Highland Meadows II
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING

DATE / TIME:	**LOCATION:**
Thursday, October 23, 2025	Shamrock First Baptist Church
4:30 P.M.	2661 Marshall Rd.
	Haines City, FL 33844

Anchor Stone MANAGEMENT

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, October 23, 2025,** at **4:30 P.M.** at the **Highland Meadows II CDD, Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844.**

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

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

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: October 23, 2025
Time: 4:30 P.M.
Location: Shamrock First Baptist 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 – Agenda Items *(limited to 3 minutes per individual)*

III. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

1. Discussion & Status of Permacast Wall Project
2. Discussion & Status of Missing ADA Ramp & Sidewalk
3. Presentation of Stantec Change Order for District Engineer Services for FY 25 – Increase to $30,000 — **EXHIBIT 1**

B. District Attorney – Kutak Rock

1. Discussion & Status of Appraisal for Polk Regional Water Cooperative Submitted Appraisals for Board Consideration - $482,900
2. Presentation for Approval - Supplemental Engineers Report – Series 2019 *(to be distributed)* — **EXHIBIT 2**
3. Presentation for Approval – Addendum to the Supplemental Assessment Methodology (Phase 7 and 7A) *(to be distributed)* — **EXHIBIT 3**

IV. Business Matters

A. Presentation of SwingSet Contract – Final Approval Before Disbursement

1. Option 2 - No Demolition - $111,918.39 — **EXHIBIT 4**
2. Presentation of Proposal for Demolition: Good Home Services: $5,500 — **EXHIBIT 5**

V. JCS Security Updates

VI. Field Services Report

A. Presentation of the Highland Meadows II Task List & Maintenance Inspection Check List — **EXHIBIT 6**

B. Consideration of Proposal – Good Home Services – Extra LED Lights in the Women's Bathroom - $310 — **EXHIBIT 7**

VII. Administrative Matters

A. Consideration for Acceptance– September 2025 Unaudited Financial Statements. — **EXHIBIT 8**

B. Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – September 25, 2025 — **EXHIBIT 9**

C. Consideration for Approval – District Counsel Invoice — **EXHIBIT 10**

D. Ratifications:

1. Presentation of Final Contract with Mele Environment for Landscape Services — **EXHIBIT 11**
2. Presentation of Final Boltons Towing Agreement — **EXHIBIT 12**
3. Image 360 Proposal for Signage - $216.19 — **EXHIBIT 13**
4. Danielle Fence - 1455 Lassen Street - $2,136 — **EXHIBIT 14**
5. Prince & Sons – Irrigation Proposal - $497.74 — **EXHIBIT 15**

VIII. Other Matters to be Introduced

1. Discussion of Cooper Pools Proposal for Classic Pump - $688 — **EXHIBIT 16**

IX. District Manager

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

A. Discussion of Request of Phase 5 to Utilize Field Behind Mail Boxes for Community Events – Pot Luck , Tents, Etc.

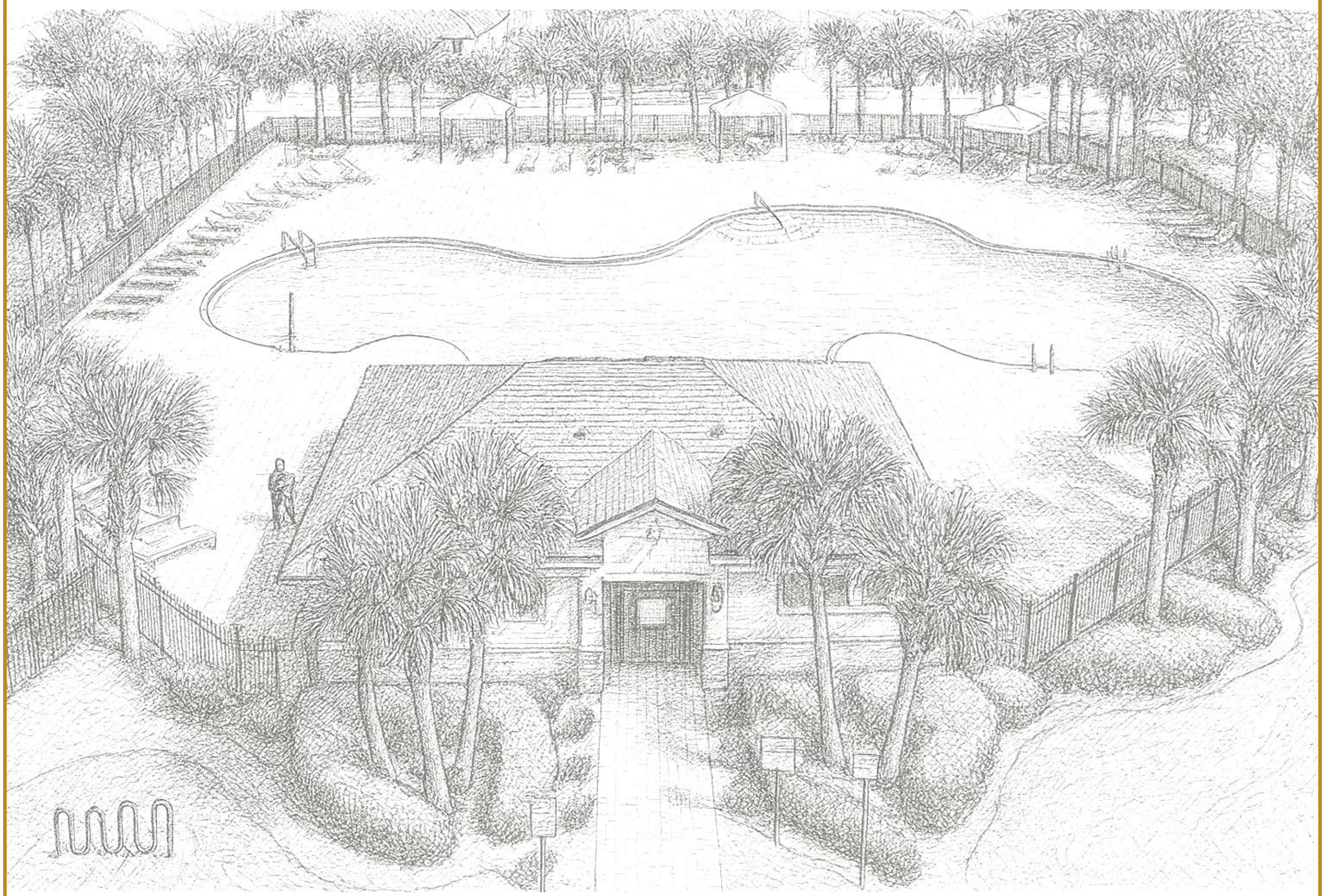
XI. Supervisor Requests

A. Discussion of Retention Block Wall Behind 253 Merlin Street , Experiencing Block Shifts - Non District Property

XII. Adjournment

EXHIBIT 1

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	2025-1	Date	23 September 2025
"Stantec"	Stantec Consulting Services Inc.		
	Stantec Project # 238202256		
	380 Park Place Blvd., Suite 300 Clearwater, FL 33759 Ph: (352) 754-1240 email: greg.woodcock@stantec.com		
"Client"	Highland Meadows II Community Development District		
	Client Project #		
	255 Primera Blvd., Suite 160 Lake Mary, FL 32746 Ph: (813) 565-4663 email: HighlandMeadows2@AnchorStoneMgt.com		

Project Name and Location: Agreement for Professional Engineering Services

In accordance with the original Professional Services Agreement dated 22 May 2025 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

General consulting efforts for 2025 fiscal year support.

Total fees this Change Order	$	20,000.00
Original agreement amount	$	10,000.00
Total Agreement	**$**	**30,000.00**

Effect on Schedule: none

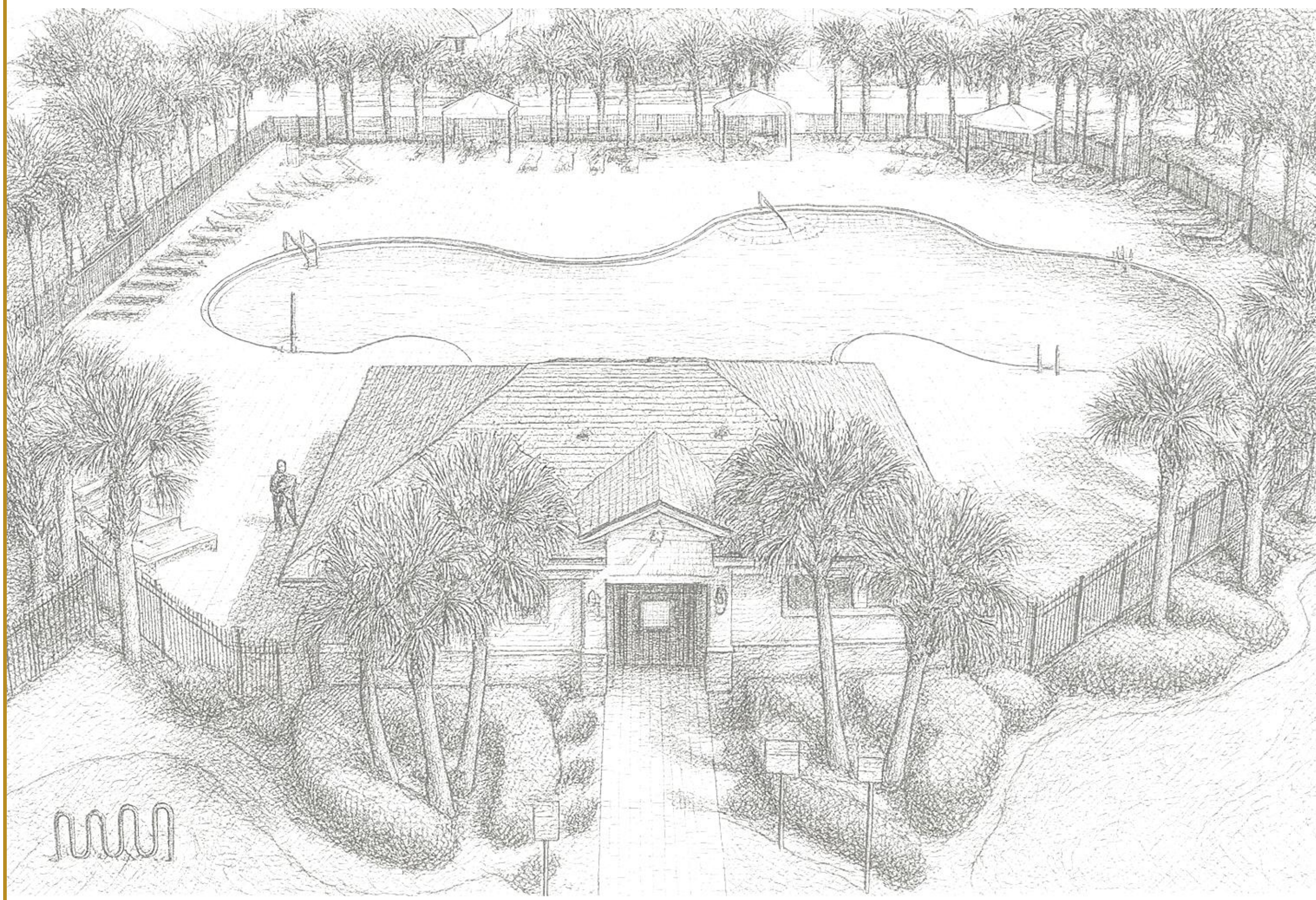
Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

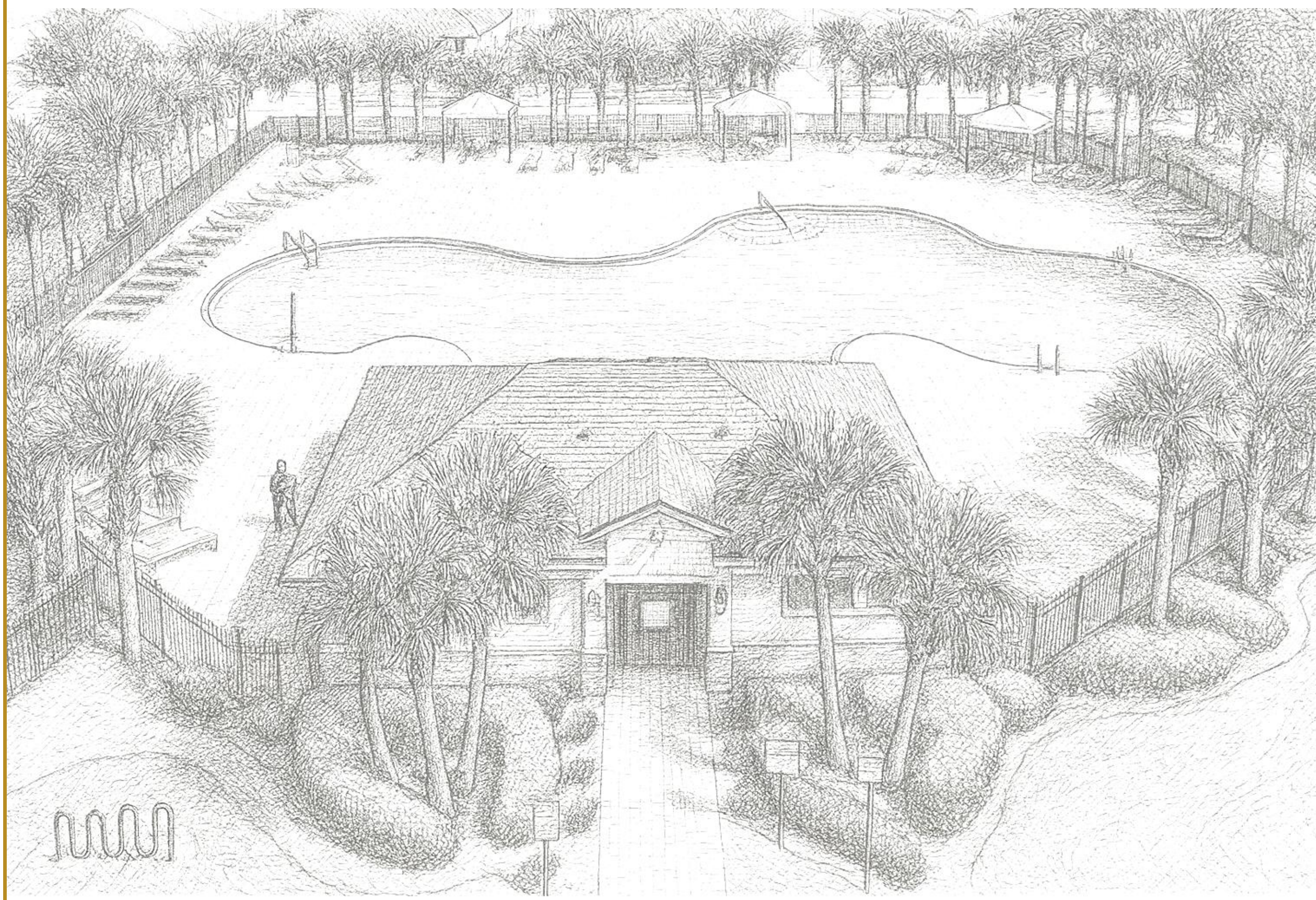
Stantec Consulting Services Inc.		**Highland Meadows II Community Development District**	
	Greg Woodcock, Project Manager Print Name and Title		Print Name and Title
Signature		Signature	
Date Signed:		Date Signed:	

EXHIBIT 2

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

RETURN TO AGENDA

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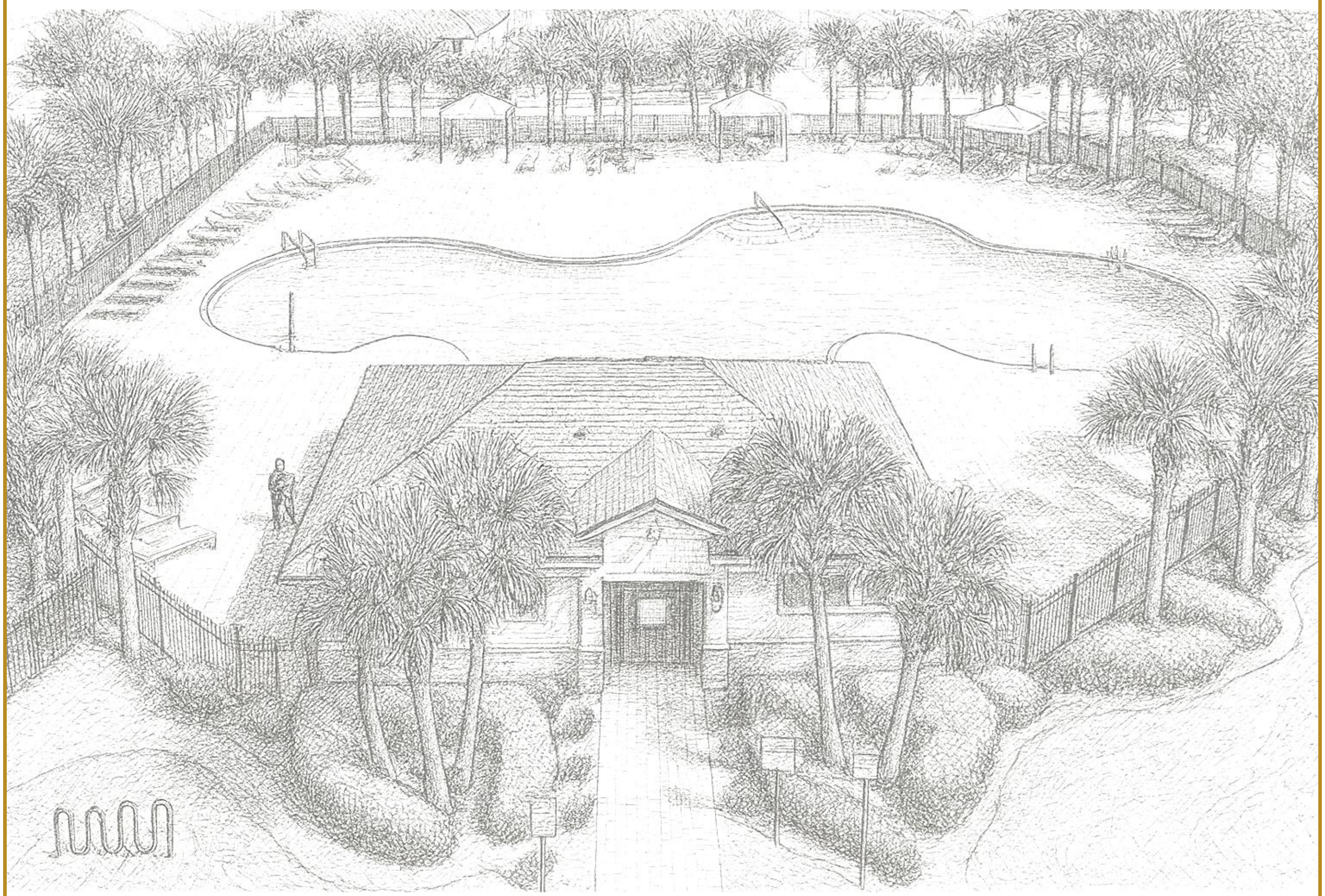
HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

RETURN TO AGENDA

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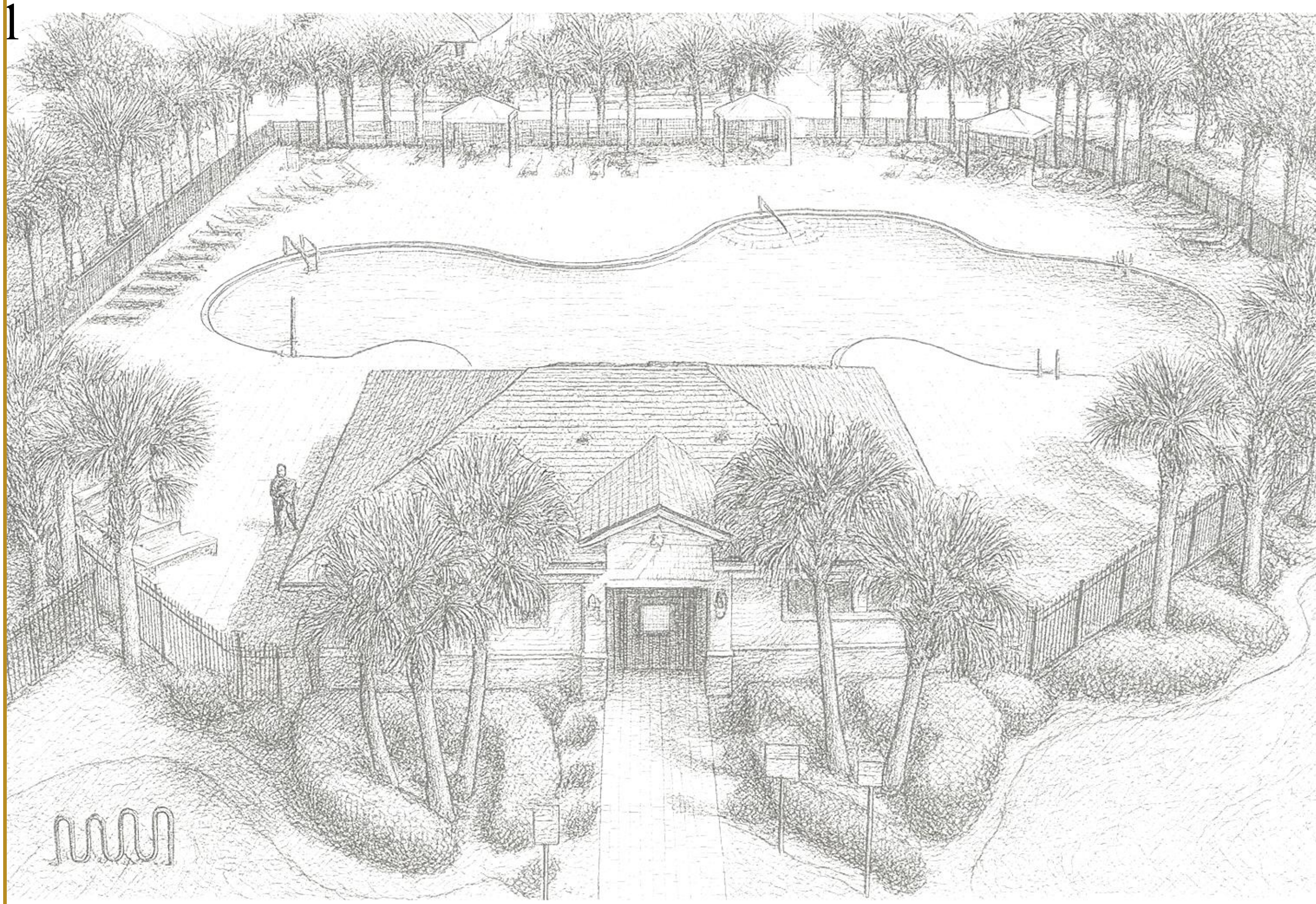

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

10/06/2025
Quote #
108529-01-03

Highland Meadows - Opt.2 - Rev.1

Anchor Stone Management
Attn: Patricia Thibault
1015 Condor Drive
Haines City, FL 33844
United States
Phone: 407-966-7629

Ship to Zip 33844

Quantity	Part #	Description	Unit Price	Amount

		~~-
		• ***Customer responsible for:***
		  ◦ *Providing access to site*
		  ◦ *Providing site plan*
		  ◦ *Removing all existing equipment*
		• ***Close up image of shade required prior to order to confirm shade elbow***		

1	Utility	5-Star Plus - Utility Locate	$1,400.00	$1,400.00
1	178749	GameTime - Owner's Kit	$92.08	$92.08
1	RDU	GameTime - 5-12 PrimeTime System	$25,545.00	$25,545.00
		(2) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(1) 12024 -- 3 1/2" Uprt Ass'Y Alum 9'		
		(5) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(4) 12026 -- 3 1/2" Uprt Ass'Y Alum 11'		
		(1) 12217 -- 2'-6"/3'Horiz Ladder Atth		
		(2) 18200 -- 36" Sq Punched Deck P/T 1.3125		
		(1) 18679 -- Bongos		
		(1) 18692 -- Single Thunder Ring		
		(1) 18766 -- Fun Seat 36"		
		(1) 19001 -- Entry Way		
		(1) 19005 -- Transfer System W/Barrier (2' Rise)		
		(1) 14408 -- 4'-6" & 5' Corkscrew Climber		
		(1) 19198 -- 26" Bubble Panel		
		(1) 19327 -- Pod Climber		
		(1) 19793 -- Double Zip slide 5'-0"		
		(1) 19917 -- Modern Transfer w/Guardrail 2' Rise		
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	$1,350.00	$1,350.00
1	RDU	GameTime - 2-5 PrimeTime System	$33,142.00	$33,142.00
		(1) 12022 -- 3 1/2" Uprt Ass'Y Alum 7'		
		(5) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(3) 12024 -- 3 1/2" Uprt Ass'Y Alum 9'		
		(2) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(1) 12704 -- Therapeutic Ring Attach		
		(6) 18201 -- 36" Tri Punched Deck P/T		

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Quantity	Part #	Description	Unit Price	Amount
		(1) 18679 -- Bongos		
		(1) 14481 -- Arch Climber 2'-0"		
		(1) 19094 -- Schooner (2'-6" & 3')		
		(1) 19288 -- Tunnel-Up Climber (Attachment)		
		(1) 19330 -- Spiral Step Climber 3' & 3'6"		
		(1) 19791 -- Dbl Rumble & Roll 2'-6"/3'		
		(1) 19873 -- Sunblox Hex Umbrella Canopy		
		(1) 19916 -- Modern Transfer w/Guardrail 1' Rise		
		(1) H12068 -- 13' Heavy Wall Upright		
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	$1,350.00	$1,350.00
1	RDU	GameTime - Xscape Area	$17,291.12	$17,291.12
		(8) 26094 -- Triangular Shroud		
		(1) 36000 -- Bubble Climbing Wall		
		(1) 36006 -- Fun Seat		
		(1) 36007 -- Ashiko & Djembe		
		(1) 36008 -- Rock Climbing Wall		
		(1) 36014 -- Arched Chain Net Link		
		(1) 36023 -- 3 Way X-Pod Step		
		(2) 36028 -- Single Link Cross Beam		
1	RDU	GameTime - Single-Bay ADA PrimeTime Swing Set	$2,933.00	$2,933.00
		(2) 5287 -- Belt Seat for 8' Toprail		
		(1) 5316 -- 8' Primetime Swing Frame		
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!*	$26,550.00	$26,550.00
1	FABRIC	GameTime - Hip Shade Fabric - 28x23x8	$4,475.80	$4,475.80
1	Permits	5-Star Plus - Building Permits- *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted.* ***Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.***	$1,500.00	$1,500.00
140	EWF-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth- *per cubic yard - ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant* *Approx.~ 4120 SF* *To be blown in*	$59.70	$8,358.00
1	GRANT	DRP Promo - GameTime Grant Promotion Funding Discount- *Order must be placed prior to October 24th, 2025*	($16,706.08)	($16,706.08)

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Quantity	Part #	Description	Unit Price	Amount
1	GRANT-CWO	DRP Promo - GameTime Grant Promotion Funding Discount - Payment in Full- *Order must be placed prior to October 24th, 2025 & Check Payment in Full must be supplied at the time of order.*	($2,331.91)	($2,331.91)
			Sub Total	$104,949.01
			Discount	($6,124.12)
			Freight	$13,093.50
			Total	**$111,918.39**

This quote was prepared by Veronica Salles, Project Manager.
For questions or to order please call - 800-432-0162 ext. 100 veronica.salles@gametime.com

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are needed and are also not included unless specifically listed in pricing. Any costs for muncipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **150 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the muncipality level). It is expected that the **owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. **The permit process can not begin until appropriate and current site plans are provided by owner.** If there are no current surveys or site plans available, the owner may be required to obtain a new survey for the permit. This is the responsibility of the owner to obtain. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

GameTime requires a minimum deposit of 100% ($111,918.39) upon placing an order. Also inquire about an additional cash discount available when full payment is received at time of order.
Payment Terms: Payment in Full with Order!
This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.
Pricing: Firm for 60 days from date of quotation.
Shipment: F.O.B. factory.
Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.
Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; lift gate delivery; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an indepedent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

ORDER INFORMATION

Bill To: ____________________________ Ship To: ____________________________

Contact: ____________________________ Contact: ____________________________

Address: ____________________________ Address: ____________________________

Address: ____________________________ Address: ____________________________

City, State, Zip: ____________________ City, State, Zip: ____________________

Tel: ____________ Fax: ____________ Tel: ____________ Fax: ____________

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10/06/2025
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Highland Meadows - Opt.2 - Rev.1

SALES TAX EXEMPTION CERTIFICATE #: ____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

Acceptance of quotation:

Accepted By (printed): ____________________________________ P.O. No: ____

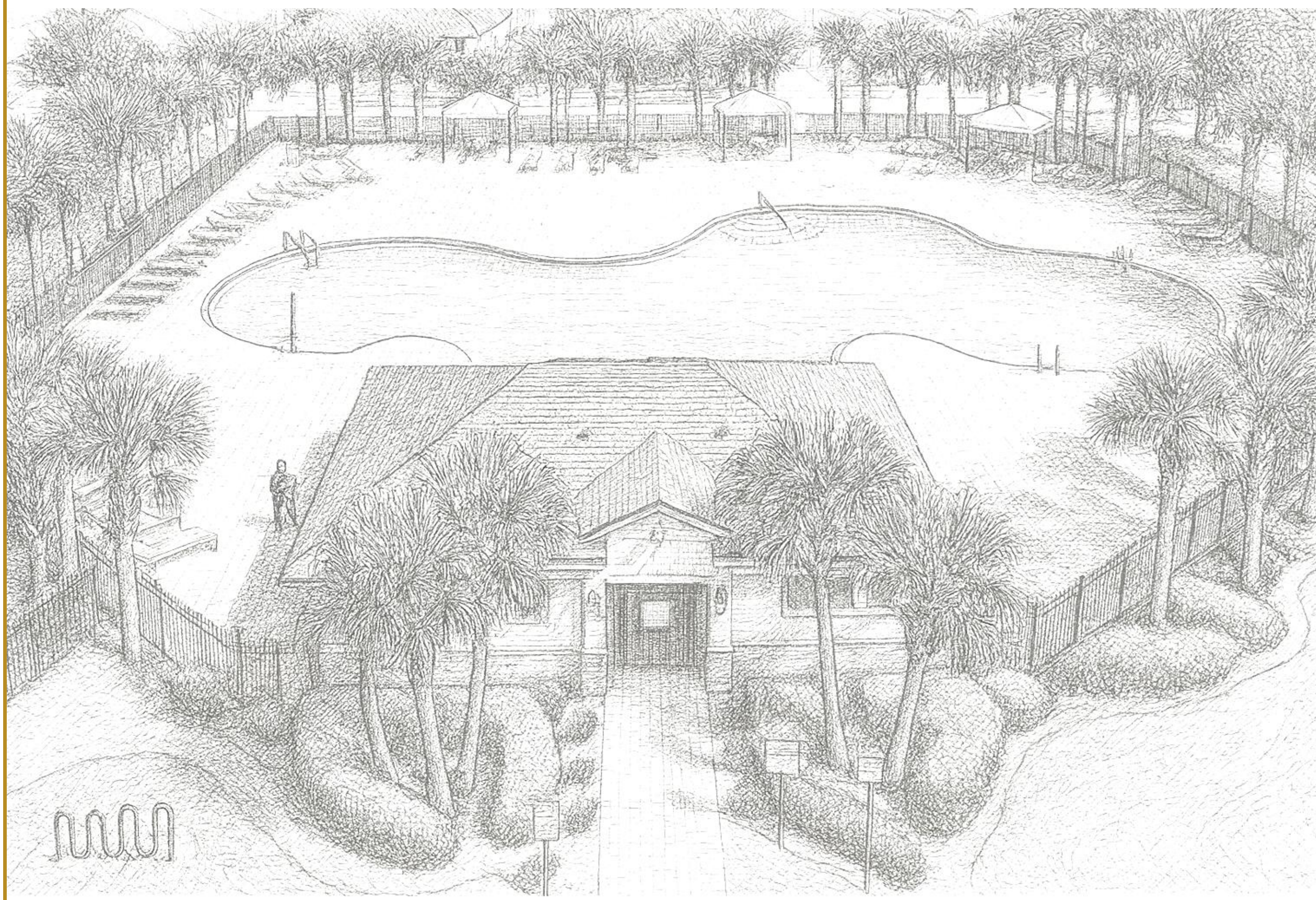
Signature: ____ Date: ____

Title: ____ Phone: ______________________________________

E-Mail: ____ Purchase Amount: **$111,918.39**

EXHIBIT 5

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE

Prepared For

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

Good Home Services LLC

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

Estimate #	395
Date	10/16/2025

Description	Total
Remove Playground	$5,500.00
Re-locate playground (additional to the removal)	$850.00

Remove Playground — $5,500.00

This is for labor to remove the playground at 1015 Condor.
Good Home Services will remove the structures, and the footings of the playground. The black edging around the playground will be left in place, as well as the mulch and benches that are currently there.
When the structures are removed, staking and caution tape will be placed in the area, Good Home Services will not be liable for adding extra soil to where the footers are removed, but will level out the areas as best we can with what is present.
Some equipment will have to be used to help pull out the footers of the structure and will have to roll over the grass in the area to access the playground, Good Home Services will not be liable for damage to the existing grass surrounding the area.
The structures (as currently known) will be hauled off and disposed of.

Re-locate playground (additional to the removal) — $850.00

If the playground is going to be relocated for reinstalling, the structure will be taken down and a set of instructions will be put together as well as all of the hardware will be retained.
The structures will be moved to the new location and left for installation.
It is possible there could be damage to parts from the removal stage of this process, Good Home Services will not be liable to replace these parts, and would have to be replaced under the guidance of a qualified person.

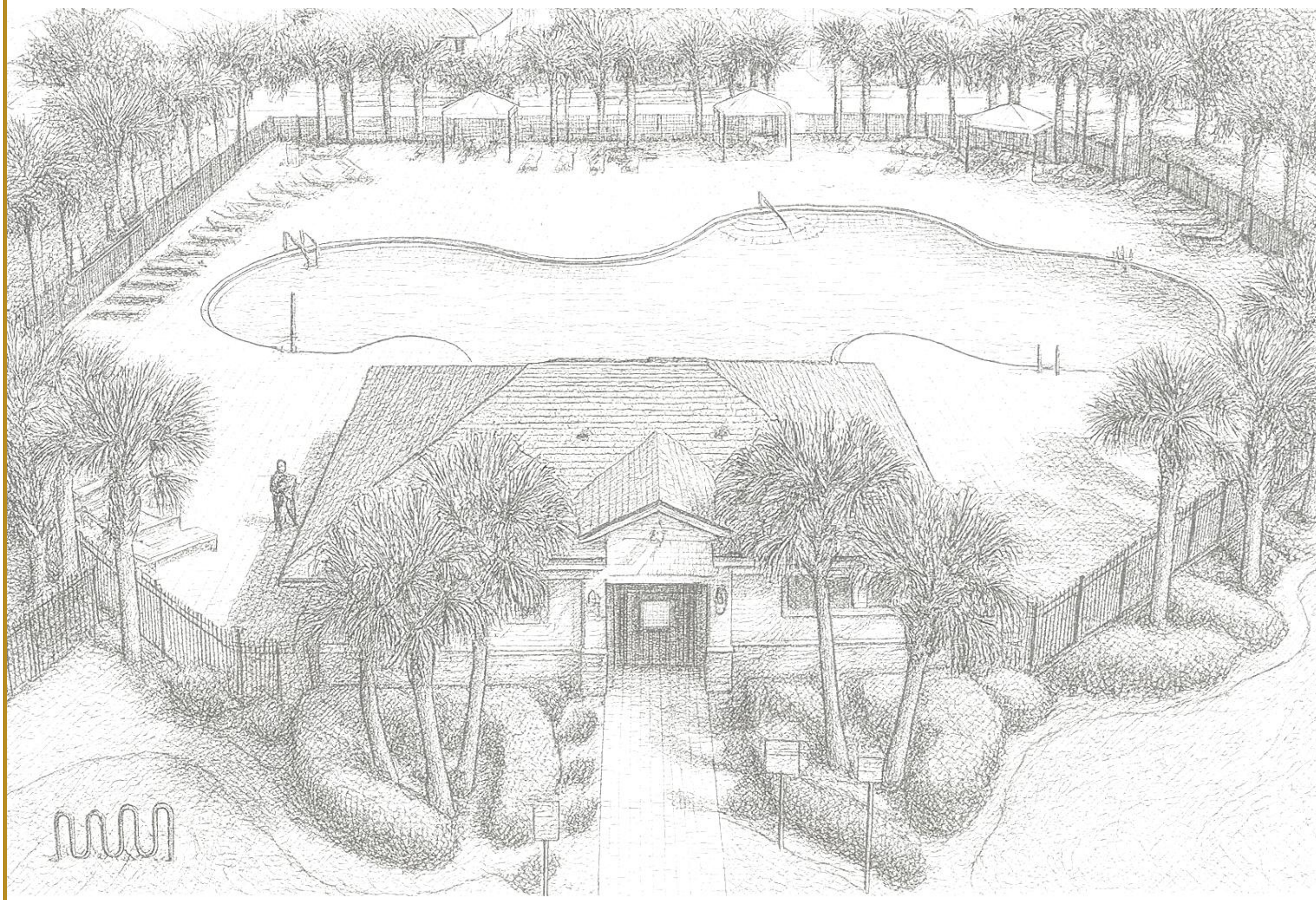
Subtotal	$6,350.00
Total	**$6,350.00**
Deposit Due	**$3,175.00**

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 6

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

OCTOBER TASK LIST

Date	Issue	Matter to be resolved	Assinged To	Notes
6/18/2025	Monumnet Signage Painting	In Progress	Austin	This was approved for Good Home Services and they will address. This wil be addressed by Tuesday the 21st of October
6/26/2025	Playground Repairs	On Hold	Austin	The playground will now be demoed and a proposal is on the October agenda
6/26/2025	Pool Signage	Proposal Approved	Austin	Signage will be installed within the week
6/26/2025	Pay the Church	Scribe a Check	Austin/Patricia	Pay Church After Meeting
6/26/2025	Erosion Proposals	COMPLETED	Greg	Project is complete
6/26/2025	ADA Mat Proposals	COMPLETED	Austin	Zeus work has been completed & additional mat has been completed
6/26/2025	Budget and Vision Project Update	Awaiting Final Amounts	Patricia	Awaiting close out on Permacast project and then will advance
7/9/2025	Proposal for Monitoring to Sheriff	COMPLETED	JCS/ECS	This has been installed and LEO has been very responsive
7/11/2025	Permacast	Need Start Date	Greg	Greg will provide further status at meeting - staking proopsal already approved, Good Homes for fence tear down approved, bush hog has been completed
7/24/2025	Sign Audit - Down signs	On Hold	Austin	On Pause til After Hurrican Season
7/24/2025	Pool Cabanas	On Hold	Austin	On hold till financial analysis completed
7/24/2025	Proposal for landscape maintenance	COMPLETED	Austin	Mele Landscape Contract has been executed and final is presented on the agenda
8/20/2025	Sidewalk Project	COMPLETED	Greg	Prohect is complete
8/28/2025	Electricity for Monuments & Monument Lighting	In Progress	Austin	Good Homes awarded the maintenance bases on their proposal. To be completed by October 24th
8/28/2025	Monument Bush Trimming	Await Mele	Austin	Direction given to Mele to start to trim down when they start on landscape mantenance
9/12/2025	No Parking Curb Stencils	COMPLETED	Austin	Met with vendor, completed - punch list items to finish.
9/12/2025	ADA Mat Install	COMPLETED	Austin	Completed, Ph 7 needs sidewalk install, final status on the October agenda
9/12/2025	Bench at Park Replacement	On Hold	Austin	On Hold for potential playground install
09.25.2025	Replacement of LED Lights in Restroom	COMPLETED	Austin	Good Homes Services installed the new lights. And advised there are additional lights tovr the mirror and will advance proposal

Anchor Stone Management
Monthly Maintenance Inspection Report
Area: Pool / Playground
Month: September

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	10	No Ponds
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	10	
Turf Fertility - Non Bahia - Color and Growth Density		15	10	
Turf Areas - Weed Control		10	9	
Bed Weed Control		10	5	Weeds in pool deck
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	9	
Shrub Fertility & Vitality		10	8	
Debris & Trash Management		10	9	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	79%	100	79	

Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	10	Only receiving irrigation reports, not landscape
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	80%	50	40	

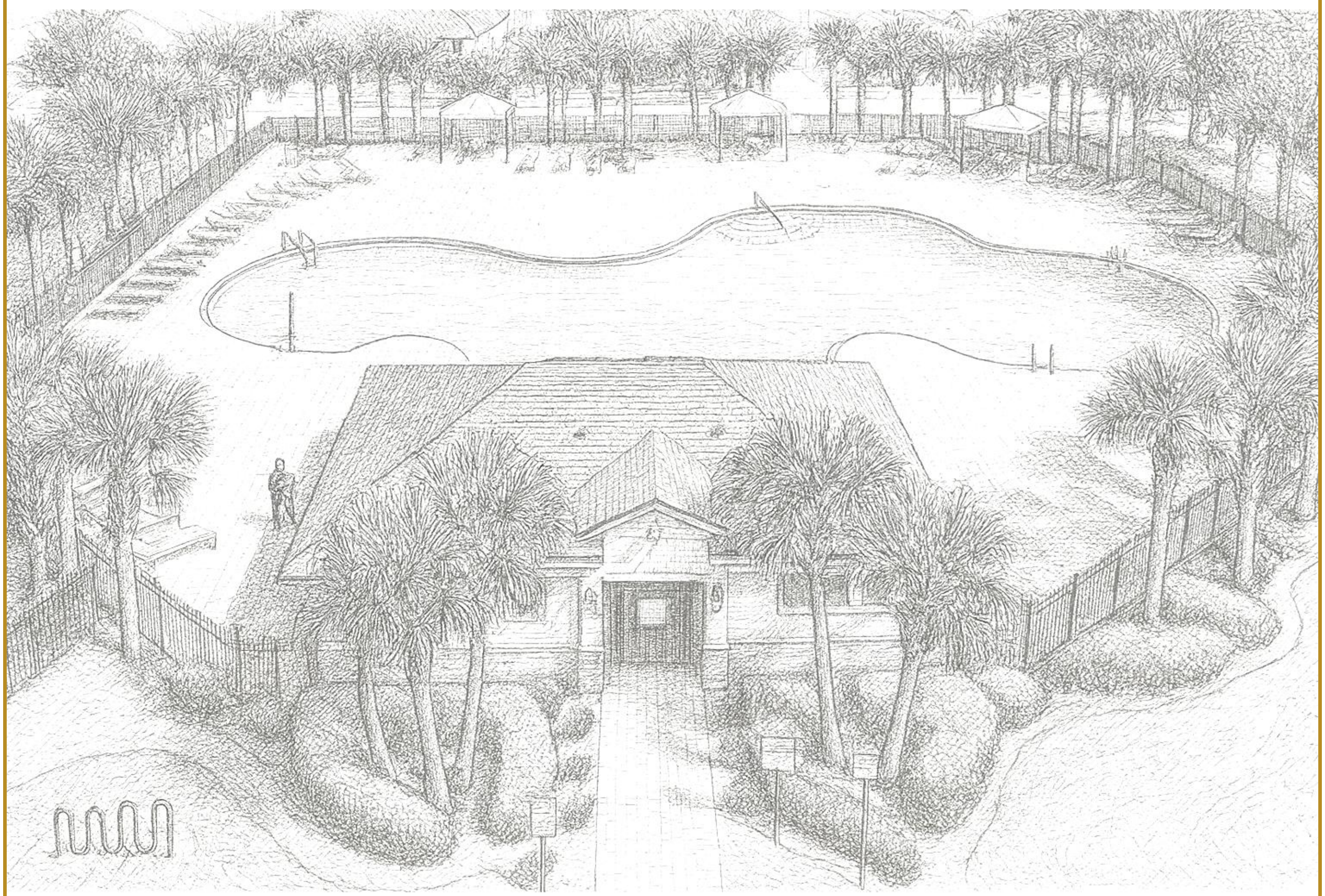
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordnace with Contract Terms Schedule		10	8	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplmental Items- Failure is at 80%:16 or below	90%	20	18	

Pond Inspection Items		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort.				
Arrowhead is good plant material		50	50	NA
Pond Debris & Trash in Pond and On Pond Bank		50	50	NA
Total Points Pond Inspection- Failure is at 80%:80 or below	100%	100	100	

Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	7	Some small ant trails by utility closet
Pool Appears to Be Cleaned		10	7	Some debris and bugs in pool
Pool Maintenance Logs are Present		10	10	
Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily		10	10	
Total Points Amenity Center Inspection. Failure is at 80%		100	94	

EXHIBIT 7

RETURN TO AGENDA



HIGHLAND MEADOWS II
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ESTIMATE

GOOD HOME SERVICES LLC

Prepared For

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

Good Home Services LLC

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

Estimate #	396
Date	10/16/2025

Description	**Total**
Replace bulbs for mirrors in the pool bathrooms This is to replace the fluorescent bulbs in the mirror lights at the pool bathrooms at 1015 Condor.	$225.00
Replace (2) extra bulbs in Womens bathroom This is for replacing (2) extra bulbs in the Women's bathroom at the pool, (it was unknown there were fixtures in the Women's bathroom from the first estimate).	$85.00

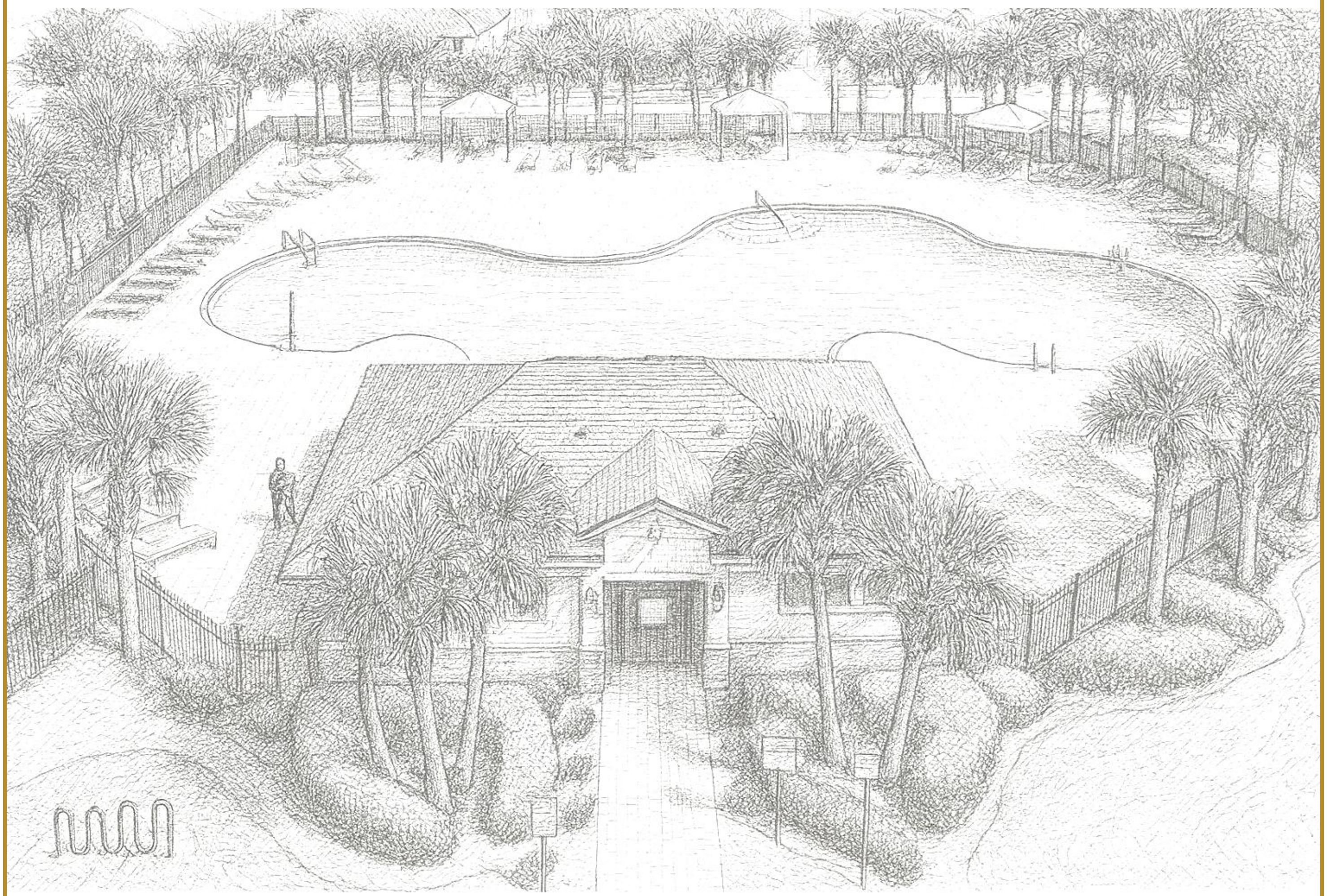
Subtotal	$310.00
Total	**$310.00**

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 8

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

Highland Meadows II
Community Development District

Summary Financial Statements
(Unaudited)

September 30, 2025

Highland Meadows II
Balance Sheet
September 30, 2025

#		General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1	**Assets:**					
2	Cash - Operating Account BU	$ -	$ -	$ -	$ -	$ -
3	Cash - Money Market Account	585,198	506,384	-	-	1,091,582
4	Cash - Money Market Account-Restricted Cash	-	-	-	-	-
5	Cash - Operating Account South State	4,978	-		-	4,978
6	Cash - Reserve Fund					
7	Investments:					
8	Revenue Trust Fund	-	-	1,240,369	-	1,240,369
9	Interest Fund	-	-	-	-	-
10	Debt Service Reserve Fund	-	-	718,250	-	718,250
11	Prepayment Fund	-	-	1,610	-	1,610
12	Optional Redemption	-	-	10	-	10
13	Acquisition and Construction	-	-	-	605,384	605,384
13	On Roll Asssessments Receivable	-	-	-	-	-
14	Accounts Receivable	-	-	-	-	-
15	Due from Other Funds	-	-	-	-	-
16	Due from General Fund	-	-	36,741	15,818	52,559
16	Deposits	2,390	-	-	-	2,390
17	Prepaid Items	13,724	-	-	-	13,724
18	**Total Assets**	**$ 606,291**	**$ 506,384**	**$ 1,996,980**	**$ 621,202**	**$ 3,730,856**
19	**Liabilities:**					
20	Accounts Payable	$ 52,752	$ -	$ -	$ -	$ 52,752
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	34	-	-	-	34
26	Due to Reserve Fund	-	-	-	-	-
27	**Fund Balance:**					
28	Non-Spendable:	16,114	-	-	-	16,114
29	Assigned	-	506,384	-	-	506,384
30	Unassigned	283,551	-	-	-	283,551
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	46,674				46,674
34	Restricted	-	-	1,996,980	621,202	2,618,182
35	Net Change in Fund Balance	0	-	-	-	0
35	**Total Liabilities & Fund Balance**	**$ 606,291**	**$ 506,384**	**$ 1,996,980**	**$ 621,202**	**$ 3,730,856**

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 2025

		Adopted Budget	Budget Year to Date	Actual Year to Date	Variance (Over)/Under Budget
1	**Revenues:**				
2	Special Assessments	$ 848,025	$ 848,025	$ 851,068	$ 3,043
3	Interest Income	-	-	49,867	49,867
4	Miscellaneous Revnue	-	-	25	25
5	Fund Balance Forward	549,097	304,511	304,511	-
6	**Total Revenues**	**1,397,122**	**1,152,536**	**1,205,471**	**52,935**
7	**Expenditures:**				
8	**Financial & Administrative**				
9	Supervisor Compensation	24,000	24,000	10,600	13,400
10	District Management	56,800	56,800	39,510	17,290
11	District Engineer	10,000	10,000	31,556	(21,556)
12	Dissimination Agent	7,000	7,000	5,833	1,167
13	Trustee Fees	24,000	24,000	17,304	6,696
17	Dues, Licenses & Fees	175	175	175	-
14	Auditing Services	4,000	4,000	7,150	(3,150)
15	Arbitrage Rebate Calculation	2,700	2,700	-	2,700
16	Public Officials Liability Insurance	2,922	2,922	2,922	-
17	Legal Advertising	3,000	3,000	760	2,240
18	Website Hosting, Maintenance & Backup	2,015	2,015	1,538	478
19	Miscellaneous Fees	1,500	1,500	1,641	(141)
20	Tax Collector/Property Appraiser Fee	20,500	20,500	22,026	(1,526)
21	Postage & Delivery	1,000	1,000	2,775	(1,775)
22	Assessment Roll	5,200	5,200	4,333	867
23	Administrative Contingency	33,000	33,000	3,049	29,951
24	District Counsel	35,000	35,000	39,672	(4,672)
25	**Total Financial & Administrative**	**232,812**	**232,812**	**190,842**	**41,970**
26	**Security Operations**				
27	Security Services & Patrol	75,000	75,000	65,248	9,752
28	Access Control Maintenance & Repair	5,000	5,000	8,430	(3,430)
29	**Total Security Operations**	**80,000**	**80,000**	**73,678**	**6,322**
30	**Utilities**				
31	Utility Services	28,000	28,000	6,727	21,273
32	Utility - Streetlights	62,400	62,400	77,647	(15,247)
33	Utility Services	6,000	6,000	5,523	477
34	**Total Utilities**	**96,400**	**96,400**	**89,898**	**6,502**

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 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	192,000	192,413	(413)
39	Irrigation Maintenance and Repair	16,000	16,000	10,747	5,253
40	Landscape - Fertilizer	36,000	36,000	-	36,000
41	Landscape Replacement Plants & Shrubs	30,000	30,000	7,755	22,245
42	Miscellaneous Expenditure	12,000	12,000	3,997	8,003
43	Maintenance Repairs	10,000	10,000	216	9,784
44	Sidewalk Maintenance & Repair	8,000	8,000	880	7,120
45	Capital Projects	269,814	223,143	223,143	-
46	**Total Other Physical Environment**	**600,120**	**553,449**	**471,786**	**81,664**
47	**Parks & Recreation**				
48	Pool Services Contract	63,600	63,600	53,972	9,628
49	Amenity Facility Janitorial Service Contract	21,600	21,600	26,283	(4,683)
50	Telephone, Internet, Cable	3,000	3,000	2,116	884
51	Maintenance & Repairs	13,807	13,807	13,561	246
52	Pest Control & Termite Bond	1,000	1,000	1,138	(138)
53	Miscellaneous Expenditure	5,000	5,000	2,915	2,085
54	Office Supplies	500	500	-	500
55	**Total Parks & Recreation**	**108,507**	**108,507**	**99,985**	**8,522**
56	**Total Expenditures before other financing sources (uses)**	**1,117,839**	**1,071,168**	**926,188**	**144,980**
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**	**-**	**(197,915)**	**0**	**197,916**
64	**Fund Balance - Beginning**			**792,187**	
	Increase In Emergency Reserves			50,000	
	Decrease in Fund Balance Forward			(304,511)	
65	**Fund Balance - Ending**			**$ 537,676.31**	

Highland Meadows II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 2025

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Interest Earnings	$ -	$ 6,384
3	**Total Revenues**	**-**	**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**	**-**	**$ 506,384.05**

Highland Meadows II
Debt Service Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 2025

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments	$ 1,222,442	$ 1,226,826
3	Interest	-	70,951
4	**Total Revenues**	**1,222,442**	**1,297,777**
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 souces (uses)**	**1,222,442**	**1,221,964**
10	**Excess Expenditures Over (Under) Revenues**	**-**	**75,813**
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**	**-**	**$ 1,996,980.09**

Highland Meadows II
Capital Project Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through September 30, 2025

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Interest	-	$ 24,223.47
3	**Total Revenues**	**-**	**24,223**
4	**Expenditures:**		
5	Requisition Expense	-	-
6	**Total Administrative**	**-**	**-**
7	**Total Expenditures before other souces (uses)**	**-**	**-**
8	**Excess Expenditures Over (Under) Revenues**	**-**	**24,223**
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**	**-**	**$ 621,200.80**

Highland Meadows II
Check Register
September 30, 2025

Balance per Bank Statement	$	80,775.67
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(75,797.42)
	$	**4,978.25**
Beginning Balance	$	71,136.56
Receipts		50,058.00
Disbursements		(116,216.31)
Balance per Book	**$**	**4,978.25**

Highland Meadows II
Check Register
FY2025

Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
9/30/24			**Beginning Balance**	**$ 85,564.94**	**$ -**	**$ 106,872.16**
10/1/24	100124ACH	Duke Energy	1000 DUNLIN ST. SIGN Aug 07 24 to Sep 06 24	$ 52.96		$ 106,819.20
10/1/24	100134	A&E Dream Homes, LLc	Invoice: 1055 (Reference: Janitorial Service Week of 08/25/2024 ? 08/31/2024.) Invoice: 108	$ 1,600.00		$ 105,219.20
10/2/24	100224ACH1	Duke Energy	Reference: 1271 Woodlark Dr Lift, Aug 08 24 to Sep 09 24	$ 154.09		$ 105,065.11
10/2/24	100224ACH3	Duke Energy	Reference: 331 Pheasant Dr, W Well, Aug 8 - Sep 9	$ 38.24		$ 105,026.87
10/2/24	100224ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, Aug 08 24 to Sep 09 24	$ 38.22		$ 104,988.65
10/3/24	100324ACH1	Duke Energy	Reference: 3950 N 10th St, Aug 09 24 to Sep 10 24	$ 38.24		$ 104,950.41
10/3/24	100324ACH2	Duke Energy	Reference: 600 Eaglecrest Dr, Aug 09 24 to Sep 10 24	$ 38.27		$ 104,912.14
10/3/24	100324ACH3	Duke Energy	Reference: 2901 N 10th St Entry, Aug 09 24 to Sep 10 24	$ 38.29		$ 104,873.85
10/3/24	100324ACH4	Duke Energy	Reference: 2901 N 10th St Well, Aug 09 24 to Sep 10 24	$ 352.00		$ 104,521.85
10/3/24	100324ACH5	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Aug 07 24 to Sep 06 24	$ 405.08		$ 104,116.77
10/3/24	100324ACH6	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Aug 09 24 to Sep 10 24	$ 38.24		$ 104,078.53
10/3/24	100135	Orkin	Invoice: 265884420 (Reference: Monthly- PC Standard.)	$ 99.50		$ 103,979.03
10/3/24	100136	A&E Dream Homes, LLc	Invoice: 1122 (Reference: Hurricane Preparation 09/25/2024 to 09/27/2024.)	$ 3,500.00		$ 100,479.03
10/3/24	100137	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 29115361 (Reference: For Services Rendered through Aug 31, 2024.)	$ 4,411.51		$ 96,067.52
10/3/24	100324ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Aug 09 24 to Sep 10 24	$ 38.24		$ 96,029.28
10/4/24	100138	My Pool Repairs LLC	Invoice: 52680 (Reference: Pool Repair.)	$ 1,580.00		$ 94,449.28
10/4/24	100139	Breeze Connected, LLC, CDD	Invoice: 4070 (Reference: Professional Management Services.)	$ 4,750.00		$ 89,699.28
10/9/24	100140	Berger, Toombs, Elam, Gaines, Frank, CPA	Invoice: 369097 (Reference: Audit financial statements year ended 9/30/2023.)	$ 3,405.00		$ 86,294.28
10/10/24	1002	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA1 FY23 excess fees received in FY24	$ 169.50		$ 86,124.78
10/10/24	1003	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA2 FY24 tax collections	$ 1,232.50		$ 84,892.28
10/10/24	1004	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA3 FY23 excess fees received in FY24	$ 448.22		$ 84,444.06
10/10/24	1005	Highland Meadows II CDD c/o US Bank	Debt Service 2019 A7/7A FY24 tax collections	$ 2,550.16		$ 81,893.90
10/10/24	1006	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA4 FY23 excess fees received in FY24	$ 261.72		$ 81,632.18
10/10/24	1007	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA5 excess fees received in FY24	$ 744.46		$ 80,887.72
10/10/24	1008	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA6 FY24 tax collections	$ 1,577.76		$ 79,309.96
10/10/24	1009	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA1 FY24 tax collections	$ 836.80		$ 78,473.16
10/10/24	1010	Highland Meadows II CDD c/o US Bank	Debt Service 2014 AA2 FY23 excess fees received in FY24	$ 249.87		$ 78,223.29
10/10/24	1011	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA3 FY24 tax collections	$ 2,209.43		$ 76,013.86
10/10/24	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
10/10/24	1013	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA5 FY24 tax collections	$ 3,631.48		$ 71,980.53
10/10/24	1014	Highland Meadows II CDD c/o US Bank	Debt Service 2017 AA6 excess fees received in FY24	$ 319.94		$ 71,660.59
10/10/24	1015	Highland Meadows II CDD c/o US Bank	Debt Service 2019 A7/7A excess fees received in FY24	$ 517.26		$ 71,143.33
10/10/24	1017	Highland Meadows II CDD c/o US Bank	Debt Service 2016 AA4 FY24 tax collections	$ 1,289.29		$ 69,854.04
10/10/24	1018	Highland Meadows II CDD c/o US Bank	Debt Service 2017 4B/C FY24 tax collections	$ 1,982.11		$ 67,871.93
10/15/24	100141	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 29461972 (Reference: For Services Rendered through Sep 30, 2024.)	$ 2,162.61		$ 65,709.32
10/16/24	100142	Business Observer	Invoice: 24-01464K (Reference: Notice of Meeting of the Audit Committee, Meeting on Octob	$ 74.38		$ 65,634.94
10/16/24	100143	Bright and Clean Pools, L.L.C.	Invoice: 982 (Reference: Monthly Pool Service Oct. Svc.)	$ 2,905.00		$ 62,729.94
10/16/24	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
10/16/24	100145	ECS INTEGRATIONS LLC	Invoice: 102178 (Reference: Access Control Management.)	$ 555.00		$ 61,174.94
10/16/24	100146	JCS Investigations	Invoice: 2 (Reference: For Services Rendered through Sep 30, 2024.)	$ 3,600.00		$ 57,574.94
10/16/24	100147	CITY OF DAVENPORT	Invoice: 1186 (Reference: 3001 Golden Eagle Way, 09/05/24 to 10/04/24.) Invoice: 1754 (Ref	$ 306.15		$ 57,268.79
10/17/24	101724ACH1	Duke Energy	Reference: 1015 Condor Dr, Aug 27 - Sep 24	$ 1,022.66		$ 56,246.13
10/17/24	101724ACH2	Duke Energy	541 Pheasant Dr Entry Lighting, Aug 27 - Sep 24	$ 38.24		$ 56,207.89
10/17/24	101724ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 09/30/24 through 10/29/24	$ 189.98		$ 56,017.91
10/21/24	100148	Orkin	Invoice: 267546325 (Reference: Monthly- PC Standard.)	$ 99.50		$ 55,918.41
10/21/24	100149	A&E Dream Homes, LLc	Invoice: 1130 (Reference: Hurricane Preparation 10/06/2024 to 10/11/2024.)	$ 3,500.00		$ 52,418.41
10/21/24	100150	PRINCE & SONS, INC.	Invoice: 14642 (Reference: October Landscape Maintenance.)	$ 16,000.00		$ 36,418.41
10/21/24	102124ACH	Duke Energy	Reference: 565 Patterson Rd Light , Aug 30 - Sep 27	$ 875.28		$ 35,543.13
10/25/24	102524ACH	Duke Energy	00 PATTERSON RD Sep 6 - Oct 3	$ 283.71		$ 35,259.42
10/28/24	102804ACH1	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Sep 7 - Oct 4	$ 1,198.18		$ 34,061.24
10/28/24	102824ACH1	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Sep 7 - Oct 4	$ 405.08		$ 33,656.16
10/28/24	102824ACH2	Duke Energy	1000 DUNLIN ST. SIGN Sep 7 - Oct 4	$ 47.95		$ 33,608.21
10/28/24	102824ACH3	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Sep 7 - Oct 4	$ 441.37		$ 33,166.84
10/28/24	102824ACH4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Sep 7 - Oct 4	$ 605.32		$ 32,561.52
10/28/24	102824ACH5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Sep 7 - Oct 4	$ 626.46		$ 31,935.06
10/28/24	102824ACH6	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Sep 7 - Oct 4	$ 730.44		$ 31,204.62
10/28/24	102824ACH	Duke Energy	0000 PATTERSON RD Sep 7 - Oct 4	$ 167.75		$ 31,036.87
10/30/24	100151	Joellen Dibrango	Invoice: 102424BOSMTG (Reference: 10-24-2024 BOS MTG.)	$ 200.00		$ 30,836.87
10/30/24	100152	Deborah Galbraith	Invoice: 102424BOSMTG (Reference: 10-24-2024 BOS MTG.)	$ 200.00		$ 30,636.87
10/30/24	100153	Kristen Anderson	Invoice: 102424BOSMTG (Reference: 10-24-2024 BOS MTG.)	$ 200.00		$ 30,436.87
10/30/24	103024ACH	Duke Energy	Reference: 331 Pheasant Dr, W Well, Sep 10 - Oct 7	$ 38.26		$ 30,398.61
10/31/24	100154	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 416 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).) Invoice: 422 (Refer	$ 7,070.00		$ 23,328.61
10/31/24	42		To move funds to restricted for payment of DS checks from account that has physical checks to	$ 18,422.35		$ 4,906.26
10/31/24	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
10/31/24				**$ 101,965.90**	**$ 18,422.35**	**$ 23,328.61**
11/1/24	110124ACH1	Duke Energy	Reference: 3950 N 10th St, Sep 11 - Oct 8	$ 38.16		$ 23,290.45
11/1/24	110124ACH2	Duke Energy	341 MEADOW POINTE DR, WELL For service Sep 10 - Oct 7	$ 168.28		$ 23,122.17
11/1/24	110124ACH3	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Sep 11 - Oct 8	$ 38.26		$ 23,083.91
11/1/24	110124ACH4	Duke Energy	Reference: 600 Eaglecrest Dr, Sep 11 - Oct 8	$ 38.28		$ 23,045.63
11/1/24	110124ACH5	Duke Energy	Reference: 2901 N 10th St Entry, Sep 11 - Oct 8	$ 38.29		$ 23,007.34
11/1/24	110124ACH7	Duke Energy	Reference: 2901 N 10th St Well, Sep 11 - Oct 8	$ 38.25		$ 22,969.09
11/1/24	110124ACH8	Duke Energy	Reference: 1271 Woodlark Dr Lift, Sep 10 - Oct 7	$ 127.22		$ 22,841.87
11/1/24	100155	Breeze Connected, LLC, CDD	Invoice: 4132 (Reference: Simple Mobile - Internet for meeting.)	$ 34.99		$ 22,806.88
11/1/24	100156	David Pacheco	Invoice: 102824 (Reference: Towing Reimbursement.)	$ 232.00		$ 22,574.88

Highland Meadows II
Check Register
FY2025

Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
11/1/24	110124ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, Sep 10 - Oct 7	$ 38.22		$ 22,536.66
11/4/24	11044ACH1	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Sep 11 - Oct 8	$ 38.24		$ 22,498.42
11/5/24	100157	PRINCE & SONS, INC.	Invoice: 14898 (Reference: Replaced 2 broken spray heads,replaced 3 clogged nozzles.)	$ 99.65		$ 22,398.77
11/8/24	100158	Florida Dept of Economic Opportunity	Invoice: 91176 (Reference: Special District Filling Fee.)	$ 175.00		$ 22,223.77
11/8/24	100159	Breeze Connected, LLC, CDD	Invoice: 4154 (Reference: Professional Management Services.)	$ 4,750.00		$ 17,473.77
11/8/24	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
11/8/24	100161	JCS Investigations	Invoice: 3 (Reference: For Services Rendered through10/-10/30/24.)	$ 5,700.00		$ 10,273.77
11/12/24	100162	POLK COUNTY PROPERTY APPRAISER	Invoice: 4652160 (Reference: Property Appraiser.)	$ 22,026.26		$ (11,752.49)
11/12/24			Funds Transfer		$ 150,000.00	$ 138,247.51
11/14/24	100163	Tampa Print Services Inc	Invoice: 242387 (Reference: Highland Meadows II CDD Letters.)	$ 395.97		$ 137,851.54
11/14/24	100164	CITY OF DAVENPORT	Invoice: 1180 (Reference: 3001 Golden Eagle Way, 10/05/24 to 11/04/24.) Invoice: 1746 (Ref	$ 289.17		$ 137,562.37
11/15/24	100165	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 29880874 (Reference: For Services Rendered through Oct 31, 2024.)	$ 2,086.77		$ 135,475.60
11/15/24	100166	PRINCE & SONS, INC.	Invoice: 15227 (Reference: Replaced 1 broken spray head, repaired 2 lateral breaks.) Invoice:	$ 438.98		$ 135,036.62
11/17/24	111724ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 10/30/24 through 11/29/24	$ 183.65		$ 134,852.97
11/18/24	100167	Deborah Galbraith	Invoice: 111224BOSMTG (Reference: 11-12-24 BOS MTG.)	$ 200.00		$ 134,652.97
11/18/24	100168	Kristen Anderson	Invoice: 111224BOSMTG (Reference: 11-12-24 BOS MTG.)	$ 200.00		$ 134,452.97
11/18/24	100169	Joellen Dibrango	Invoice: 111224BOSMTG (Reference: 11-12-24 BOS MTG.)	$ 200.00		$ 134,252.97
11/18/24	100170	Berger, Toombs, Elam, Gaines, Frank, CPA	Invoice: 364642 (Reference: Audit financial statements year ended 9/30/2022.)	$ 3,825.00		$ 130,427.97
11/19/24	111924ACH1	Duke Energy	Reference: 1015 Condor Dr, Sep 25 - Oct 25	$ 735.03		$ 129,692.94
11/19/24	111924ACH	Duke Energy	541 Pheasant Dr Entry Lighting, Oct 29, 2024	$ 38.23		$ 129,654.71
11/20/24	100171	Kristen Anderson	paid for copies of letters to be hand delivered to residents in Phase 3	$ 34.20		$ 129,620.51
11/20/24	100172	ECS INTEGRATIONS LLC	Invoice: 102227 (Reference: GL1 GATE LOCK AND SWING BRACKET.)	$ 1,280.00		$ 128,340.51
11/21/24	112124ACH	Duke Energy	Reference: 565 Patterson Rd Light , Sep 28 - Oct 30	$ 875.28		$ 127,465.23
11/22/24	100173	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 426 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).)	$ 5,740.00		$ 121,725.23
11/27/24	112724ACH	Duke Energy	00 PATTERSON RD Oct 4 - Nov 5	$ 283.71		$ 121,441.52
11/30/24			Funds Transfer		$ 100,000.00	$ 221,441.52
11/30/24				**$ 51,887.09**	**$ 250,000.00**	**$ 221,441.52**
12/2/24	120224ACH1	Duke Energy	Reference: 3950 N 10th St, Oct 9 - Nov 8	$ 38.19		$ 221,403.33
12/2/24	120224ACH2	Duke Energy	Reference: 108 Tanager St, Irrigation, Oct 8 - Nov 7	$ 38.21		$ 221,365.12
12/2/24	120224ACH3	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Oct 9 - Nov 8	$ 38.22		$ 221,326.90
12/2/24	120224ACH4	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Oct 9 - Nov 8	$ 38.25		$ 221,288.65
12/2/24	120224ACH5	Duke Energy	Reference: 331 Pheasant Dr, W Well, Oct 8 - Nov 7	$ 38.26		$ 221,250.39
12/2/24	120224ACH6	Duke Energy	Reference: 600 Eaglecrest Dr, Oct 9 - Nov 8	$ 38.27		$ 221,212.12
12/2/24	120224ACH7	Duke Energy	Reference: 2901 N 10th St Entry, Oct 9 - Nov 8	$ 38.30		$ 221,173.82
12/2/24	120224ACH8	Duke Energy	Reference: 2901 N 10th St Well, Oct 9 - Nov 8	$ 38.31		$ 221,135.51
12/2/24	120224ACH9	Duke Energy	341 MEADOW POINTE DR, WELL For service Oct 8 - Nov 7	$ 38.32		$ 221,097.19
12/2/24	120224ACH10	Duke Energy	1000 DUNLIN ST. SIGN Oct 5 - Nov 6	$ 46.34		$ 221,050.85
12/2/24	120224ACH11	Duke Energy	0000 PATTERSON RD Oct 5 - Nov 6	$ 167.75		$ 220,883.10
12/2/24	120224ACH12	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Oct 5 - Nov 6	$ 405.08		$ 220,478.02
12/2/24	120224ACH13	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Oct 5 - Nov 6	$ 441.37		$ 220,036.65
12/2/24	120224ACH14	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Oct 5 - Nov 6	$ 605.32		$ 219,431.33
12/2/24	120224ACH15	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Oct 5 - Nov 6	$ 626.46		$ 218,804.87
12/2/24	120224ACH16	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Oct 5 - Nov 6	$ 730.44		$ 218,074.43
12/2/24	120224ACH17	Duke Energy	Reference: 1271 Woodlark Dr Lift, Oct 8 - Nov 7	$ 142.44		$ 217,931.99
12/2/24	100174	Prince & Sons Inc	Invoice: 15058 (Reference: November Landscape Maintenance.)	$ 16,000.00		$ 201,931.99
12/2/24	120224ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Oct 5 - Nov 6	$ 1,192.93		$ 200,739.06
12/9/24	100175	Business Observer	Invoice: 24-01679K (Reference: Regular Meeting Date Change.)	$ 56.88		$ 200,682.18
12/9/24	100176	U.S. BANK	Invoice: 7551840 (Reference: Trustee fees and incidental expense.) Invoice: 7551841 (Refere	$ 8,178.22		$ 192,503.96
12/9/24	100177	Breeze Connected, LLC	Invoice: 4217 (Reference: Professional Management Services.)	$ 4,750.00		$ 187,753.96
12/12/24	100178	CITY OF DAVENPORT	Invoice: 1175 (Reference: 3001 Golden Eagle Way, 11/05/24 to 12/04/24.) Invoice: 1741 (Ref	$ 473.03		$ 187,280.93
12/12/24	100179	Bright and Clean Pools, L.L.C.	Invoice: 1063 (Reference: Monthly Pool Service November Pool Svc.)	$ 3,070.00		$ 184,210.93
12/12/24	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
12/12/24	100181	Prince & Sons Inc	Invoice: 15487 (Reference: December Landscape Maintenance.) Invoice: 15443 (Reference: F	$ 16,180.58		$ 166,030.35
12/12/24	100182	JCS Investigations	Invoice: 4 (Reference: For Services Rendered through11/1-11/30/24.)	$ 5,580.00		$ 160,450.35
12/17/24	121724ACH1	Duke Energy	541 Pheasant Dr Entry Lighting, Oct 26 - Nov 22	$ 38.25		$ 160,412.10
12/17/24	121724ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 11/30/24 through 12/29/24	$ 189.98		$ 160,222.12
12/23/24	122324ACH	Duke Energy	Reference: 565 Patterson Rd Light , Oct 31 - Nov 27	$ 875.28		$ 159,346.84
12/26/24	122624ACH	Duke Energy	Reference: 1015 Condor Dr, Oct 26 - Nov 22	$ 55.13		$ 159,291.71
12/27/24	122724ACH1	Duke Energy	0000 PATTERSON RD Nov 7 - Dec 5	$ 167.75		$ 159,123.96
12/27/24	122724ACH2	Duke Energy	00 PATTERSON RD Nov 6 - Dec 4	$ 283.71		$ 158,840.25
12/27/24	122724ACH3	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Nov 7 - Dec 5	$ 405.08		$ 158,435.17
12/27/24	122724ACH4	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Nov 7 - Dec 5	$ 441.37		$ 157,993.80
12/27/24	122724ACH5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Nov 7 - Dec 5	$ 605.32		$ 157,388.48
12/27/24	122724ACH6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Nov 7 - Dec 5	$ 626.46		$ 156,762.02
12/27/24	122724AH6	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Nov 7 - Dec 5	$ 730.44		$ 156,031.58
12/27/24	122724ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Nov 7 - Dec 5	$ 1,192.93		$ 154,838.65
12/30/24	100183	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 30277491 (Reference: For Services Rendered through Nov 30, 2024.)	$ 2,667.30		$ 152,171.35
12/30/24	100184	Orkin	Invoice: 270389837 (Reference: Monthly- PC Standard.)	$ 99.50		$ 152,071.85
12/30/24	100185	Breeze Connected, LLC	Invoice: 4300 (Reference: Flowers to Larry.)	$ 99.94		$ 151,971.91
12/30/24	100186	Prince & Sons Inc	Invoice: 15765 (Reference: Replaced 12 clogged nozzles, Spray w/ nozzle.) Invoice: 15766 (Re	$ 634.51		$ 151,337.40
12/30/24	100187	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 432 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).)	$ 4,235.00		$ 147,102.40
12/30/24	100188	Bright and Clean Pools, L.L.C.	Invoice: 1181 (Reference: Monthly Svc and Pressure wash.)	$ 2,900.00		$ 144,202.40
12/30/24	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
12/31/24	100190	U.S. BANK	Invoice: 7517891 (Reference: acct# 238445000.)	$ 3,717.38		$ 138,485.02

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
12/31/24				**$ 82,956.50**	**$ -**	**$ 138,485.02**
1/1/25	010125ACH1	Duke Energy	Reference: 1271 Woodlark Dr Lift, Nov 8 - Dec 6	$ 159.00		$ 138,326.02
1/1/25	010125ACH2	Duke Energy	341 MEADOW POINTE DR, WELL For service Oct 8 - Nov 7	$ 118.67		$ 138,207.35
1/1/25	010125ACH3	Duke Energy	Reference: 2901 N 10th St Well, Nov 9 - Dec 7	$ 38.15		$ 138,169.20
1/1/25	010125ACH4	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Nov 9 - Dec 7	$ 38.24		$ 138,130.96
1/1/25	010125ACH	Duke Energy	1000 DUNLIN ST. SIGN Nov 7 - Dec 5	$ 49.02		$ 138,081.94
1/2/25	010225ACH1	Duke Energy	Reference: 3950 N 10th St, Nov 9 - Dec 7	$ 38.25		$ 138,043.69
1/2/25	010225ACH2	Duke Energy	Reference: 600 Eaglecrest Dr, Nov 9 - Dec 7	$ 38.25		$ 138,005.44
1/2/25	010225ACH3	Duke Energy	Reference: 2901 N 10th St Entry, Nov 9 - Dec 7	$ 38.30		$ 137,967.14
1/2/25	010225ACH4	Duke Energy	Reference: 108 Tanager St, Irrigation, Nov 8 - Dec 6	$ 38.21		$ 137,928.93
1/2/25	010225ACH5	Duke Energy	Reference: 331 Pheasant Dr, W Well, Nov 8 - Dec 6	$ 38.26		$ 137,890.67
1/2/25	010225ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Nov 9 - Dec 7	$ 38.25		$ 137,852.42
1/6/25	100191	My Pool Repairs LLC	Invoice: 54175 (Reference: Pool Repair.)	$ 1,000.00		$ 136,852.42
1/6/25	100192	Breeze Connected, LLC	Invoice: 4316 () Invoice: 4351 (Reference: Meetings over 3 hours.)	$ 4,926.25		$ 131,926.17
1/7/25	100193	Prince & Sons Inc	Invoice: 15877 (Reference: January Landscape Maintenance.)	$ 16,000.00		$ 115,926.17
1/8/25	100194	JCS Investigations	Invoice: 5 (Reference: For Services Rendered through12/1-12/30/24.)	$ 5,820.00		$ 110,106.17
1/8/25	100195	Orkin	Invoice: 268994836 (Reference: Monthly- PC Standard.)	$ 99.50		$ 110,006.67
1/8/25	100196	ECS INTEGRATIONS LLC	Invoice: 102292 (Reference: Access Control Management.)	$ 555.00		$ 109,451.67
1/8/25	100197	Permacast LLC	Invoice: 1 (Reference: 3400 - Precast Concrete.)	$ 19,213.20		$ 90,238.47
1/9/25	100198	My Pool Repairs LLC	Invoice: 53342 (Reference: Pool Repair.)	$ 1,760.00		$ 88,478.47
1/15/25	100199	U.S. BANK	Invoice: 7587008 (Reference: Trustee fees.)	$ 4,040.63		$ 84,437.84
1/16/25	100200	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 30503101 (Reference: For Services Rendered through Dec 31, 2024.)	$ 4,309.52		$ 80,128.32
1/16/25	100201	Prince & Sons Inc	Invoice: 16045 (Reference: replacing nozzles and a spray.)	$ 116.27		$ 80,012.05
1/17/25	011725ACH1	Duke Energy	Reference: 1015 Condor Dr, Nov 23 - Dec 23	$ 66.27		$ 79,945.78
1/17/25	011725ACH2	Duke Energy	541 Pheasant Dr Entry Lighting, Nov 23 - Dec 23	$ 38.22		$ 79,907.56
1/17/25	011725ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 12/30/24 through 01/29/25	$ 189.98		$ 79,717.58
1/21/25	012125ACH	Duke Energy	Reference: 565 Patterson Rd Light , Nov 28 - Dec 30	$ 875.28		$ 78,842.30
1/21/25	100202	Bright and Clean Pools, L.L.C.	Invoice: 915 (Reference: Monthly Pool Service Sept Service.)	$ 2,500.00		$ 76,342.30
1/21/25	100203	CITY OF DAVENPORT	Invoice: 1173-6122 (Reference: 3001 Golden Eagle Way, 12/05/24 to 01/04/25.) Invoice: 173	$ 435.38		$ 75,906.92
1/21/25	100204	Gabriela N. Molina-Bonano	Invoice: DecBOSMTG (Reference: Dec BOS MTG.)	$ 200.00		$ 75,706.92
1/21/25	100205	Deborah Galbraith	Invoice: DecBOSMTG (Reference: Dec BOS MTG.)	$ 200.00		$ 75,506.92
1/22/25	100206	Prince & Sons Inc	Invoice: 16108 (Reference: Irrigation Labor for replacing clogged nozzles..) Invoice: 16109 (Re	$ 152.44		$ 75,354.48
1/30/25	013025ACH2	Duke Energy	1000 DUNLIN ST. SIGN Dec 6 - Jan 7	$ 52.99		$ 75,301.49
1/30/25	100207	Deborah Galbraith	Invoice: 012325BOSMTG (Reference: 1-23-25 BOS MTG.)	$ 200.00		$ 75,101.49
1/30/25	100208	Kristen Anderson	Invoice: 012325BOSMTG (Reference: 1-23-25 BOS MTG.)	$ 200.00		$ 74,901.49
1/31/25	013125ACH2	Duke Energy	Reference: 1271 Woodlark Dr Lift, Dec 7 - Jan 8	$ 177.14		$ 74,724.35
1/31/25	013125ACH3	Duke Energy	341 MEADOW POINTE DR, WELL For service Dec 7 - Jan 8	$ 185.90		$ 74,538.45
1/31/25				**$ 63,946.57**	**$ -**	**$ 74,538.45**
2/1/25	020125ACH1	Duke Energy	Reference: 108 Tanager St, Irrigation, Dec 7 - Jan 8	$ 38.22		$ 74,500.23
2/1/25	020125ACH	Duke Energy	Reference: 331 Pheasant Dr, W Well, Dec 7 - Jan 8	$ 38.26		$ 74,461.97
2/3/25	020325ACH1	Duke Energy	Reference: 2901 N 10th St Well, Dec 8 - Jan 9	$ 38.15		$ 74,423.82
2/3/25	020325ACH2	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Dec 8 - Jan 9	$ 38.25		$ 74,385.57
2/3/25	020325ACH3	Duke Energy	Reference: 3950 N 10th St, Dec 8 - Jan 9	$ 38.26		$ 74,347.31
2/3/25	020325ACH4	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Dec 8 - Jan 9	$ 38.26		$ 74,309.05
2/3/25	020325ACH5	Duke Energy	Reference: 2901 N 10th St Entry, Dec 8 - Jan 9	$ 38.32		$ 74,270.73
2/3/25	020325ACH6	Duke Energy	0000 PATTERSON RD Dec 6 - Jan 7	$ 173.49		$ 74,097.24
2/3/25	020325ACH7	Duke Energy	00 PATTERSON RD Dec 5 - Jan 6	$ 293.31		$ 73,803.93
2/3/25	020325ACH8	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Dec 6 - Jan 7	$ 396.95		$ 73,406.98
2/3/25	020325ACH9	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Dec 6 - Jan 7	$ 433.00		$ 72,973.98
2/3/25	020325ACH10	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Dec 6 - Jan 7	$ 594.57		$ 72,379.41
2/3/25	020325ACH11	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Dec 6 - Jan 7	$ 615.35		$ 71,764.06
2/3/25	020325ACH12	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Dec 6 - Jan 7	$ 717.56		$ 71,046.50
2/3/25	020325ACH13	Duke Energy	Reference: 600 Eaglecrest Dr, Dec 8 - Jan 9	$ 38.26		$ 71,008.24
2/3/25	020325ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Dec 6 - Jan 7	$ 1,169.79		$ 69,838.45
2/3/25	100209	T&N Painting	Invoice: 002 (Reference: Highland Meadows/ Debris Removal,Removed two spa chairs from m	$ 7,600.00		$ 62,238.45
2/3/25	100210	A&E Dream Homes, LLC	Invoice: 1890 (Reference: General Cleaning,Dusting,Restroom Sanitation,Trash Removal,Wind	$ 2,500.00		$ 59,738.45
2/5/25	100211	JCS Investigations	Invoice: 6 (Reference: For Services Rendered through 01/01/25-01/30/25.)	$ 6,060.00		$ 53,678.45
2/5/25	100212	Bright and Clean Pools, L.L.C.	Invoice: 1303 (Reference: Monthly Pool Service Sept Service.)	$ 2,500.00		$ 51,178.45
2/5/25	100213	Prince & Sons Inc	Invoice: 16254 (Reference: February Landscape Maintenance.)	$ 16,000.00		$ 35,178.45
2/7/25	100214	Breeze Connected, LLC	Invoice: 4377 (Reference: Billable Expense Simple Mobile - Hotspot January meeting.) Invoice	$ 4,034.99		$ 31,143.46
2/10/25	100215	Breeze Connected, LLC	Invoice: 4399 (Reference: Professional Management Services,Assessment Services,Disseminat	$ 5,750.00		$ 25,393.46
2/10/25	100216	Business Observer	Invoice: 25-00214K (Reference: Legal Advertising-Meeting Notice.)	$ 84.00		$ 25,309.46
2/10/25	100217	Prince & Sons Inc		$ 7,927.80		$ 17,381.66
2/12/25	100218	Orkin	Invoice: 271883280 (Reference: Monthly- PC Standard.)	$ 104.00		$ 17,277.66
2/18/25			Deposit		$ 25.00	$ 17,302.66
2/18/25	100219	Prince & Sons Inc	Invoice: 16416 (Reference: Irrigation Repairs.)	$ 480.24		$ 16,822.42
2/19/25	021925ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 01/30/25 through 02/28/25	$ 189.98		$ 16,632.44
2/19/25	100220	CITY OF DAVENPORT	Invoice: 1166 (Reference: 3001 Golden Eagle Way.) Invoice: 1730 (Reference: 1015 Condor D	$ 383.97		$ 16,248.47
2/19/25	100221	Prince & Sons Inc	Invoice: 16414 (Reference: Irrigation Labor for replacing nozzles and a MPR nozzle -MPR Nozz	$ 122.05		$ 16,126.42
2/20/25	022025ACH1	Duke Energy	Reference: 1015 Condor Dr, Dec 24 - Jan 24	$ 1,207.46		$ 14,918.96
2/20/25	022025ACH	Duke Energy	541 Pheasant Dr Entry Lighting, Dec 24 - Jan 24	$ 38.25		$ 14,880.71
2/24/25	022425ACH	Duke Energy	Reference: 565 Patterson Rd Light , Dec 31 - Jan 30l	$ 857.93		$ 14,022.78
2/24/25	100222	PEREZ-CALHOUN LAW FIRM, P.A.	Invoice: 441 (Reference: REGULAR BUSINESS MATTERS (NO LITIGATION).)	$ 1,925.00		$ 12,097.78
2/25/25	022525ACH	Duke Energy		$ 4,652.85		$ 7,444.93

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
2/26/25	100223	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice: 30849169 (Reference: For Services Rendered through Jan31, 2025.)	$ 3,205.99		$ 4,238.94
2/26/25			Funds Transfer		$ 150,000.00	$ 154,238.94
2/28/25	100224	Mario Munoz	1-23-25 BOS MTG	$ 200.00		$ 154,038.94
2/28/25	100224	Mario Munoz	Invoice: 012325BOSMTG (Reference: 1-23-25 BOS MTG.)	$ 200.00		$ 153,838.94
2/28/25	100225	Bright and Clean Pools, L.L.C.	Invoice: 1466 (Reference: Monthly Pool Service Feb Service.)	$ 2,500.00		$ 151,338.94
2/28/25				**$ 73,224.51**	**$ 150,025.00**	**$ 151,338.94**
3/5/25	100226	Deborah Galbraith	BOSMTG22725	$ 200.00		$ 151,138.94
3/5/25	100227	Kristen Anderson	BOSMTG22725	$ 200.00		$ 150,938.94
3/5/25	100228	Gabriela N. Molina-Bonano	BOSMTG22725	$ 200.00		$ 150,738.94
3/5/25	100229	Mario Munoz	BOSMTG22725	$ 200.00		$ 150,538.94
	100224	*Mario Munoz*	*correction of February double entry*		$ 200.00	$ 150,738.94
3/6/25	100230	Orkin	Invoice 273254932 Monthly Pest Control	$ 111.28		$ 150,627.66
3/7/25	100231	Breeze Connected, LLC	Invoice 4489 March Professional Management Services	$ 5,784.99		$ 144,842.67
3/12/25	100232	JCS Investigations	Invoice 7 Services Rendered Through February	$ 5,688.00		$ 139,154.67
3/12/25	100233	Prince & Sons Inc	Invoice 16667 March Landscape Maintenance	$ 16,000.00		$ 123,154.67
3/12/25	100234	ECS INTEGRATIONS LLC	Invoice 102375 Outdoor Axis Bullet Cameras	$ 2,165.00		$ 120,989.67
3/12/25	100235	A&E Dream Homes, LLC	Invoice 1941 Janitorial Services Week 2/2/25-3/1/25	$ 2,000.00		$ 118,989.67
3/12/25	WTR03122025	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	$ 7,120.50		$ 111,869.17
3/19/25	100236	CITY OF DAVENPORT	Invoice 1162 3001 Golden Eagle Way	$ 289.12		$ 111,580.05
3/19/25	100237	KIMLEY-HORN AND ASSOCIATES, INC.	Invoice 31188812	$ 1,490.55		$ 110,089.50
3/19/25	031925ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 3/1/25-3/29/25	$ 190.00		$ 109,899.50
3/24/25	100238	Prince & Sons Inc	Invoice 16922 Irrigation Labor for Replacing 7 Clogged Nozzles	$ 157.54		$ 109,741.96
3/24/25	032425ACH	Duke Energy	Multiple Invoices	$ 4,771.05		$ 104,970.91
3/24/25	032425ACH1	Duke Energy	1015 Condor Dr. Jan25- Feb25	$ 999.38		$ 103,971.53
3/24/25	032425ACH2	Duke Energy	541 Pheasant Dr Entry Lighting, Dec 24 - Jan 24	$ 32.49		$ 103,939.04
3/26/25	032625ACH	Duke Energy	Reference: 565 Patterson Rd Light , Jan 31-Feb 28	$ 791.74		$ 103,147.30
3/28/25	100239	Orkin	Invoice 274589857 Monthly Pest Control	$ 111.28		$ 103,036.02
3/31/25	100240	Marilyn Colon Arce	BOSMTG Backpay	$ 400.00		$ 102,636.02
3/31/25	100241	Prince & Sons Inc	Invoice 16971 Repair default on irrigation timer	$ 2,272.12		$ 100,363.90
3/31/25	040325ACH	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, 3/30/25-4/29/25	$ 190.00		$ 100,173.90
3/31/25	WTR03122025	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	$ 1,925.00		$ 98,248.90
3/31/25				**$ 53,290.04**	**$ 200.00**	**$ 98,248.90**
4/7/25	100242	PRINCE & SONS, INC.	Invoice 17004 Irrigation Labor for Replacing 5 Nozzles	$ 948.06		$ 97,300.84
4/7/25	100243	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	$ 1,073.40		$ 96,227.44
4/7/25	100244	JCS Investigations	Invoice 8 Security Service 3/1/25-3/31/25	$ 6,260.00		$ 89,967.44
4/7/25	100245	PRINCE & SONS, INC.	Invoice 17083 April Landscape Maintenance	$ 16,000.00		$ 73,967.44
4/7/25	100246	ECS INTEGRATIONS LLC	Invoice 102432 Outdoor Axis Bullet Cameras	$ 2,720.00		$ 71,247.44
4/7/25	100247	Business Observer	Invoice 25-00506K Legal Advertising	$ 72.19		$ 71,175.25
4/9/25	100249	Gabriela N. Molina-Bonano	BOSMTG 3/27/25	$ 200.00		$ 70,975.25
4/9/25	100250	Mario Munoz	BOSMTG 3/27/25	$ 200.00		$ 70,775.25
4/9/25	100251	Marilyn Colon Arce	BOSMTG 3/27/25	$ 200.00		$ 70,575.25
4/9/25	100252	Deborah Galbraith	BOSMTG 3/27/25	$ 200.00		$ 70,375.25
4/9/25	100253	Kristen Anderson	BOSMTG 3/27/25	$ 200.00		$ 70,175.25
4/10/25			Deposit		$ 7.28	$ 70,182.53
4/15/25	041525ACH	Duke Energy	Multiple Invoices	$ 6,847.54		$ 63,334.99
4/23/25	100259	U.S. BANK	Trustee Fees	$ 4,756.13		$ 58,578.86
4/23/25	100260	Deborah Galbraith	BOS MTG 2/27/25	$ 200.00		$ 58,378.86
4/23/25	100261	Kristen Anderson	BOS MTG 2/27/25	$ 200.00		$ 58,178.86
4/23/25	100257	KIMLEY-HORN AND ASSOCIATES, INC.	For Services Rendered Through Mar 31 2025	$ 4,633.78		$ 53,545.08
4/23/25	100258	T&N Painting	Repair and Paint Monuments - Final Amount	$ 2,400.00		$ 51,145.08
4/25/25	100265	Gabriela N. Molina-Bonano	BOS MTG 2/27/25	$ 200.00		$ 50,945.08
4/25/25	100266	Mario Munoz	BOS MTG 2/27/25	$ 200.00		$ 50,745.08
4/25/25	100267	Marilyn Colon Arce	BOS MTG 2/27/25	$ 200.00		$ 50,545.08
4/28/25	WIRE042825	PEREZ-CALHOUN LAW FIRM, P.A.	Regular Business Matters	$ -		$ 50,545.08
4/28/25	100268	Innersync Studios	Inv-SN-647 Schoolnow CDD ADA - PDF Subscription	$ 1,537.50		$ 49,007.58
4/28/25	4/28/25	breeze Connected, LLC	April Professional Management Services	$ 5,750.00		$ 43,257.58
4/29/25	WIRE042925	Bright and Clean Pools, L.L.C.	Monthly Pool Services	$ 3,600.00		$ 39,657.58
4/30/25	100269	Shamrock First Baptist Church	Donation July 2024-Apr 2025	$ 900.00		$ 38,757.58
4/30/25	100270	Gabriela N. Molina-Bonano	BOSMTG 4/25/25	$ 200.00		$ 38,557.58
4/30/25	100271	Mario Munoz	BOSMTG 4/25/25	$ 200.00		$ 38,357.58
4/30/25	100272	Marilyn Colon Arce	BOSMTG 4/25/25	$ 200.00		$ 38,157.58
4/30/25	100273	Deborah Galbraith	BOSMTG 4/25/25	$ 200.00		$ 37,957.58
4/30/25	100274	Kristen Anderson	BOSMTG 4/25/25	$ 200.00		$ 37,757.58
4/30/25	100275	Bright and Clean Pools, L.L.C.	Invoice 1806 April Pool Cleaning	$ 2,500.00		$ 35,257.58
4/30/25	100276	A&E Dream Homes, LLC	Invoice 2060 Janitorial Services	$ 3,000.00		$ 32,257.58
4/30/25	100277	My Pool Repairs LLC	Mechanical Timer - Pool Repair	$ 990.00		$ 31,267.58
4/30/25	100278	Orkin	Monthly Pest Control	$ 104.00		$ 31,163.58
4/30/25				**$ 67,092.60**	**$ 7.28**	**$ 31,163.58**
5/1/25	5/19/2025ACH	Duke Energy	541 Meadow Pointe Dr	$ 32.49		$ 31,131.09
5/5/25	5/5/2025ACH	CITY OF DAVENPORT	Multiple Invoices	$ 364.19		$ 30,766.90
5/7/25			Funds Transfer In		$ 1,225,783.49	$ 1,256,550.39
5/7/25			Funds Transfer In		$ 1,178.70	$ 1,257,729.09
5/7/25			Funds Transfer In		$ 277,100.57	$ 1,534,829.66
5/8/25	100263	Prince & Sons Inc	Multipe Invoices	$ 412.57		$ 1,534,417.09

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Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
5/13/25	100280	Fence Central	6 Tan Vinyl Fence	$ 814.08		$ 1,533,603.01
5/21/25	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
5/23/25	5/23/2025ACH	Duke Energy	565 Patterson Rd	$ 842.40		$ 1,531,594.36
5/26/25	100279	Haines City	Violation 36545	$ 60.66		$ 1,531,533.70
5/26/25	5/29/2025ACH	Duke Energy	00 PATTERSON RD Apr 4 - May 5	$ 280.86		$ 1,531,252.84
5/30/25	5/30/2025ACH	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL Apr 5 - May 6	$ 425.19		$ 1,530,827.65
5/30/25	5/30/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL Apr 5 - May 6	$ 388.66		$ 1,530,438.99
5/30/25	5/30/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A Apr 5 - May 6	$ 604.09		$ 1,529,834.90
5/30/25	5/30/2025ACH	Duke Energy	0000 PATTERSON RD Apr 5 - May 6	$ 166.04		$ 1,529,668.86
5/30/25	5/30/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B Apr 5 - May 6	$ 583.67		$ 1,529,085.19
5/30/25	5/30/2025ACH	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL Apr 5 - May 6	$ 702.42		$ 1,528,382.77
5/30/25	5/30/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL Apr 5 - May 6	$ 1,147.67		$ 1,527,235.10
5/31/25			Funds Transfer to Southstate	$ 1,436,371.10		$ 90,864.00
5/31/25				**$ 1,444,362.34**	**$ 1,504,062.76**	**$ 90,864.00**
6/2/25	6/2/2025ACH	Duke Energy	1000 DUNLIN ST. SIGN Apr 5 - May 6	$ 52.77		$ 90,811.23
6/2/25	6/2/2025ACH	Duke Energy	341 MEADOW POINTE DR, WELL For service Apr 8 - May 7	$ 187.01		$ 90,624.22
6/2/25	6/2/2025ACH	Duke Energy	Reference: 331 Pheasant Dr, W Well, Apr - May	$ 32.49		$ 90,591.73
6/2/25	6/2/2025ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, Apr - May	$ 32.49		$ 90,559.24
6/4/25	6/4/2025ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service Apr 9 - May 8	$ 32.50		$ 90,526.74
6/4/25	6/4/2025ACH	Duke Energy	Reference: 3950 N 10th St, March 10- Apr 9	$ 32.50		$ 90,494.24
6/4/25	6/4/2025ACH	Duke Energy	Reference: 2901 N 10th St Entry, Apr 9 - May 8	$ 32.49		$ 90,461.75
6/4/25	6/4/2025ACH	Duke Energy	Reference: 600 Eaglecrest Dr, Apr 9 May 8	$ 32.50		$ 90,429.25
6/4/25	6/4/2025ACH	Duke Energy	Reference: 2901 N 10th St Well, Apr 9 - May 8	$ 32.49		$ 90,396.76
6/4/25	6/4/2025ACH	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS Apr 9 - May 8	$ 32.50		$ 90,364.26
6/20/25	6/20/2025ACH	Duke Energy	Reference: 1015 Condor Dr	$ 1,123.13		$ 89,241.13
6/20/25	6/20/2025ACH	Duke Energy	541 Pheasant Dr Entry Lighting, Apr - May	$ 32.49		$ 89,208.64
6/30/25				**$ 1,655.36**	**$ -**	**$ 89,208.64**
			NEW BANK ACCOUNT REGISTER			**$ 6,848.47**
7/1/25	5001	Costena Services, LLC	Electric For Pool Pump	$ 628.00		$ 6,220.47
7/1/25	1011	Anchor Stone Management, LLC	Management Fee	$ 2,016.67		$ 4,203.80
7/1/25			Service Charge	$ 393.16		$ 3,810.64
7/2/25	7/2/2025ACH	Duke Energy	Reference: 108 Tanager St, Irrigation, May-June	$ 32.49		$ 3,778.15
7/2/25	7/2/2025ACH	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS May - June	$ 32.50		$ 3,745.65
7/2/25	7/2/2025ACH	Duke Energy	1000 DUNLIN ST. SIGN A May - June	$ 51.03		$ 3,694.62
7/2/25	7/2/2025ACH	Duke Energy	341 MEADOW POINTE DR, WELL For service May - June	$ 126.40		$ 3,568.22
7/3/25			Funds Transfer		$ 89,208.64	$ 92,776.86
7/7/25	1001	Deborah Galbraith	Reference: 6-26-25 bos mtg.	$ 200.00		$ 92,576.86
7/7/25	1002	Kristen Anderson	Reference: 6-26-25 bos mtg.	$ 200.00		$ 92,376.86
7/7/25	1003	Marilyn Colon Arce	Reference: 06-26-25 bos mtg.	$ 200.00		$ 92,176.86
7/7/25	1004	Mario Munoz	Reference: 06-26-25 bos mtg.	$ 200.00		$ 91,976.86
7/7/25	1006	Prince & Sons Inc	July Landscape Maintenance	$ 16,000.00		$ 75,976.86
7/7/25	1008	Stivender Surveying, Inc.	Survey for Permacast Wall	$ 2,380.00		$ 73,596.86
7/7/25	1007	A&E Dream Homes, LLC	Janitorial Services	$ 2,000.00		$ 71,596.86
7/8/25	7/8/2025ACH	Duke Energy	Reference: 1200 Patterson Rd Lite, For service May - June	$ 32.49		$ 71,564.37
7/8/25	7/8/2025ACH	Duke Energy	Reference: 3950 N 10th St,	$ 32.49		$ 71,531.88
7/8/25	7/8/2025ACH	Duke Energy	600 Eaglecrest Dr, May - June	$ 32.49		$ 71,499.39
7/8/25	7/8/2025ACH	Duke Energy	2901 N 10th St Well, May - June	$ 32.49		$ 71,466.90
7/8/25	7/8/2025ACH	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS May - June	$ 32.49		$ 71,434.41
7/8/25	7/8/2025ACH	Duke Energy	2901 N 10th St Entry, May - June	$ 32.50		$ 71,401.91
7/9/25	5041	Orkin	Pest Control-Monthly	$ 104.00		$ 71,297.91
7/9/25	7/9/2025ACH	Bright House Networks / SPECTRUM	1015 Condor Dr. Haines City, FL. 33844, June	$ 407.90		$ 70,890.01
7/15/25			Funds Transfer		$ 100,000.00	$ 170,890.01
7/15/25			Funds Transfer	$ -		$ 170,890.01
7/18/25	5002	Shamrock First Baptist Church	Church room rental donation	$ 200.00		$ 170,690.01
7/18/25	7/18/2025ACH	CITY OF DAVENPORT	Reference: 3001 Golden Eagle Way. https://clientname(FILLIN).payableslockbox.com/DocViev	$ 74.62		$ 170,615.39
7/18/25	7/18/2025ACH	CITY OF DAVENPORT	Reference: 3001 Golden Eagle Way	$ 480.14		$ 170,135.25
7/18/25	7/18/2025ACH	CITY OF DAVENPORT	Reference: 1019 Condor Dr Pool	$ 534.01		$ 169,601.24
7/18/25	7/18/2025ACH	CITY OF DAVENPORT	Reference: 1015 Condor Dr Cabana,	$ 565.92		$ 169,035.32
7/21/25	7/21/2025ACH	Duke Energy	541 Pheasant Dr Entry Lighting, May - June	$ 32.49		$ 169,002.83
7/21/25	7/21/2025ACH	Duke Energy	Reference: 1015 Condor Dr	$ 1,511.75		$ 167,491.08
7/23/25	7/23/2002ACH	Duke Energy	565 Patterson Rd Light , May - June	$ 842.40		$ 166,648.68
7/24/25	5003	Joellen Dibrango	07-24-25 BOS MTG.	$ 200.00		$ 166,448.68
7/28/25	5004	Marilyn Colon Arce	Reference: 07-24-25 bos mtg.	$ 200.00		$ 166,248.68
7/28/25	5005	Kristen Anderson	Reference: 7-24-25 bos mtg.	$ 200.00		$ 166,048.68
7/28/25	5006	Mario Munoz	Reference: 07-24-25 bos mtg.	$ 200.00		$ 165,848.68
7/28/25	5007	Deborah Galbraith	Reference: 7-24-25 bos mtg.	$ 200.00		$ 165,648.68
7/28/25	5008	Kutak Rock LLP	Legal Services	$ 1,814.55		$ 163,834.13
7/28/25	5009	Cooper Pools		$ 1,117.83		$ 162,716.30
7/28/25	5010	JCS Investigations		$ 18,100.00		$ 144,616.30
7/28/25	5012	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit Service for FY 24	$ 3,150.00		$ 141,466.30
7/28/25	5013	Stantec Consulting Services Inc	Engineering Services Period Ending 6/27/25	$ 8,889.59		$ 132,576.71
7/28/25	5014	Zeus Safety & Marking LLC	Deposit for parking stencil	$ 4,000.00		$ 128,576.71
7/30/25	7/30/2025ACH	Duke Energy	00 PATTERSON RD June	$ 280.86		$ 128,295.85
7/31/25	7/31/2025ACH	Duke Energy	0000 PATTERSON RD June	$ 166.04		$ 128,129.81

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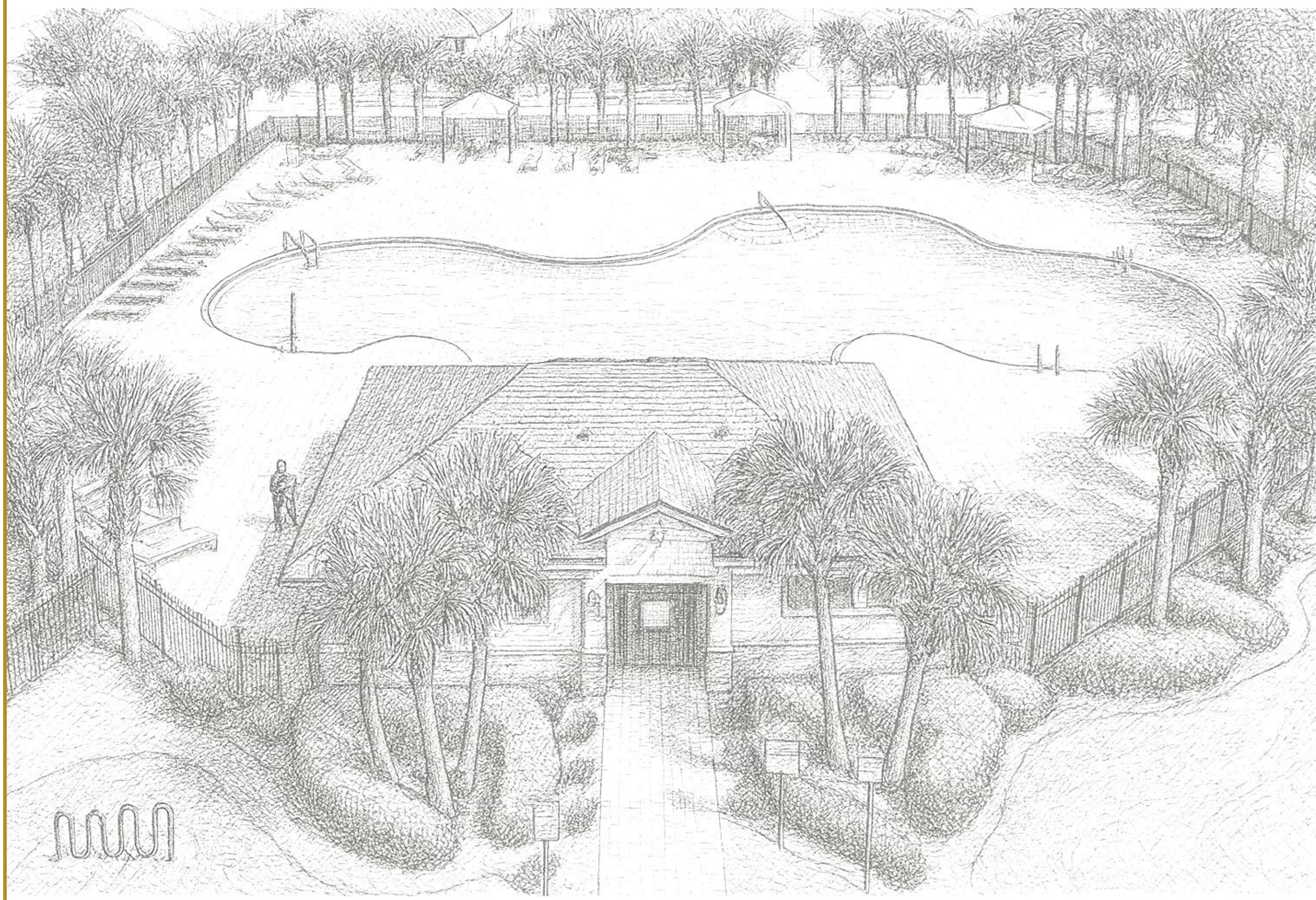
Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
7/31/25	7/31/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL June	$ 388.66		$ 127,741.15
7/31/25	7/31/2025ACH	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL June	$ 425.19		$ 127,315.96
7/31/25	7/31/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B June	$ 583.67		$ 126,732.29
7/31/25	7/31/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A June	$ 604.09		$ 126,128.20
7/31/25	7/31/2025ACH	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL June	$ 702.42		$ 125,425.78
7/31/25	7/31/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL May 7 - June 6	$ 1,147.67		$ 124,278.11
7/31/25				**$ 71,779.00**	**$ 189,208.64**	**$ 124,278.11**
8/1/25	080125ach	Duke Energy	600 Eaglecrest Dr, 6/10-7/9/25	$ 32.50		$ 124,075.04
8/1/25	080125ach2	Duke Energy	2901 N 10th St Entry,6/10-7/9/25	$ 32.50		$ 124,042.54
8/1/25	080125ach3	Duke Energy	3950 N 10th St,6/10-7/9/25	$ 32.50		$ 124,010.04
8/1/25	080125ach6	Duke Energy	2901 N 10th St Entry, 6/10-7/9	$ 44.71		$ 123,965.33
8/1/25	80125	Duke Energy	1000 DUNLIN ST. SIGN A 6/6-7/7/25	$ 51.55		$ 123,913.78
8/1/25	080125ach2	Duke Energy	Reference: 108 Tanager St, Irrigation, 6/7-7/8	$ 32.50		$ 123,881.28
8/1/25	080125ach11	Duke Energy	Reference: 999 Condor Dr Entry, ENTRANCE LIGHTS 6/10-7/9	$ 32.50		$ 123,848.78
8/5/25	5015	Anchor Stone Management, LLC	Management Fee	$ 2,016.66		$ 121,832.12
8/5/25	5016	A&E Dream Homes, LLC	Janitorial Services	$ 2,000.00		$ 119,832.12
8/5/25	5017	Cooper Pools	Pool Maintenance August	$ 4,600.00		$ 115,232.12
8/5/25	5018	Prince & Sons Inc	August Landscape Maintenance	$ 16,000.00		$ 99,232.12
8/5/25	5019	Danielle Fence	Fence repairs	$ 52,350.63		$ 46,881.49
8/5/25	5020	Alphagraphics Tampa Print	Highland Meadows II Mailer	$ 2,451.18		$ 44,430.31
8/5/25	5021	JCS Investigations	Reference: Security Service 7/1-7/31/25	$ 5,900.00		$ 38,530.31
8/15/25	5022	Zeus Safety & Marking LLC	Deposit for parking stencil	$ 3,175.00		$ 35,355.31
8/15/25	5023	Cooper Pools	July Pool Service	$ 4,600.00		$ 30,755.31
8/15/25	5025	U.S. BANK	Trustee Fees	$ 4,971.63		$ 25,783.68
8/15/25	5026	Business Observer	Reference: Legal Advertising-Notice of Meeting. https://clientname(FILLIN).payableslockbox.c	$ 76.56		$ 25,707.12
8/15/25	5027	House Doctors	Fence Repair	$ 280.00		$ 25,427.12
8/15/25	5028	Rizzetta & Co, Inc	Audit support services	$ 4,000.00		$ 21,427.12
8/16/25	081625ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Aug	$ 190.00		$ 21,237.12
8/19/25	5042	Orkin	Pest Control-Monthly	$ 104.00		$ 21,133.12
8/19/25	5043	Stantec Consulting Services Inc	Engineering Services Period Ending 8/1/25	$ 1,066.04		$ 20,067.08
8/19/25	081925ach	Duke Energy	541 Pheasant Dr Entry Lighting, 6/25-7/25/25	$ 32.49		$ 20,034.59
8/19/25	081925ach	Duke Energy	1015 Condor Dr, 6/25-7/25/25	$ 1,430.96		$ 18,603.63
8/21/25			Funds Transfer		0	$ 18,603.63
8/21/25	082125ach	Duke Energy	0 PATTERSON RD Lite 06/28-7/30/25	$ 842.40		$ 17,761.23
8/22/25	5044	Prince & Sons Inc	Irrigation Repair	$ 452.89		$ 17,308.34
8/22/25	5045	Orkin	Pest Control-Monthly	$ 104.00		$ 17,204.34
8/22/25	5046	Zeus Safety & Marking LLC	Remaining Bal- parking stencil	$ 9,475.00		$ 7,729.34
8/22/25	5047	Zeus Safety & Marking LLC	Remaining Bal-ADA Mat	$ 3,175.00		$ 4,554.34
8/25/25			Funds Transfer		75000	$ 79,554.34
8/26/25	5030	Shamrock First Baptist Church	Church room rental donation	$ 200.00		$ 79,354.34
8/26/25	5031	A&E Dream Homes, LLC	Janitorial Services wk of 8/3-8/31/25	$ 2,071.42		$ 77,282.92
8/26/25	5029	Prince & Sons Inc	Irrigation Repair	$ 334.54		$ 76,948.38
8/26/25	5032	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 312.79		$ 76,635.59
8/26/25	5033	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 320.05		$ 76,315.54
8/26/25	5034	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 110.22		$ 76,205.32
8/26/25	5035	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 81.15		$ 76,124.17
8/26/25	5036	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 110.22		$ 76,013.95
8/26/25	5037	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 94.44		$ 75,919.51
8/26/25	5038	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 107.73		$ 75,811.78
8/26/25	5039	Prince & Sons Inc	Irrigation labor for replacing nozzles and sprayers	$ 324.74		$ 75,487.04
8/27/25	082725ach	Duke Energy	00 PATTERSON RD 7/4-8/5/25	$ 280.92		$ 75,206.12
8/28/25	082825acj	Duke Energy	0000 PATTERSON RD 7/8-8/6/25	$ 166.09		$ 75,040.03
8/28/25	082825ach1	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 7/8-8/6/25	$ 388.81		$ 74,651.22
8/28/25	082825ach4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 7/8-8/6/25	$ 425.36		$ 74,225.86
8/28/25	082825ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 7/8-8/6/25	$ 583.89		$ 73,641.97
8/28/25	082825ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 7/8-8/6/25	$ 604.32		$ 73,037.65
8/28/25	082825ach7	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL 7/8-8/6/25	$ 702.67		$ 72,334.98
8/28/25	082825ach11	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 7/8-8/6/25	$ 1,148.10		$ 71,186.88
8/29/25	082925ach	Duke Energy	1000 DUNLIN ST. SIGN A 7/8-8/6/25	$ 50.32		$ 71,136.56
8/31/25				**$ 127,970.98**	**$ 75,000.00**	**$ 71,136.56**
9/1/25	5040	JCS Investigations	Reference: Security Service 8/1-8/30/25	$ 6,140.00		$ 64,996.56
9/1/25	5048	Cooper Pools	Pool Maintenance September	$ 4,600.00		$ 60,396.56
9/1/25			Service Charge	$ 72.00		$ 60,324.56
9/2/25	5053	Orkin	Pest Control-Monthly	$ 104.00		$ 60,220.56
9/2/25	5054	Prince & Sons Inc	Irrigation Repair	$ 1,125.34		$ 59,095.22
9/2/25	090225ach	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS 7/10-8/8/25	$ 32.49		$ 59,062.73
9/2/25	090225ach	Duke Energy	600 Eaglecrest Dr, 7/10-8/8/25	$ 32.49		$ 59,030.24
9/2/25	090225ach3	Duke Energy	2901 N 10th St Well, 7/10-8/8/25	$ 32.49		$ 58,997.75
9/2/25	090225ach2	Duke Energy	3950 N 10th St, 7/10-8/8/25	$ 32.49		$ 58,965.26
9/2/25	090225ach6	Duke Energy	1200 Patterson Rd Lite, For service 7/10-8/8/25	$ 32.49		$ 58,932.77
9/2/25	090225ach3	Duke Energy	Reference: 108 Tanager St, Irrigation,7/9-8/7/25	$ 32.50		$ 58,900.27
9/2/25	090225ach	Duke Energy	2901 N 10th St Entry, 7/10-8/8/25	$ 55.61		$ 58,844.66
9/2/25	090225ach	CITY OF DAVENPORT	Reference: 1019 Condor Dr Pool+2.00 conv fee	$ 102.01		$ 58,742.65
9/2/25	090225ach4	CITY OF DAVENPORT	3 Highland Meadows Phase 3 Park	$ 17.54		$ 58,725.11

Highland Meadows II
Check Register
FY2025

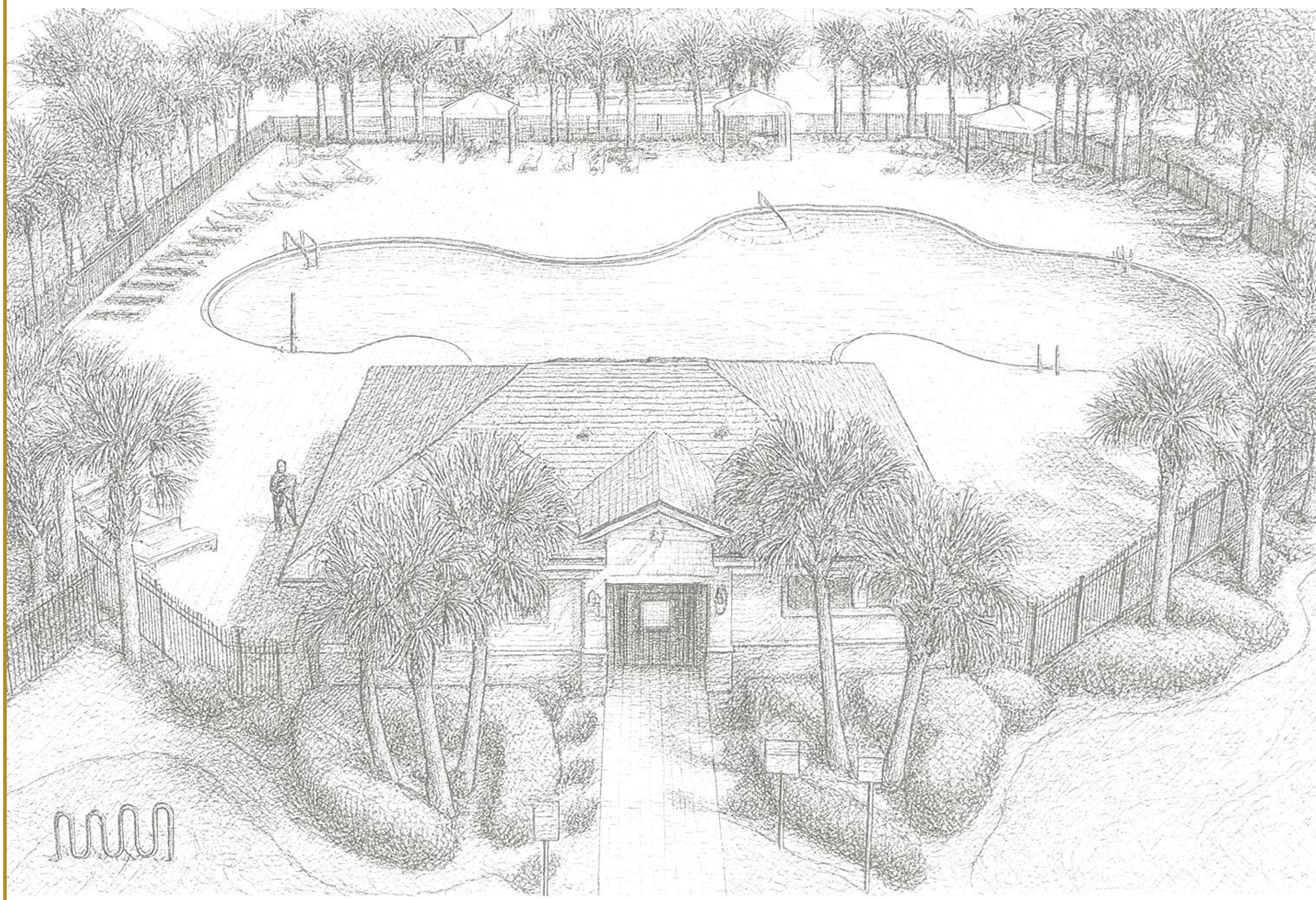
Date	Check #	Payee	Memo	Disbursement	Deposit	Balance
9/3/25	5055	Anchor Stone Management, LLC	Management Fee	$ 6,216.67		$ 52,508.44
9/4/25	090425ach1	CITY OF DAVENPORT	NEED	$ 42.82		$ 52,465.62
9/4/25	090425ach2	CITY OF DAVENPORT	NEED	$ 156.90		$ 52,308.72
9/5/25	5056	Danielle Fence	Reinstall 2 pickets	$ 750.00		$ 51,558.72
9/5/25	5057	Danielle Fence	replace 40" lakeland fence	$ 546.00		$ 51,012.72
9/5/25	5058	Deborah Galbraith	Reference: 08/28/25 BOS MTG	$ 200.00		$ 50,812.72
9/5/25	5059	Kristen Anderson	Reference: 08/28/25 BOS MTG	$ 200.00		$ 50,612.72
9/5/25	5060	Mario Munoz	Reference: 082825BOS MTG	$ 200.00		$ 50,412.72
9/5/25	5061	Marilyn Colon Arce	Reference: 08-28-25 BOS MTG	$ 200.00		$ 50,212.72
9/5/25	5062	Joellen Dibrango	082825BOS MTG.	$ 200.00		$ 50,012.72
9/8/25	5065	ECS INTEGRATIONS LLC	Router changed-cdvi had wrong IP	$ 555.00		$ 49,457.72
9/9/25	5066	JCS Investigations	Installation-Lights at Pool	$ 1,350.00		$ 48,107.72
9/9/25	5067	Prince & Sons Inc	Sept Landscape Maintenance	$ 16,000.00		$ 32,107.72
9/9/25	5064	Kai Connected LLC		$ 1,275.35		$ 30,832.37
9/10/25	5068	Prince & Sons Inc	irrigation repair	$ 503.04		$ 30,329.33
9/10/25	5069	Prince & Sons Inc	irrigation repair	$ 451.80		$ 29,877.53
9/10/25	093025ach4	CITY OF DAVENPORT	3001 Golden Eagle Way	$ 55.87		$ 29,821.66
9/11/25			Funds Transfer		$ 50,000.00	$ 79,821.66
9/16/25	5070	Image360	E-32059- Signs	$ 216.19		$ 79,605.47
9/17/25	091725ach	Duke Energy	541 Pheasant Dr Entry Lighting,7/26-8/25/25	$ 32.49		$ 79,572.98
9/17/25	091725acj	Duke Energy	1015 Condor Dr, 7/26-8/25/25	$ 1,550.64		$ 78,022.34
9/17/25	091725ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Sept	$ 190.00		$ 77,832.34
9/17/25	5071	Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk	$ 880.00		$ 76,952.34
9/17/25	5072	Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk	$ 17,320.00		$ 59,632.34
9/17/25	5073	Danielle Fence	reinstall 40" lakeland fence	$ 1,636.00		$ 57,996.34
9/17/25	5074	Cooper Pools	poor repairs	$ 1,747.56		$ 56,248.78
9/17/25	5075	ECS INTEGRATIONS LLC	Acces Control mgt	$ 550.00		$ 55,698.78
9/17/25	5076	ECS INTEGRATIONS LLC	camera mgt	$ 280.00		$ 55,418.78
9/18/25	5077	Southern Green Residential & Com Cleaning	Pool Bathroom maint	$ 2,354.00		$ 53,064.78
9/18/25	5078	ECS INTEGRATIONS LLC	monitor cameras 2	$ 360.00		$ 52,704.78
9/19/25	091925ach	Duke Energy	0 PATTERSON RD Lite 7/31-8/2/25	$ 842.73		$ 51,862.05
9/19/25	5079	ECS INTEGRATIONS LLC	camera bridge/installation	$ 690.00		$ 51,172.05
9/19/25	5080	Good Home Services, LLC		$ 1,500.00		$ 49,672.05
9/19/25	091925ach1	CITY OF DAVENPORT	NEED	$ 19.54		$ 49,652.51
9/19/25	091925ach1	Duke Energy	NEED	$ 1,082.31		$ 48,570.20
9/22/25	092225ach1	Duke Energy	NEED	$ 703.53		$ 47,866.67
9/24/25	5081	ECS INTEGRATIONS LLC	main pool gate lock cylinder repair	$ 205.00		$ 47,661.67
9/26/25	092625ach	Duke Energy	00 PATTERSON RD 8/6-9/4/25	$ 217.74		$ 47,443.93
9/29/25	092925ach	Duke Energy	0000 PATTERSON RD 8/7-9/5/25	$ 166.11		$ 47,277.82
9/29/25	092925ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 08/7-9/5/25	$ 388.90		$ 46,888.92
9/29/25	092925ach4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 8/7-9/5/25	$ 425.45		$ 46,463.47
9/29/25	092925ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 8/7-9/5/25	$ 584.03		$ 45,879.44
9/29/25	092925ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 8/7-9/5/25	$ 604.46		$ 45,274.98
9/29/25	092925ach10	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL 8/7-9/5/25	$ 702.83		$ 44,572.15
9/29/25	092925ach5	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 8/7-9/5/25	$ 1,148.37		$ 43,423.78
9/29/25	5084	Mele Environmental Services LLC	Tree services	$ 375.00		$ 43,048.78
9/29/25	5085	Deborah Galbraith	Reference: 9/25/29 BOS MTG	$ 200.00		$ 42,848.78
9/29/25	5086	Kristen Anderson	Reference: 09-25-25 BOS MTG	$ 200.00		$ 42,648.78
9/29/25	5087	Mario Munoz	Reference: 09-25-25 BOS MTG	$ 200.00		$ 42,448.78
9/29/25	5088	Marilyn Colon Arce	Reference: 09-25-25 BOS MTG	$ 200.00		$ 42,248.78
9/29/25	5089	Joellen Dibrango	09-25-25 BOS MTG.	$ 200.00		$ 42,048.78
9/29/25	092925ach1	Duke Energy	NEED	$ 217.74		$ 41,831.04
9/30/25	093025ach	CITY OF DAVENPORT	3 Highland Meadows Phase 3 Park	$ 17.54		$ 41,813.50
9/30/25	093025ach2	CITY OF DAVENPORT	Reference: 1019 Condor Dr Pool	$ 96.90		$ 41,716.60
9/30/25	093025ach3	CITY OF DAVENPORT	Reference: 1015 Condor Dr Cabana,	$ 89.83		$ 41,626.77
9/30/25	5092	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2014 AA1	$ 2,001.16		$ 39,625.61
9/30/25	5093	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2014 AA2	$ 2,947.44		$ 36,678.17
9/30/25	5094	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2016 AA3	$ 5,283.54		$ 31,394.63
9/30/25	5095	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2016 AA4	$ 3,083.17		$ 28,311.46
9/30/25	5096	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2017 4BC	$ 4,740.32		$ 23,571.14
9/30/25	5097	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2017 AA5	$ 8,777.46		$ 14,793.68
9/30/25	5098	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2017 AA6	$ 3,773.30		$ 11,020.38
9/30/25	5099	Highland Meadows II CDD c/o US Bank	DS Proceeds for Series 2019	$ 6,100.13		$ 4,920.25
9/30/25			Deposit		$ 58.00	$ 4,978.25
9/30/25				**$ 116,216.31**	**$ 50,058.00**	**$ 4,978.25**

EXHIBIT 9

RETURN TO AGENDA



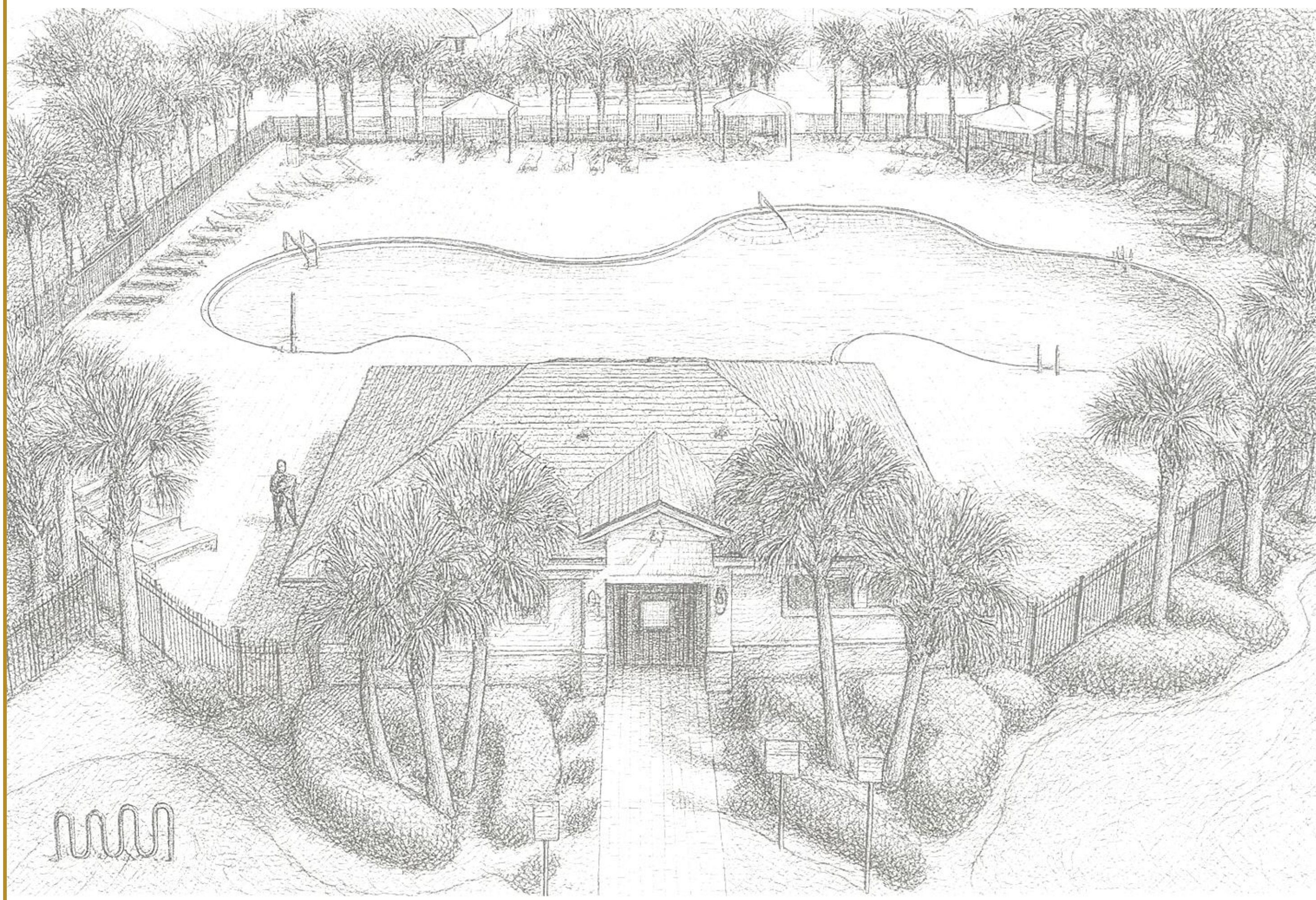
HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

K U T A K   R O C K   L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

October 6, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3638470
Client Matter No. 61323-1
Notification Email: eftgroup@kutakrock.com

Highland Meadows II CDD
c/o Anchor Stone Management, LLC
Suite 160
255 Primera Boulevard
Lake Mary, FL 32746

Invoice No. 3638470
61323-1

Re: General Counsel

For Professional Legal Services Rendered

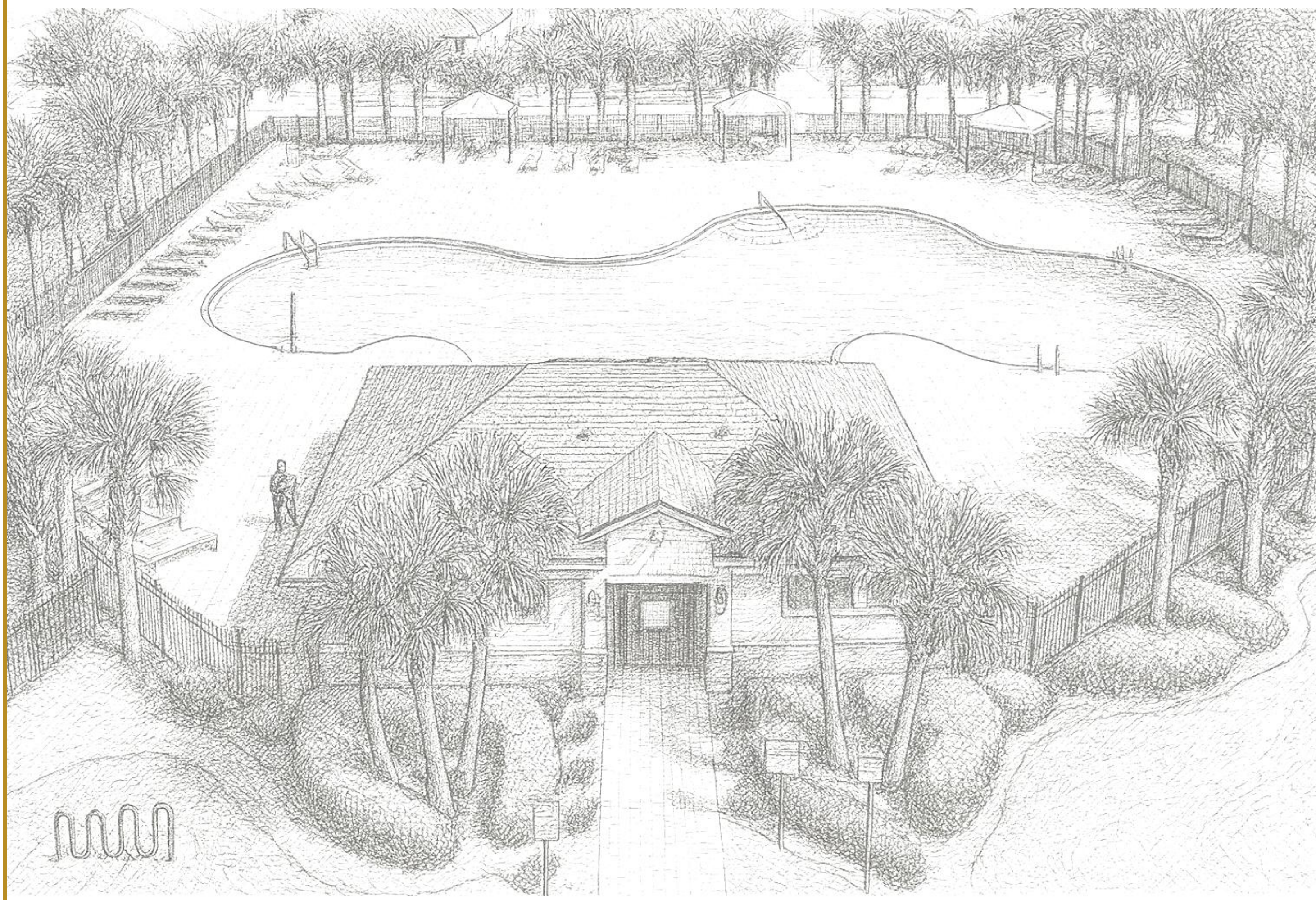
08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/04/25	J. Earlywine	0.20	72.00	Conference call regarding tree trimming agreements
08/05/25	K. Magee	1.20	348.00	Review and revise draft agreement for security monitoring; revise tree trimming release form
08/05/25	A. Weiland-Sorenson	0.50	80.00	Draft and coordinate execution of ECS Agreement
08/05/25	A. Weiland-Sorenson	0.50	80.00	Draft and coordinate execution of ADS Agreement
08/06/25	J. Earlywine	0.50	180.00	Conference call regarding license and waiver for tree trimming
08/06/25	K. Magee	1.90	551.00	Call with staff and board member regarding tree trimming license agreement; revise tree trimming license agreement based on call
08/11/25	K. Magee	0.80	232.00	Revise towing agreement with Bolton
08/11/25	A. Weiland-Sorenson	0.30	48.00	Prepare and coordinate execution of janitorial services agreement

08/11/25	A. Weiland-Sorenson	0.40	64.00	Prepare and coordinate execution of ADA mat installation agreement
08/12/25	K. Magee	0.20	58.00	Revise draft of janitorial services agreement
08/19/25	A. Weiland-Sorenson	0.20	32.00	Arrange for ratification of janitorial services agreement
08/20/25	K. Magee	1.60	464.00	Review Phase 7 Supplemental Engineering Report; review Phase 7 Trust Indenture terms; draft correspondence to bond counsel regarding opinion on District's ability to spend funds on capital projects
08/21/25	A. Weiland-Sorenson	0.20	32.00	Coordinate execution of ECS Agreement
08/21/25	A. Weiland-Sorenson	0.20	32.00	Coordinate execution of Advanced Drainage Solutions Agreement
08/23/25	K. Magee	1.20	348.00	Draft summary of District's position regarding tree trimming for inclusion in upcoming agenda packet
08/28/25	J. Earlywine	0.30	108.00	Conference call regarding use of bond proceeds; follow-up
08/28/25	K. Magee	3.40	986.00	Call with staff and board member regarding use of bond money; prepare for and attend Board of Supervisors meeting via phone

TOTAL HOURS	13.70	
TOTAL FOR SERVICES RENDERED		$3,745.50
TOTAL CURRENT AMOUNT DUE		$3,745.50

EXHIBIT 11

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

AGREEMENT BETWEEN THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT AND MELE ENVIRONEMENTAL SERVICES LLC FOR LANDSCAPE AND IRRIGATION MAINTNENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 1st day of November, 2025, by and between:

> **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Polk County, Florida, and whose mailing address is 255 Primera Boulevard, Suite 160, Florida 32746 ("District"); and
>
> **MELE ENVIRONMENTAL SERVICES, LLC.,** a Florida limited liability company, with a mailing address of PO Box 90364, Lakeland, FL 33804 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted by City of Davenport, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain landscape and irrigation facilities ("Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape and irrigation maintenance services for the Facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide landscape and irrigation maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

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

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. 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.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. 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.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The scope, duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Sixteen Thousand Two Hundred Eight Dollars and Thirty-Three Cents ($16,208.33) per month for a total annual sum of One Hundred Ninety Four Thousand Five Hundred Dollars ($194,500.00). The term of this Agreement shall be from November 1, 2025 through October 31, 2026 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The

Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. 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.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

A. 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. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A.	**If to District:**	Highland Meadows II Community Development District 255 Primera Boulevard, Suite 160, Florida 32746 Attn: District Manager
	With a copy to:	Kutak Rock LLP

107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Mele Environmental Services, LLC
PO Box 90364,
Lakeland, FL 33804
Attn: ___________

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS. 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*. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thiabult** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 698-5350, PATRICIA@ANCHORSTONEMGT.COM, OR 255 PRIMERA BOULEVARD, SUITE 160, LAKE MARY, FLORIDA, 32746.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 27. E-VERIFY. The 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *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.

SECTION 28. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 29. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 30. 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 hereto have executed this Agreement on the day and year first written above.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Deborah Galbraith
Chairperson, Board of Supervisors

ATTEST:

MELE ENVIRONMENTAL SERVICES LLC

By: Joe Mele

Its: Vice President

Exhibit A: Scope of Services

Exhibit A

Scope of Services

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 to 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/ or sprayed to be 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: (Billable)

• Trimming of entrance palms (not to exceed 12') (BILLABLE at a rate of $45.00 per palm)will be done one time per year during the winter months 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.

• Oak tree trimming/lifting at 12ft height will be done once per year during slow growing season along entrance walls (only on common area side of wall and not on the inside of residents property)and common areas, not retention pond areas.(Included) approximately 150 oaks

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 created 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 worked 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: **One Hundred Ninety Four Thousand, Five Hundred Dollars. ($194,500.00)** annually, payable in monthly installments of: **Sixteen Thousand Two Hundred Eight Dollars and Thirty Three Cents ($16,208.33)** 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.

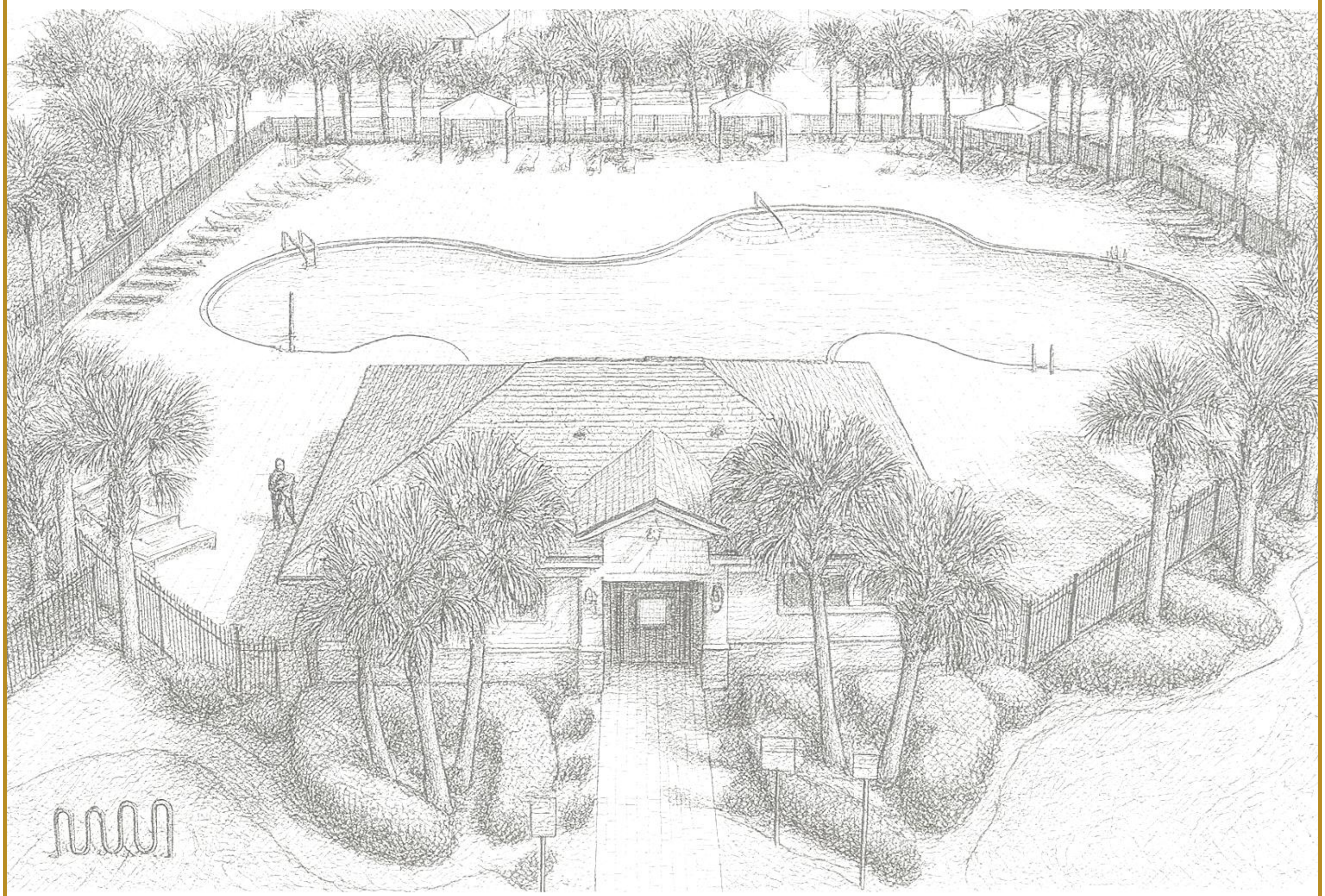
Sign: Deborah Galbraith Date: November 1st,2025
Highland Meadows 2 CDD,Board of Directors

Sign:____________________________ Date: November 1st,2025
Mele Environmental Services LLC ,MGRM

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

EXHIBIT 12

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

CDD Property Towing Agreement

Parties

- This CDD Property Towing Agreement (hereinafter referred to as the "Agreement") is entered into on 10/16/2025 (Date) by and between Bolton's Towing Service Inc., with an address of 2690 Avenue E SW Winter Haven, FL 33880 (hereinafter referred to as the "Towing Service"), and Highland Meadows II Community Development District (hereinafter referred to as "Management/Owner")(collectively referred to as the "Parties").

General

- Hereby, the Management/Owner exclusively appoints the Towing Service to patrol and remove unauthorized vehicles from the property/properties that are owned by the District including, but not limited to, roadways/streets, parkways/verges (area between the sidewalk and roadway), grass areas and open spaces that are owned by the District as delineated in the maps included in Exhibit A. The Towing Service hereby accepts such responsibility and agrees to service the property beforementioned.

Term

- This Agreement shall be effective on the date of signing this Agreement (hereinafter referred to as the "Effective Date") and will only end with a written notice 30 days prior to requested termination date.

The responsibilities of the Towing Service

- To patrol the property and remove any vehicle/vessel in violation of the attached Highland Meadows II Community Development District Amended and Restated Rules Relating to Overnight Parking and Parking and Towing Enforcement ("District Rules") attached hereto as Exhibit A.
- Towing Service shall ensure that any abandoned vehicles towed conform to the following criteria: (1) the Vehicle is inoperable, as evidenced by vegetation underneath as high as the Vehicle body or frame, debris collected underneath, or, that the Vehicle is being used

DG

solely for storage/habitation purposes; (2) the Vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the Vehicle has major and visible parts which are dismantled; (5) the Vehicle is incapable of functioning as a Vehicle in its present state; (6) the Vehicle has only nominal salvage value; and/or (7) the Vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

- To tow any other vehicles/vessels at the specific direction of Management/Owner.
- Vehicles may be parked on Odd Side curves provided the area has not been designated as a tow away zone in Exhibit A.
- Vehicles which are parked in a manner which blocks a sidewalk are eligible to be towed.
- As specified in the map included in Exhibit A, Vehicles parked within certain areas of Phase 3 are authorized to be towed (due to a safety concern).
- As specified in the map included in Exhibit A, Vehicles parked in Phase 3 overnight (as defined as between the hours of 12 a.m. and 6 a.m.) are authorized to be towed by the District.
- Parking is prohibited on the Odd Side areas on Sanderling St. between Nighthawk Dr. and Woodlark Dr. indicated as Tow-Away Zones on the map included in Exhibit A.

Towing Service Liability

- Hereby, the Management/Owner agrees to hold the Towing Service harmless for claims and/or lawsuits resulting from any non-towing related claim.

Succession

- This agreement is binding on the Towing Service and the Management/Owner as well as their successors.

Governing Law

- This Agreement shall be governed by and construed in accordance with the laws of Florida.

Amendments

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- The Parties agree that any amendments made to this Agreement must be in writing and they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

Community/Property Rule Changes, Amendments, & Exemptions

- Management/Owners agree to notify Towing Service of changes to the District Rules pertaining to the listed property within 24 hours of effective change.
- Management/Owners agree to notify Towing Service of any special exemptions or permissions given immediately that contradict the rules and regulations set forth by any bylaws or regulatory documents provided to the Towing Service.
- If Towing Service is NOT notified of any changes made, the Management/Owners agree to cover any and all cost associated with but not limited to; invoices, legal fees, any fees associated with litigation, customer reimbursements, etc.

Assignment

- The Parties hereby agree not to assign any of the responsibilities in this Agreement to a third party unless consented by both Parties in writing.

Entire Agreement

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, expressed or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. The expressed terms hereof control and supersede any course of performance and/or usage of the trade inconsistent with any terms hereof.

Severability

- In an event where any provisions of this Agreement are found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain to be enforced in accordance with the Parties' intention.

DG

Signature and Date

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout by their signature below:

Management

Name Deborah Galbraith Chairwoman

Signature Deborah Galbraith

Signature Tyler Bolton

Date

Towing Service

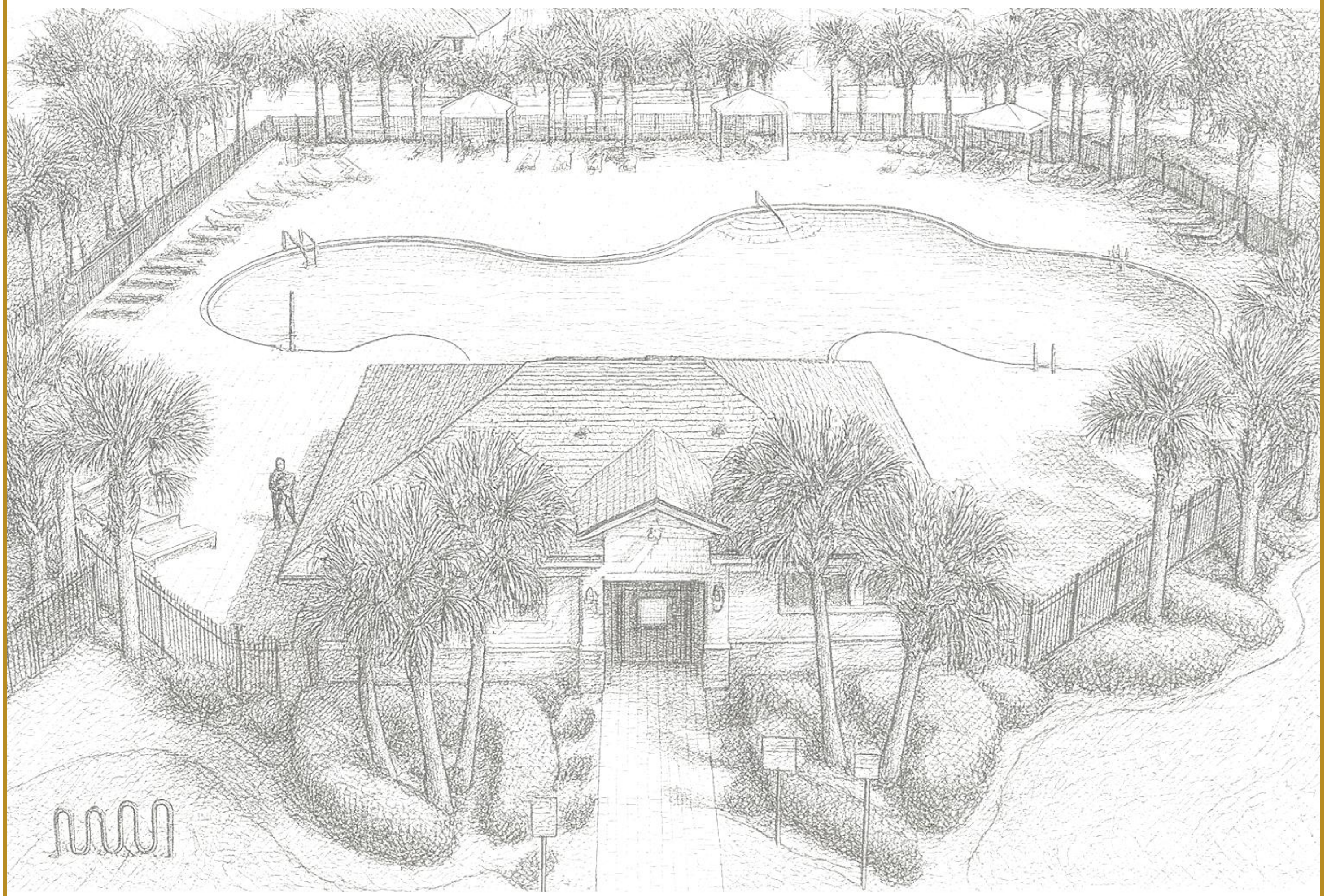
Name Tyler Bolton

Date 10/16/2025

Exhibit A: *Highland Meadows II Community Development District Amended and Restated Rules Relating to Overnight Parking and Parking and Towing Enforcement*

EXHIBIT 13

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

40351 US HWY 19 N
Suite 301
Tarpon Springs, FL 34689
(727) 786-7446

image360palmharbor.com

ESTIMATE
E-32059

Created Date: 8/18/2025

DESCRIPTION: 24" X 48" Pool Sign

Bill To: Hightland Meadows II
Highland Meadows II
1015 Condor Drive
Haines City, FL 33844
US

Pickup At: Image360 - Palm Harbor
40351 US HWY 19 N
Suite 301
Tarpon Springs, FL 34689
US

Requested By: Austin Comings
Email: austin@anchorstonemgt.com
Work Phone: (407) 378-8427
Tax ID: 85-8016485044C-9

Salesperson: Emily Johnson
Entered By: Stephanie Booth

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**24" X 48" Pool Sign**	1	$176.19	$176.19
1.1	**Max Metal - MaxMetal**			

Part Qty: 1
Width: 24.00"
Height: 48.00"
Sides: 1

Round Corners
- Rounded Corners, Material Difficulty: Standard

Text:
Highland Meadows Pool Rules

Swim at your own risk, No lifeguard on duty

No food, beverages, or alcohol in the pool or on pool wet deck.
Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
No glass or animals in the fenced pool area
Bathing load 129 persons
Shower before entering
Do not swallow pool water
No smoking or vaping
No loud music
No Diving
Pool Maximum Depth 6 ft

***Client also provided a image to go by.

Notes:
24”w x 48”, Rounded corners

Deborah Galbraith

1.2	**Digital Print - Digital print w/ satin finish** **Sides:** 1 **Lamination** - Lamination Type: Satin Finish **Notes:** javascript:void(0)			
2	**Design w/ preflight and 2 proofs**	1	$40.00	$40.00
2.1	**Design Service - Design w/ preflight and 2 proofs** **Notes:** This includes the graphic designer's time and two proofs.			

Subtotal:	$216.19
Taxes:	$0.00
Grand Total:	$216.19

Thank you for the opportunity to provide you an estimate here at Image360 Palm Harbor. Your one stop shop for all your sign and graphic needs.

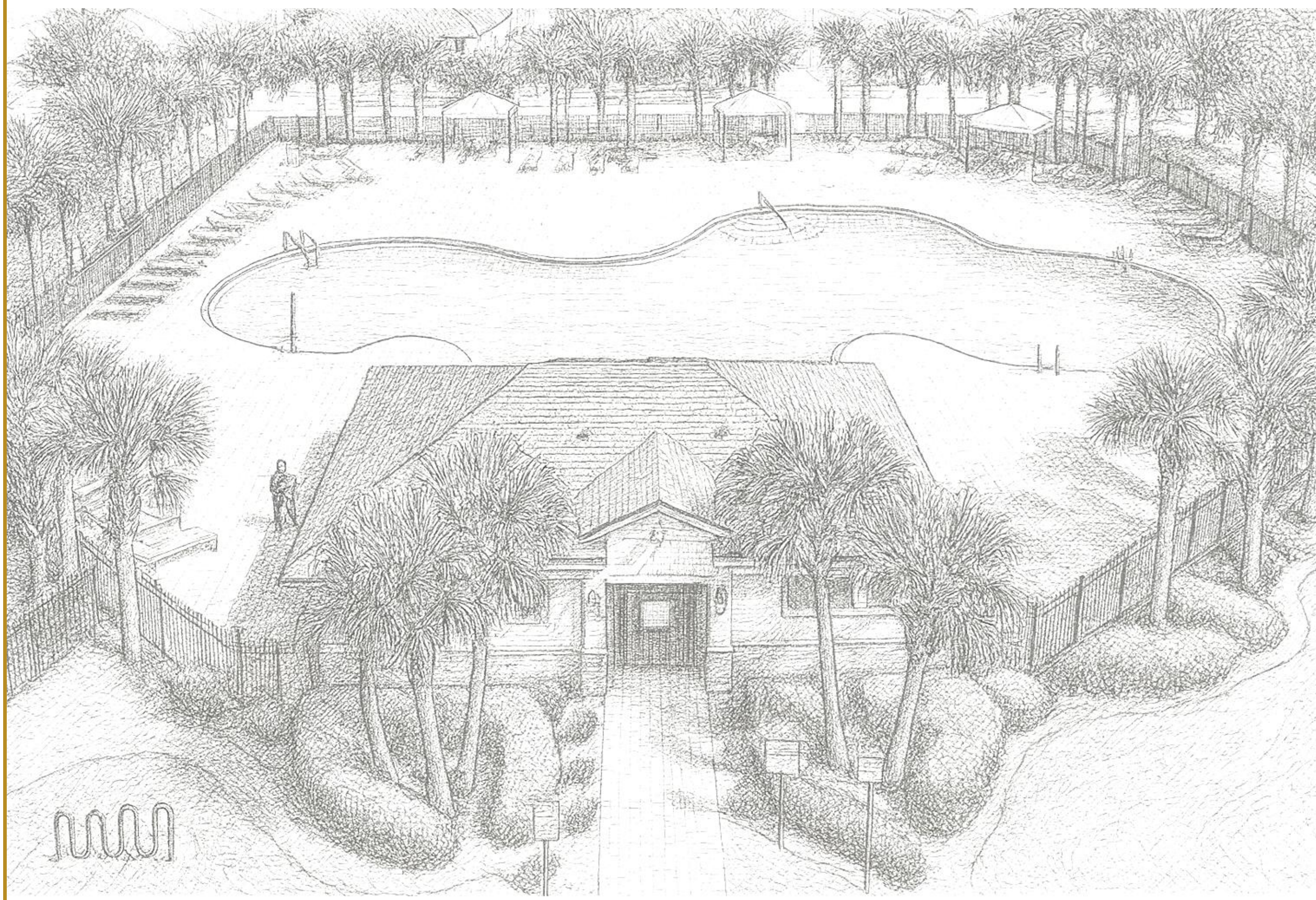
If you would like to proceed with your order, please email us back your approval and provide us with your preferred method of payment. Our standard terms are 50% down with your order over $500 or full payment under $500 and the balance due upon delivery. Payments are NONREFUNDABLE. Please call our office to make payment, Once payment is received we will move your order into design queue.

DESIGN NOTES
You are allowed two changes before additional charges for design time are incurred. This estimate covers only the services outlined. If the scope of the work changes from the original estimate, approved revisions and additions will be charged accordingly and sent to you for approval. Thank you for allowing us to provide you with an estimate.

Signature: Deborah Galbraith **Date:**

EXHIBIT 14

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

Est. 1976
Danielle
Fence & Outdoor Living

sales@daniellefence.net

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

DANIELLE FENCE 1976 Established in & Outdoor Living

Sales Rep: John Davis	Estimate #: 1893	Date: 10/9/2025

Name: Highland Meadows II	
Jobsite Address: 1455 Lassen St	
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: ☐ Fence ☐ Kitchen ☐ Pavers ☐ Pergola ☐ Other:___________	TOTAL $
INSTALL 24' OF ALMOND LAKELAND RESIDENTIAL	$2,136.00
TAKE DOWN AND REMOVAL OF 24' OF DAMAGED ALMOND LAKELAND RESIDENTIAL	
CONCRETE ALL POSTS	
SUB TOTAL:	$2,136.00
Project Options: Approve Decline Amount	
Quoted Leadtime: Deposit: $534.00 OPTIONS TOTAL:	$0.00
☐ Cash/Check ☐ Credit Card/Debit Card (ALL DEBIT/ CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% CONVENIENCE CHARGE ON TOTAL VALUE OF CONTRACT) PROJECT TOTAL:	$2,136.00
DEPOSIT:	$534.00
• BALANCE DUE DOES NOT INCLUDE ANY DEBIT/ CREDIT CARD FEES THAT MAY BE CHARGED *BALANCE DUE:	$1,602.00

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 RIGHTTO 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) **$2,136.00 (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 John Davis Name(printed) John Davis
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:**________________

Est. 1976 Danielle Fence & Outdoor Living

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: John Davis	Estimate #: 1893	Date: 10/9/2025

Name: Highland Meadows II	
Jobsite Address: 1455 Lassen St	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	☐	☑
MULTIPLE FENCE STYLES	☐	☑
SEPTIC/DRAINFIELD	☐	☑
POOL - OPEN	☐	☑
POOL - SCREENED	☐	☑
CORNER LOT	☐	☑
TEAR DOWN	☐	☑

FOOTAGE

- ☐ PVC____________
- ☐ Aluminum____________
- ☐ Wood____________
- ☐ Chainlink____________

APPROVALS

	YES	NO
PRIVATE UTILITIES	☐	☑
PERMIT REQUIRED	☐	☑
NOC REQ'D (OVER $2,500)	☐	☑
HOA OR POA	☐	☑
DANIELLE	☐	☑
HOMEOWNER	☐	☑
Begin without Approval	☐	☑
Wait for Approval	☐	☑

Materials:

INSTALL 24' OF ALMOND LAKELAND RESIDENTIAL

TAKE DOWN AND REMOVAL OF 24' OF DAMAGED ALMOND LAKELAND RESIDENTIAL

CONCRETE ALL POSTS

Project Options:

Notes:

TAKE DOWN AND REMOVE DAMAGED 72" ALMOND LAKELAND RESIDENTIAL
REPLACE WITH NEW 72" ALMOND LAKELAND RESIDENTIAL

Est. 1976 Danielle Fence & Outdoor Living

I hereby acknowledge that the above layout is approved for installation. Purchaser agrees to uncover and mark all underground lines and piping, induding 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:

1. Changes to the Layout of time of instollotion where installers would need to leave premises ond return.

2. Upon arrival of installation crew, job site is not ready for installation;

3. Upon arrival of installation crew, home owner has not obtained permissions and concessions on address referenced obove. 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.

4. 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.

5. Fee is in addition to the cancellation terms ond conditions.

6. 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 tl1e Company.

PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of Product.
2. Performance by the Purchaser shall he 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 not 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, trail, 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: Deborah Galbraith

Date: 10/10/2025

Est. 1976 Danielle Fence & Outdoor Living

Danielle Fence Mfg. **RESIDENTIAL SALES WAIVER**

I, Highland Meadows request "fence" to be installed on my property at 1455 Lassen St, 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):

DG 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: Deborah Galbraith

Date: 10/10/2025

Est. 1976 Danielle Fence & Outdoor Living

Danielle Fence Mfg. INSTALLATION CHECKLIST

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 Deborah Galbraith

Print name Deborah Galbraith

Est. 1976 Danielle Fence & Outdoor Living

Since 1976
Danielle
Fence & Outdoor Living

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:

White	Almond
X ________	X DG

*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

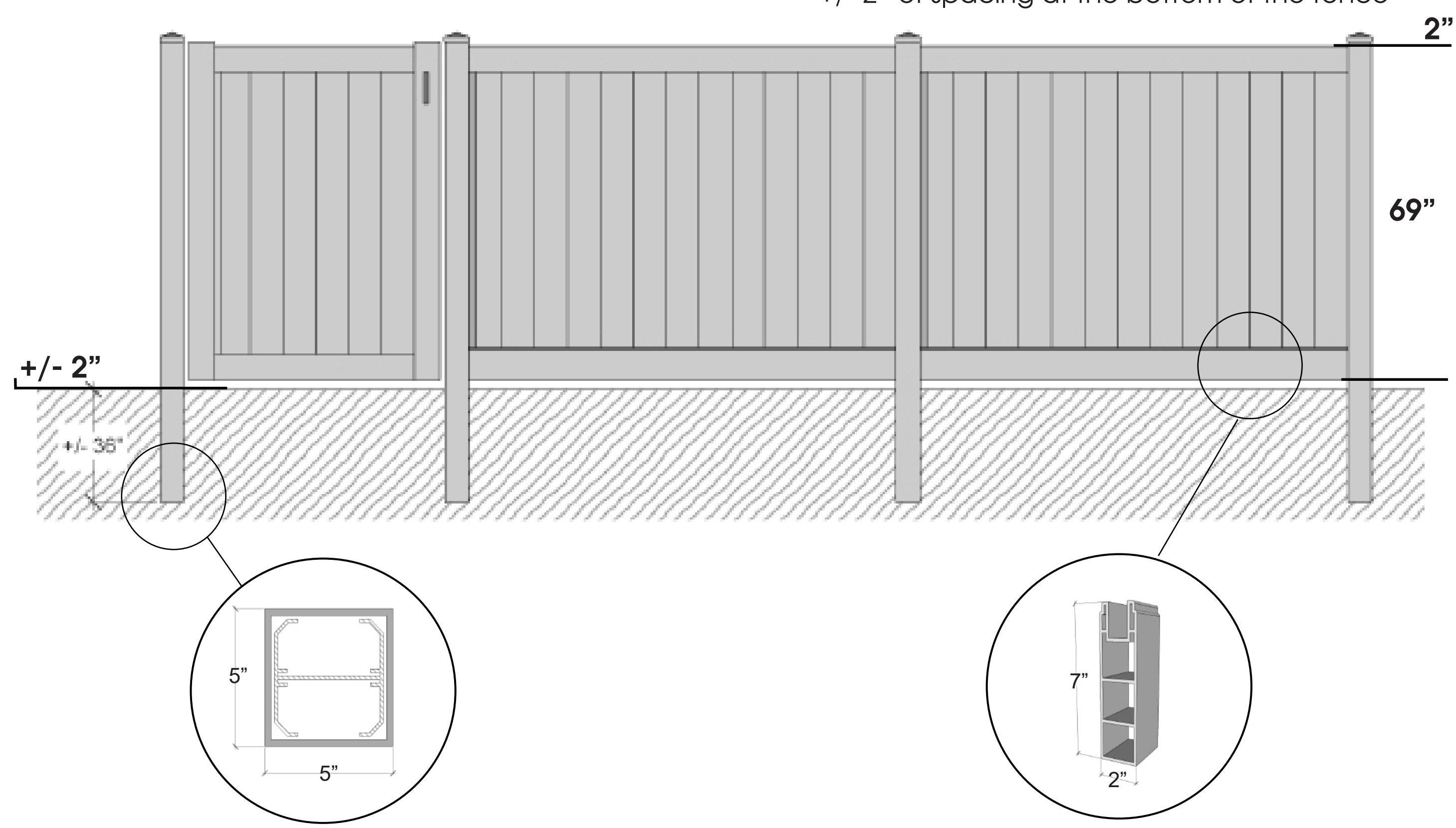
Available in 48", 60" and 72" Height
(Measurements listed are to the top of post)

Fence is constructed from the following materials:

- 2″ x 7″ ribbed heavy wall bottom rail
- 1½″ x 5½″ ribbed top rail
- Thirteen, ⅞″ 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



X Deborah Galbreath
(Customer Signature)

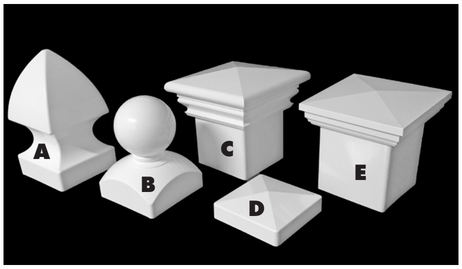
Proudly Made in the USA

10 year prorated warranty*

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

01282021

POST CAP OPTIONS:



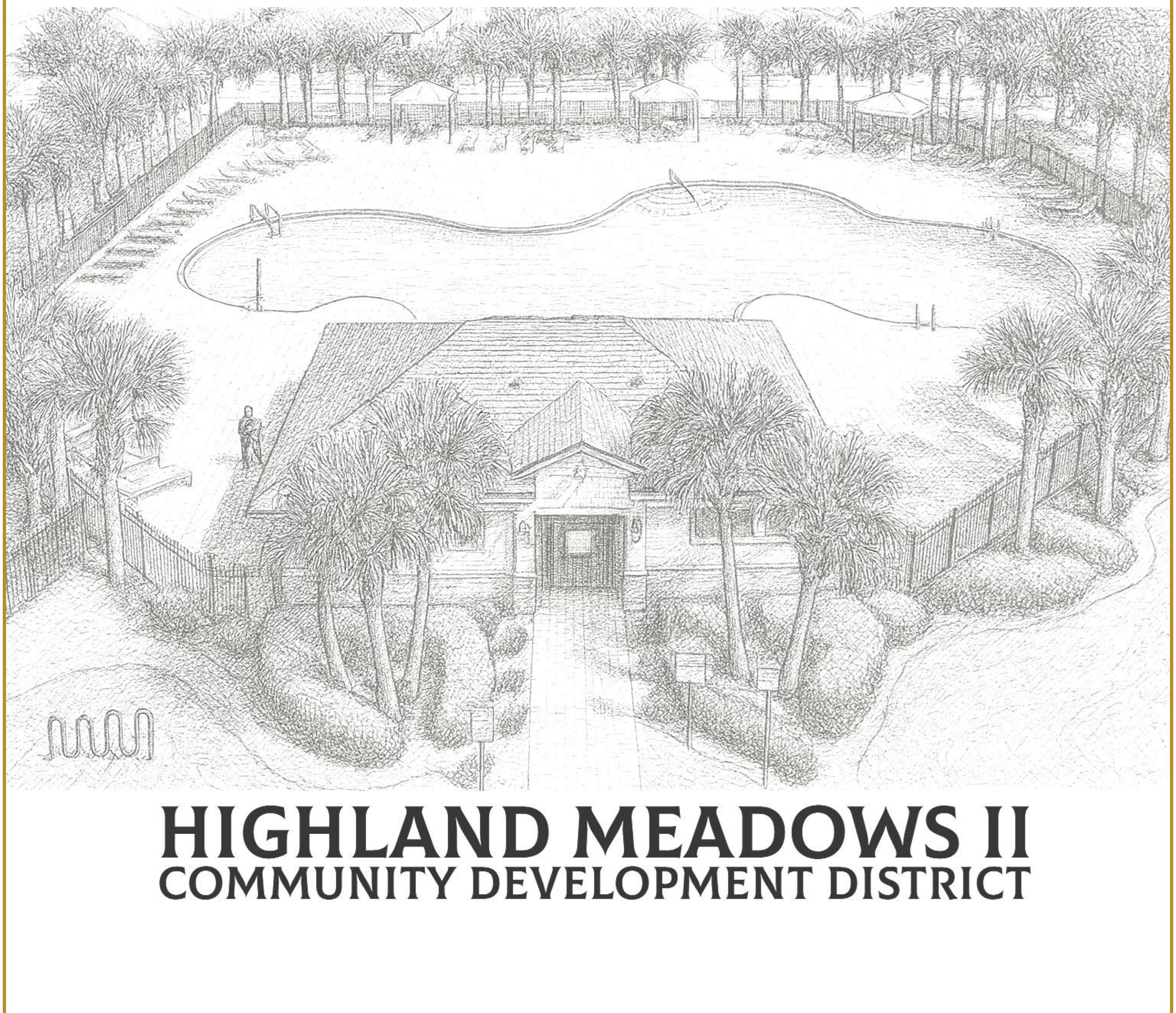
A. Gothic Cap **B.** Ball Cap
C. Federation Cap **D.** Traditional Cap
E. New England Cap

Since 1976
Danielle
Fence & Outdoor Living

www.DanielleFence.com
863.425.3182 I 813.681.6181
4855 SR 60W I Mulberry, FL 33860

EXHIBIT 15

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

PRINCE & SONS INC.

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: 10.2.25

SUBMITTED TO:	Job Name / Location:
Anchor Stone Management 255 Primera Blvd Suite 160	HMII Amenities
1019 Condo Dr	Haines City
Haines City, FL 33844	
CAM: Austin Comings	
Phone: 4076985350	
Email: HighlandMeadows2@AnchorStoneMgt.com	

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

Timer: Alarm, zone#4 bad decoder, communication unsuccessful.

DESCRIPTION	Qty	Unit Cost	TOTAL
Hunter Decoder 1-station ICD100	1	$290.78	$290.78
DBR wire connection 600v	2	$5.98	$11.96
Labor	3	$65.00	$195.00
Time and material not to exceed			
Total			$497.74

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:

Jason Rusticus — *Account Manager*

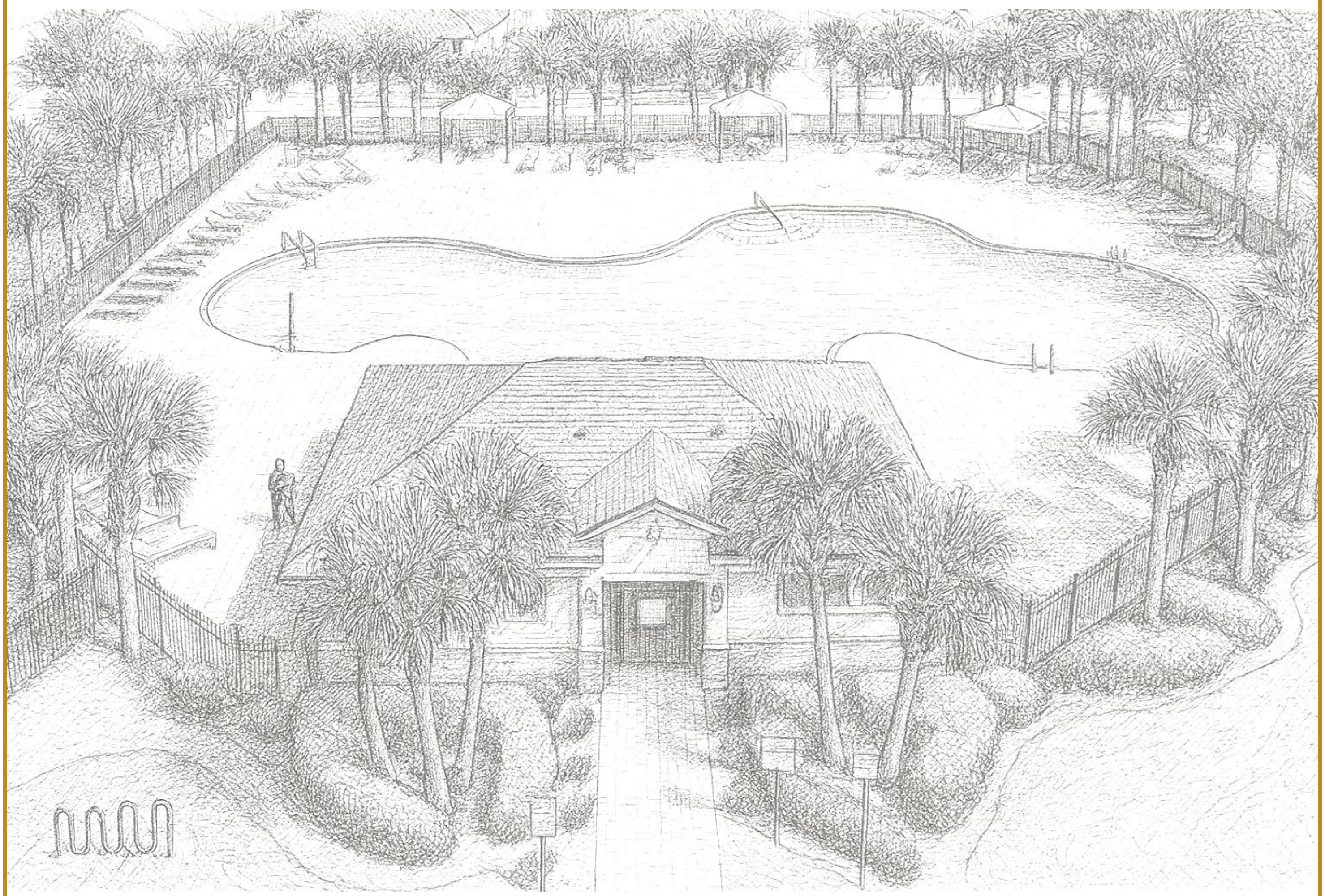
James Smith — *Irrigation Manager*

Carlos Santiago — *Technician*

Approved By: Deborah Galbraith

EXHIBIT 16

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 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

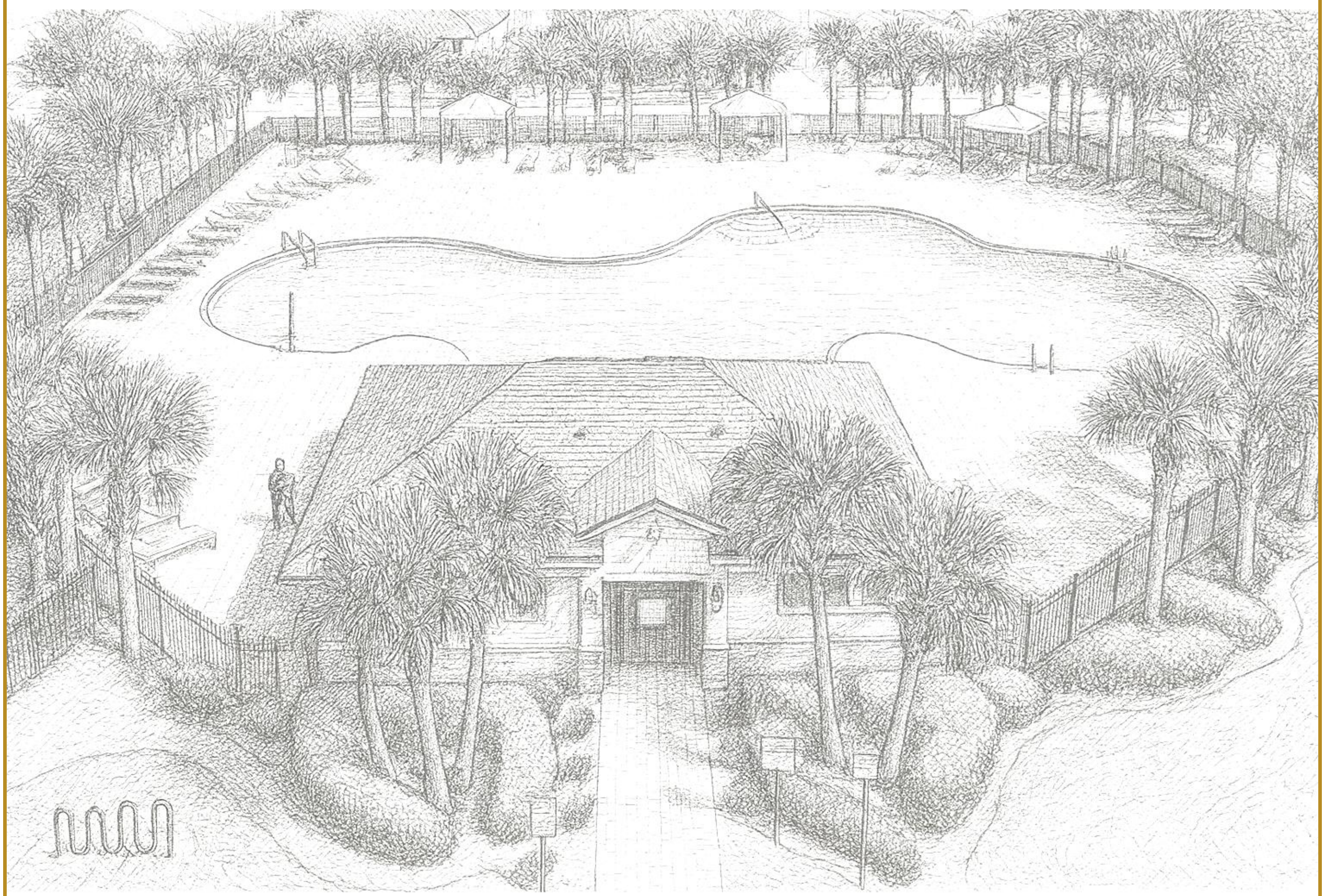
Technician: Hunter

#	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



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT