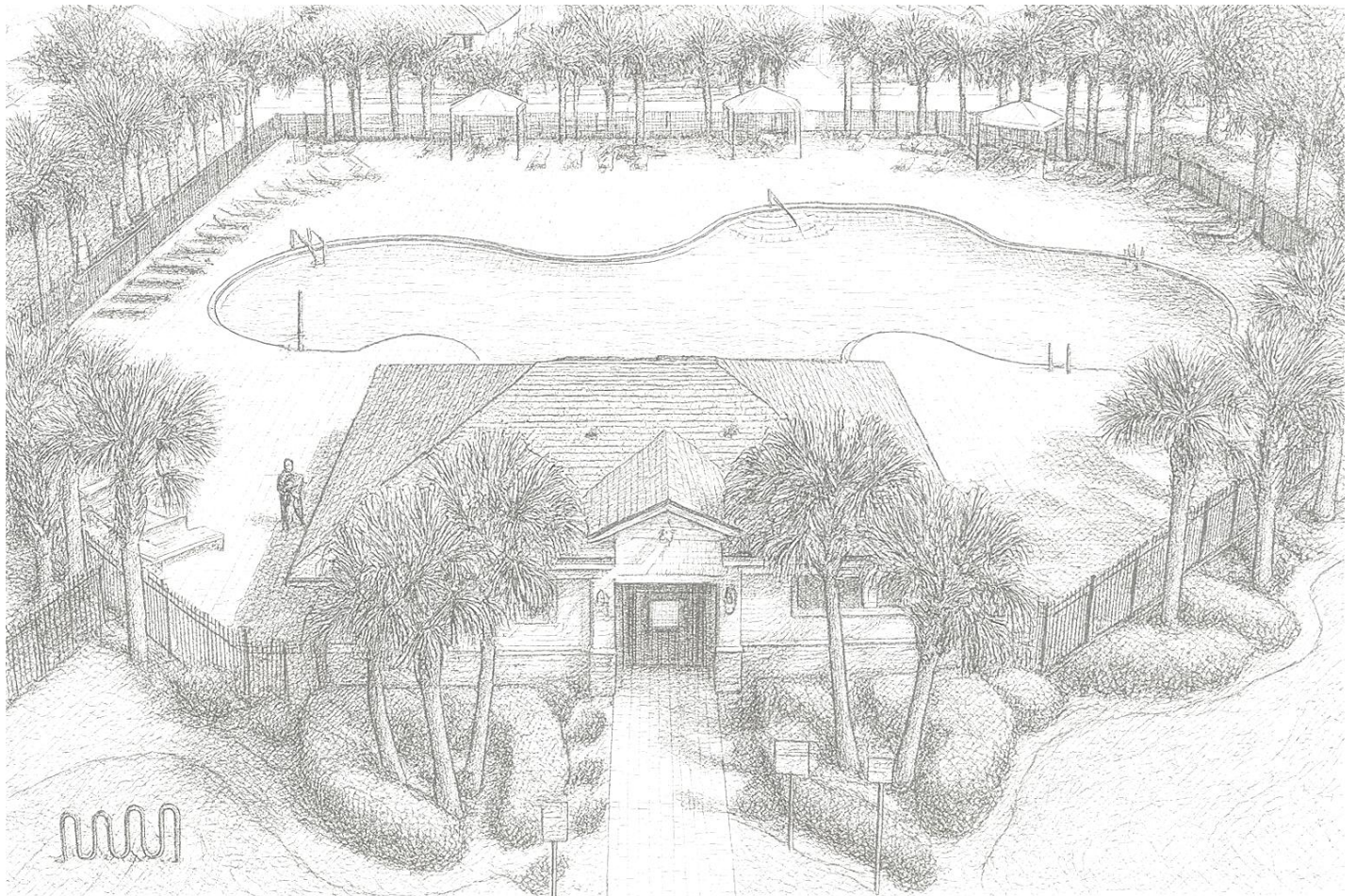
I appreciate your time and consideration, and I look forward to your favorable response.

Sincerely,
José Lara

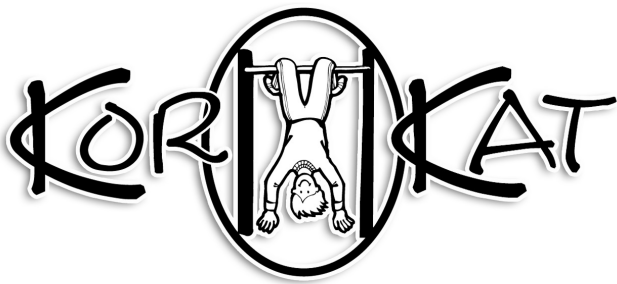
Privacy Policy	- I have read and agree with the Privacy Policy.
-----------------------	--

EXHIBIT 31

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



Lanier Plans, Inc. dba KorKat
221 Cable Industrial Way
Carrollton, GA 30117
770-214-9322

Estimate

Date 8/21/2025
Estimate # 57365

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Highland Meadows II Community Development
255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Ship To

Highland Meadows 2
1015 Condor Drive
Haines City, FL 33844

Project or PO #				Rep
				SL
Item	Description	Qty	Cost	Total
TLU0007XX	OPTION 2	1	934.00	934.00
SURCHARGE	CARGO NET CLIMBER - ENTRYLESS	1	37.36	37.36
	4% SURCHARGE FOR RISING PRICES AND SHORTAGES IN COMMODITIES USED IN PRODUCTION (THIS CHARGE IS PER OUR MANUFACTURERS)			
INSTALL-PLAYGROUNDS	INSTALL-PLAYGROUNDS	1	1,900.00	1,900.00
FREIGHT	SHIPPING AND HANDLING	1	1,380.00	1,380.00
	KORKAT CONTACT SHANE LANIER 770-214-9322 ShaneL@KorKat.com			
	Total sales tax calculated by AvaTax		0.00	0.00

Prices quoted are good for 15 days and are subject to total purchase except for shipping which is subject to market changes. Installation price assumes normal soil conditions and does not include rock excavation, unforeseen conditions, or replacement of bad soil conditions. Any additional work will be priced prior to the continuation of installation.

Please note that a 50% deposit is due at the time of order with any estimate that includes installation.
Payment of 100% is due at the time of order for all equipment purchases without installation.

Phone # Fax # E-mail **Total** \$4,251.36

770-214-9322 770-214-9323 JenniferA@KorKat.com

Signature _____

USER GROUP: 2-5 Years, 5-12 Years

RECOMMENDED CREW: 2 People

TOOLS REQUIRED:

- TT-45 Torx, 9/16" Hex, SH-41 Allen (Included)
- Level, Square
- Auger / Post Hole Digger / Shovel
- Framing, Bracing, or Concrete Forms (Not Included)
- Drill Bits: None
- High Speed 3/8" Electric Drill with Clutch

NOTE: Use of any other driver may result in damage to product, tool, and/or hardware!

NOTE: Use Thread Locking Solution on ALL Non-Patched Hardware with Threads!

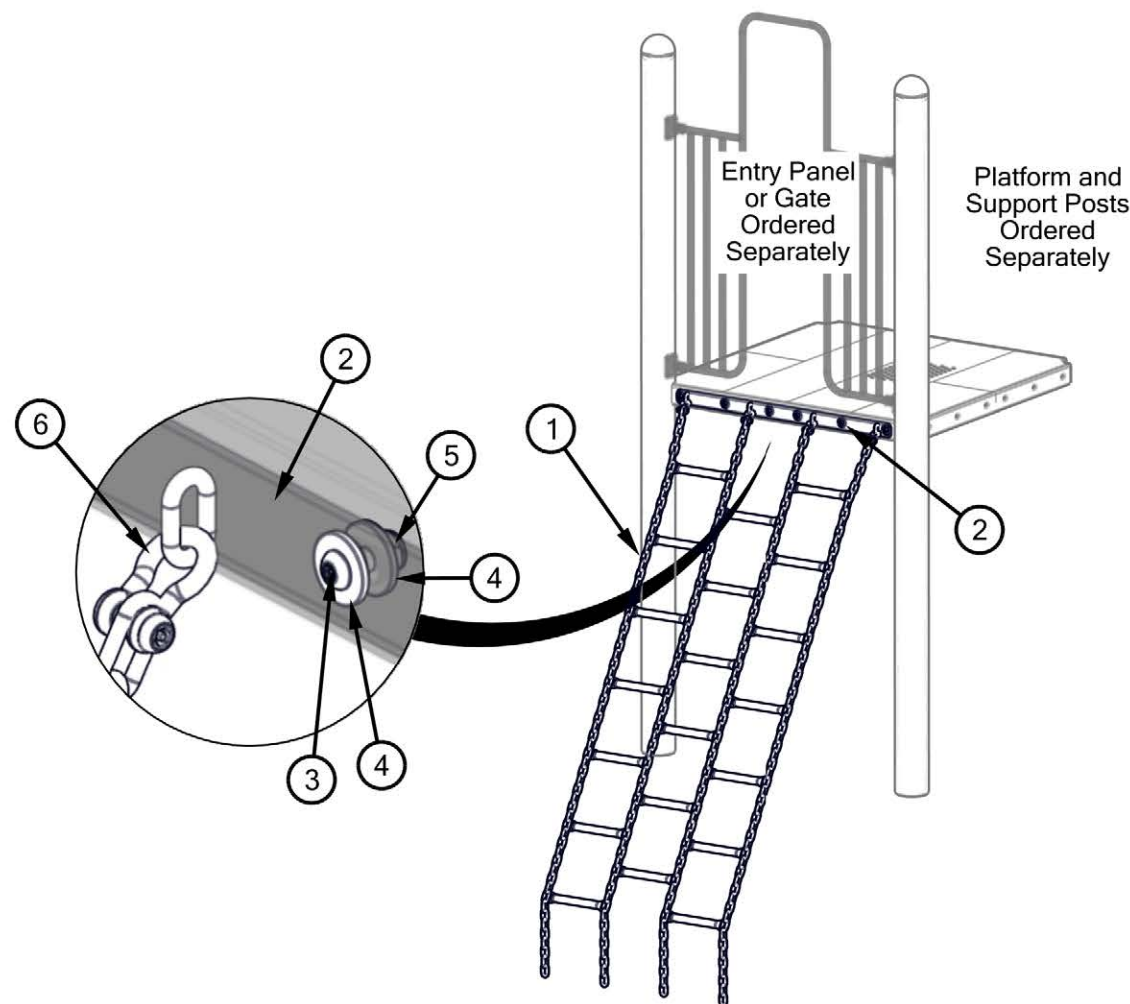
INSTALLATION TIME: 1 Hour

WEIGHT: 45 lbs.

CONCRETE REQUIRED: (9.5) 80lb. bags - 5.7 ft³

NOTE: Concrete must have a minimum rating of 2,500 psi and must be mixed per manufacturer's recommendations.

ITEM	Part No.	QTY	DESCRIPTION
1	3007000XX	1	34.5" x 96" Cargo Net
2	30307003XX	1	Cargo Net Climber Attachment Bracket
3	HWB0286	6	(SFC# 812051) Bolt 3/8"-16 x 1-1/4" TORX Security with Patch
4	HWWR0092	12	Washer 3/8" ID x 1-1/4" OD x 0.12 thick Flat SS
5	HWN0098	6	(SFC# 804380) Nut 3/8"- Nylock 300 S/S
6	SH-40	4	Shackle Clevis (SH-40) Galvanized



PRE-INSTALLATION CHECK:

Customer is responsible for verifying materials received by comparing received items with packing list. If any parts are missing or damaged, including documentation, contact your local sales representative immediately.

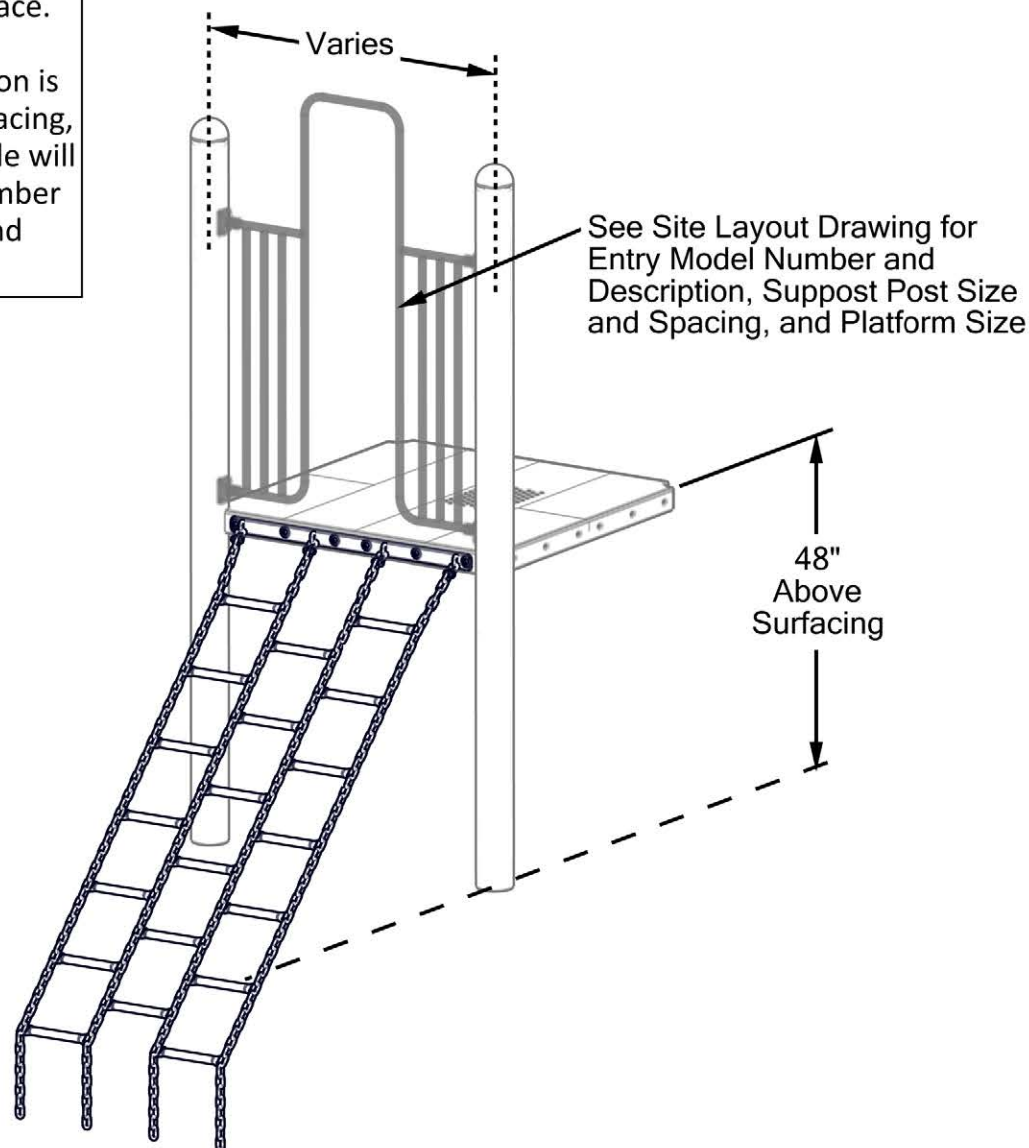
Supplier is not responsible for items discovered missing after 72 hours from time of delivery.

Before beginning installation, all installers must read and understand the Installation Introduction manual as supplied. If you did not receive a copy, or if you have any questions regarding any information in the Installation Instructions or this Installation Guideline, contact your local sales representative.

STEP 1

(48" Platform Elevation)

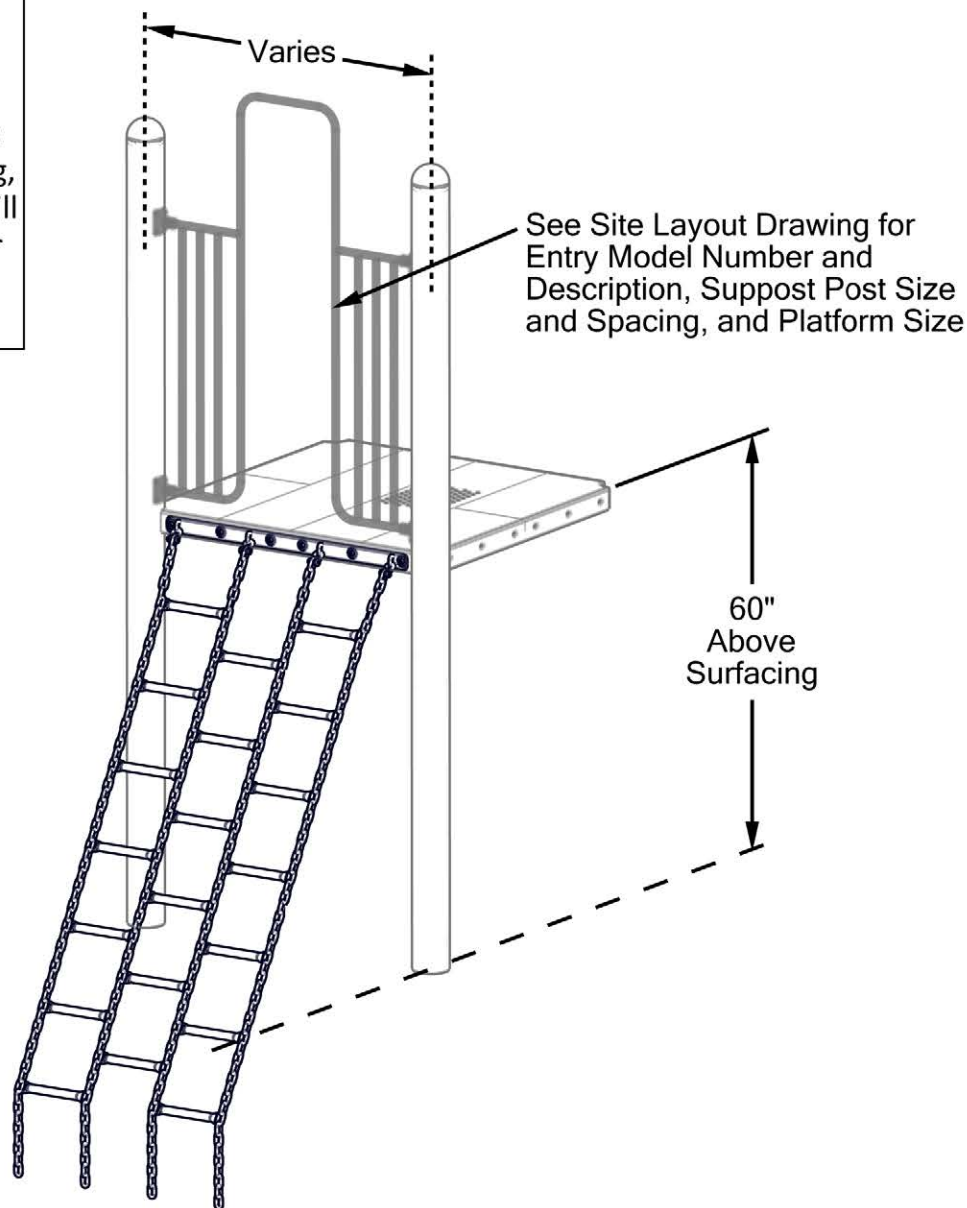
Guideline shows platform and support posts in place. Installation of climber begins after platform and support posts are fully installed. Platform elevation is shown below. Support post size, support post spacing, and platform size will vary. Entry panel / gate style will vary. See site layout drawing for entry model number and description, support post size and spacing, and platform size.



STEP 1

(60" Platform Elevation)

Guideline shows platform and support posts in place. Installation of climber begins after platform and support posts are fully installed. Platform elevation is shown below. Support post size, support post spacing, and platform size will vary. Entry panel / gate style will vary. See site layout drawing for entry model number and description, support post size and spacing, and platform size.

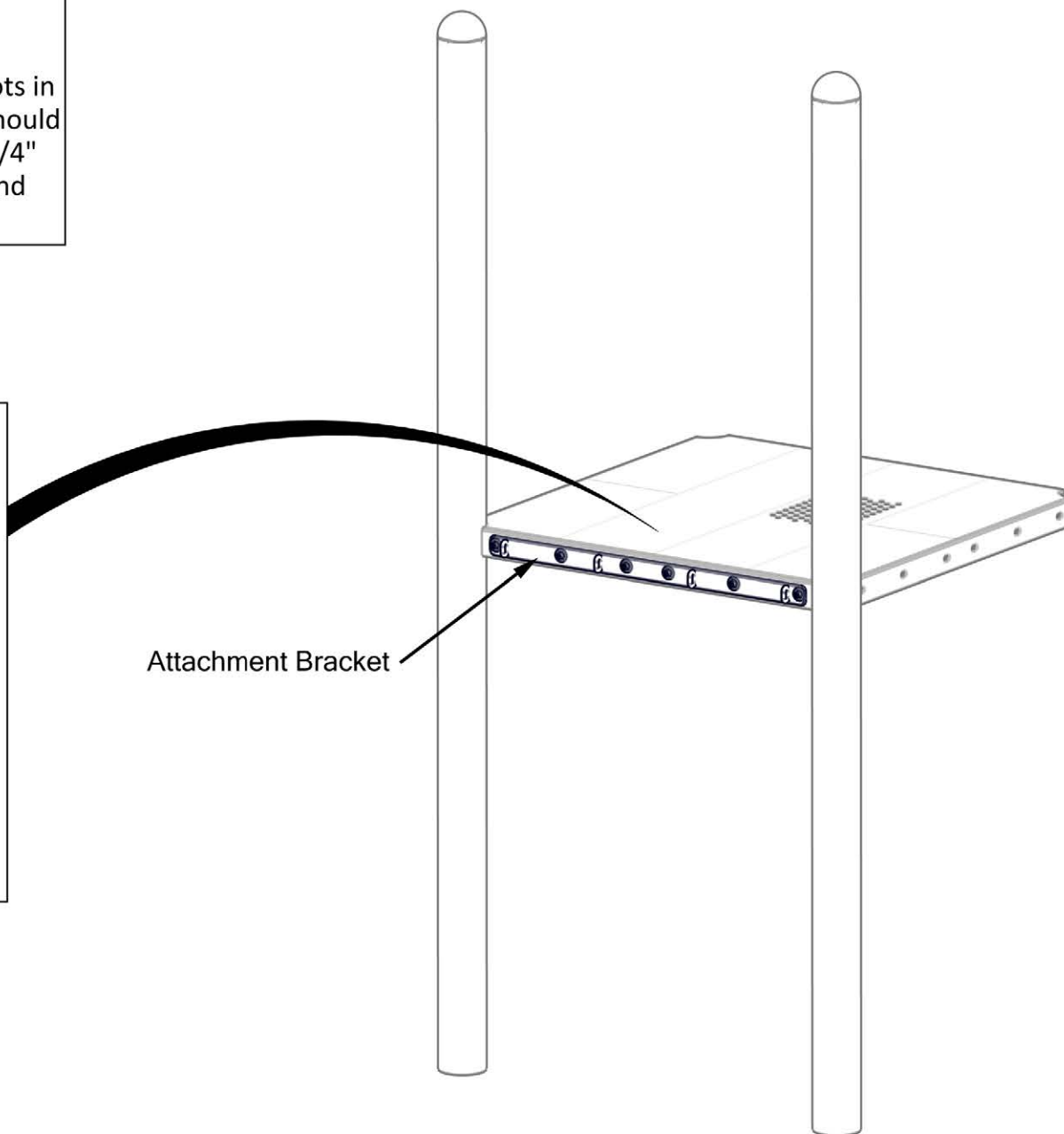
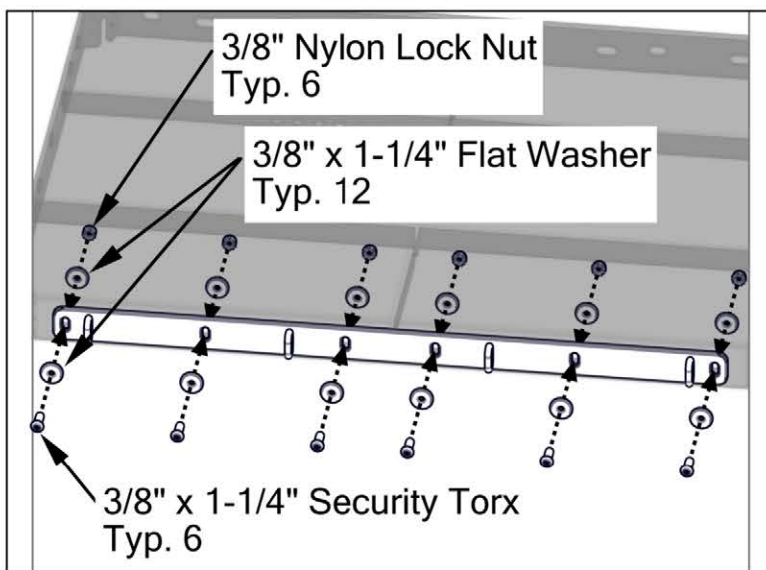


STEP 2

(48" and 60" Platform Elevation)

Mount attachment bracket to platform edge. Align slots in bracket with slots in edge of platform. Welded links should be at bottom of bracket. Secure with six (6) 3/8" x 1-1/4" security Torx, twelve (12) 3/8" x 1-1/4" flat washers, and six (6) 3/8" Nylon lock nuts. See Detail 2-1.

Detail 2-1

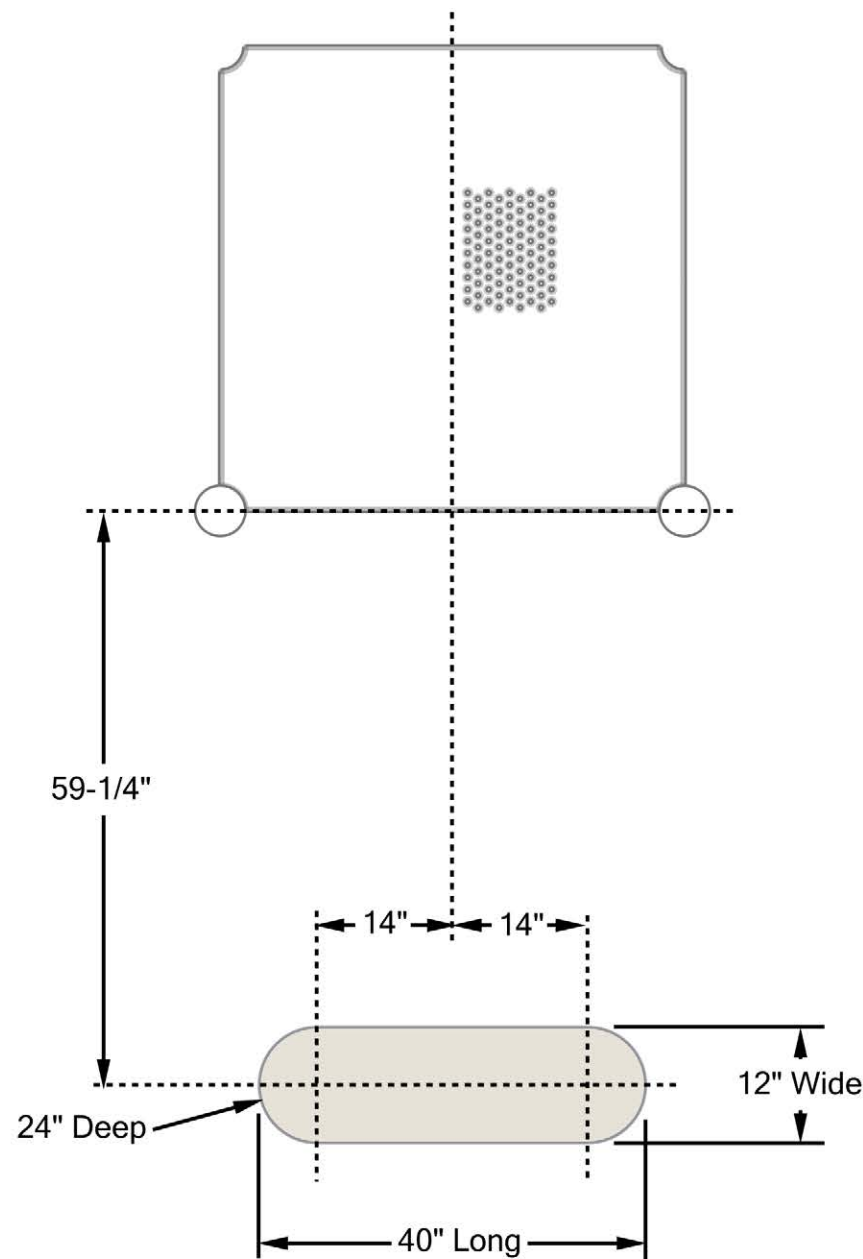
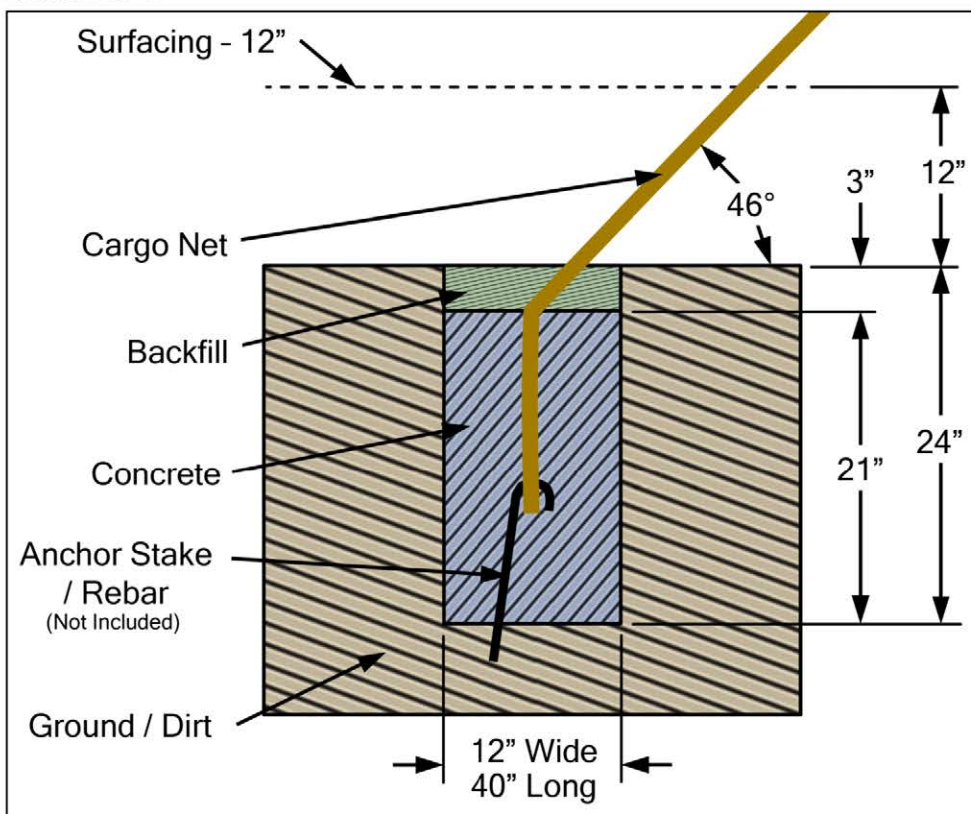


STEP 3

(48" Platform Elevation)

Prepare footing hole. Refer to site plan drawing and site elevation drawing for placement of all footings. Installer is responsible for proper location of all footings. Footing hole spacing is shown at right. Footing hole for climber must be 12" wide by 40" long by 24" deep plus 12" surfacing. Net climber must enter surfacing at 46° angle. See Detail 3-1. If surfacing is less than 12", adjust footing hole depth and position as needed. DO NOT ADD CONCRETE. Footing hole will be completed at STEP 5. Proceed to STEP 4.

Detail 3-1

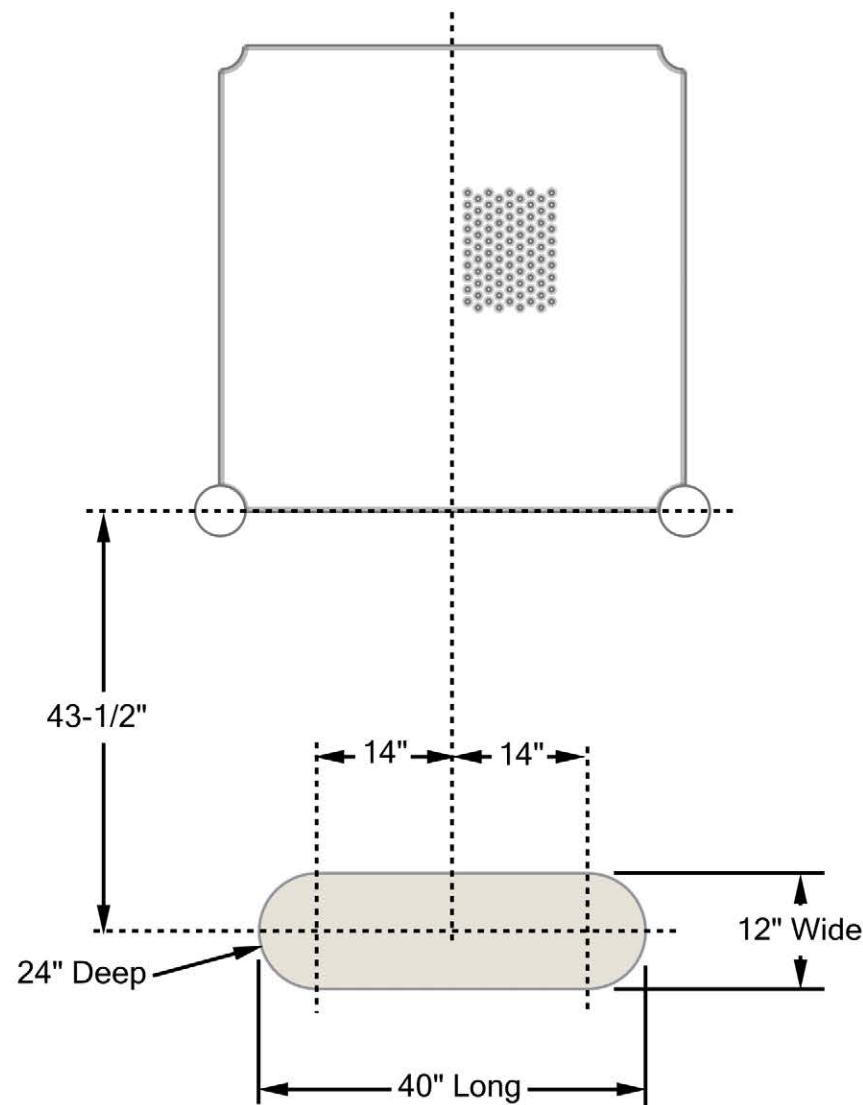
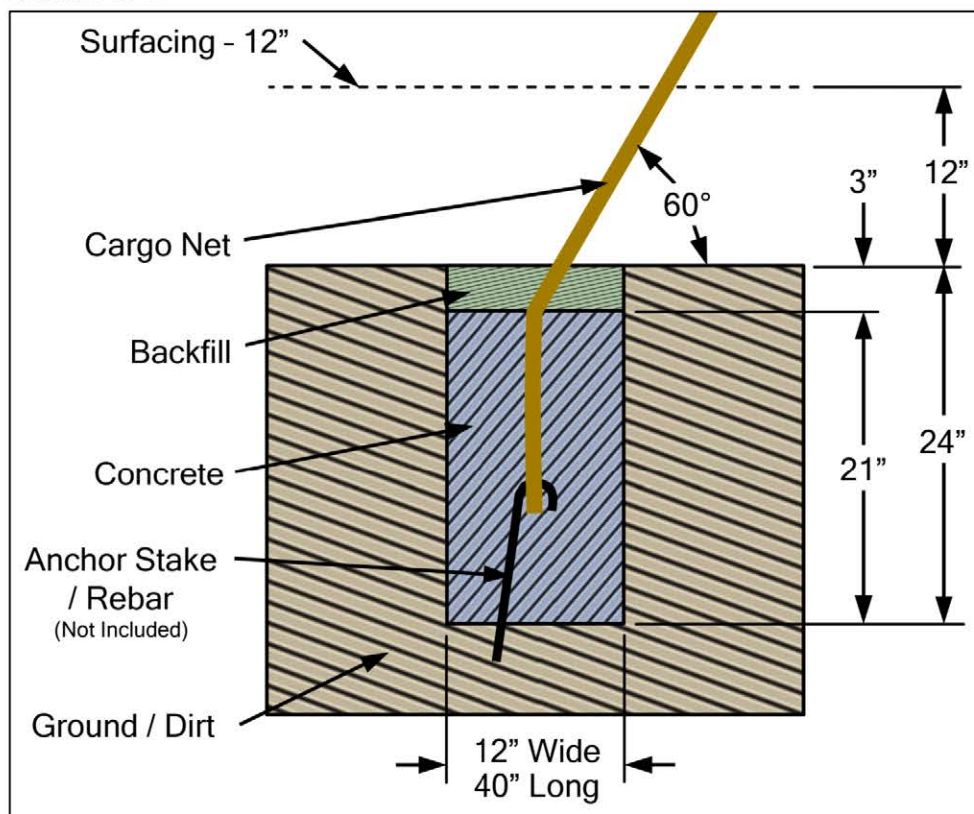


STEP 3

(60" Platform Elevation)

Prepare footing hole. Refer to site plan drawing and site elevation drawing for placement of all footings. Installer is responsible for proper location of all footings. Footing hole spacing is shown at right. Footing hole for climber must be 12" wide by 40" long by 24" deep plus 12" surfacing. Net climber must enter surfacing at 60° angle. See Detail 3-1. If surfacing is less than 12", adjust footing hole depth and position as needed. DO NOT ADD CONCRETE. Footing hole will be completed at STEP 5. Proceed to STEP 4.

Detail 3-1

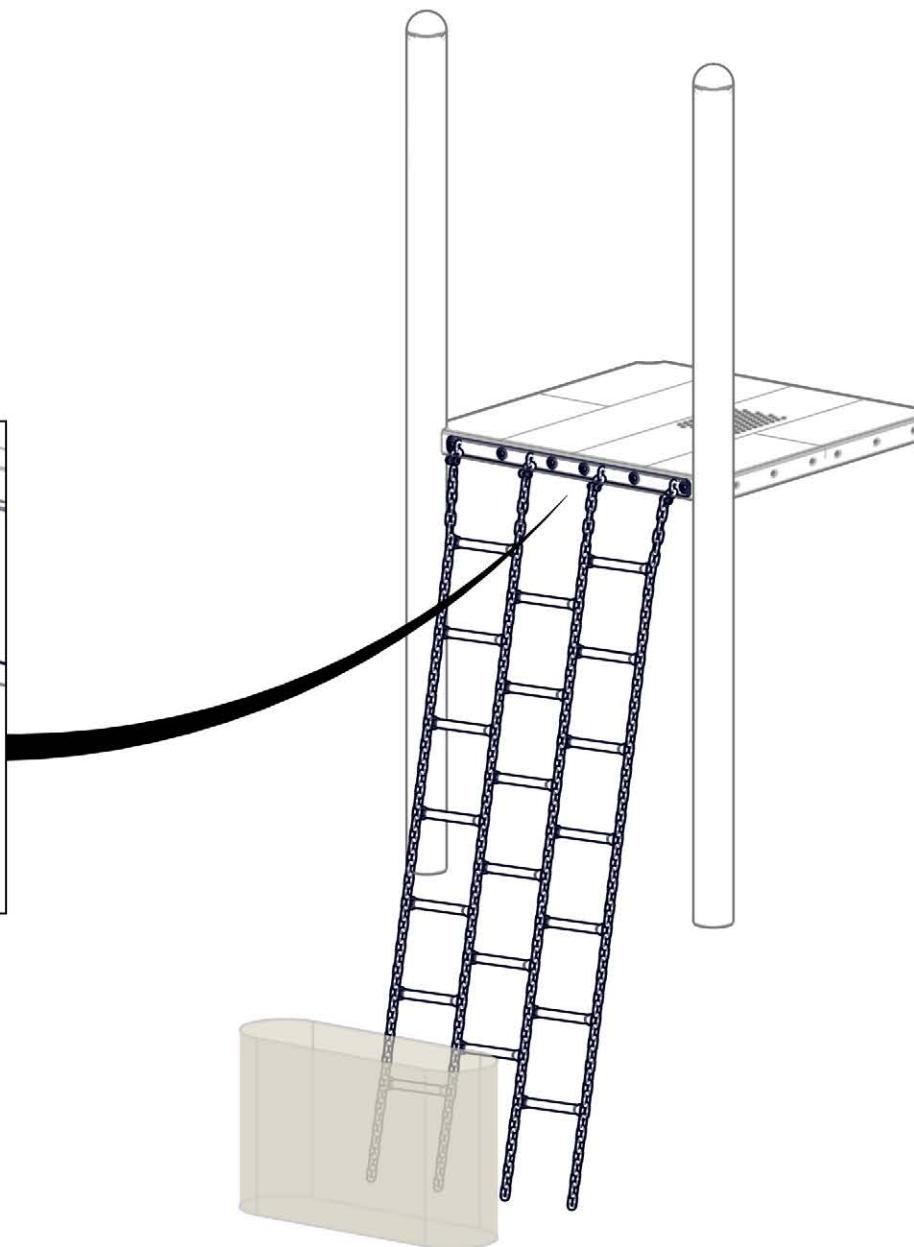
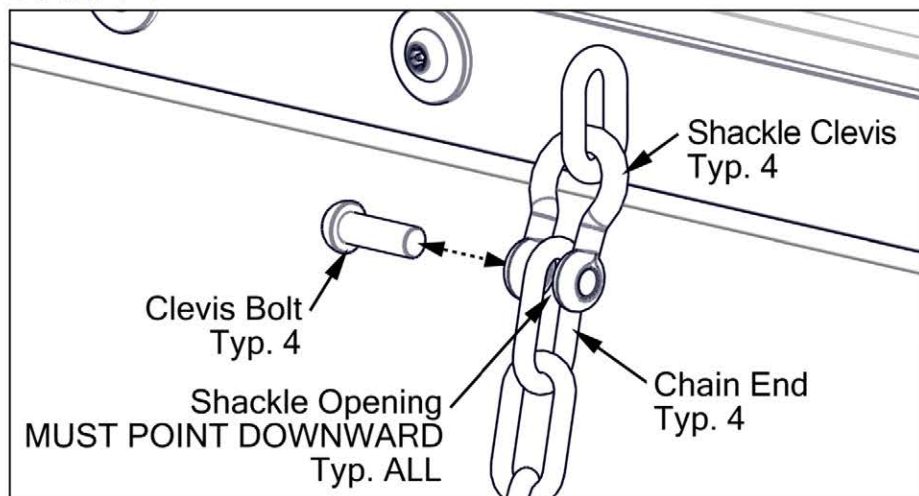


STEP 4

(48" and 60" Platform Elevation)

Mount net climber to attachment bracket. Align top links of net climber with welded links on attachment bracket. At each welded link, connect chain end with one (1) shackle clevis. Use included SH-41 Allen tool to remove and replace clevis bolt. Shackle opening **MUST POINT DOWNWARD**. See Detail 4-1. Repeat for all chain end / shackle clevis connections.

Detail 4-1

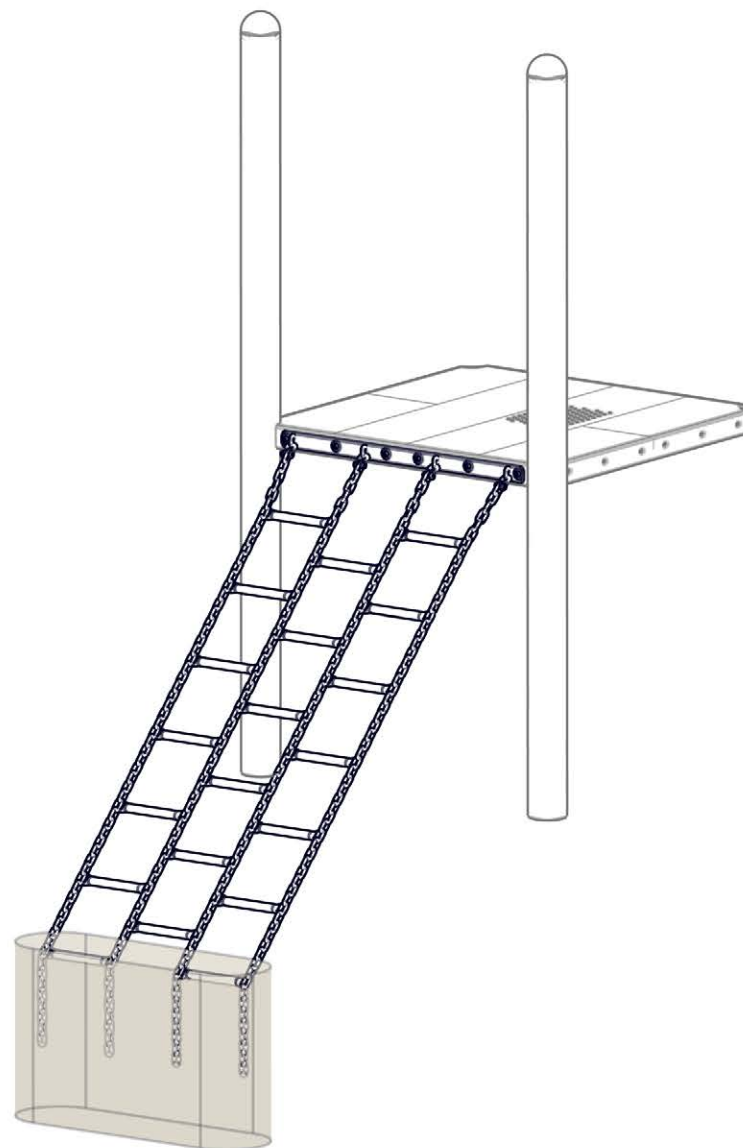
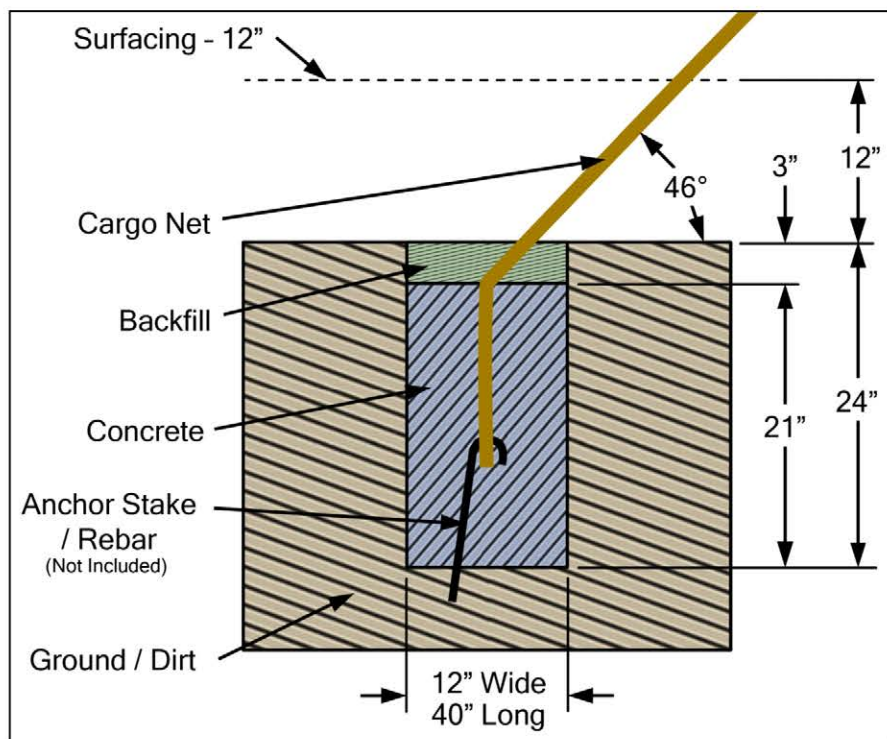


STEP 5

(48" Platform Elevation)

Complete setting of footing hole. Ensure chain climber is taught from attachment bracket to surfacing. Chain climber angle must be 46° at entry to sub-grade. Use anchoring stakes or rebar (not included) to secure bottom end of chains in footing hole. Fill footing hole with concrete to within 3" from ground surface. Allow concrete to cure based upon manufacturer's instructions. Backfill footing hole with dirt, flush with grade. See Detail 5-1 for footing hole details. Check all connections and ensure structure is stable. All concrete must be fully cured before use of structure. Installation is complete. Place one (1) Age Appropriate Sticker on structure in a clearly visible location.

Detail 5-1

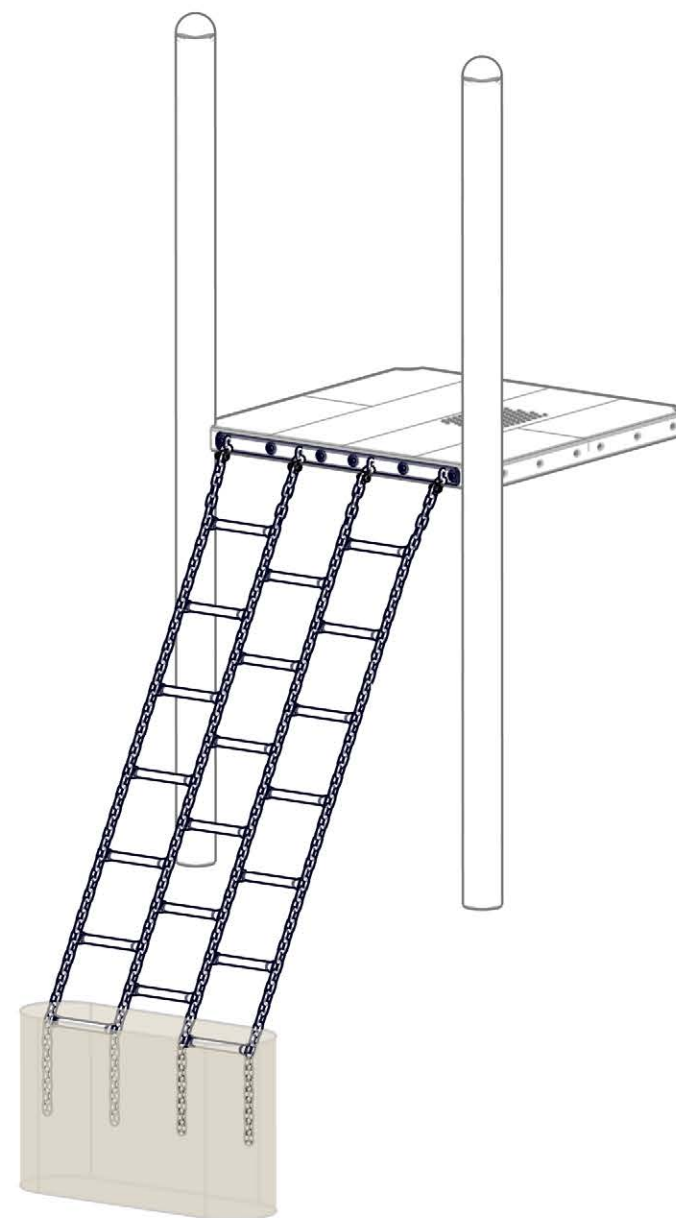
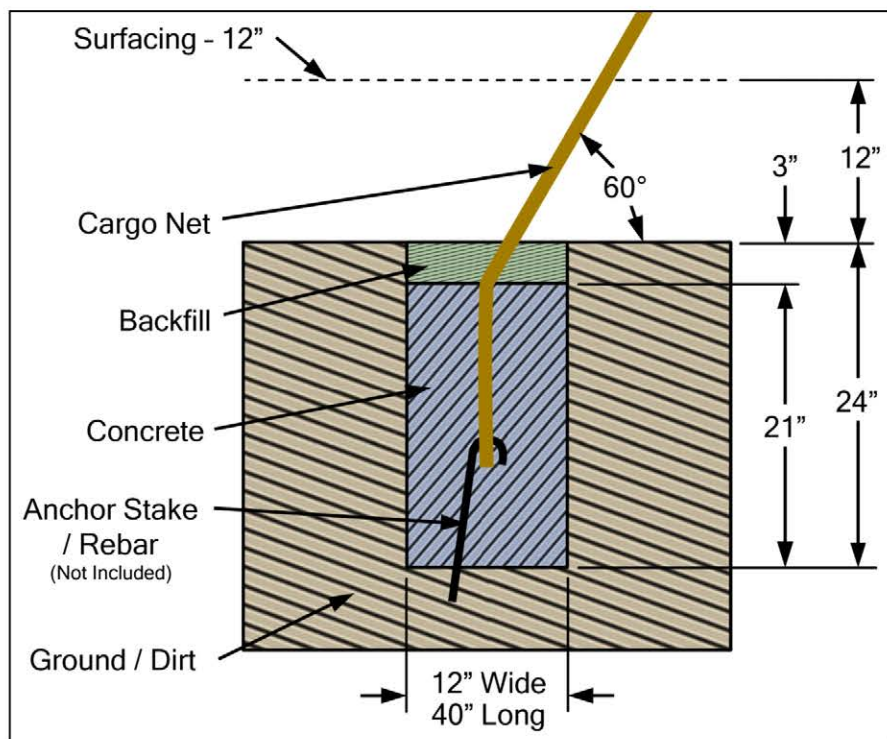


STEP 5

(60" Platform Elevation)

Complete setting of footing hole. Ensure chain climber is taught from attachment bracket to surfacing. Chain climber angle must be 60° at entry to sub-grade. Use anchoring stakes or rebar (not included) to secure bottom end of chains in footing hole. Fill footing hole with concrete to within 3" from ground surface. Allow concrete to cure based upon manufacturer's instructions. Backfill footing hole with dirt, flush with grade. See Detail 5-1 for footing hole details. Check all connections and ensure structure is stable. All concrete must be fully cured before use of structure. Installation is complete. Place one (1) Age Appropriate Sticker on structure in a clearly visible location.

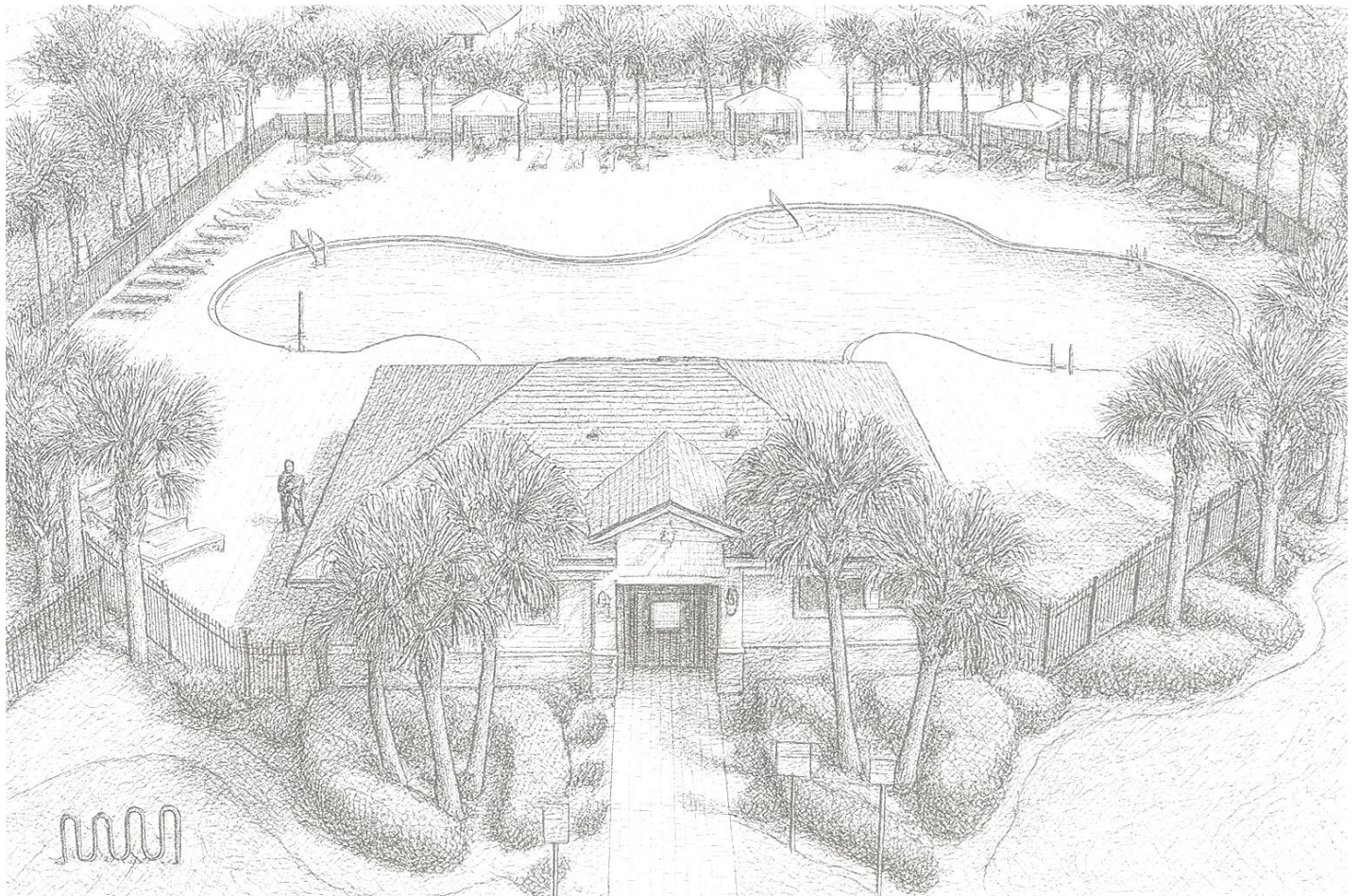
Detail 5-1



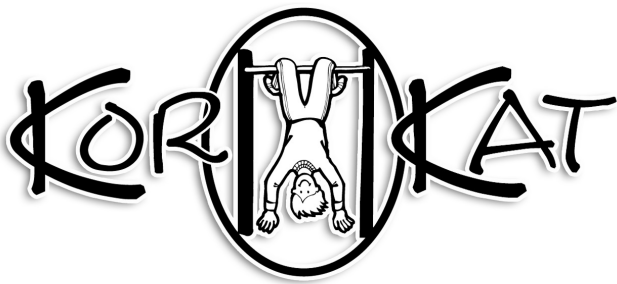
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EXHIBIT 32

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



Lanier Plans, Inc. dba KorKat
221 Cable Industrial Way
Carrollton, GA 30117
770-214-9322

Estimate

Date 8/21/2025
Estimate # 57366

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Highland Meadows II Community Development
255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Ship To

Highland Meadows 2
1015 Condor Drive
Haines City, FL 33844

Project or PO #				Rep
				SL
Item	Description	Qty	Cost	Total
TLU0118XX	OPTION 3	1	1,254.00	1,254.00
SURCHARGE	MAN-HOLE CLIMBER	1	50.16	50.16
	4% SURCHARGE FOR RISING PRICES AND SHORTAGES IN COMMODITIES USED IN PRODUCTION (THIS CHARGE IS PER OUR MANUFACTURERS)			
INSTALL-PLAYGROUNDS	INSTALL-PLAYGROUNDS	1	1,900.00	1,900.00
FREIGHT	SHIPPING AND HANDLING	1	1,380.00	1,380.00
	KORKAT CONTACT SHANE LANIER 770-214-9322 ShaneL@KorKat.com			
	Total sales tax calculated by AvaTax		0.00	0.00

Prices quoted are good for 15 days and are subject to total purchase except for shipping which is subject to market changes. Installation price assumes normal soil conditions and does not include rock excavation, unforeseen conditions, or replacement of bad soil conditions. Any additional work will be priced prior to the continuation of installation.

Please note that a 50% deposit is due at the time of order with any estimate that includes installation.
Payment of 100% is due at the time of order for all equipment purchases without installation.

Phone #

Fax #

E-mail

Total

\$4,584.16

770-214-9322 770-214-9323

JenniferA@KorKat.com

Signature

USER GROUP: 5-12 Years

RECOMMENDED CREW: 1 Person

TOOLS REQUIRED:

- TT-45 Torx, 9/16" Hex
- Level, Square
- Auger / Post Hole Digger / Shovel
- Drill Bits: None
- Framing, Bracing, or Concrete Forms (Not Included)
- High Speed 3/8" Electric Drill with Clutch

NOTE: Use of any other driver may result in damage to product, tool, and/or hardware!

NOTE: Apply Thread Locking Solution to ALL Non-Patched Hardware with Threads!

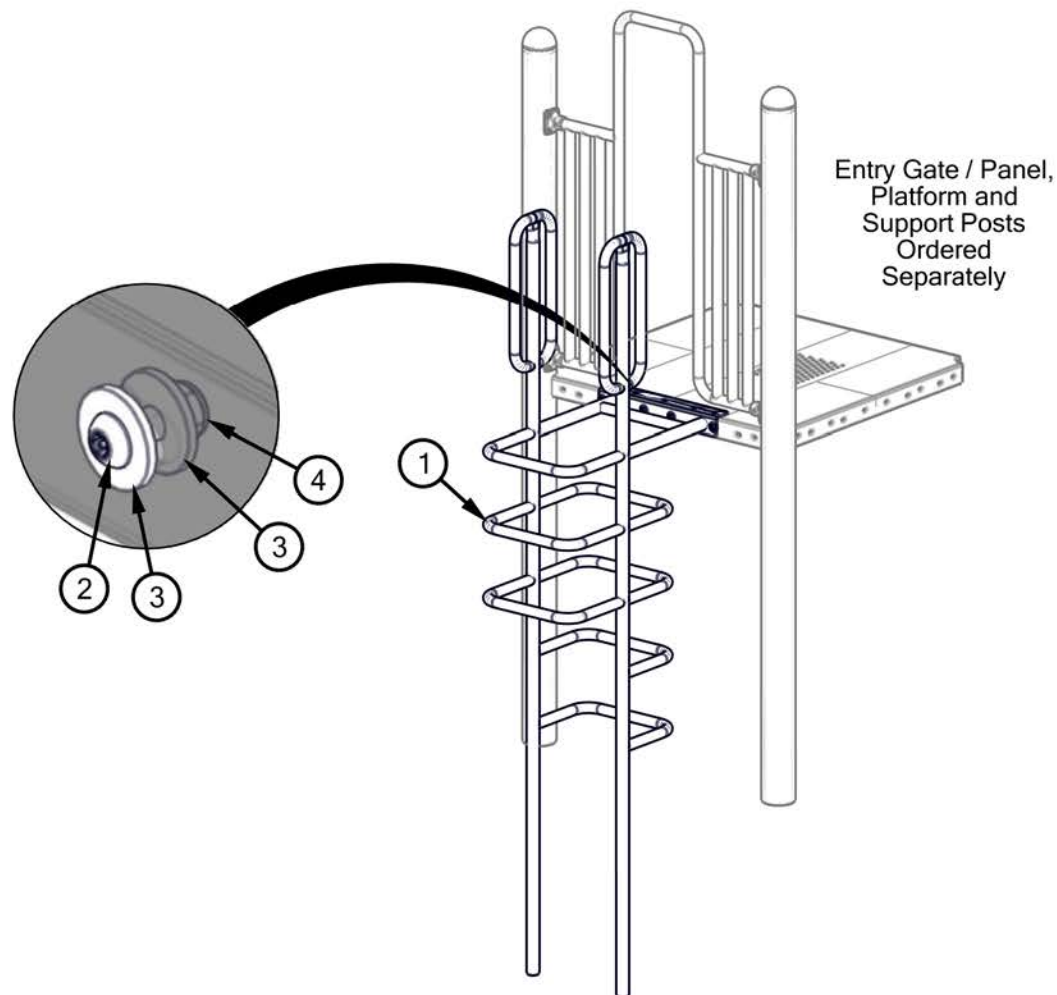
INSTALLATION TIME: 1/2 Hour

WEIGHT: 86 lbs.

CONCRETE REQUIRED: (3.2) 80lb. bags - 1.9 ft³

NOTE: Concrete must have a minimum rating of 2,500 psi and must be mixed per manufacturer's recommendations.

ITEM	Part No.	QTY	DESCRIPTION
1	AFB-37238XX	1	Wldmt - Man Hole Climber - 60" DH, Deck Mount
2	HWB0286	4	Bolt 3/8"-16 x 1-1/4" TORX Security with Patch
3	HWWR0092	8	Washer 3/8" ID x 1-1/4" OD x 0.12 thick Flat SS
4	HWN0098	4	Nut 3/8"- Nylock 300 S/S



PRE-INSTALLATION CHECK:

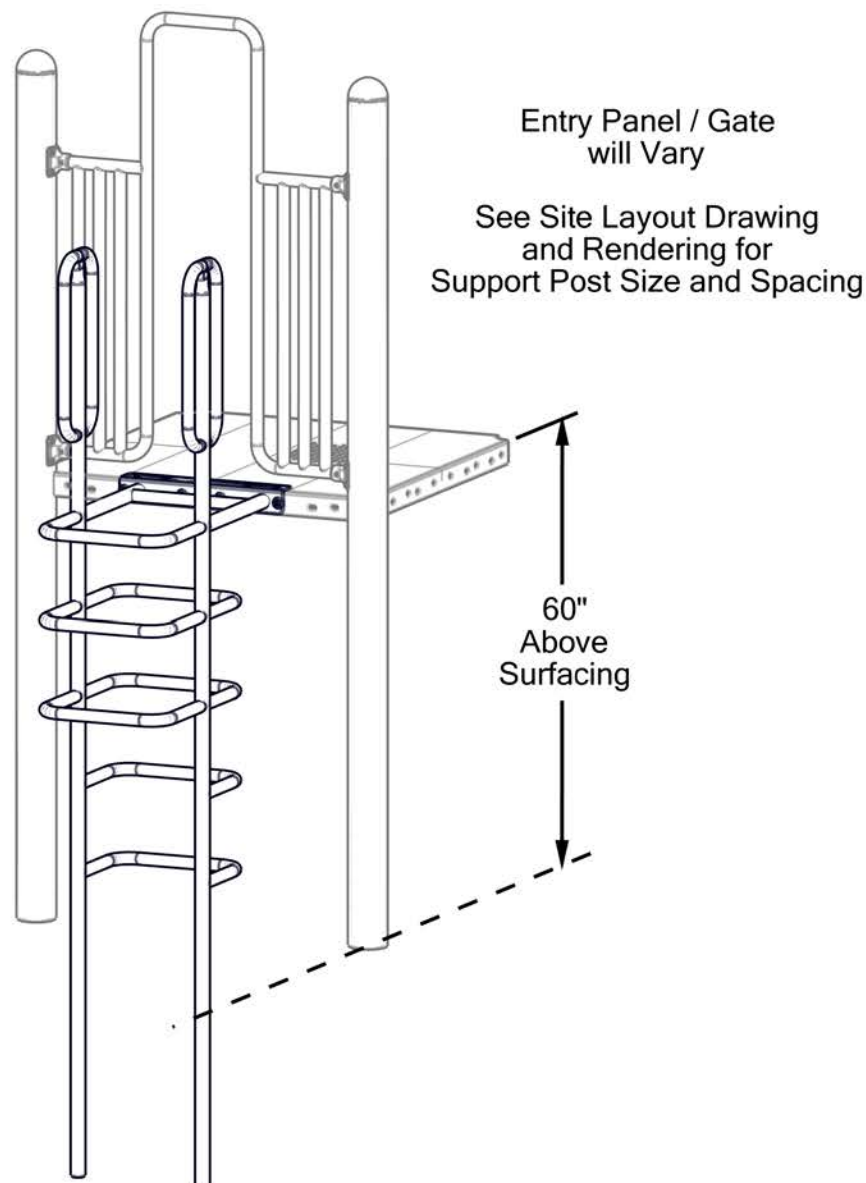
Customer is responsible for verifying materials received by comparing received items with packing list. If any parts are missing or damaged, including documentation, contact your local sales representative immediately.

Supplier is not responsible for items discovered missing after 72 hours from time of delivery.

Before beginning installation, all installers must read and understand the Installation Introduction manual as supplied. If you did not receive a copy, or if you have any questions regarding any information in the Installation Instructions or this Installation Guideline, contact your local sales representative.

STEP 1

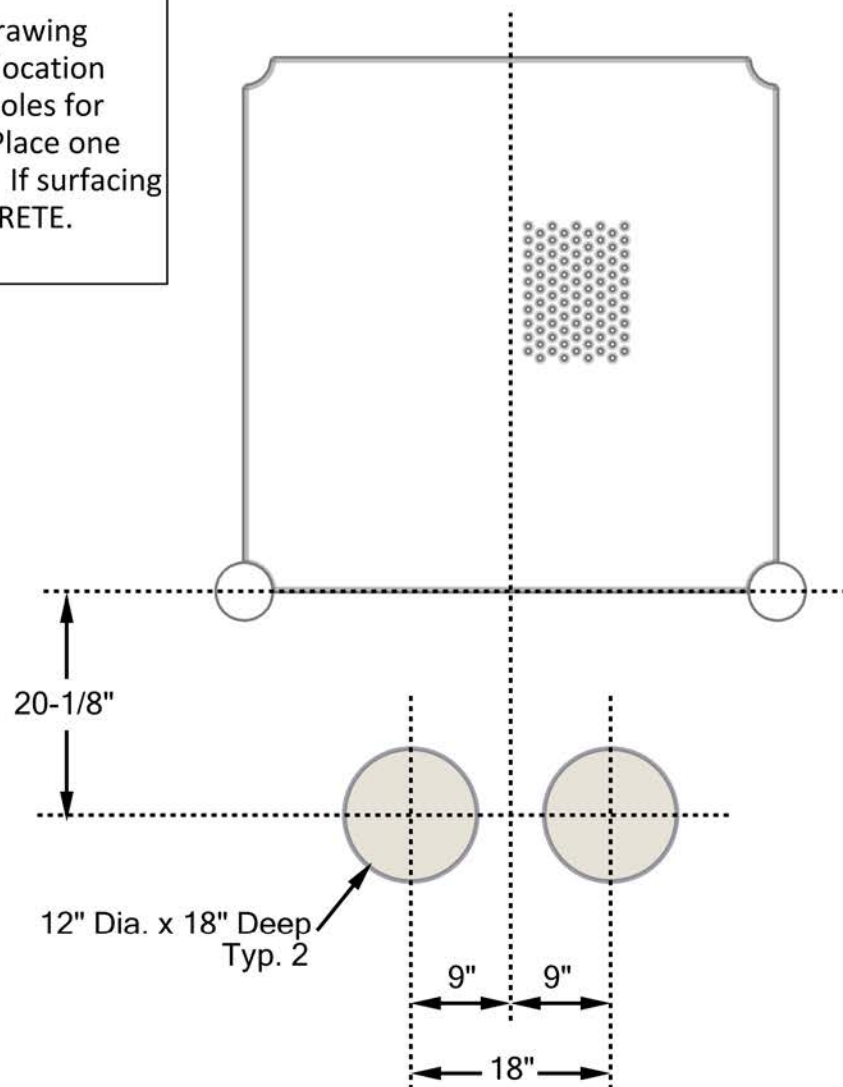
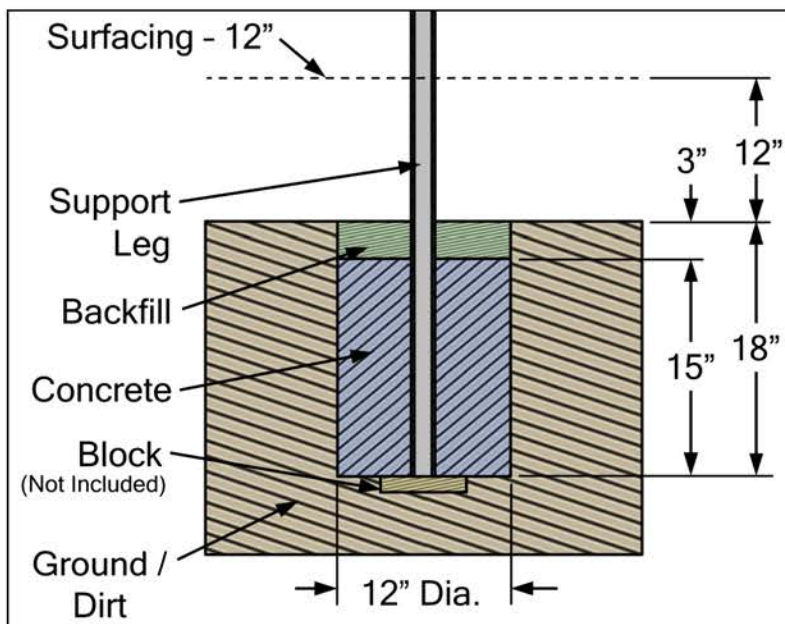
Guideline shows entry panel / gate, platform, and support posts in place. Installation of climber begins after entry panel / gate, platform, and support posts are fully installed. Required platform elevation are shown below. See Site Layout Drawing and Rendering for support post spacing and entry panel / gate style.



STEP 2

Prepare footing holes. Refer to site plan drawing and site elevation drawing for placement of all support posts. Installer is responsible for proper location of all support posts. Footing hole spacing is shown at right. Footing holes for support legs must be 12" diameter and 18" deep plus 12" surfacing. Place one block (not included) into bottom of each footing hole. See Detail 2-1. If surfacing is less than 12", deepen footing holes as needed. **DO NOT ADD CONCRETE.** Footing holes will be completed at STEP 4. Proceed to STEP 3.

Detail 2-1



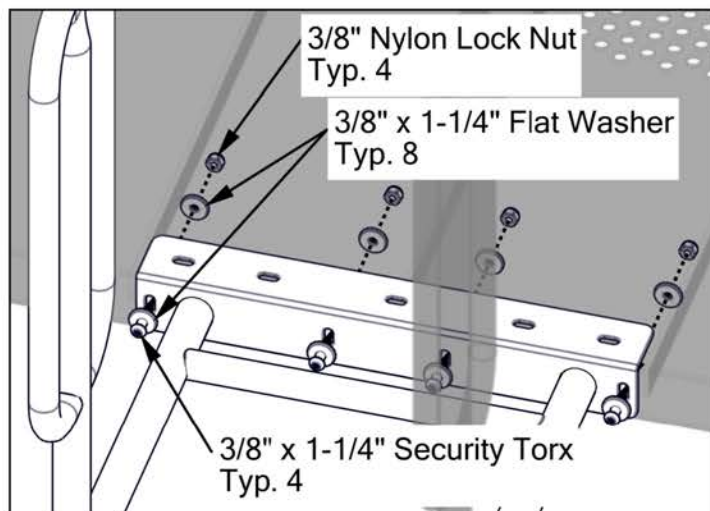
STEP 3

Place climber legs into footing holes. Place climber bracket against edge of platform. Secure climber to platform with four (4) 3/8" x 1-1/4" security Torx, eight (8) 3/8" x 1-1/4" flat washer, and four (4) 3/8" Nylon lock nuts. See Detail 3-1.

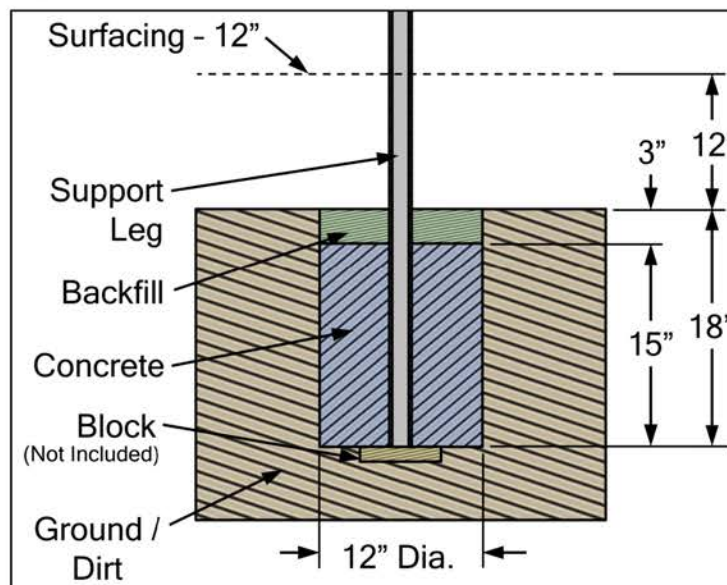
STEP 4

Complete setting of footing holes. Ensure blocks are beneath support legs. Fill footing holes with concrete to within 3" from ground surface. Allow concrete to cure based upon manufacturer's instructions. Backfill footing holes with dirt, flush with grade. See Detail 4-1 for footing hole details. Check all connections and ensure structure is stable. All concrete must be fully cured before use of structure. Installation is complete. Place one (1) Age Appropriate Sticker on structure in a clearly visible location.

Detail 3-1



Detail 4-1

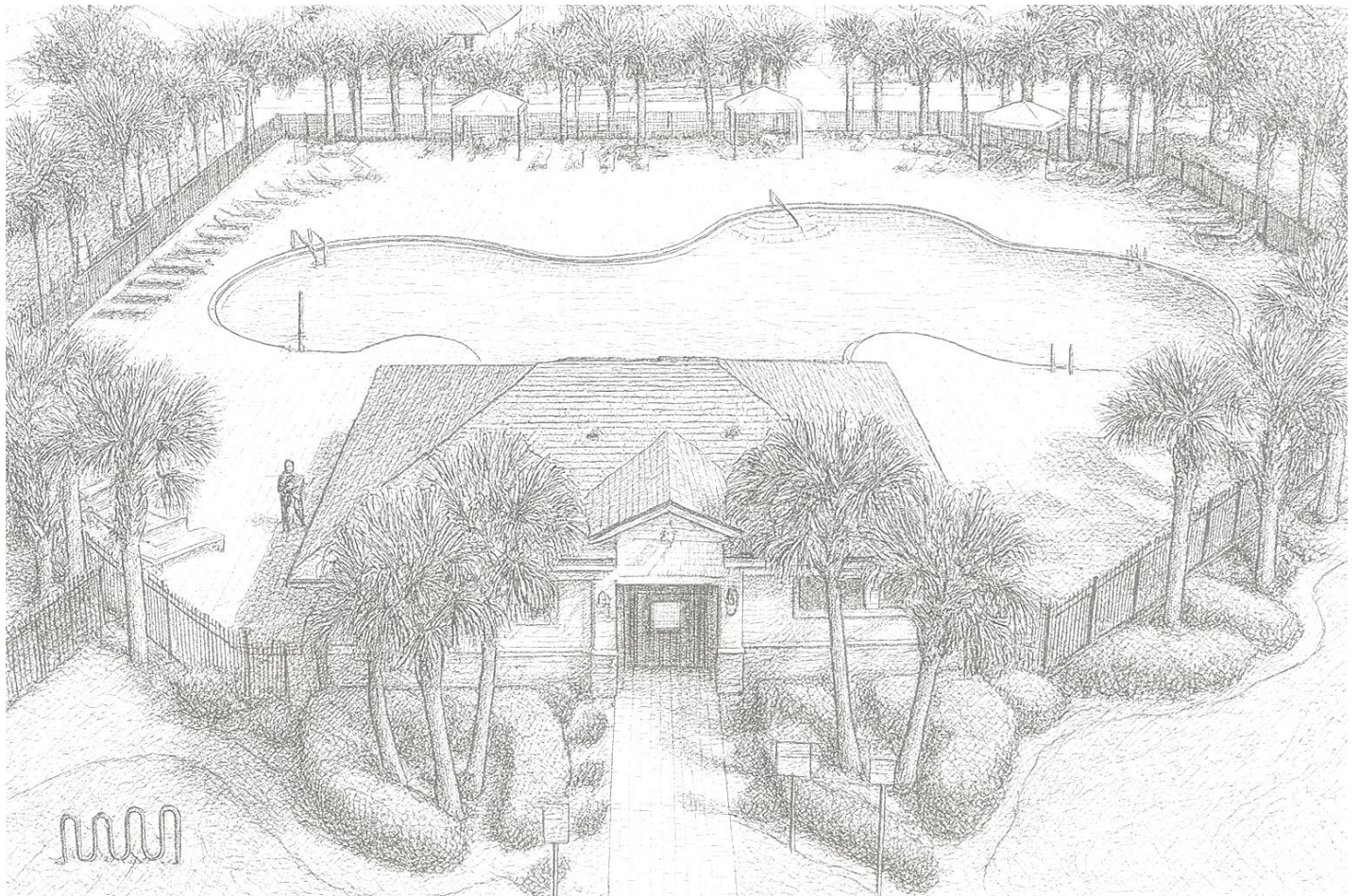


Man-Hole Climber

Block Beneath Leg
Typ. 2

EXHIBIT 33

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

From: [Kristen Anderson](#)
To: [Patricia Thibault](#)
Subject: HM2 - Phase 3 - (4) trees
Date: Monday, August 4, 2025 2:49:01 PM

Good afternoon Patricia,

There are (4) trees that are planted across from 1371 Woodlark Dr. Forgive my terminology, I believe they are planted at the entry/exit of an access easement.

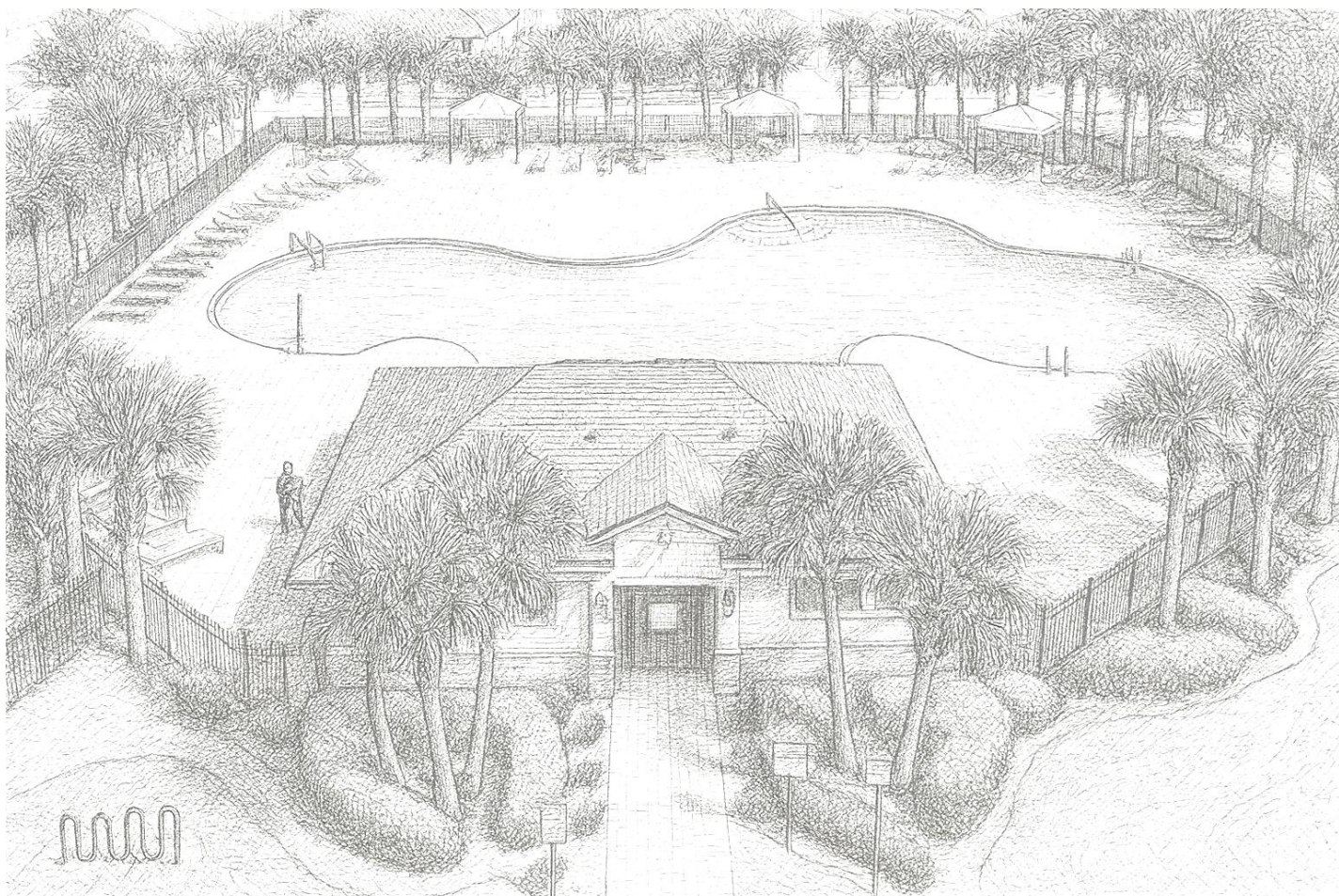
The CDD Board discussed these trees some time between November 2020 - November 2022. They were planted by an unidentified individual or group, not the CDD. They all appear to be a different type of tree. The Board and team discussed and decided to leave the trees.

With what experience I have since gained, I am concerned about these trees.

- Are they invasive?
- Will their root system affect any of the surrounding area?
- How large will they get? Will they eventually prevent access at that location - where landscapers need access to maintain the common property and homeowners need access for certain larger HOA approved projects?
- Things I'm not considering.....

Is this something that should be brought up under Supervisor requests?

Thank you,
Kristen Anderson



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT