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 Curb & Mat - $63,000 — **EXHIBIT 1.1**
3. Presentation of Stantec Change Order for District Engineer Services for FY 25 – Increase to $30,000 — **EXHIBIT 1.2**

B. District Attorney – Kutak Rock

1. Consideration for Approval - Appraisal for Polk Regional Water Cooperative - $4,000 — **EXHIBIT 2**

IV. Bond Matters

1. Presentation for Approval - Addendum to the Supplemental Engineers Report – Series 2019 — **EXHIBIT 3.1**
2. Presentation for Approval – Addendum to the Supplemental Assessment Methodology (Phase 7 and 7A) — **EXHIBIT 3.2**
3. Presentation of SwingSet Contract – Final Approval Before Disbursement – Option 2 – No Demolition - $111,918.39 — **EXHIBIT 4.1**
4. Consideration for Approval - Requisition for Disbursement to Playcore Wisconsin, Inc. d/b/a Gametime from Bond Funds - $111,918.39 — **EXHIBIT 4.2**
5. Consideration for Approval – Authorized Signor for Requisitions — **EXHIBIT 4.3**
6. 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 to Adjust One Head — **EXHIBIT 16.1**
   - ❖ Report from Florida Department of Health - Regarding the Classic Pump Adjustment on Their Cited Other — **EXHIBIT 16.2**
2. Consideration of Proposal – Good Home Services 397 – Repair Dog Park Gate - $205 — **EXHIBIT 17**
3. Consideration of Proposal – Good Home Services 398 – Replace Light Sensor in Mens Restroom - $215 — **EXHIBIT 18**
4. Consideration of Proposal – Good Home Services 399 – Permanently Secure Gate at Field - $165 — **EXHIBIT 19**
5. Consideration of Proposal – Good Home Services 402 – Remove Broken Bench at the Playground Area - $245 — **EXHIBIT 20**
6. Consideration of Proposal – Cooper Pools = Ladder Tread - $99.45 as Requested By Health Department Inspection Report — **EXHIBIT 21**

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.

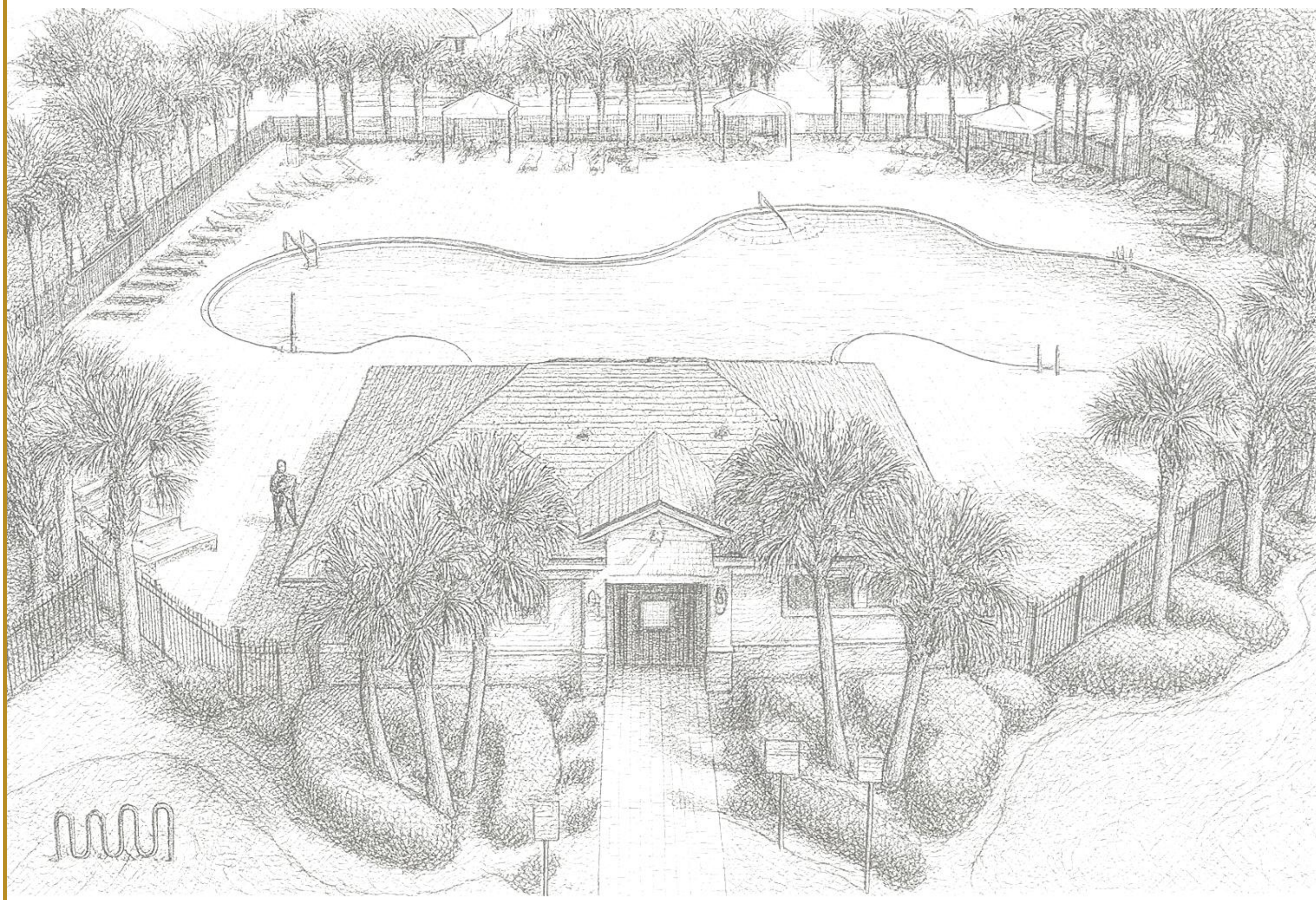
XI. Supervisor Requests

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

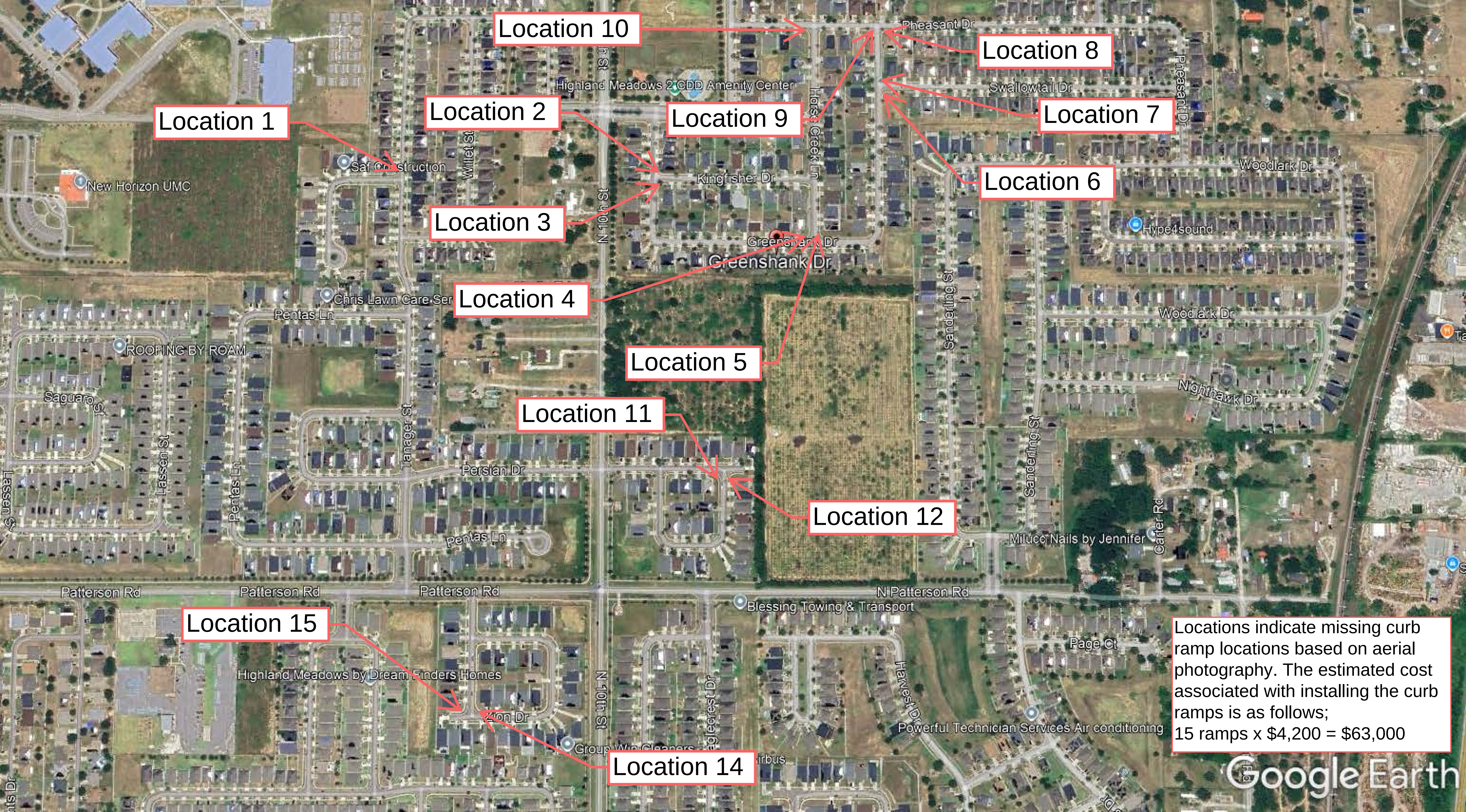
XII. Adjournment

EXHIBIT 1.1

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT


Location 10
Location 8
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Location 3
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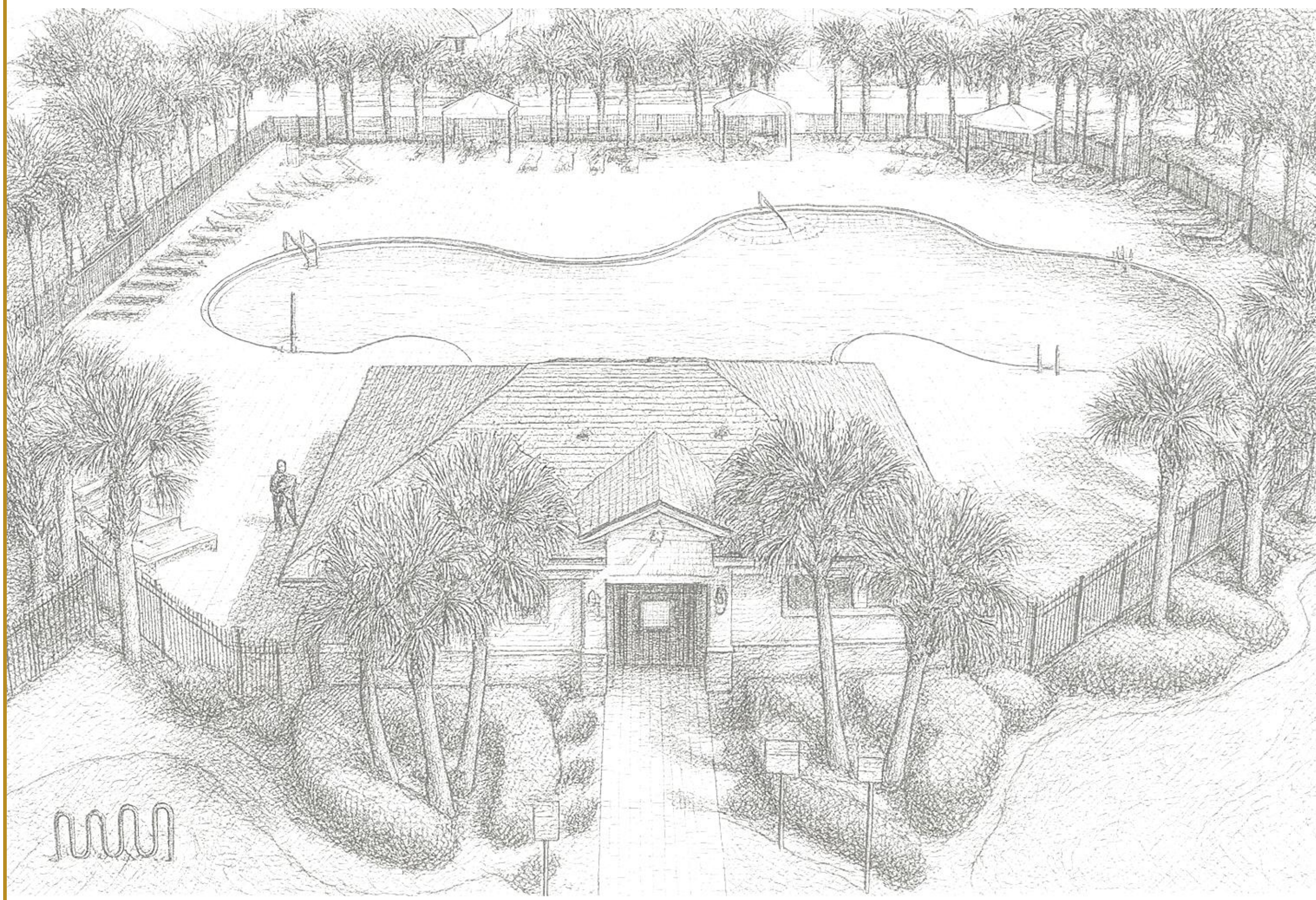
Location 5
Location 11
Location 12
Location 15
Location 14
Pheasant Dr
Highland Meadows 2 CDD Amenity Center
Swallowtail Dr
Kingfisher Dr
Greenshank Dr
Woodlark Dr
Hype4sound
New Horizon UMC
Chris Lawn Care Ser
Pentas Ln
ROOFING BY ROAM
Saguaro St
Lassen St
Sanderling St
Nighthawk Dr
Persian Dr
Tanager St
Willet St
N 10th St
Carter Rd
Miluce Nails by Jennifer
Patterson Rd
N Patterson Rd
Blessing Towing & Transport
Page Ct
Harvest Dr
Highland Meadows by Dream Finders Homes
Powerful Technician Services Air conditioning
Locations indicate missing curb ramp locations based on aerial photography. The estimated cost associated with installing the curb ramps is as follows;
15 ramps x $4,200 = $63,000
Google Earth

EXHIBIT 1.2

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

Stantec

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

PROPOSAL/ENGAGEMENT LETTER

October 21, 2025

Highland Meadows II Community Development District
c/o Kyle M. Magee
Associate
Kutak Rock LLP – Tallahassee
107 W College Ave
Tallahassee, Florida 32301hone:
Email Kyle.Magee@kutakrock.com
p: 850.692.7334   m: 850.509.7213

SUBJECT: Proposal/Authorization for Valuation and Consulting Services
Highland Meadows II Community Development District
Polk Regional Water Cooperative Southeast Wellfield Project
Taking parcels 1062-PE-A, 1062-PE-B,1062-PE-C ,1062-TCE-A, 1062-TCE-B,1062-TCE-C, 1063-PE, 1063-TCE, 1029-PE, 1029-TCE, 1037-PE and 1037-TCE
Tax Ids 272709-729508-000410, 272708-727506-002000, 272717-741012-002820 and 272717-741014-000430
Davenport FL, St Lucie County FL (the "Subject Property")

Dear Mr. Magee:

Upon your acceptance of this letter agreement, Integra Realty Resources –Southwest Florida ("IRR – Southwest Florida"), will prepare an appraisal review of the four appraisal reports for the Subject Properties.

The intended use of the appraisal review is to assist the client with eminent domain process. The report may not be used for any other purpose. The appraisal review will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that we have not analyzed the property within the past three years.

In accordance with our correspondence, the scope of this assignment will require IRR – Southwest Florida consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis and preparation of the report.

The appraisal review will be communicated in summary reports. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.

The fee for this assignment will be $4,000 with delivery within three weeks. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed.

If required, post analysis services which include testimony at any court hearings, additional valuation scenarios, review of the opposition expert's report(s), additional research and conference calls or meetings with any party which exceed the time allotted for an assignment of this nature. Court appearances, expert witness testimony, etc., will be billed at an hourly rate of $325.00/hour plus travel expenses for MAI's and principal appraisers and $90-$300/hour for associate appraisers depending on their background and experience.

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, Integra City and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in our marketing materials, database and derivative products so long as your identity is kept confidential. You agree that all data already in the public domain may be utilized on an unrestricted basis.

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES – SOUTHWEST FLORIDA

Carlton J Lloyd, MAI
Florida State-Certified General Real Estate Appraiser RZ#2618
Senior Managing Director-Southwest Florida

Attachments

AGREED & ACCEPTED THIS ______________________________.

BY:

____
AUTHORIZED SIGNATURE

____
NAME (PRINT)

ATTACHMENT I

Assumptions & Limiting Conditions

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
11. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
12. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
13. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
14. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
15. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
16. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
17. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner’s financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner’s financial

ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

18. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

19. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

20. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

21. Integra – Southwest Florida is not a building or environmental inspector. Integra - Southwest Florida does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

22. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

23. It is expressly acknowledged that in any action which may be brought against Integra Realty Resources – Southwest Florida, Integra Realty Resources, Inc. or their respective officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

24. Integra – Southwest Florida, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided.

Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

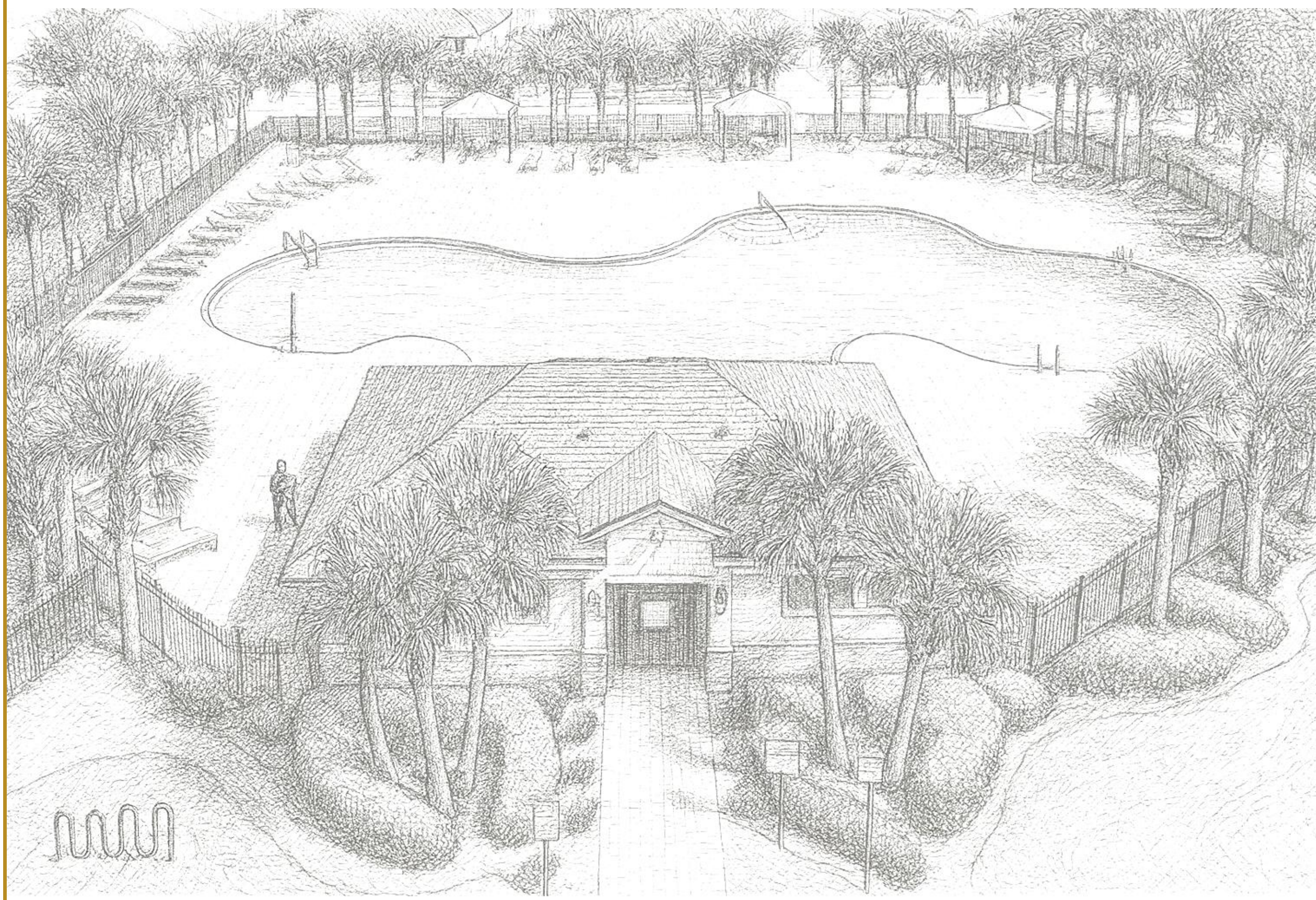
25. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Integra Realty Resources, Inc. and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

26. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

EXHIBIT 3.1

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ADDENDUM TO THE SUPPLEMENTAL ENGINEER'S REPORT

FOR THE

Highland Meadows 7 and 7A for Capital Improvements

Prepared For:

Board of Supervisors
Highland Meadows II Community Development District

Engineers:

Stantec
380 Park Place Blvd.
Clearwater, Florida 33759

October 21, 2025

Table of Contents

Sections

Tables

Figures

Section 1: Introduction

Description of Highland Meadows II Community Development District

The Highland Meadows II Community Development District (the “District”) was established under City of Davenport Ordinance No. 761, which was approved by the City Commission on May 29, 2014. The District boundary was expanded under the City of Davenport Ordinances No. 773, which was approved by the City Commission on July 22, 2015, and Ordinance No. 803, which was passed by the City Commission on December 12, 2016. June 6, 2019, Supplemental Engineer's Report amends the previously adopted Engineer's Report to reflect the addition of land to the District by Ordinance 889, which was approved by City of Davenport. The additional lands were reflected as part of Phase 7 and 7A. The District owns and operates the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development as outlined in the 2019 Supplemental Engineers report. A second Supplemental Report was generated on November 19, 2019, to update the summary of probable costs. This report amends the previously adopted Engineers Report to reflect the addition of a playground and amenity center for the benefit of all residents.

The Highland Meadows II Community Development District (the "District") is located east of Hwy 27, west of US 17/92 and north and south of Patterson Road in City of Davenport, City of Haines City (the "City"), and unincorporated Polk County, (the "County"), Florida. The District currently contains approximately 332.59 acres and is expected to consist of 1,462 single family lots, recreation / amenity areas, parks, and associated infrastructure. Refer to the location map included with this report for specific site information.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Table 1 of this report.

This report reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information which includes but is not limited to previous experience with similar projects and proposals received. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

Purpose and Scope of the Report

The purpose of this report is to provide engineering support to fund improvements for the Highland Meadows II Community Development District. Phases 7 and 7A, 2019 bond fund currently has $605,384 remaining. The District intends to utilize the remaining funds to remove and replace an existing playground that is at the end of its useful life. The board intends on utilizing the remaining funds to support the addition of an amenity building with meeting space and additional storage. The board anticipates closing on a sale of property within the District to account for approximately $482,900 to assist in funding the new amenity center building. This Report will identify the proposed public infrastructure to be constructed by the District along with an opinion of probable cost. Contained within this report is a brief description of the public infrastructure to be constructed by the District. The District will finance, construct, acquire, operate, and maintain specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

Figure 1 – Location Map

Section 2: Description of the Series 2019 Project

Summary of the Proposed District Infrastructure for the Series 2019 Project

- Demolition of Existing Playground
- Furnish and Install New playground
- Amenity Center Building Addition
- Furnishings and Equipment for Amenity Center Building
- Contingency, Professional Fees and General Conditions
- Construction Oversight

Demolition of Existing Playground

The existing playground is located on the west side of the existing parking lot at the existing amenity center complex located at 1015 Condor Drive, Haines City FL 33844. Removal and disposal of the existing playground is included in this item.

Furnish and Install Playground Structure

Furnishing and installing a new playground structure at the existing playground site. Included in this item is furnishing and installation of new playground structure. Also included in this item are the engineered plans for permitting. Engineered wood fiber to a depth of 8 inches.

Amenity Center Building and Parking Lot Addition

Construction of 1,550 square foot amenity center building addition, being located within the existing amenity center site located at 1015 Condor Drive, Haines City FL 33844. Included in this item is an allowance for furnishings and equipment necessary for the interior of the building. Connections to utilities such as electrical power, potable water service and sanitary sewer services. Modifications to the existing grading and stormwater system will be made per the water management district's requirement. The amenity center addition will also include an asphalt parking lot with associated drainage per the regulatory requirements. Sidewalks connecting the parking lot to the building are also included in the estimated costs. Minimum code landscaping and irrigation is included in the estimated costs for the project.

Erosion Control

Erosion control is a permit condition that will require installation of erosion control measures such as silt fence and inlet protection.

Contingency, Professional Fees and General Conditions

Fees for Professional Services include fees for the design and construction, phase services as well as required permitting for the above-mentioned items. The total for Professional Fees is calculated at 10% of construction costs. All costs are represented in 2025 dollars. The total also includes a 7% contingency and payment and performance bond (calculated at 2% of total construction costs), which is normal for this type of project at this stage of planning.

Ownership and Maintenance

The District currently does and will continue to own and maintain the amenity center and associated assets. Future maintenance will be allocated in the yearly operating budget.

Section 3: Opinion of Probable Construction Costs

An opinion of probable costs in 2025 dollars for the Series 2019 Project is represented in Table1. The estimated costs are not a guaranteed maximum price. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond the District's control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than the estimated values presented in Table 1.

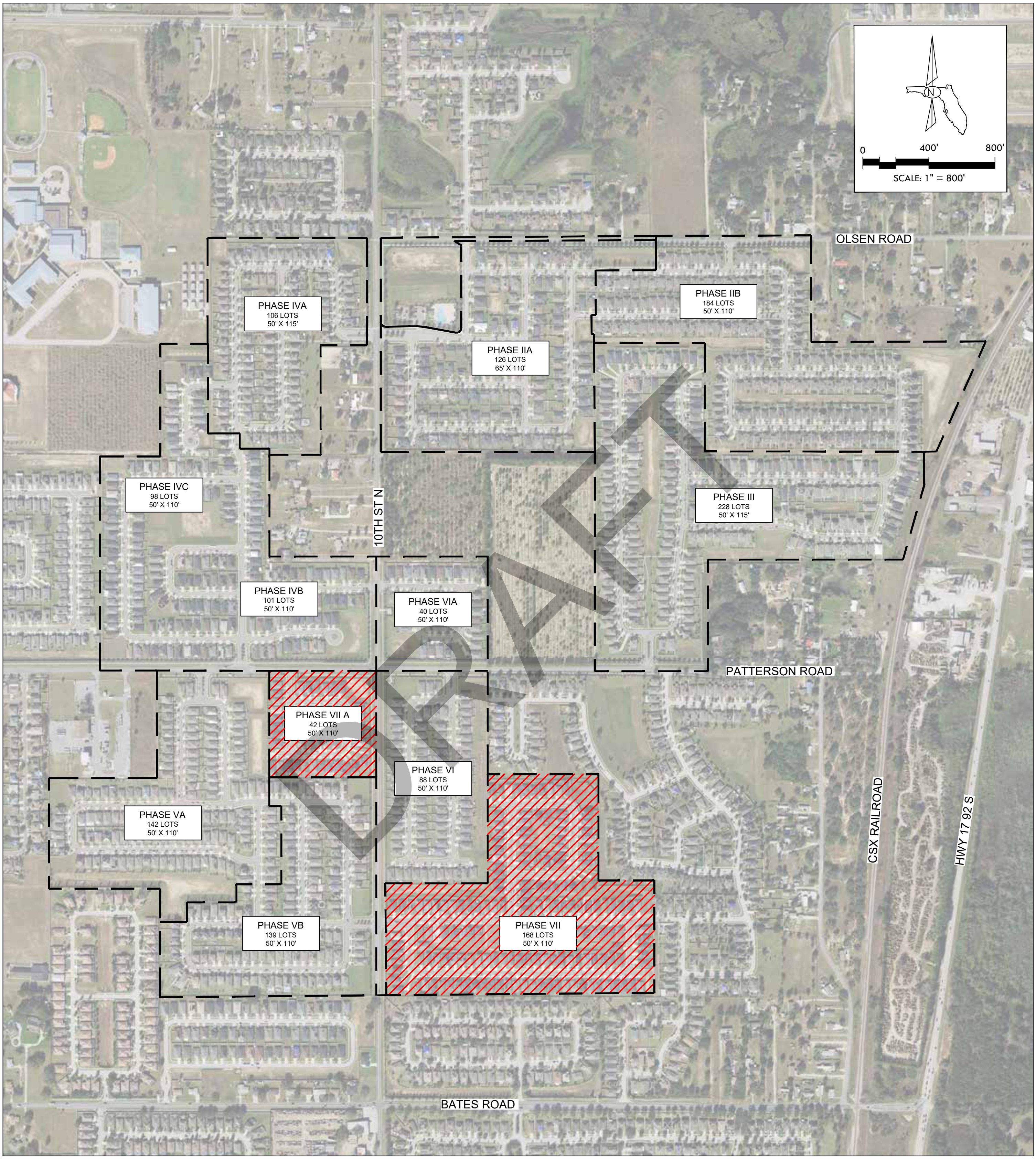
These costs do not include legal, administrative, financing, operation or maintenance, services necessary to finance and operate the Series 2019 Project infrastructure.

It is our opinion that the estimated costs provided for the Series 2019 Project are fair and reasonable to complete the construction of the Series 2019 Project. We are further of the opinion that the Series 2019 Project provides a benefit to all developable property within the District and will benefit all residents of the community. We have no reason to believe that the Series 2019 Project cannot be constructed at the cost described in this report.

Table 1

Series 2019 Project Infrastructure Cost Detail

Item	Cost
Demolition of Existing Playground	$ 6,000
Furnish and Install New Playground	$ 112,000
Amenity Center Building and Parking Addition	$ 784,100
Erosion Control	$ 8,200
Sub Total	$ 910,300
Contingency, Professional Fees and General Conditions	$ 177,800
Infrastructure Total	**$ 1,088,100**



Prepared By:

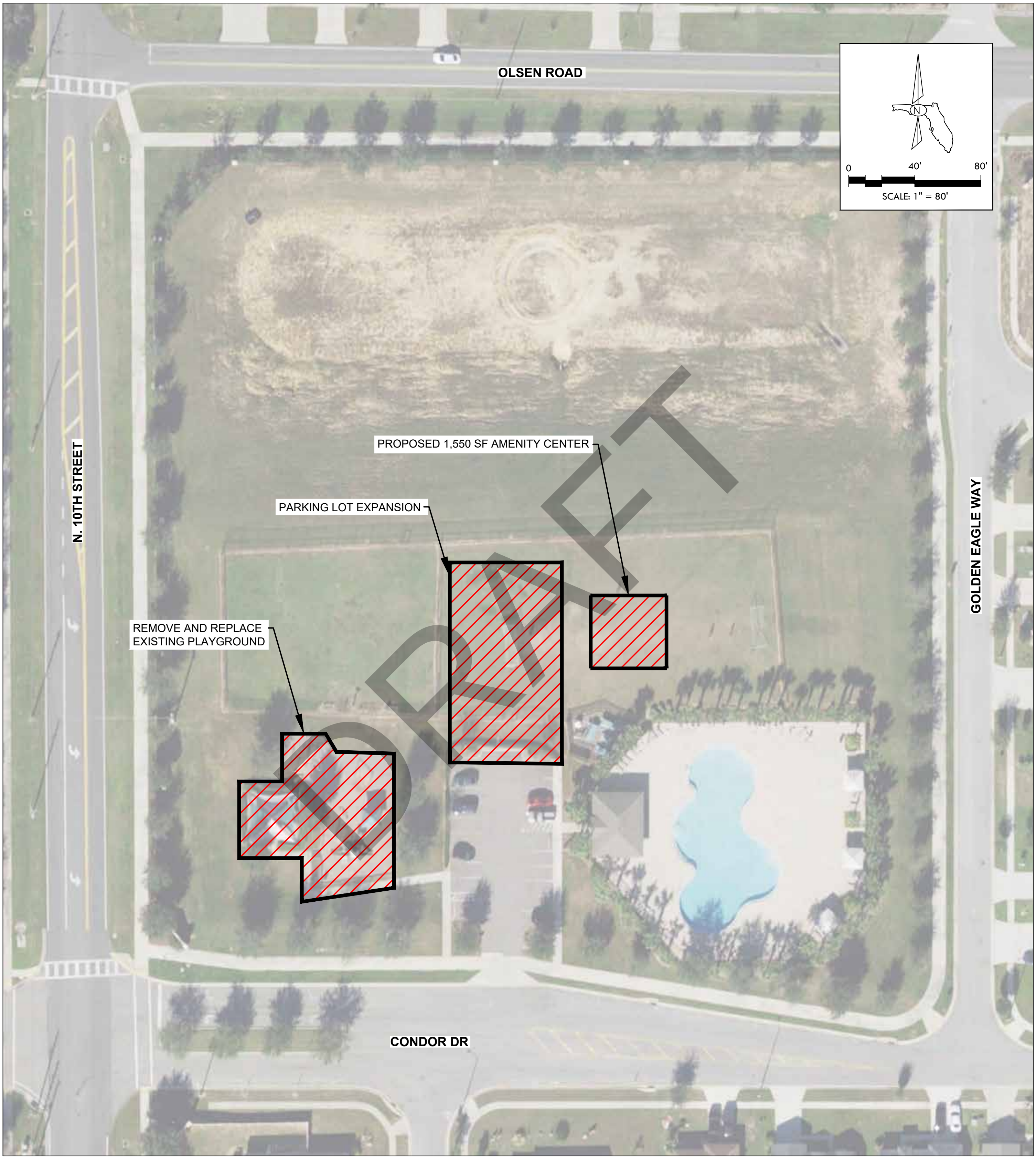
Stantec

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS VII AND VII A
CAPITAL IMPROVEMENTS
DEVELOPMENT MAP

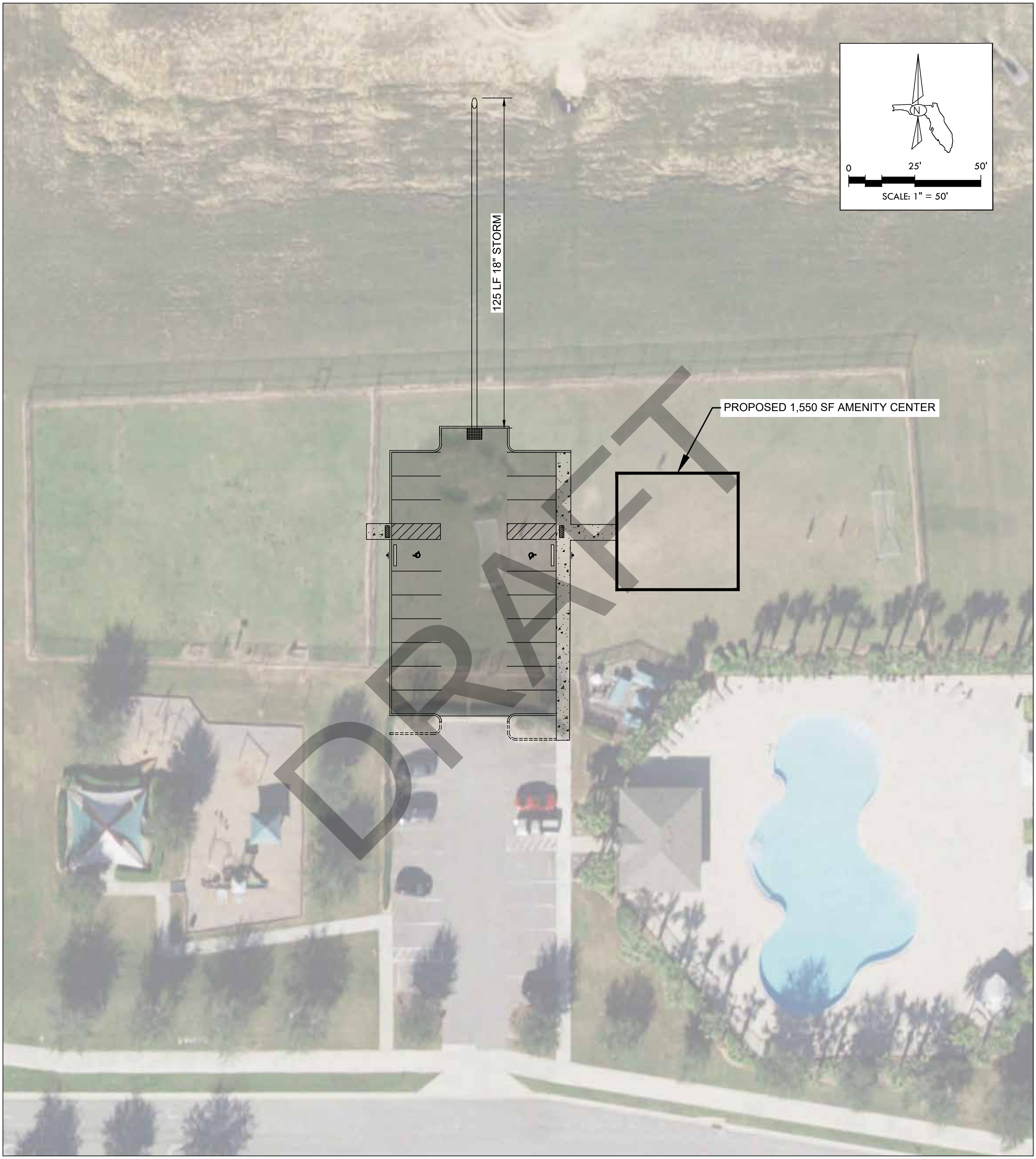
DATE 10/16/2025
SCALE 1"=800'
DRAWING No.
FIGURE 2

Fri, 17 Oct 2025 - 10:52am \\US0705-PPFSS01\shared_projects\238200185\Highland Meadows II\Supplemental Engineers Report\Exhibits\Highland Meadows II Site Plans.dwg fnolte



Prepared By: Stantec	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	HIGHLAND MEADOWS VII AND VII A CAPITAL IMPROVEMENTS AMENITY EXPANSION PROJECT MAP	DATE: 10/16/2025 SCALE: 1"=80' DRAWING No. FIGURE 3

Mon, 20 Oct 2025 - 3:20pm \\US0705-PPFSS01\shared_projects\238200185\Highland Meadows II\Supplemental Engineers Report\Exhibits\Highland Meadows II Site Plans.dwg fnolte



Prepared By:

Stantec

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

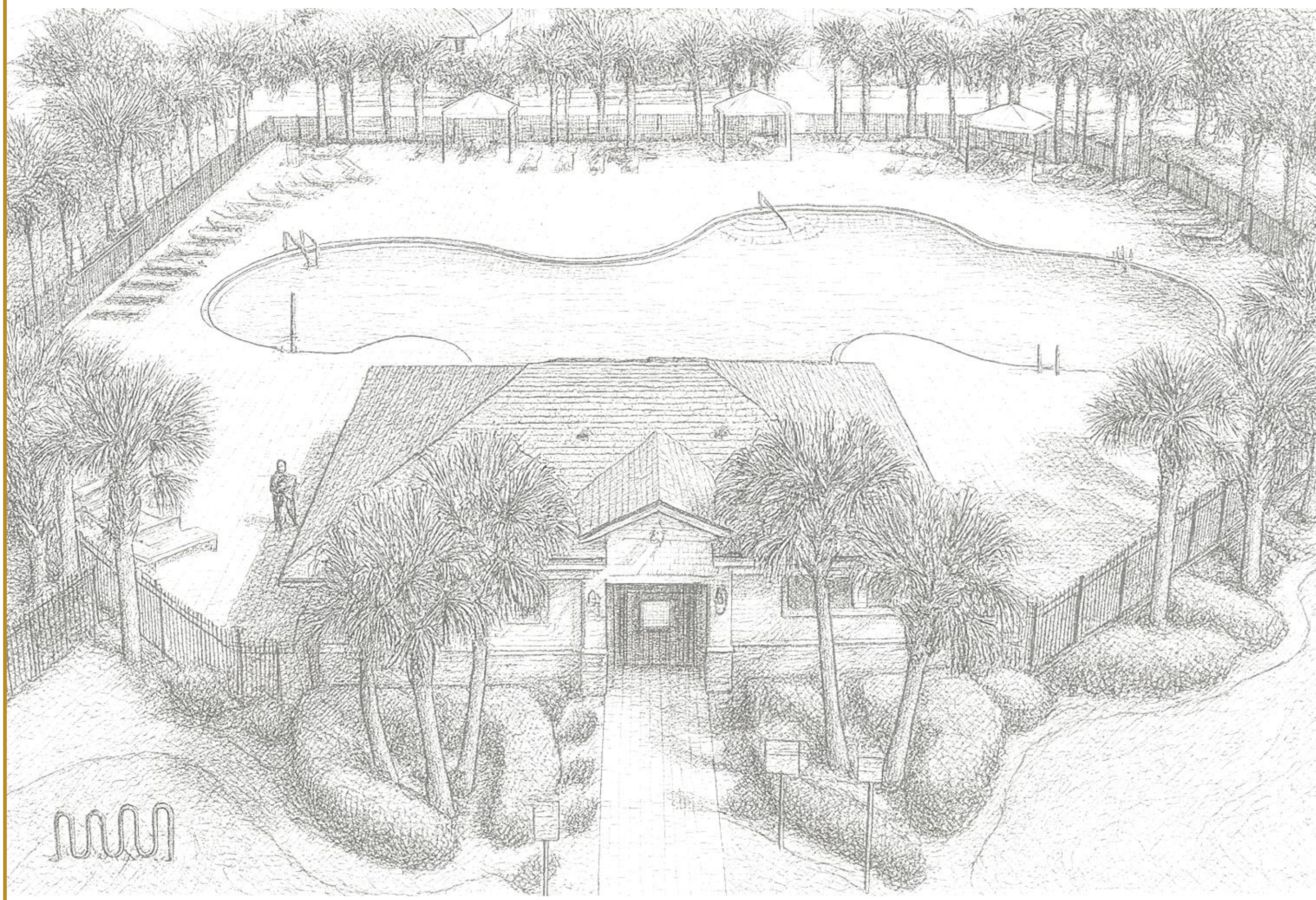
HIGHLAND MEADOWS VII AND VII A
CAPITAL IMPROVEMENTS
PARKING LOT EXPANSION

DATE: 10/20/2025
SCALE: 1"=50'
DRAWING No.
FIGURE 4

Mon, 20 Oct 2025 - 4:33pm \\US0705-PPFSS01\shared_projects\238200185\Highland Meadows II\Supplemental Engineers Report\Exhibits\Highland Meadows II Site Plans.dwg fnolte

EXHIBIT 3.2

RETURN TO AGENDA

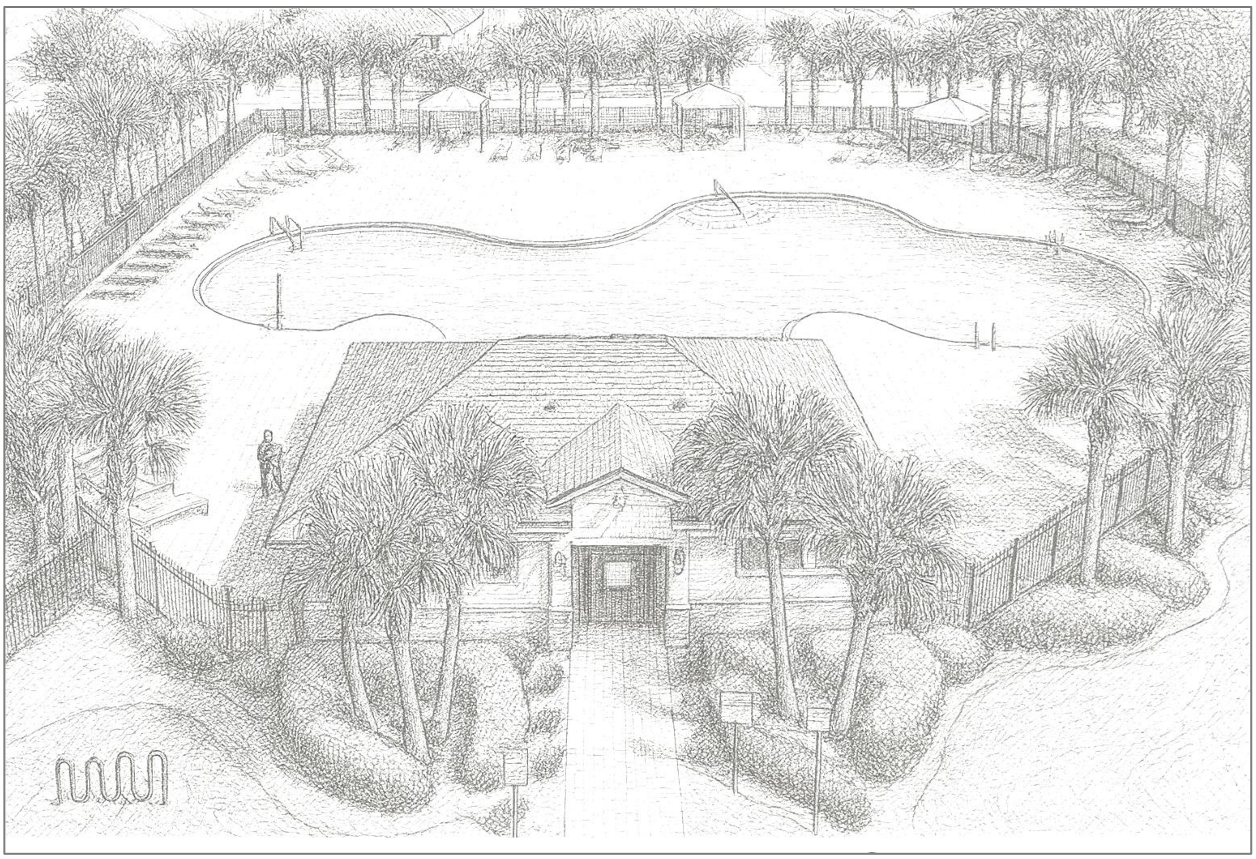


HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ADDENDUM TO THE SUPPLEMENTAL ASSESSMENT METHODOLOGY (PHASE 7 AND 7A)

$5,765,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (ASSESSMENT AREA 7/7A PROJECT)



October 21, 2025

Prepared By:
Anchor Stone Management, LLC
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

ADDENDUM TO THE SUPPLEMENTAL ASSESSMENT METHODOLOGY (PHASE 7 AND 7A)

TABLE OF CONTENTS

THE DISTRICT

The Highland Meadows II Community Development District (the "**District**" or "**CDD**") is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the "**Act**").The District was originally established under the City Ordinance No. 761, which was adopted by the City Commission on May 28, 2014. The District's boundary was subsequently expanded pursuant to City of Davenport Ordinances Nos. 773, 803, and 889, which were adopted by the City Commission on July 27, 2015, December 12, 2016, and May 20, 2019, respectively. The District currently encompasses approximately 332.59 gross acres of land located mainly within the City of Davenport and the adjacent City of Haines City (the "**City**") and unincorporated portion of Polk County (the "**County**"), Florida. The District currently consists of 1,462 single family lots (the "**Lots**"), common recreation and amenity areas, parks, and associated infrastructure.

PROJECT OVERVIEW

Pursuant to the Act, the District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, water supply, storm water management and sewer and wastewater management, landscape / hardscape, community amenities, signage, undergrounding of electrical power and professional services and permitting fees.

To advance the development of the properties within the CDD, certain capital improvements have been made as described in the Wood & Associates Engineering, LLC Supplemental Engineer's Report Highland Meadows 7 and 7A for Capital Improvements dated June 6, 2019, and a Second Supplemental Report dated November 19, 2019, to update the summary of probable costs (the "**Engineer's Reports**") for the issuance of $5,765,000 Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project) (the "**Series 2019 Bonds**").

To provide for the amendments to the Engineer's Reports and to outline the description and costs of the introduced master improvements in form of parking lot improvements, addition of a playground and an amenity center for the benefit of the District's residents and utilizing the remaining funds of the "**Series 2019 Fund**" being the Acquisition and Construction Fund of the District's Series 2019 Bonds (the "**Series 2019 Project**"), Stantec Consulting Services Inc., being the current District Engineer, has prepared the Addendum to the Supplemental Engineer's Report for the Highland Meadows 7 and 7A for Capital Improvements Report of the District Engineer, dated October 21, 2025 (the "**Addendum to SER**").

REPORT OBJECTIVES

The purpose of this Addendum to the Supplemental Assessment Methodology (Phase 7 and 7A) Report (the "**Addendum SAMR**") is to outline the reconciliation of the portions of the Series 2019 Project infrastructure cost with the remaining Series 2019 Fund balance and to reflect the application of the special assessment allocation in accordance with the Supplemental Assessment Methodology (Phase 7 and 7A) prepared for the issuance of the $5,765,000 Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project), dated November 19, 2019, by Governmental Management Services – Central Florida, LLC (the "**SAMR (Phase 7 and 7A)**") in connection with the District's Series 2019 Project.

PROJECT COST AND BENEFIT

The Series 2019 Project contains master improvements to the District's lands and properties and is estimated to cost approximately **$1,088,100**. A summary of the estimated costs of the Series 2019 Project, as shown in the Addendum to SER, is set forth in the following **Table 1**:

Table 1. Series 2019 Project Infrastructure Cost Detail

INFRASTRUCTURE ITEM	COST
Demolition of Existing Playground	$6,000
Furnish and Install New Playground	$112,000
Amenity Center Building and Parking Addition	$784,100
Erosion Control	$8,200
Subtotal	$910,300
Contingency, Professional Fees and General Conditions	$177,800
INFRASTRUCTURE TOTAL	**$1,088,100**

To the extent of the Series 2019 Fund balance, the Series 2019 Project provides special and particular benefits to the properties within the District. The special and particular benefits include: (a) added use of the property, (b) added enjoyment of the property, (c) decreased insurance premiums, and (d) increased marketability and value of the property. The total benefit conveyed upon the District's lands from the improvements comprising the Series 2019 Project exceeds the cost of the Series 2019 Fund balance. Completion of the Series 2019 Project will enhance the properties within the District thereby creating special benefits for said properties.

PROJECT FINANCING AND ASSESSMENT ALLOCATION

FINANCING ASSUMPTIONS

Under Chapter 190, Florida Statutes, the District has the authority to issue bonds to construct and/or acquire capital improvements using the proceeds of such bonds, and to levy debt assessments to secure the repayment of such bonds. For a special assessment to be valid under Florida law, the special assessment must meet two requirements: (1) the benefit from the project to the lands subject to the special assessments must exceed or equal the amount of the special assessments, and (2) the special assessments must be fairly and reasonably allocated across all such benefitted properties. An assessment methodology may be based on front footage, or any other reasonable allocation method, so long as these requirements are met.

The Series 2019 Bonds were issued and the special assessments based on the SAMR (Phase 7 and 7A) were levied in compliance with the above-mentioned requirements.

As mentioned above, the total estimated cost of the Series 2019 Project is $1,088,100. The District intends to deplete the remaining funds on the balance of the Series 2019 Fund as part of the partial financing of the Series 2019 Project. As of the date of this Addendum SAMR, the Series 2019 Bonds proceeds deposited into the Series 2019 Fund remain not fully utilized with the estimated as of November 1, 2025 balance being $609,272. The District also anticipates a net receipt of approximately $482,900 from the closing on the property sale, the proceeds of which will also be utilized to finance the cost of the Series 2019 Project. Thus, the Series 2019 Project costs and funding do not require levy of any additional bonds debt or increase of the debt service assessments levied against the existing 1,462 single family lots within the boundary of the CDD.

The reconciliation of the financing sources and uses of the funds associated with the Series 2019 Project is set forth in the following **Table 2**:

Table 2. Series 2019 Project Sources and Uses Distribution

SOURCES AND USES DISTRIBUTION		TOTAL
SOURCES:		
Series 2019 Bonds Acquisition and Construction Fund[1]	$	609,272
Anticipated PRWC Closing Proceeds	$	482,900
Total Sources	**$**	**1,092,172**
USES:		
Series 2019 Project	$	1,088,100
Addendum SAMR	$	3,500
Contingency	$	572
Total Uses	**$**	**1,092,172**

[1] As estimated as of 11/1/2025

The Series 2019 Project estimated costs as described in the Addendum to SER are not adjusted to and exclusive of the legal and administrative fees.

SERIES 2019 BONDS ASSESSMENT ALLOCATION

The Series 2019 Bonds special assessments levied pursuant to the SAMR (Phase 7 and 7A) and securing proceeds for the master improvements as outlined in the Engineer's Reports, are fairly and reasonably apportioned over the benefitted properties.

The Series 2019 Bonds special assessments levied pursuant to the SAMR (Phase 7 and 7A) will continue to be certified for collection in the same manner and at the same time as ordinary ad valorem property taxes.

At the time of the Series 2019 Bonds issuance, those portions of the Series 2019 Bonds construction proceeds remaining as the Series 2019 Fund balance were fully secured by the levy of the Series 2019 Bonds special assessments. Therefore, the costs associated with the Series 2019 Project do not require any increase of the current Series 2019 Bonds special assessments or adjustment to the District's assessment roll.

The District's acknowledges that it owns and will continue to own and maintain the assets associated with the improvements and that completed Series 2019 Project improvements may require additional operations and maintenance funds to be estimated, budgeted for and levied as part of the District's general operations and maintenance fund.

CONCLUSIONS

The Series 2019 Bonds were issued in order to provide funds for the construction and master improvements of the District's properties. The Series 2019 special assessments securing the Series 2019 Bonds were levied over the benefitted properties within the District's Phase 7 and 7A properties. The benefitted properties of the District will continue to receive benefits in excess of the allocated assessments. Accordingly, this is an appropriate District project that will significantly benefit the properties and enhance the District.

The District provides for delivering the Series 2019 Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Series 2019 Project at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

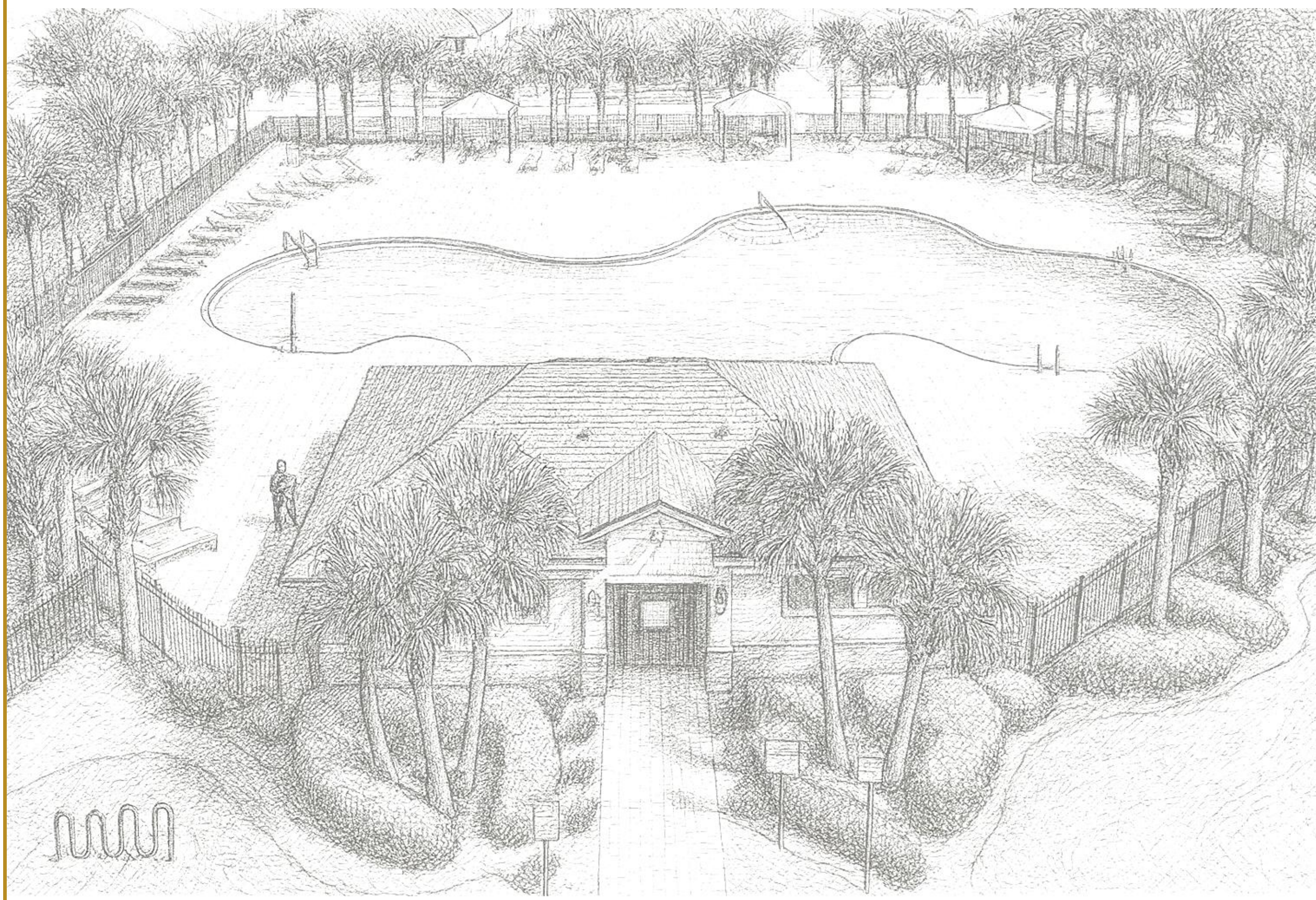
ADDITIONAL STIPULATIONS

Anchor Stone Management, LLC was retained by the District to prepare this Addendum SAMR to fairly reconcile the allocation of the Series 2019 Bonds special assessments related to the District's Series 2019 Project. Certain financing, construction cost, and engineering data were provided by members of the District's staff. The information and reconciliation described herein was based on information provided by those professionals. The undersigned makes no representations regarding that information, beyond restatement of the factual information necessary for preparation of this Addendum SAMR. For additional information on the Series 2019 Bonds structure and other related items, please refer to the offering statement associated with the issuance of the bonds.

Anchor Stone Management, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the undersigned does not provide the District with financial advisory services or offer investment advice in any form.

EXHIBIT 4.1

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

AGREEMENT FOR INSTALLATION OF PLAYGROUND EQUIPMENT BETWEEN THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT AND PLAYCORE WISCONSIN, INC., D/B/A GAMETIME

THIS AGREEMENT ("Agreement") is made and entered into this ___ day of October, 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

PLAYCORE WISCONSIN, INC., D/B/A GAMETIME, a Wisconsin corporation, with a mailing address of Post Office Box 520700, Longwood, Florida 32752 ("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 has a need to retain an independent contractor to install provide the materials, labor, items and tools necessary to install the playground equipment improvements within common areas located within the District, as set forth in **Exhibit A**, including, without limitation, all materials and labor ("Work"); and

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a playground equipment installation contractor and has agreed to perform the Work for the District; 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 stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Contractor shall provide playground installation services, as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A,** this Agreement controls.

B. Work shall commence *on* _______________, *2025*, and be completed within ____________ (___) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.

C. 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.

D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.

E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, 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 Work.

F. Contractor shall report directly to the District Manager. 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.

G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor One Hundred Eleven Thousand Nine Hundred Eighteen Dollars and Thirty-Nine Cents ($111,918.39) for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

B. If the District should desire additional work or services, 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(s) 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, material men, 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.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. 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 6. 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 7. 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 8. 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 9. 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 10. 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 11. 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 12. 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 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) 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 14. 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 15. 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 16. 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 17. 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 18. ENFORCEMENT OF AGREEMENT. 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 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. IF PROPOSAL ATTACHED: 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 Work's scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. 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 Parties.

SECTION 21. 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 22. 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:**	PlayCore Wisconsin, Inc., d/b/a GameTime

Post Office Box 520700,
Longwood, Florida 32752
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 23. 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 24. 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 25. 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 Thibault** ("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 26. 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 27. 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 28. 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 29. 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 30. 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 31. 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 32. 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 signed this Agreement on the day and year first written above.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

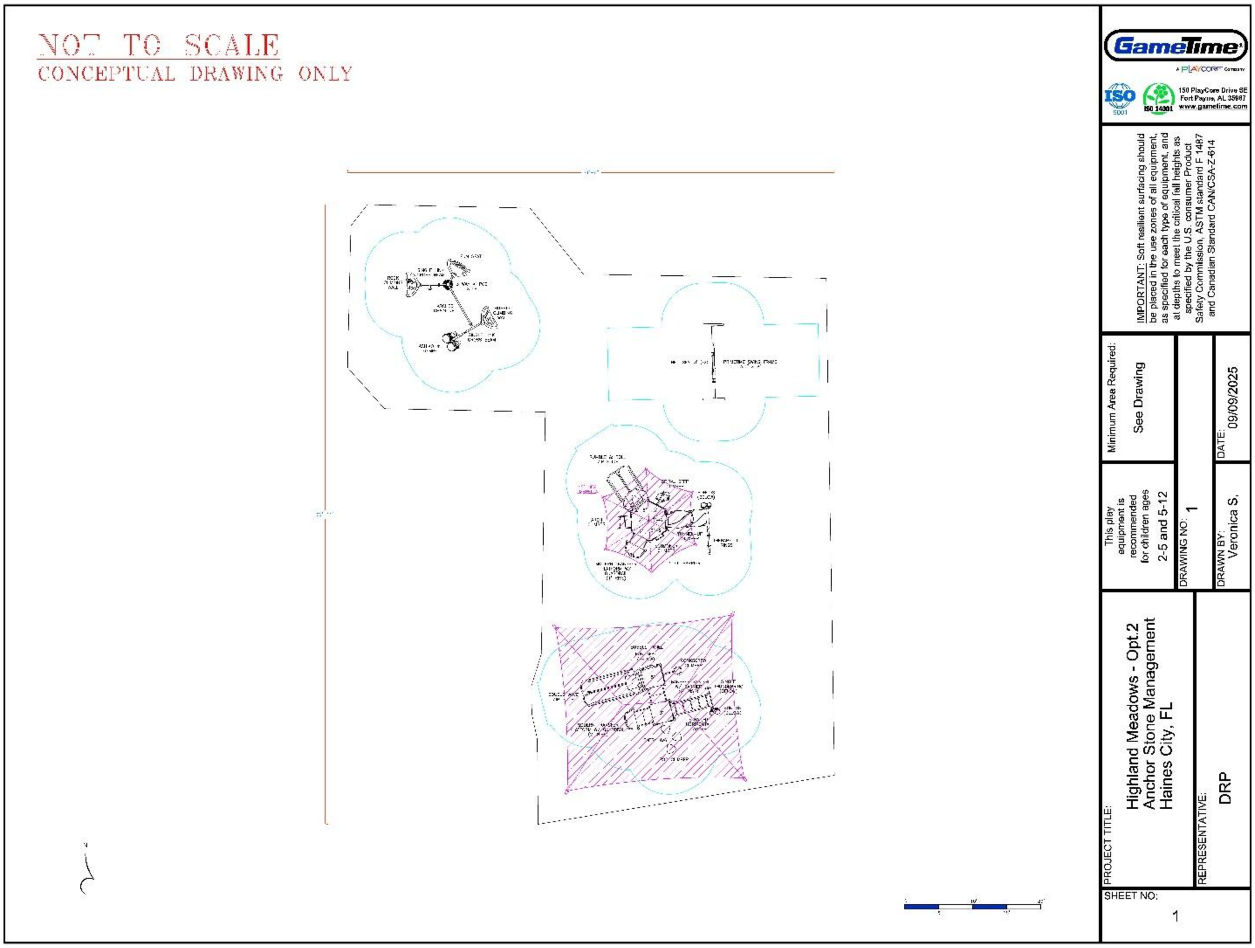
PLAYCORE WISCONSIN, INC., D/B/A GAMETIME

____
By:_________________________________
Its:_________________________________

Exhibit A: Scope of Work

Exhibit A


NOT TO SCALE
CONCEPTUAL DRAWING ONLY
GameTime
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com
IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614
Minimum Area Required:
See Drawing
This play equipment is recommended for children ages 2-5 and 5-12
DRAWING NO:
1
DATE:
09/09/2025
DRAWN BY:
Veronica S.
PROJECT TITLE:
Highland Meadows - Opt.2
Anchor Stone Management
Haines City, FL
REPRESENTATIVE:
DRP
SHEET NO:
1


NOT TO SCALE
CONCEPTUAL DRAWING ONLY
GameTime
A PLAYCORE Company
ISO 9001
ISO 14001
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com
IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614
Minimum Area Required:
See Drawing
DATE:
09/09/2025
This play equipment is recommended for children ages 2-5 and 5-12
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DRAWN BY:
Veronica S.
PROJECT TITLE:
Highland Meadows - Opt.2
Anchor Stone Management
Haines City, FL
REPRESENTATIVE:
DRP
SHEET NO:
1

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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c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
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Highland Meadows - Opt.2 - Rev.1

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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Highland Meadows - Opt.2 - Rev.1

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: __________

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

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**

Bloom Bay

Fabric Shade	True Blue
Plastic Roof	Spring Green
Uprights	Champagne
Accent	Spring Green
HDPE	Sky Blue
2 Color HDPE	Sky Blue/White
Roto Plastic	Sky Blue
Tube	Spring Green
Rock	Deep Granite
Decks	Brown

Forester

Fabric Shade	Forest Green
Plastic Roof	Green
Uprights	Brown
Accent	Beige
HDPE	Beige
2 Color HDPE	Beige/Green
Roto Plastic	Green
Tube	Green
Rock	Deep Granite
Decks	Brown

Malibu

Fabric Shade	Forest Green
Plastic Roof	Spring Green
Uprights	Bronze
Accent	Beige
HDPE	Spring Green
2 Color HDPE	Spring Green/White
Roto Plastic	Spring Green
Tube	Spring Green
Rock	Sandstone
Decks	Brown

Woodlands

Fabric Shade	True Blue
Plastic Roof	Spring Green
Uprights	Bronze
Accent	Vanilla
HDPE	Blue
2 Color HDPE	Blue/White
Roto Plastic	Spring Green
Tube	Spring Green
Rock	Deep Granite
Decks	Chocolate

Bay View

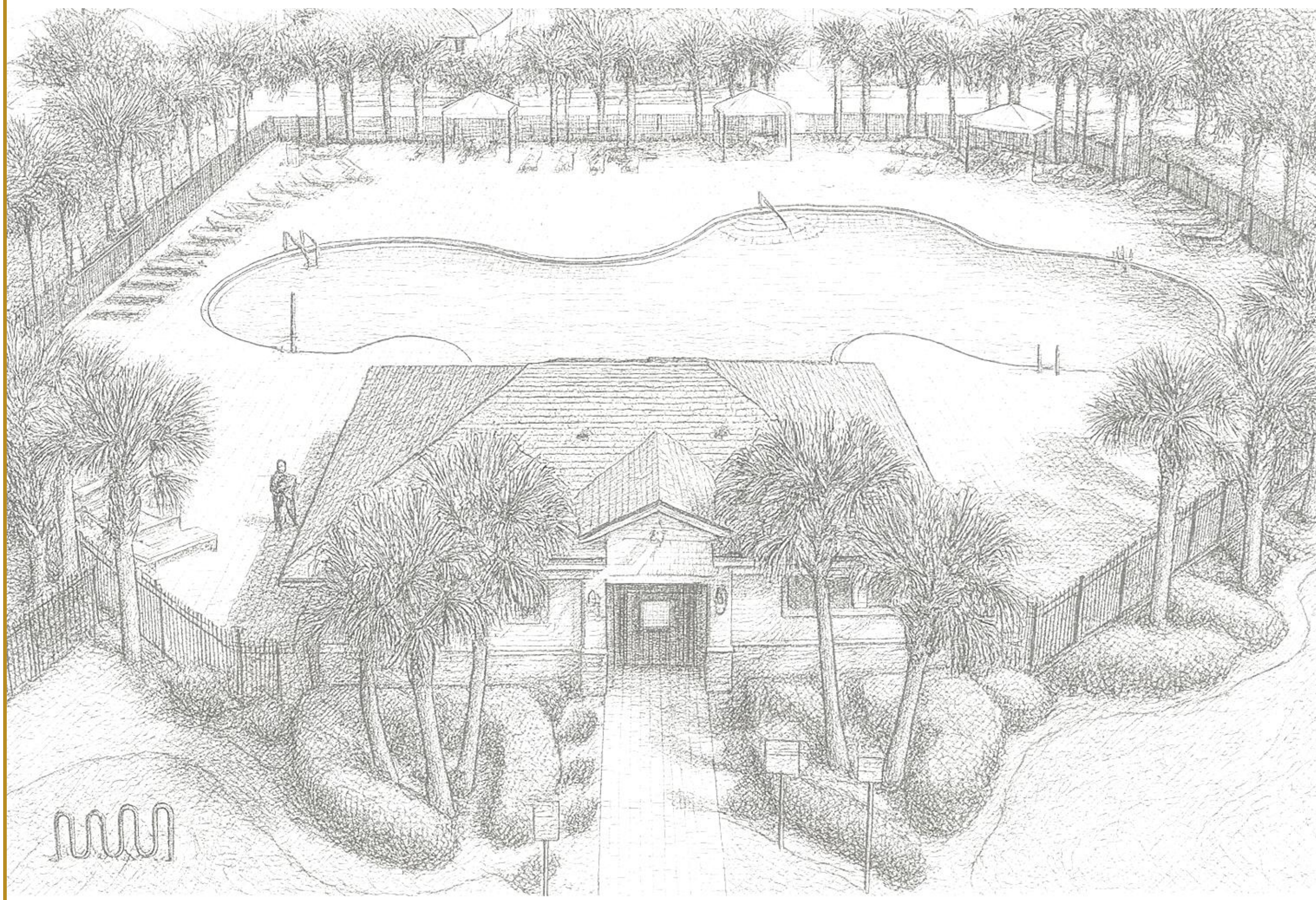
Fabric Shade	Bottle Green
Plastic Roof	Azure
Uprights	Ice Mint
Accent	Ocean
HDPE	Dolphin Gray
2 Color HDPE	Gray/Black
Roto Plastic	Azure
Tube	Azure
Rock	Deep Granite
Decks	Blue

Timberland

Fabric Shade	True Blue
Plastic Roof	Sky Blue
Uprights	Brown
Accent	Spring Green
HDPE	Sky Blue
2 Color HDPE	Sky Blue/White
Roto Plastic	Sky Blue
Tube	Sky Blue
Rock	Deep Granite
Decks	Blue

EXHIBIT 4.2

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

[ASSESSMENT AREA 7/7A ACQUISITION AND CONSTRUCTION ACCOUNT]

The undersigned, an Authorized Officer of Highland Meadows II Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank, National Association as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as amended and supplemented by the Eighth Supplemental Indenture from the District to the Trustee, dated as of December 1, 2019 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ____

(B) Name of Payee: Playcore Wisconsin, Inc., d/b/a Gametime
(C) Amount Payable: $111,918.39
(D) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area 7/7A Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Assessment Area 7/7A Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Assessment Area 7/7A Project and each represents a Cost of the Assessment Area 7/7A Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

By: ____________________________________
Authorized Officer

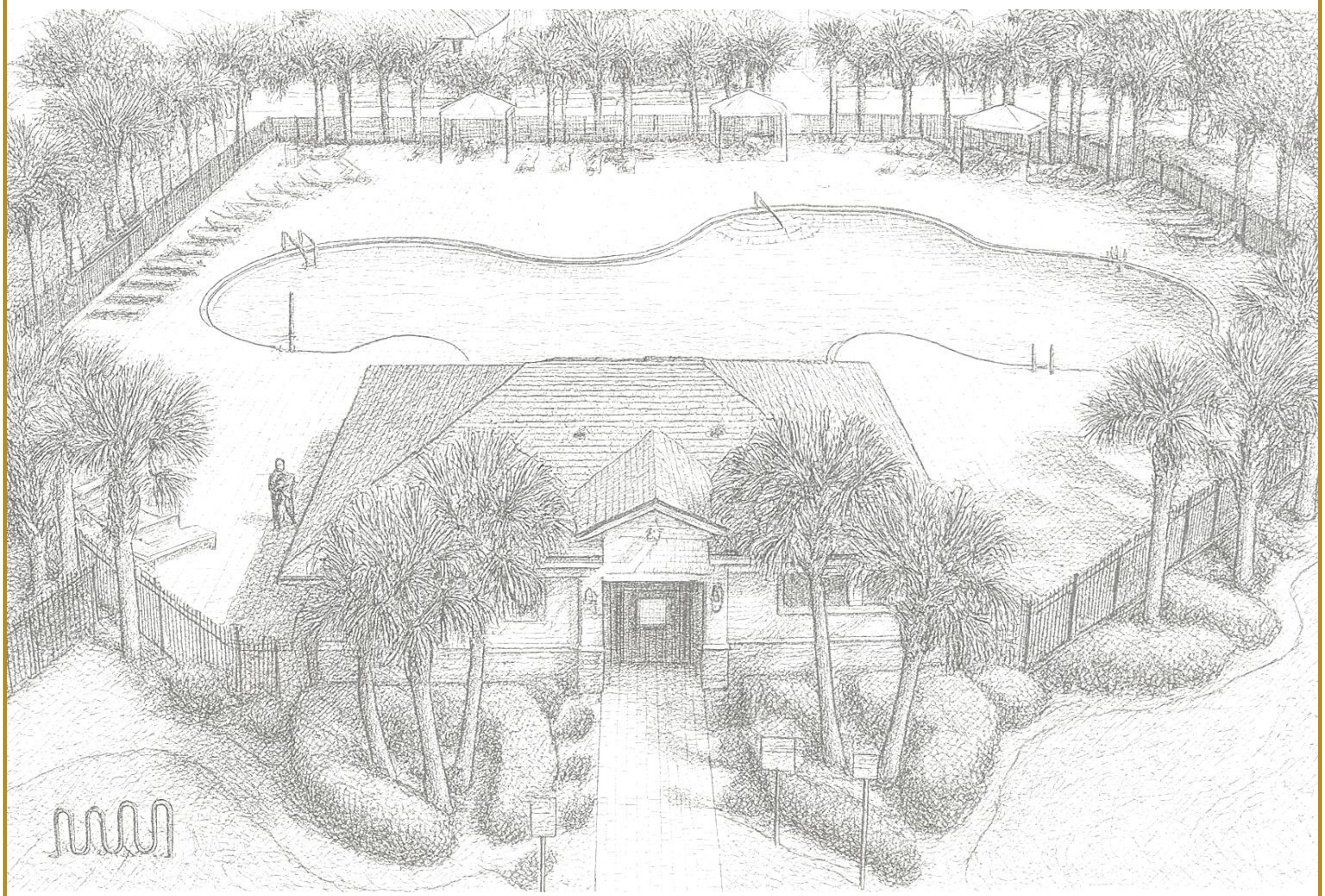
CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area 7/7A Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area 7/7A Project with respect to which such disbursement is being made; and (iii) the Description of the Assessment Area 7/7A Project from the report of the Consulting Engineer attached as an Exhibit to the Eighth Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

By: ______________________________
Consulting Engineer

EXHIBIT 4.3

[RETURN TO AGENDA]



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

AUTHORIZED SIGNER(S) CERTIFICATE

I, Deborah Galbraith, a duly elected acting Responsible Officer of **Highlands Meadows II Community Development Group** a local unit of special-purpose government organized and existing under the laws of the State of Florida,, do hereby certify that the following has/have been appointed as Responsible Officers, as of the date hereof, and are authorized to act on behalf of the above Institution in matters relating to all Community Development Districts as attached Exhibit A as District Manager:

I also certify that the signatures opposite their names are the signatures of such individuals.

Name (First, middle [as applicable], last)	Title (list multiple titles if applicable)	Contact Information	Specimen Signature
Deborah Galbraith	Chair	dgalbraithhm2@gmail.com Phone 740-248-2983	Deborah J. Galbraith

Callback Designees (To be called first for any required payment instruction verification and authorized for Pivot access):

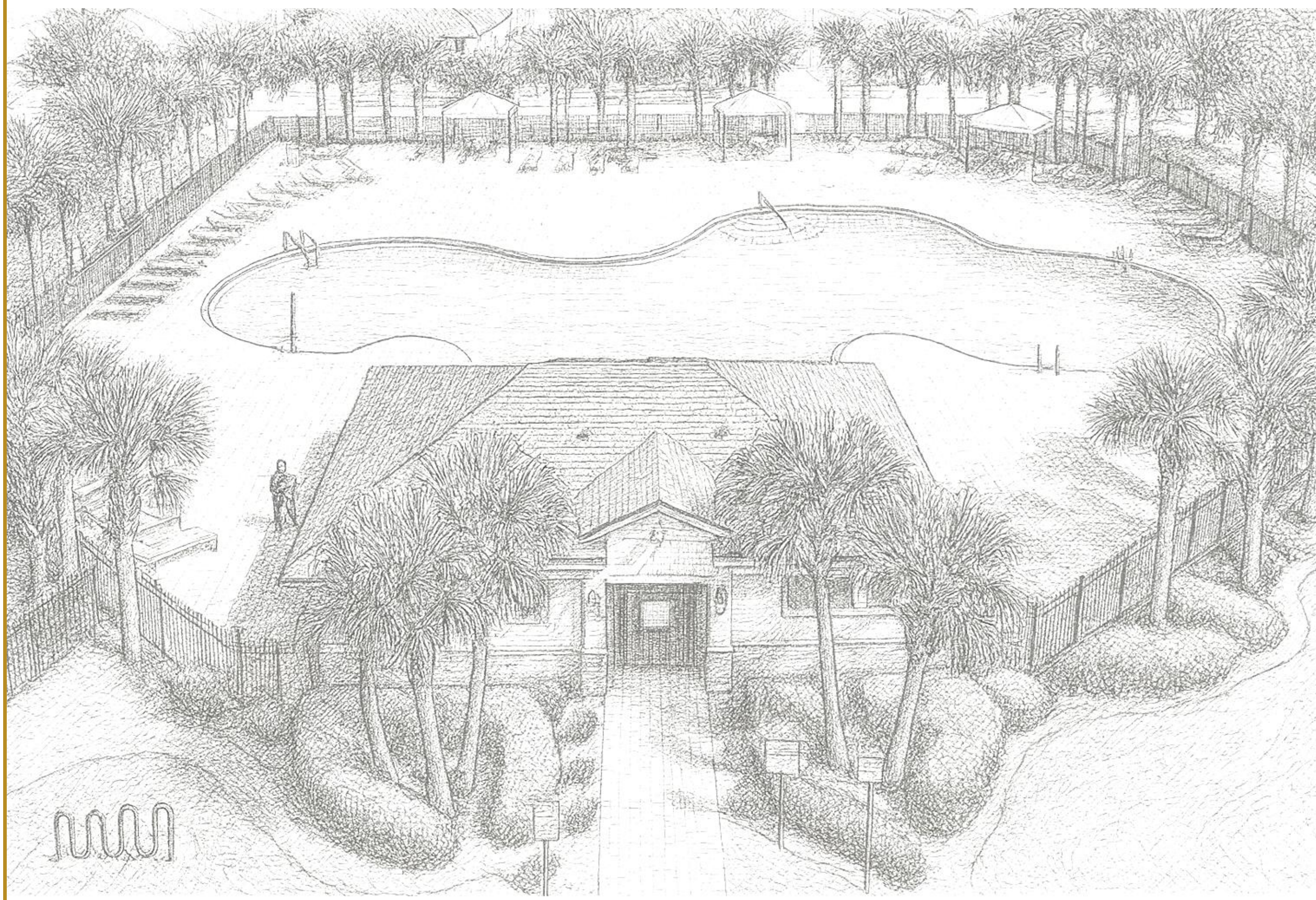
Name (First, middle [as applicable], last)	Title (list multiple titles if applicable)	Contact Information
Patricia Thibault	District Manager	Patricia@AnchorStoneMgt.com Phone (407) 221-9153
Anna Lyalina	Finance & Assessments Manager	Anna@AnchorstoneMgt.com Phone (407) 802 8502

Witness my signature on this _21_ day of October 2025.

(Signature of Authorizing Person)

EXHIBIT 5

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE

Good Home Services LLC

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

Prepared For

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

Estimate #	395
Date	10/16/2025

Description	Total
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.

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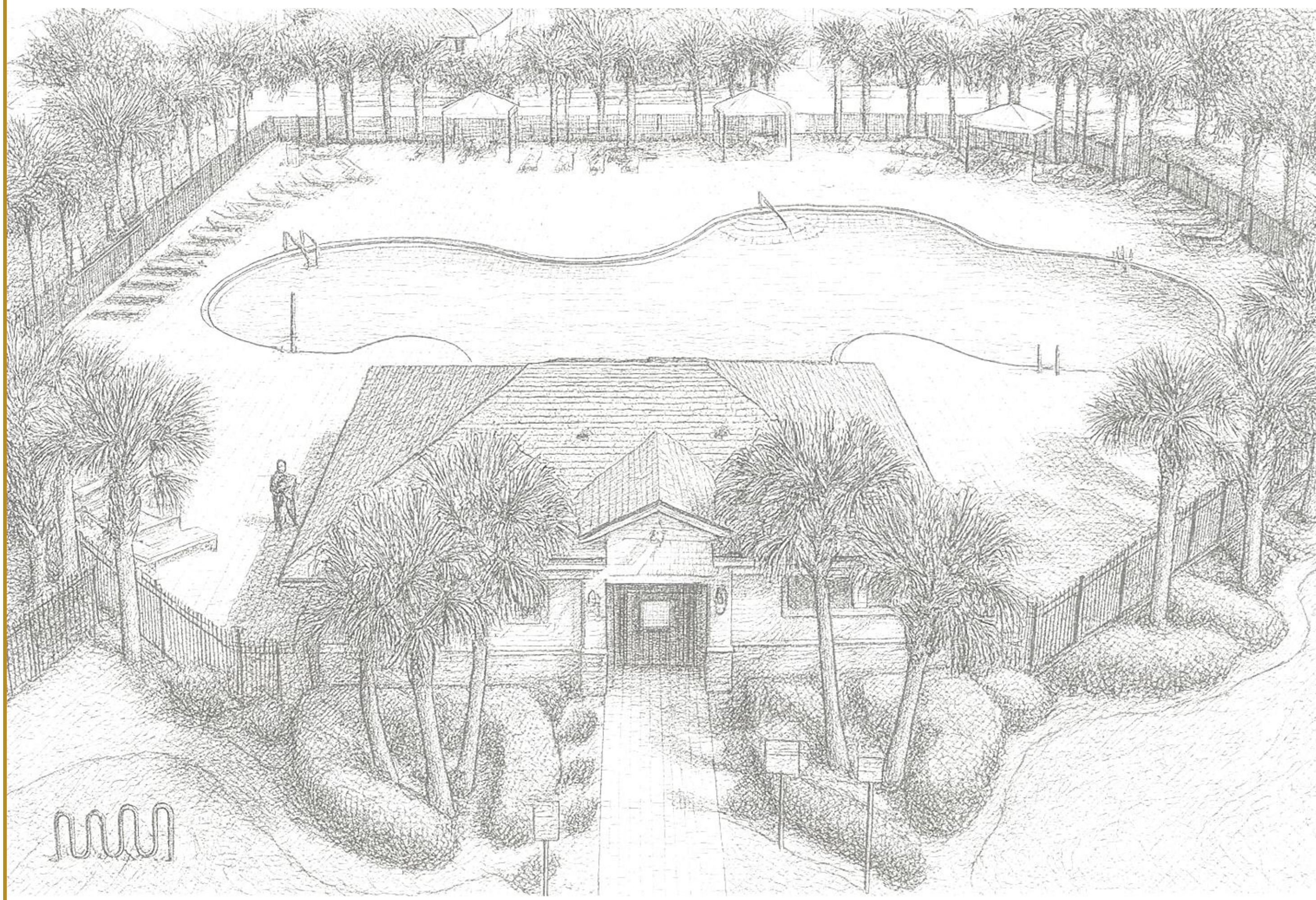
Highland Meadows 2 CDD

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	

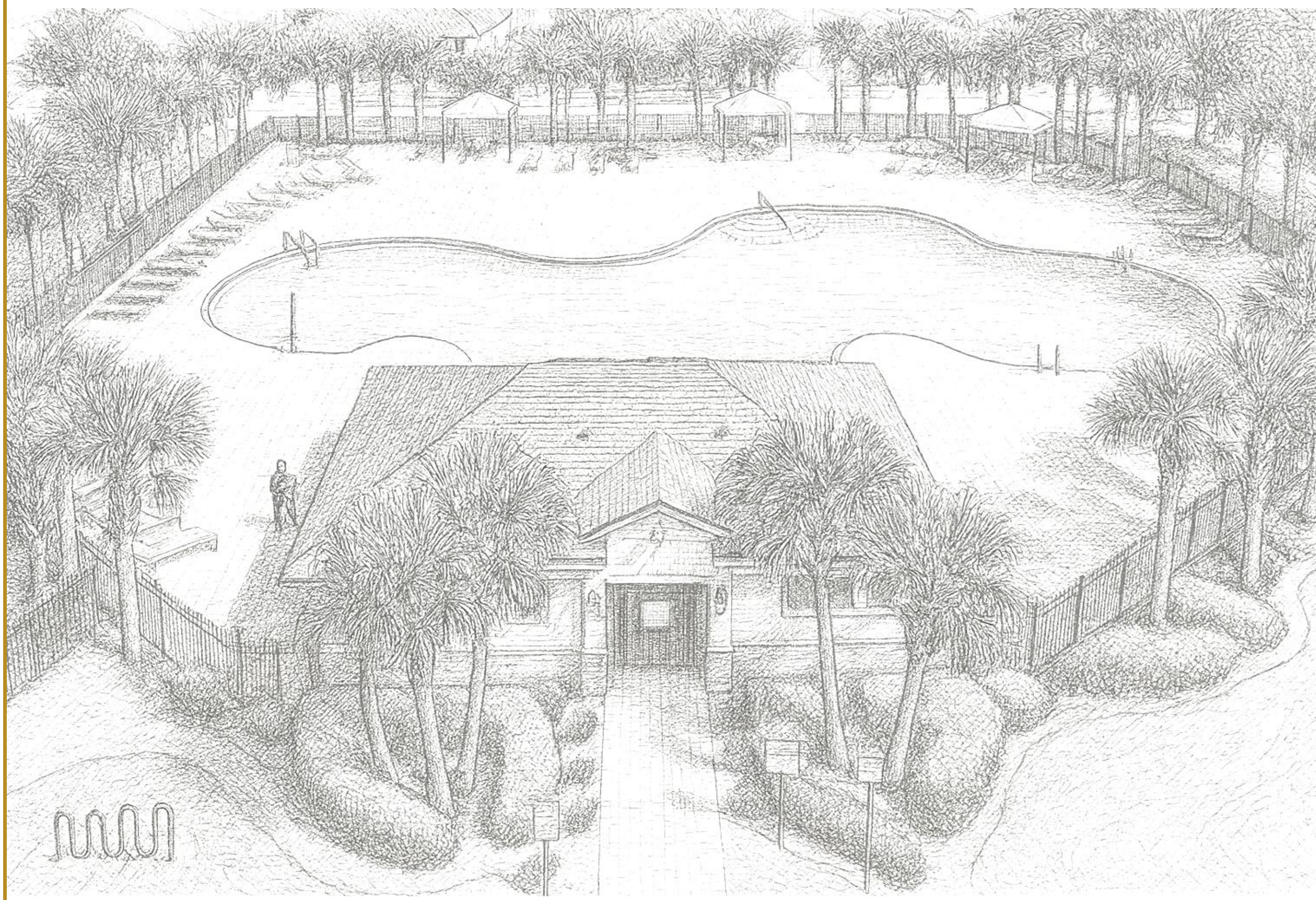
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordnace with Contract Terms Schedule		10	8	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplmental Items- Failure is at 80%:16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

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**

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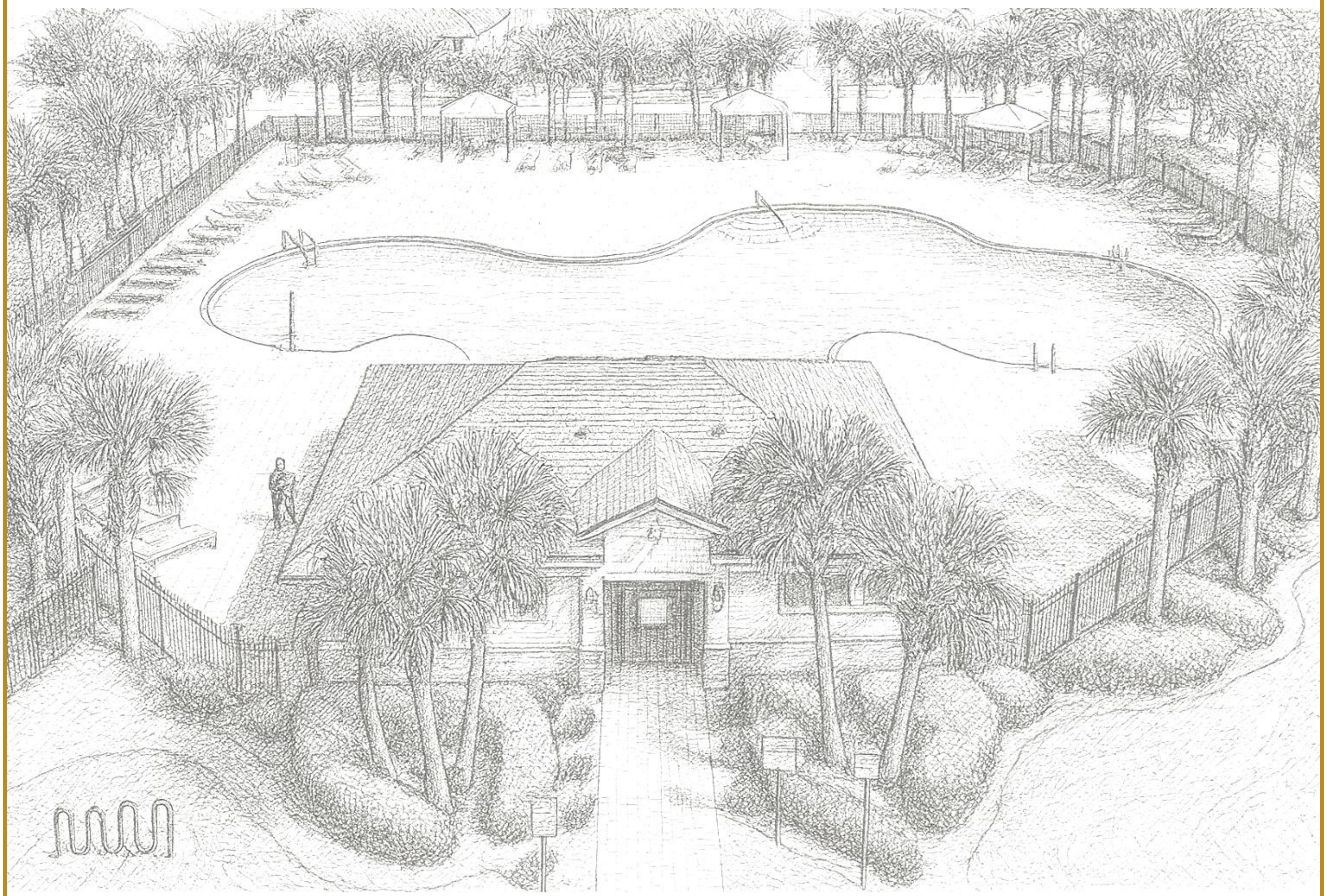
Highland Meadows 2 CDD

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 (Refe	$ 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 tc	$ 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

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Check Register
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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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Check Register
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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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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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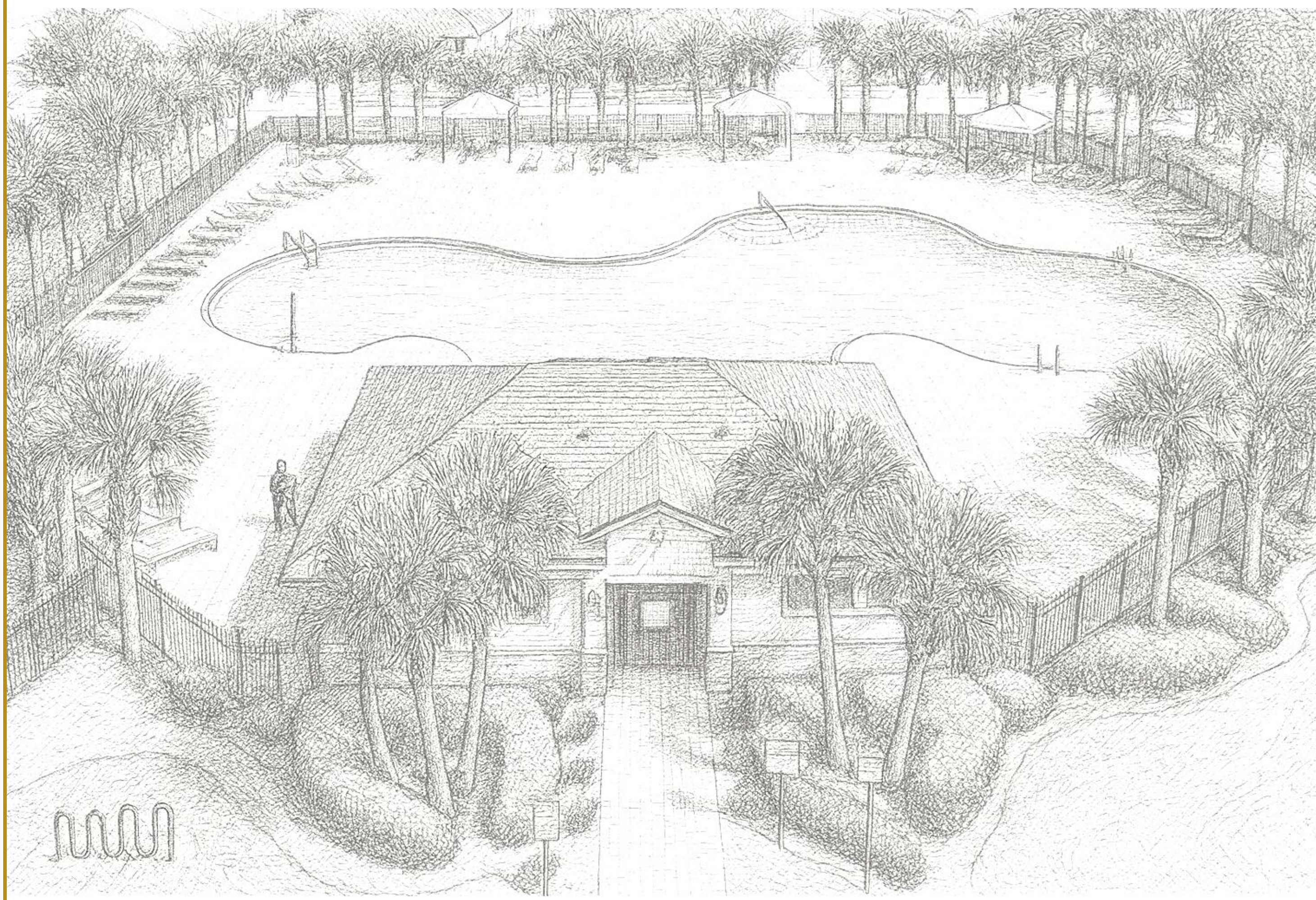
7/31/25	7/31/2025ACH	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL June	$ 388.66		$ 127,741.15
7/31/25	7/31/2025ACH	Duke Energy	0 10TH ST, LITE HGLND MDW PH4A SL June	$ 425.19		$ 127,315.96
7/31/25	7/31/2025ACH	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B June	$ 583.67		$ 126,732.29
7/31/25	7/31/2025ACH	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

MINUTES OF 09/25/2025 REGULAR MEETING
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held Thursday, September 25, 2025 at 4:30 p.m. at the Shamrock First Baptist Church, 2661 Marshalls Rd., Haines City, FL 33844. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

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

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

Also present were:

Patricia Thibault....................District Manager, Anchor Stone Management
Austin Comings....................Field Services, Anchor Stone Management
Greg Woodcock (via Conference)....................District Engineer, Stantec
Brandy Marshall....................JCS Security
Kyle Magee (via Conference)....................Kutak Rock Law Firm

Opening Remarks and Attendance Notes

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

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

Ms. Thibault inquired about public participation both in person and via teleconference. No audience comments were received.

III. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

1. Discussion & Status of Permacast Wall Project

The District's Project Manager, Mr. Woodcock, reported that installation of the concrete wall has been rescheduled to the week of October 20. Coordination is underway with staff to clear access corridors and remove remaining segments of the existing fence. The surveyor is scheduled to stake wall alignment and elevations during that same week.

The District Staff elaborated that the project area involves two sections, Pentas and Merlin. Most fencing along Merlin has been removed; however, it is unknown whether the concrete footers remain. Because footer removal is the most labor-intensive portion of the scope, Mr. Woodcock will dispatch a crew to probe for existing footers (coordinated with a concrete slab pour visit) and confirm subsurface conditions:

- Pentas: Footers are presumed present because the fence remains.
- Merlin: If footers are found to be absent, the contract amount will be reduced proportionally for the eliminated fence-footage work. If footers remain, the District will coordinate with Good Homes to determine removal costs.

Regarding schedule risk and pricing, Ms. Thibault noted the prior understanding that the contractor's price is protected through December 7. If delays are attributable to the contractor, the District's position is that no price increase should be assessed; District Counsel will be engaged as needed to protect the District's interests.

To maintain access for installation, District Staff has procured bush-hogging proposals (including one from Mele Environmental). Vegetation clearing will be authorized for the week immediately preceding wall installation to ensure clear access for Permacast while avoiding regrowth. Staff will time the work order accordingly.

Separately, Mr. Magee will finalize access agreements to permit equipment ingress where necessary. Field conditions include a green mechanical box and a tree constraining equipment paths; while adjacent driveway aprons may assist, the District will ensure that truck access is feasible and will accept responsibility to remediate any damage caused by construction traffic per the access agreements.

Wall Alignment and Property Line Interface

Later in the discussion, Mr. Woodcock advised that the current wall layout does not exactly follow the property line in select locations, creating a narrow gap (~14–18 inches) between the new wall and certain residential fences, notably at the west side of Pentas near a pond. The alignment was originally intended to keep the wall's 12-inch footers (each side from centerline) fully on District property and away from the pond bank to reduce erosion risk at the top of bank.

Board members emphasized that the project's intent is to fully close off pedestrian cut-throughs (residents previously forced access by knocking down vinyl and aluminum). After discussion, the direction was to bring the wall to the property line to close the gap and connect to the existing fence line. Mr. Woodcock cautioned that doing so may necessitate future bank hardening to address potential erosion given footer proximity to the top of bank. The Board acknowledged the potential future cost and reaffirmed the priority of security and access control.

Mr. Woodcock will:

- Confirm with the wall contractor that the wall will abut to the property line to eliminate access gaps.
- Document in writing the schedule confirmation and price protection through December 7, clarifying that any delay by the contractor will not trigger a price increase.
- Produce a photo with an annotated sketch/map illustrating the alignment at Pentas and the proposed tie-in to the existing fence.
- Reconfirm that the Merlin section does not present a similar offset issue (Engineer's preliminary view is that Merlin does not have this condition).
- Proceed with survey staking and footer probing as scheduled.

Mr. Woodcock reiterated that he would prepare and circulate a clear exhibit with an annotated drawing to document the alignment at issue so that all parties share the same understanding. Board members expressed concern and frustration upon learning there could be an 18-inch opening in one location, noting that the core intent of the wall is to eliminate pedestrian cut-throughs. Mr. Woodcock emphasized he raised the matter precisely to avoid surprises and confirmed he would coordinate with the contractor's project manager and return the next day with the drawing and written confirmation. Ms. Thibault underscored that the project schedule cannot slip further; Mr. Woodcock agreed that he was not proposing any delay and was only seeking to memorialize what had already been discussed so that construction proceeds without gaps.

2. Discussion & Status of Erosion Project

Mr. Woodcock reported that the erosion remediation project is substantially complete. A site meeting with the contractor is set for tomorrow to review a short punch list. During final inspection, crews observed that silt and sediment flushed out of drainage pipes once invert elevations were restored and vegetative overgrowth was removed. Based on these observations, Mr. Woodcock does not anticipate the need for jet-vac cleaning initially contemplated.

3. Presentation & Discussion of Curb Painting Review

Mr. Woodcock referenced the curb painting report previously distributed, explaining that certain distressed areas would appear worse if spot-repaired and thus were allowed to fade uniformly. The contractor has completed all items listed, including an additional roundabout location identified during the field walk. The project is considered complete.

4. Presentation & Discussion of ADA Mat Review

Mr. Woodcock reviewed ADA ramp standards, noting that truncated dome mats must be a minimum of 2 feet deep and 5 feet wide. Variations in adjacent elevations sometimes limit full-width coverage. The Board Members raised specific locations requiring attention:

- Merlin & Tanager: A mat is installed on one side; the opposite side lacks a sidewalk and mat (grass transitions to roadway).
- Phase 2: Pheasant & Greenshank: A location missing a mat was cited.
- Phase 7: A previously discussed location is on today's agenda.

5. Discussion of Missing ADA Ramp & Sidewalk

Mr. Woodcock noted a Staff member meeting with ADS on site the day after the Board's Meeting to review the missing-mat locations at Merlin & Tanager and at Pheasant/Greenshank, along with the Phase 7 item.

- **Ratification of ADS Proposal for Concrete Slab and Detectable Warning Strip - $4,200**

ADS Proposal (Concrete Slab & Detectable Warning Strip, Phase 7).

The Chair executed the ADS proposal for the Phase 7 concrete slab and detectable warning strip to maintain the schedule. The Board took up ratification:

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board ratified the Chair's execution of the ADS proposal for Concrete Slab and Detectable Warning Strip in the amount of $4,200, for the Highland Meadows II Community Development District.

B. District Attorney – Kutak Rock

1. Discussion & Presentation of Easements Agreements for the Construction of the Permacast Wall

- **214 Merlin**
- **222 Merlin**

Mr. Magee addressed the wall access agreements. Because a tree and a utility box are expected to impede direct construction access from the District's cut-out to the street, the office prepared two temporary access agreements with the adjacent homeowners. These agreements authorize entry by the District's contractors and commit the District to restore any damage to pre-existing condition. Mr. Magee noted potential difficulty securing one of the signatures and advised obtaining both agreements prior to construction if at all possible, even though entry into a yard might ultimately prove unnecessary. Staff confirmed that no site work would begin without the executed agreements and provided paper copies to Supervisor Colon to facilitate outreach. Upon recommendation, the Board approved both access agreements so construction can proceed.

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board moved to approve the two temporary Wall Access Agreements with the adjacent homeowners, as prepared by Mr. Magee, to authorize contractor entry for construction access and to ensure restoration of any impacted areas to pre-existing condition. The motion further provides that no site work shall commence until both agreements are fully executed, for the Highland Meadows II Community Development District.

2. Discussion & Presentation of Finalized Boltons Towing Agreement (Revised)

- **Discussion of Cars Parking on Sidewalks**

Mr. Magee next presented the revised towing arrangement with Bolton, following the Board's prior direction after a resident was towed from an odd-side curb that had been designated as permissible parking. The updated form clarifies that Bolton shall not tow from odd-side curbs where parking is allowed under the District's map; it also preserves certain odd-side locations marked as no-parking in the current map due to sight distance and safety considerations. While the District's existing towing policy already treats vehicles blocking sidewalks as towable, Board members reported enforcement hesitancy from Bolton and requested that the sidewalk provision be stated explicitly in the agreement to remove any ambiguity. They also described recurring issues with residents parking directly over "No Parking" curb markings and emphasized that clearer communication is needed.

Mr. Magee agreed to add specific sidewalk-parking language to the Bolton agreement, in addition to the policy incorporation already attached as Exhibit A. Staff outlined the plan: once the updated agreement is executed, Anchor Stone will distribute it to all residents together with the current policies and a plain-language reminder, do not park on painted no-parking curbs, do not block sidewalks, and comply with distance requirements near signs and crosswalks, so that security can call for towing confidently. Mr. Magee also noted that Florida law and local ordinance prohibit parking on sidewalks; towing in those cases is clearly supportable, and reimbursements should not be contemplated when a car is removed for blocking pedestrian access.

Then a refined directive followed. First, the agreement will be approved in substantial form with an added clause expressly prohibiting parking on sidewalks and authorizing towing for sidewalk obstructions. Second, it will memorialize that there is no overnight street parking in Phase 3. Third, it will ensure that the short segment of Sanderling Street between Nighthawk and Woodlark, identified by the Board as having poor visibility, remains a no-parking area and is correctly reflected in Exhibit A. In discussing driveway situations, the Board stressed the ADA concern that a blocked sidewalk can force wheelchair users into the street; Mr. Magee confirmed the policy's broad language already covers any vehicle blocking a sidewalk, though coordination with the HOA may be prudent when a car is physically within a driveway apron. Mr. Magee committed to transmitting the final versions to Ms. Thibault the next day for execution and distribution.

> On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Colon, WITH ALL IN FAVOR, the Board approved the Bolton Parking Agreement in substantial form, contingent upon adding a prohibition on sidewalk parking with towing authorization, memorializing that no overnight parking is permitted in Phase 3, and confirming that the Sanderling Street segment between Nighthawk and Woodlark remains a no-parking area as shown in Exhibit A, for the Highland Meadows II Community Development District.

3. Discussion & Presentation of Polk Regional Water Cooperative Submitted Appraisals for Board Consideration - $482,900

- ❖ **Parcel 1029-PE & 1029-TCE - $220,550**
- ❖ **Parcel 1037-PE & 1037-TCE - $134,250**
- ❖ **Parcel 1062-PE-A, 1062-PE-B, 1062-PE-c, 1062-TCE-A. 1062-TCE-B. 1062-TCE-C - $50,150**
- ❖ **Parcel 1063-PE & 1063-TCE - $77,950**

Turning to Polk Regional Water, Mr. Magee reported that the District has received a substantial offer and that his office is reviewing the materials. As is typical, he recommended obtaining an independent appraisal to validate the offered amount and to account for any "cost to cure" associated with damage or restoration to District property. If the independent valuation aligns with Polk's number, the firm's real estate attorney can prepare the conveyance documents. Mr. Magee indicated that document review is ongoing and invited questions. Chairwoman asked, upon conclusion of a sale, who would bear responsibility for upkeep of the affected property; Mr. Magee began to address that point in the context of the anticipated transaction structure and related obligations, with further detail to follow as the appraisal and document review progress.

Continuing the Polk Regional Water item, Mr. Magee clarified that Polk's request concerns easement rights, not a fee-simple sale. As such, property maintenance would remain with the District, though Polk would compensate the District for the easement and any related impacts. Board members noted Polk's own communications indicate water delivery no earlier than 2027, and open-source reviews suggest mid-2028 may be more realistic given pipeline progress, a long horizon that factors into timing and valuation. When asked when funds might be received, Mr. Magee explained that payment typically follows execution of conveyance documents and intergovernmental processing; while he could not commit to a date, payment often follows within roughly a month to 45 days after fully executed paperwork, subject to governmental processing time.

Mr. Magee recommended the District obtain an independent appraisal to validate Polk's offer and to account for "cost to cure" (any restoration or mitigation the District must undertake because of Polk's work). His firm's real estate attorney would handle closing documents when appropriate and can facilitate procuring appraisal proposals. The Board directed Mr. Magee to work with the real estate attorney to obtain an appraisal proposal (not the appraisal itself) for consideration at the October meeting, with the understanding that a deliberate approach may favor the District as construction nears and values typically rise. Mr. Magee agreed to coordinate and return with the proposal.

4. Discussion of Construction Bond Funds & Next Steps: $605,384

Turning to Construction Bond Funds ($605,384), Mr. Magee advised that once the Board identifies projects of district-wide benefit, Mr. Woodcock should prepare a brief supplemental engineering report, and Anchor Stone should prepare a supplemental assessment/methodology report, to document compliance and intended use of remaining construction proceeds. Staff confirmed that the costs of preparing these supplements may be paid from construction fund, not the General Fund.

IV. Business Matters

A. Discussion of Projects to be Funded by Bonds Construction Funds - $605,384

The Board then discussed candidate projects to prioritize, mindful of a conservative working total of approximately $600,000 in available bond proceeds (exclusive of any future Polk-related funds). The following concepts were considered:

1. **Speed Bumps**
2. **Clubhouse Expansion with Storage Capacity**
3. **Additional Parking at the Amenity Center**
4. **Beautification Upgrades & Lighting of the Monument Entrances**
5. **Kid Splash Pad with a Dump Bucket**
6. **Permacast Wall**

Staff reiterated that the Permacast wall remains funded under the operating plan and is being tracked separately. Discussion emphasized long-term value and maintenance implications. Several points guided the Board's prioritization:

Clubhouse expansion & storage would serve all HOAs, support meetings and small events, and provide secured storage (including for the District's potential future golf cart and maintenance items). While construction costs are currently high, the improvement benefits the broader community and could support limited rental or event revenue.

Additional parking at the amenity center is a frequent resident request and pairs naturally with a clubhouse expansion.

The splash pad, while attractive for families, carries an estimated $150,000–$200,000 capital cost and ongoing O&M obligations; several Board members questioned its long-term value relative to cost, noting existing children's amenities already require upkeep.

For traffic calming, Mr. Magee cautioned that the District cannot unilaterally place devices on public roads; approvals from the City (and potentially County) are required. Staff also flagged drainage and on-street parking congestion as design constraints. Members referenced regional precedent where certain speed humps were removed due to vehicular impacts, and discussed narrower rumble strips as an alternative concept subject to agency approval. No immediate action was taken pending coordination with the road authorities.

Monument lighting/beautification was acknowledged as desirable; however, some felt HOAs might undertake such work on their own.

Following deliberation, the Board narrowed priorities to two projects:

- Clubhouse expansion with secure storage, and
- Additional amenity-center parking.

Mr. Woodcock was asked to begin developing rough-order-of-magnitude cost guidance, including current per-square-foot construction ranges for a modest building addition and conceptual layouts sited between the soccer field and dog park to preserve future parking options and to consider utility synergies should a water feature be contemplated later. Staff will return with next steps, and once preliminary scope and costs are sketched, Mr. Woodcock and Anchor Stone will prepare the required supplemental reports for bond compliance.

The Board also noted Phase 7 needs and possible small-park concepts for later discussion, but agreed that, for now, the clubhouse expansion with storage and complementary parking offer the clearest district-wide benefit and best long-term value.

Continuing the capital projects discussion, the Board revisited the amenity-center priorities while acknowledging the playground item was up next on the agenda. Mr. Woodcock returned with preliminary cost guidance for a clubhouse addition: current pricing is approximately $350 per square foot for block construction (prefab was dismissed as unsuitable for local wind loads). On that basis, a modest 1,000–1,200 sq. ft. addition would be on the order of $400,000 for the building shell alone. Mr. Woodcock and staff emphasized that this figure excludes site grading, soils work, design/engineering, permitting, utilities, interior finishes, fixtures, furnishings, and any kitchenette/appliances. Members noted that, if the District maintained a conservative working total of ~$600,000 in bond proceeds, a $400,000 shell would leave roughly $200,000, an amount that could be substantially consumed by additional amenity-center parking, which several members consider essential if the clubhouse is expanded.

In discussing functional programming and operating model, the Board favored a multi-use room with secured storage (including for the District's potential future golf cart and maintenance items), and a simple kitchenette rather than a full kitchen. For community use and to ensure accountability, consensus formed around a rental structure with a non-negotiable cleaning fee built into the agreement to avoid disputes over post-event condition. Members referenced examples of other communities obtaining limited recurring rental revenue (e.g., small congregations on Sundays), while recognizing that a ~1,000 sq. ft. space would serve small gatherings and meetings rather than larger assemblies. Mr. Woodcock confirmed a survey and site/civil evaluation would be required; staff reiterated that previously identified space between the soccer field and the dog park remains the conceptual siting area, which also preserves room for future parking expansion.

Recognizing cost pressures and the timing of possible Polk Regional Water proceeds, several members suggested sequencing: deliver at least one visible improvement now, and consider the clubhouse expansion and integrated parking when PRWC-related funds (if any) are clearer. This led directly to the playground agenda item.

B. Presentation of SwingSet Grants

On playground replacement, staff reported that the existing equipment is in noticeable decline and highly visible to residents; replacement would deliver immediate benefit. Two illustrative options had been circulated.

1. Option 1 - $57,592.04 (less tax) . Demolition = $8,250

Comparable to Option 2, but smaller.

2. Option 2 - $124,018.39 (less tax) Demolition = $12,100

A comprehensive, full replacement package at approximately $124,000, with a grant component reducing net District cost. Mr. Magee confirmed that bond construction funds may be used for new capital (e.g., a new playground), but not for routine repairs to existing equipment.

3. Color Schemes Available for Playground Options

Staff added recent experience: a comparable playground at another district was closer to $190,000 (excluding demolition), underscoring the value of Option 2 given the grant support. Members discussed demolition and removal strategies, including outreach to nonprofits or municipalities that may accept used equipment and handle removal at low or no cost, possibly with a simple waiver; contacts will be gathered and shared with staff to explore donation or surplus sale pathways.

The Board also examined site integration and potential conflicts with future clubhouse/parking plans. Mr. Woodcock and staff reiterated that conceptual parking expansion would extend from the existing lot toward the soccer field and/or the dog park, not through the current playground footprint. As such, replacing the existing playground in place should not impede clubhouse or parking improvements. If minor fencing adjustments or asphalt tie-ins are needed later, those would be handled during the parking project. The Board expressed interest in adding a small park in Phase 7 in the future, potentially via a subsequent grant cycle, but agreed that the current playground, being older and more worn, should be addressed first.

There was brief discussion of lighting: members see value in solar fixtures to improve evening visibility, though some cautioned that added light can encourage after-hours noise. Staff will evaluate options that balance safety and neighbor impact. Regarding aesthetics, the Board reviewed Option 2's color palettes and leaned toward a neutral, natural scheme that blends with the landscape and is less visually stark from the roadway; members observed that darker slide colors show wear more readily.

Staff walked through the scope and pricing caveats. The vendor's current pricing for Option 2 is $124,018.39 (reflecting the grant already netted into the price). The package does not include items such as grading, site plan/survey, permitting (as discussed, the parties acknowledged some ambiguity in the vendor's boilerplate; the District will plan conservatively and assume those soft costs are outside the vendor price), and contingency. Mr. Woodcock recommended carrying a 20% contingency at this stage. The proposal includes demolition as a line item, but the Board hopes to offset or eliminate the ~$12,000 demo cost by arranging removal through a nonprofit or similar organization willing to take the existing equipment. For perspective, staff noted a recent playground in another district came in around $190,000 (excluding demo) for a scope with fewer features than Option 2, underscoring the value of capturing the current grant.

A key constraint is the grant deadline of Thursday, October 24. The vendor requires full payment (100%) by that date to honor the grant-based pricing. As a tax-exempt governmental entity, the District's payable would be the quoted $124,018.39 (no sales tax). The Board's next meeting is Wednesday, October 23, enabling a final go/no-go decision the day before the grant deadline.

Mr. Magee and staff then addressed funding mechanics. The Board wishes to use remaining Construction Bond funds ($605,384) for the playground. Mr. Magee reminded the Board that, before any bond disbursements, the District must compile the supplemental engineering report and supplemental assessment/methodology report documenting district-wide benefit and intended use of proceeds. The Trustee disburses against contracts/invoices and confirmation that the expenses align with the indenture. Mr. Magee anticipated that once the reports are in hand and the work product acquisition package is assembled, reimbursements can be processed promptly, often within weeks for professional reports and within roughly 60–90 days for larger project disbursements, subject to normal Trustee processing.

To avoid missing the grant window, staff proposed a practical sequence:

- Reports: Anchor Stone will prepare the supplemental methodology (estimated at $3,500), and Mr. Woodcock will prepare the supplemental engineering report (preliminarily estimated at $5,000, with some light-hearted pressure to sharpen the pencil). Both parties indicated they can deliver in about a week each, coordinated within a 2–3 week window.
- Contracting: Mr. Magee will draft a contract with the playground vendor (GameTime) now, so that terms, invoice, and wiring instructions are in place. The contract would be structured for payment on October 24, contingent on the Board's final approval on October 23.
- Payment Path: If bond proceeds are not yet accessible by October 24, the District could temporarily fund from reserves (approximately $500,000 on hand), then reimburse the reserves from the bond upon Trustee disbursement. The Board requested clarity on risk: Mr. Magee could not "guarantee" a date certain, but affirmed that with executed contracts/invoices and the two reports complete, and given the clear capital nature of the expense, bond reimbursement is expected, timing driven by Trustee processing. Staff and Mr. Magee characterized 60–90 days as a reasonable planning window after documentation and invoice submittal.

For transparency, the Board discussed a worst-case scenario in which reimbursement took longer or encountered unexpected hurdles. In that case, the payment would be absorbed from reserves. As the FY 2026 budget already increases annual reserve contributions to address the District's underfunded reserve position, using approximately $175,000–$190,000 for the playground (inclusive of grading, permitting, and contingency) would likely leave reserves no more underfunded than today, effectively using the increment planned for 2026 contribution to fund the project, while the District continues its plan to build reserves in FY 2027 and beyond. Staff further noted that Polk Regional Water proceeds, once realized, could be used to replenish reserves if the Board so directs.

The Board then considered approval of the playground project itself. Members reiterated that Option 2 delivers a full, highly visible replacement and remains eligible for the vendor's grant-assisted price if paid by Thursday, October 24. Although one member objected to the manner of financing rather than to the need, the Board approved moving forward with Option 2 by majority vote (one Supervisor being not in favor) and selected the "Forester" color palette (a natural/neutral scheme) for the final package.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Colon, WITH FOUR IN FAVOR [Anderson, Galbraith, DiBrango, Munoz] AND ONE OPPOSED [Colon], the Board approved proceeding with Playground Option 2, representing the comprehensive replacement package priced at $124,018.39 net of the grant, with final color selections to be determined at a later date. The motion included authorization for staff and Mr. Magee to coordinate preparation of the necessary supplemental methodology and engineering reports, to finalize the GameTime contract in advance of the October 23 meeting for execution and payment by the October 24 grant deadline, and to temporarily utilize District reserves if bond proceeds are not yet accessible, with subsequent reimbursement upon Trustee disbursement, for the Highland Meadows II Community Development District.

Additionally, Ms. Thibault provided the following directives to ensure timely preparation, compliance, and preservation of the grant opportunity:

- Direct Mr. Magee to prepare a contract with GameTime immediately, structured for payment on October 24 and final Board approval on October 23.
- Direct Mr. Woodcock and Anchor Stone to produce the supplemental engineering and supplemental methodology reports now, so bond disbursement documentation is ready.
- Pursue demo-cost relief via donation/surplus channels for the existing playground equipment.
- No formal vote was taken on the purchase in this segment; rather, the Board set this two-meeting sequence, documentation and contract now, final decision on October 23, to preserve the grant pricing and ensure bond-compliance groundwork is in place.

Mr. Magee and staff confirmed that the District's remaining Construction Bond funds total approximately $603,000 and are on deposit; accessing them requires the customary documentation and trustee process. Specifically, the Board must first obtain a Supplemental Engineer's Report (Stantec) and a supplemental assessment/methodology report (Anchor Stone), after which Mr. Magee (Kutak Rock) assembles the work-product package for the trustee.

With that clarified, the Board turned to immediate next steps for the playground replacement (Option 2) and the documentation needed to use bond proceeds. A motion was made to authorize preparation of the two required reports, Anchor Stone's supplemental methodology report at $3,500 and Stantec's supplemental engineering report at $5,000, so the District can lawfully draw on bond funds when ready. After discussion (including Mr. Magee's confirmation that the engineering report must identify the specific project(s), beginning with the playground), the motion passed on a 3–2 vote.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Colon, WITH THREE IN FAVOR [Munoz, Anderson, Galbraith] AND TWO OPPOSED [Colon, DiBrango], the Board authorized preparation of the two required reports: Anchor Stone's Supplemental Methodology Report in the amount of $3,500 and Stantec's supplemental Engineer's Report in the amount of $5,000, to enable lawful use of bond funds once available, with the understanding that the Engineer's Report will identify specific projects beginning with the playground, for the Highland Meadows II Community Development District.

To meet the grant deadline without over-committing prematurely, the Board set a two-step sequence. First, Anchor Stone and Mr. Woodcock will produce their reports within approximately two weeks, enabling Mr. Magee to prepare the trustee submission. Second, Kutak Rock will draft a District contract with GameTime now, incorporating the Forester colors and vendor invoicing, but defer execution until the Board's next meeting on Wednesday, October 23. If the Board gives final approval on the 23rd, payment will be issued on the 24th to secure the pricing. If bond proceeds are not yet accessible by that date, the District would temporarily fund from reserves and then reimburse reserves from the bond account once the trustee disburses. The Board acknowledged that the only near-term exposure is the $8,500 in report costs (plus any limited legal costs to ready the contract and trustee package) should the project not proceed on October 23.

At the Board's request, Mr. Woodcock will initially scope his report to include the playground, and staff will keep the option open to amend or supplement later to cover the amenity-center expansion and additional parking when those concepts are ready. When asked whether bundling all three projects now would affect fees, Mr. Woodcock agreed to target the previously discussed $5,000 for his report and, if necessary, bring any marginal increase back as a change order for the Chair's signature. Anchor Stone remains at $3,500.

Operationally, staff will coordinate with the trustee in parallel so wiring logistics are in place should reserves be used and later reimbursed; Mr. Magee confirmed the trustee requires executed contracts/invoices and the supporting reports to evidence that expenditures are capital and consistent with the indenture. Ms. Marshall will pursue third-party removal options for the existing playground (e.g., nonprofit or municipal reuse) to reduce or eliminate demolition costs and will obtain a liability waiver; Mr. Magee will prepare the necessary waiver form.

With that plan set, Ms. Thibault summarized the timeline: reports fast-tracked now; vendor contract prepared now; trustee coordination underway; final go/no-go on October 23; payment October 24 if approved. The Board affirmed understanding that, until the October 23 vote, the only committed costs are the two report fees (and any minimal legal preparation).

C. Presentation of SwimKids USA – Sample Agreement Presented for Discussion

The Board then turned to a separate agenda item concerning SwimKids, a third-party swim-lesson proposal included for consideration based on a sample agreement used at other districts. While the program could create a modest revenue stream, several members expressed concern about reduced resident access to lanes during lessons and the influx of non-resident users. Two members stated clear opposition at this time based on those operational impacts.

Members acknowledged the potential for community engagement and modest revenue, and noted the draft agreement stated resident priority and a maximum of six participants per session (five students plus one instructor). The sample schedule covered daily sessions, including weekends, from 8:00 a.m. to 12:30 p.m., with no weekend premium despite heavier weekend use. Members confirmed that the pool would remain open to residents during lessons, though lane space would be partially occupied.

Concerns centered on resident access during peak times, the influx of non-residents, and gate control (e.g., tailgating during class turnover when the gate opens). Some suggested limiting lessons to hours with on-site security to monitor entry/exit, while staff shared experience from other districts where parents generally wait in cars and depart promptly post-lesson. Mr. Magee advised that, if pursued, the District should use a District-drafted form agreement (not the vendor's), with explicit insurance, indemnity, and compliance provisions. After discussion, the Board declined to make a motion and agreed to table the item indefinitely, with the understanding that any Supervisor may re-introduce it for consideration at a future meeting.

V. JCS Security Report

Cameras & Dispatch: JCS confirmed access to security cameras and active dispatch monitoring.

Pool Operations: Staff continue addressing food/grill violations; incidents have improved (approximately two this past month, down from four–five previously). A recurring issue is patrons establishing themselves at opening before staff arrive, complicating early enforcement.

Pavilion/Small Park Use: Requests to "rent" the small pavilion area are increasing for birthday gatherings. JCS cautioned that even small events can fill the limited parking, and recommended against rentals there under current conditions.

Unauthorized Group Use (ROTC): A recent ROTC practice occupied the park without District authorization. Although most participants were residents, the activity was deemed a school function and not permitted due to insurance and prior-approval requirements. JCS advised them to contact the District; staff reiterated that no school-related practices are authorized on District property absent formal approval and documentation.

Sidewalk Parking & Towing: The team discussed sidewalk-blocking vehicles, particularly those protruding from driveways. While District policy treats blocking a sidewalk as towable, members expressed discomfort towing from private driveways and asked about a tiered approach (e.g., security tagging with photos and HOA fines) before towing. JCS noted sheriff/city enforcement is discretionary and slow (often ~4 hours), and emphasized the need for aligned HOA–CDD enforcement because residents frequently cite HOA guidance when confronted on CDD property.

Resident Communication & HOA Coordination: The Board underscored the urgency of clear, consistent communication, especially regarding no-parking stencils, which are sometimes obscured by parked cars, hindering enforcement. Staff will involve property managers and HOA boards more directly, both to distribute the finalized Bolton towing agreement/policy and to harmonize enforcement (parking on sidewalks, distance to intersections/crosswalks, and odd-side curb rules).

Facility Operations: JCS flagged thermostat settings left excessively low by third-party users (e.g., at 73–74°F all week), prompting a reminder about energy stewardship and the benefits of a future supervisable venue for community use.

Picking up from the security/parking discussion, the Board reiterated the immediate need for clear, enforceable towing guidance. Members noted that while JCS observes frequent violations on "No Parking" stencils, Bolton Towing hesitates when signage or policy language is ambiguous, citing prior incidents where cars were ultimately reimbursed despite being in violation. The District will circulate the revised Bolton agreement and towing policy to all HOAs for resident distribution. Mr. Magee confirmed no public hearing is required for this update.

VI. Field Services Report

A. Presentation of the Highland Meadows II Task List

No-Parking Stencils & ADA Mats: Stencil work is complete; Ms. Thibault and Mr. Comings performed a field review and identified a few touch-ups. Mr. Woodcock is coordinating with Zeus to address those. All ADA mats are in place except one (already in process).

Lighting Proposals: Proposals are prepared for monument lighting and men's restroom lighting upgrades.

Benches: A bench proposal for the park was received but, at the Board's direction, will be tabled until the new playground footprint is finalized to avoid conflicts during construction.

Permacast Wall: Staff continues pushing coordination items and access logistics as previously discussed.

Community Parking Map (Prince & Sons): The mapping effort approved at $1,500 is temporarily delayed due to the contractor's medical emergency; work is expected to resume upon his return this week.

Monuments: Phase 4 "Highland Meadows" Sign

When Good Home Services mobilizes for fence removal, they will also address the Phase 4 monument sign. The Board asked for uniform street numbers like those in Phase 7, with a preference for adhesive application (no drilling). Good Homes will provide options for number type, placement uniformity, and adhesive specification.

Dog Park , Maintenance & Future Siting

A resident raised several dog-park items: a broken bench, bags not replenished for several weeks, and the broader question of future dog park location if the amenity expansion affects the existing field area.

Scope of Project List: The Chair clarified the earlier capital project list reflected Supervisor priorities; resident input is welcome at meetings but this specific shortlist was not a survey tally.

Bag Restocking: Staff will instruct the new cleaning vendor to restock dispensers reliably; security will be issued keys. To reduce loss and ensure accountability, dispensers will be kept locked; staff and the resident will walk the site together to confirm needs and set a restocking routine.

Near-Term Fixes: Staff will repair/replace the broken bench and ensure trash/bag supplies are stable.

Future Siting: If the amenity expansion/parking encroaches on current field space, the dog park will be relocated, not eliminated. Multiple alternative sites exist (noting Phase 3's fenced-in area); the Board recognizes its frequent use and resident support.

B. Consideration of Proposal – Cooper Pools - $688 for Pump and $2,400 for Controller

Two Cooper Pools items were noted: $615 (classic pump) and $2,400 (commercial controller). Ms. Thibault asked staff to verify warranty coverage given recent pump replacements. JCS and staff also highlighted ongoing pump strain from water oak trees around the pool: leaves shed year-round, clogging baskets and contributing to pump stress, exacerbated by heat/drought.

Warranty Check: Staff to confirm with Cooper Pools whether recent failures are covered under warranty; bring back a recommendation before authorization.

Mitigation Options: Bring options/pricing to (a) increase pruning frequency for the water oaks; (b) evaluate selective removal/replacement if prudent; and (c) install a screen/baffle around the pump intake area to intercept leaf litter. Present a cost/benefit comparison and a maintenance plan recommendation.

Members agreed the persistent leaf load from surrounding water oaks is straining pumps and clogging baskets. Rather than enclosing the pad itself, the Board favored installing a mesh screening along the inside of the existing fence line near the equipment to intercept leaf litter before it reaches the pump area or pool. Direction was given to obtain proposals, including from Good Homes, for the screening, and to verify pump warranties, as at least one affected pump is less than a year old. Staff will also bring back an option to increase annual pruning of the water oaks to reduce debris.

VII. Administrative Matters

A. Consideration for Acceptance– August 2025 Unaudited Financial Statements

Ms. Thibault introduced the August 25 unaudited financial statements (Exhibit 16). After brief discussion, including a note that Cooper Pools charges are being double-checked and a remark that Kutak Rock invoices will follow, the Board approved the unaudited financials on motion and unanimous vote.

On a MOTION by Supervisor Colon, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board approved the August 2025 Unaudited Financial Statements, for the Highland Meadows II Community Development District.

B. Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – August 28,2025

The Board then considered the August 28 regular meeting minutes (Exhibit 17). One correction was made: line 715 should reflect David Drake of Meadow Point Drive reiterating concerns about corner curb parking (not a Woodlark resident). With that amendment, the minutes were approved.

On a MOTION by Supervisor Galbraith, SECONDED by Supervisor Colon, WITH ALL IN FAVOR, the Board approved the Minutes of the Regular Meeting of the Board of Supervisors – August 28,2025, subject to specified modifications, for the Highland Meadows II Community Development District.

C. Discussion of New Pool Hours

With the time change approaching, the Board set winter pool hours. Because the pool lacks lighting and must close before dark, the Board approved a 5:30 p.m. closure effective November 1 (opening remains 7:30 a.m.). Signs indicating "dusk to dawn" will remain in place; staff will post the exact closing time as well to aid law enforcement and resident clarity.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board The Board approved adjusting the pool hours for the winter season to close at 5:30 p.m. effective November 1, with the opening time remaining 7:30 a.m.; staff will update signage accordingly to reflect the new schedule and assist with enforcement and resident awareness, for the Highland Meadows II Community Development District.

D. Ratifications:

On a consolidated motion, the Board ratified prior Chair-executed agreements (Exhibits 18–22), including:

1. **Bay Island Contracting - $880**
2. **Presentation of Final Contract with American Pressure Washing**
3. **Presentation of Final Contract with Good Homes Services**
4. **Accurate Well Drilling**
5. **Prince & Sons Irrigation Repair - $733.22**

On a MOTION by Supervisor Colon, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board ratified the Chair-executed agreements as presented in Exhibits 18 through 22, including Bay Island Contracting, American Pressure Washing, Good Homes Services, Accurate Well Drilling, and Prince & Sons Irrigation Repair, for the Highland Meadows II Community Development District.

E. Consideration for Adoption Resolution 2025-17, Adopting the Annual Meeting Schedule for the Fiscal Year 2025-2026

The Board considered Resolution 2025-17 adopting the FY 2025–2026 meeting calendar. To avoid conflicts, the Board moved the November meeting from Thanksgiving week to Monday, November 17, 7:00 p.m., and set the December meeting for Monday, December 15, 7:00 p.m. The resolution was adopted as amended. Members also noted the need to identify a new meeting venue with reliable AC and Wi-Fi.

On a MOTION by Supervisor Munoz, SECONDED by Supervisor Colon, WITH ALL IN FAVOR, the Board adopted the Annual Meeting Schedule for the Fiscal Year 2025-2026, for the Highland Meadows II Community Development District.

VIII. Other Matters to be Introduced

A. Consideration of Proposal from Mele Environmental for Land Clearing for Permacast Wall Project - $1,200

The Board reviewed a proposal from Mele Environmental for bush-hogging/land clearing to facilitate Permacast wall installation in constrained areas. Staff will time the work for the week immediately preceding installation; based on current coordination, that is anticipated the week of the 13th (subject to Engineer's "go/no-go"). With Mr. Comings affirming the pricing is reasonable for the scope, the Board approved Mele Environmental at $1,200, contingent on Mr. Woodcock's signal to proceed at the appropriate time.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved the Mele Environmental for Land Clearing for Permacast Wall Project in the amount of $1,200, for the Highland Meadows II Community Development District.

B. Consideration of Proposal from Good Homes Services for Monument Lighting Repair - $570

The Board approved a work order with Good Home Services to address monument lighting repairs, including replacement of failed GFI components and a general tune-up while the crew is onsite. As part of the same mobilization, Good Homes will also advise on house-number treatments for monuments (type, placement, and adhesive application to avoid drilling), and will handle the long "strip" lighting once the proper replacement is sourced. The Board confirmed the immediate authorization at $570, with any additional strip-lighting costs to return if needed. The motion carried unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Galbraith, WITH ALL IN FAVOR, the Board approved the Proposal from Good Homes Services for Monument Lighting Repair in the amount of $570, for the Highland Meadows II Community Development District.

C. Consideration of Proposal from Good Homes Services for LED Light Bulb Replacement - $125 add the Female Bathroom as well $250

The Board also authorized Good Homes to replace the three interior lamps in the men’s restroom with LEDs, and, at the Board’s request, to do the same in the women’s restroom at the same price, so that both rooms are on a synchronized replacement cycle and future end-of-life occurs together. The combined authorization passed unanimously.

> On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board approved the proposal from Good Homes Services for LED light bulb replacement in the amount of $125, and further authorized inclusion of the female bathroom in the scope of work for an additional $250, for the Highland Meadows II Community Development District.

D. Consideration of Proposal for Landscape Maintenance Services - Mele Environmental - $194,500

The Board then revisited landscape maintenance. Pursuant to prior direction, staff presented a sharpened proposal from Mele Environmental at $194,500 (intentionally under the $195,000 statutory RFP threshold), which also includes lifting 150 trees to 12 feet. Staff was frank about recent performance challenges with the current vendor (Prince & Sons), particularly a heavy stream of irrigation “repair” proposals (often $200–$1,400 each) and collateral issues (e.g., a damaged soccer-field gate). While not all damage can be conclusively attributed, the volume and cost have become unsustainable.

Scope & Pricing Structure: Mele’s annuals pricing was viewed as favorable (approx. $2.50 per 4" pot), while mulch pricing was noted as high (approx. $\$115/\text{yd}^3$). Mr. Magee will draft a landscape agreement that excludes mulch and annuals from the base contract so those items can be competitively bid separately or procured on an as-needed basis.

Fertilization & Pest Control: The Board wants fert/chem included in the base scope; staff confirmed inclusion.

Irrigation: The Board discussed contracting irrigation separately to improve accountability; staff will evaluate whether to carve irrigation out or retain with the landscape vendor and return with a recommendation.

Acclimation & Mapping: Successful transition hinges on clear maps and routes. Staff will provide Mele with current mapping; an uncertain strip along 10th Street (between Bates and Meadow Point) will be flagged to Mr. Woodcock to confirm District responsibility.

Debris & Clippings: The new agreement will require trash pickup before mowing and confine clippings off streets/sidewalks. Mr. Magee will ensure plain, enforceable language.

The Board then considered selection of Mele Environmental Services for the project in the amount of $194,500. The Board approved engagement of Mele Environmental Services, contingent upon contract preparation by Mr. Magee with review by Kutak, as discussed. The motion carried unanimously, and several members expressed enthusiasm about moving the project forward.

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board approved the Proposal for Landscape Maintenance Services - Mele Environmental in the amount of $194,500, for the Highland Meadows II Community Development District.

Termination Mechanics: Mr. Magee will use the District’s boilerplate landscape contract. Separately, staff read the current Prince & Sons termination clauses into the record: the District may terminate without cause on 30 days’ notice (and immediately with cause). Following discussion, a motion was made and approved to terminate Prince & Sons without cause on 30 days’ written notice, a “friendly” termination to expedite transition while avoiding litigation risk.

> On a MOTION by Supervisor Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board approved the termination of the Prince & Sons landscape maintenance contract without cause, providing 30 days’ written notice in accordance with the agreement’s termination provisions, for the Highland Meadows II Community Development District.

Finally, to close the loop on earlier pool-equipment concerns, the Board confirmed direction to obtain proposals for mesh screening along the inside of the equipment-area fence to capture water oak leaf litter, and to verify pump warranty status given recent replacements; staff will also bring back options to increase annual pruning of the water oaks to reduce debris load.

IX. District Manager

The District Manager reported no further items; however, the Board took up meeting venue planning. The current location, a church, presents constraints (limited morning availability, climate control, and connectivity), yet the adopted budget anticipates ~$100/month for facilities. Board discussion explored municipal and community facilities, including City of Davenport's Tom Fellows Event Center (noting difficulty reserving standing dates and reported hourly costs), the Commission Hall (availability unknown), the public library (limited room inventory and booking rules), and the Lake Eva Convention Center (a potential informal contact was mentioned that might reduce fees). The Board directed staff to develop a slate of feasible venues within budget, including outreach to the City, library, and Lake Eva, and to return options at the next meeting.

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

A. Discussion of Request for Bulletin Board Behind Mail Boxes

The Board then addressed an administrative item regarding a community bulletin board behind the mailboxes. Members confirmed that such postings are intended for official District notices, consistent with prior minutes.

A resident expressed relief at the landscape transition, citing recent concerns (e.g., clippings blown onto vehicles/streets).

Sidewalk obstructions: Residents reiterated safety concerns where trailers or vehicles overhang driveways and block sidewalks, especially during school hours. The Board reaffirmed that blocking sidewalks is a violation under District policy and towable; however, the District's security vendor (JCS), not residents, should coordinate towing through Bolton (residents and HOAs do not call Bolton directly).

Reporting process: For timeliness and documentation, residents were encouraged to photograph the obstruction and send it directly to security (JCS) or the District Manager (who forwards immediately to security). This provides both a record and a reasonable opportunity for the vehicle owner to move the obstruction before tow action.

Dog park continuity: Residents asked that the dog park not be eliminated during amenity construction. The Board reiterated the dog park will be relocated, not removed, if construction requires; options include Phase 7 or utilizing existing small fenced areas (e.g., along Woodlark) for a petite-dog space.

Neighborhood beautification by HOAs: Beautification by HOA has not yet been officially established but was discussed and favored by the Board. Staff confirmed the existing beautification permit process remains in place for phases wishing to landscape entrances or common pockets: a $25 application fee, execution of the liability waiver, and providing a certificate of insurance naming the District as additional insured. This applies to any phase (the immediate inquiry concerned Phase 5).

In closing, staff confirmed that revised towing agreements and maps will be distributed through the HOAs for resident education. The meeting then proceeded to remaining business. The Board reiterated that while irrigation services will not be bundled into the new landscape contract, the District still requires a complete irrigation valve/box map for operations. Staff noted the mapping had already been authorized and, with the 30-day termination clock now running on Prince & Sons, expects delivery within that window.

XI. Supervisor Requests

A. Trees Being Planted on CDD Property and the Maintenance Thereof

At the request of Supervisor Anderson, the Board revisited the issue of four trees planted on District property that were causing access issues for a common tract. Mr. Woodcock had previously declined to identify the species; staff obtained opinions and two proposals to remove them by flush cut:

- ❖ **Consideration of Proposal from Prince & Sons for the Removal & Flush Cut of 4 Trees - $400**
- ❖ **Consideration of Proposal from Mele Environmental for the Removal & Flush Cut of 4 Trees - $375**

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved Mele Environmental to perform the removal and flush cut of four trees located on District property at a total cost of $375, for the Highland Meadows II Community Development District.

B. Discussion of Beautification Project on Merlin Street

Ms. Thibault recognized Supervisor Colon (introducing on behalf of residents) for a beautification concept at the Merlin Street cul-de-sac: planting multiple flamboyant (Delonix regia) trees within the center median, roughly 10 feet off the sidewalk and out of surface drainage, to complement an existing flamboyant tree in the vicinity (reported to be thriving since 2021). Discussion highlighted:

- Aesthetics & Community Support: The cul-de-sac is currently well maintained; Supervisor Colon representing residents described an informal group of six neighbors who have pruned and cleaned the existing tree and pledged to maintain additional plantings.
- Self-Seeding & Maintenance Risk: Several Supervisors voiced concerns that flamboyant trees self-seed readily. The Board stressed the need for a clear, durable maintenance commitment; if neighbors move or participation lapses, unmanaged volunteers could become a District burden.
- Siting & Infrastructure: Plantings must avoid stormwater flow paths, maintain offsets from the sidewalk and any utility corridors, and not interfere with the Permacast wall limits or footing areas.
- District Liability: Any private plantings within CDD property require clarity on ownership, care, pruning, and removal responsibilities, insurance/liability allocations, and the District's right to remove plantings later if they pose hazards or operational conflicts.

Direction/Next Steps:

The Board deferred action and requested that the resident group appear at the next meeting (in person or virtually) to confirm their commitment on the record. Mr. Magee will prepare a limited beautification agreement/waiver for consideration, to include: (i) resident maintenance obligations (inspection, pruning, seedling removal), (ii) planting standards and offsets, (iii) proof of insurance as appropriate, and (iv) District rights to direct corrective action or remove plantings if necessary. Staff will also verify site constraints (slope/drainage, easements, wall alignment) before the Board considers approval.

XII. Adjournment

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

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board adjourned the Meeting, for the Highland Meadows II Community Development District.

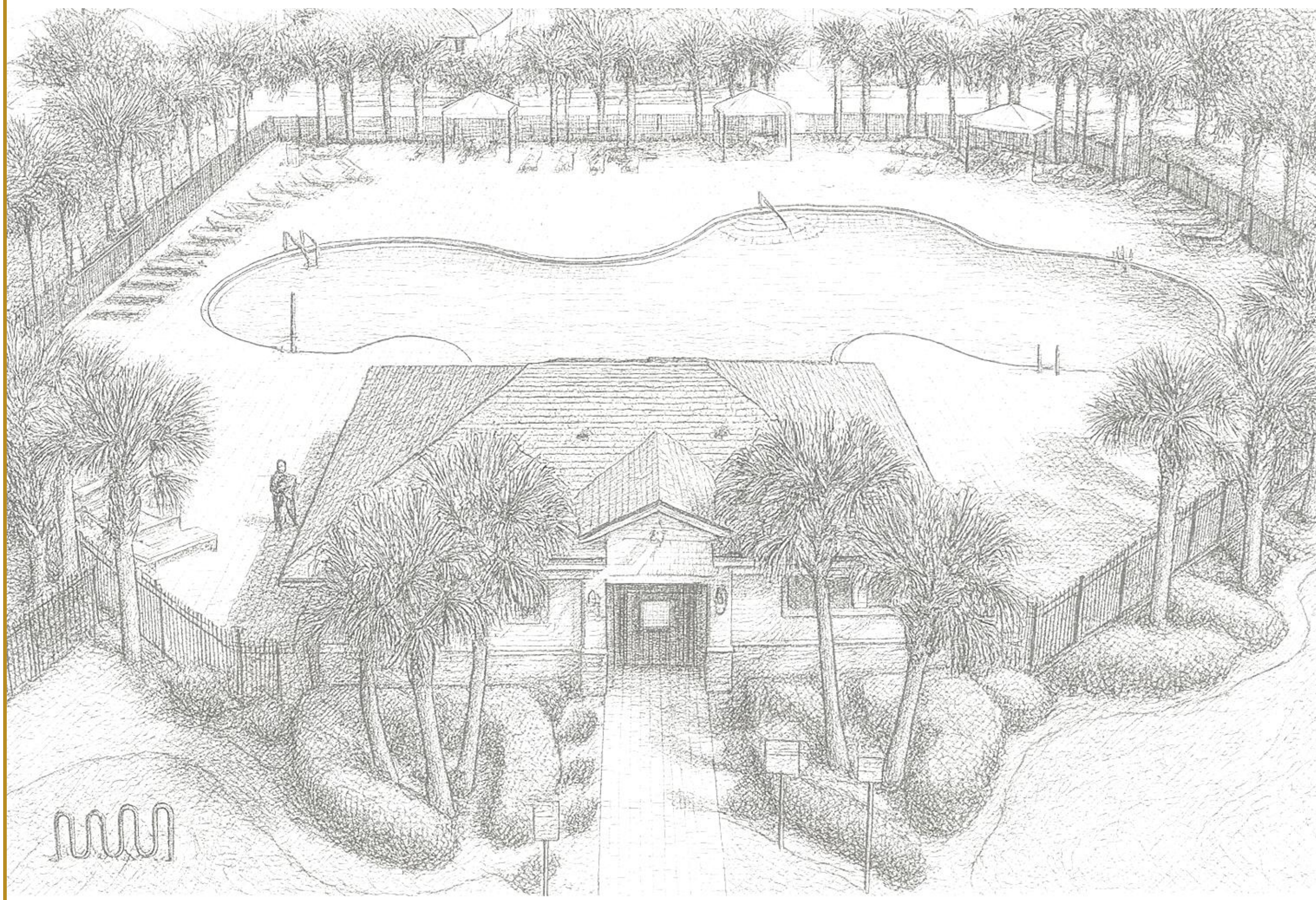
~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

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

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name □ Secretary □ Assistant Secretary	**Printed Name** □ Chairman □ Vice Chairman

EXHIBIT 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

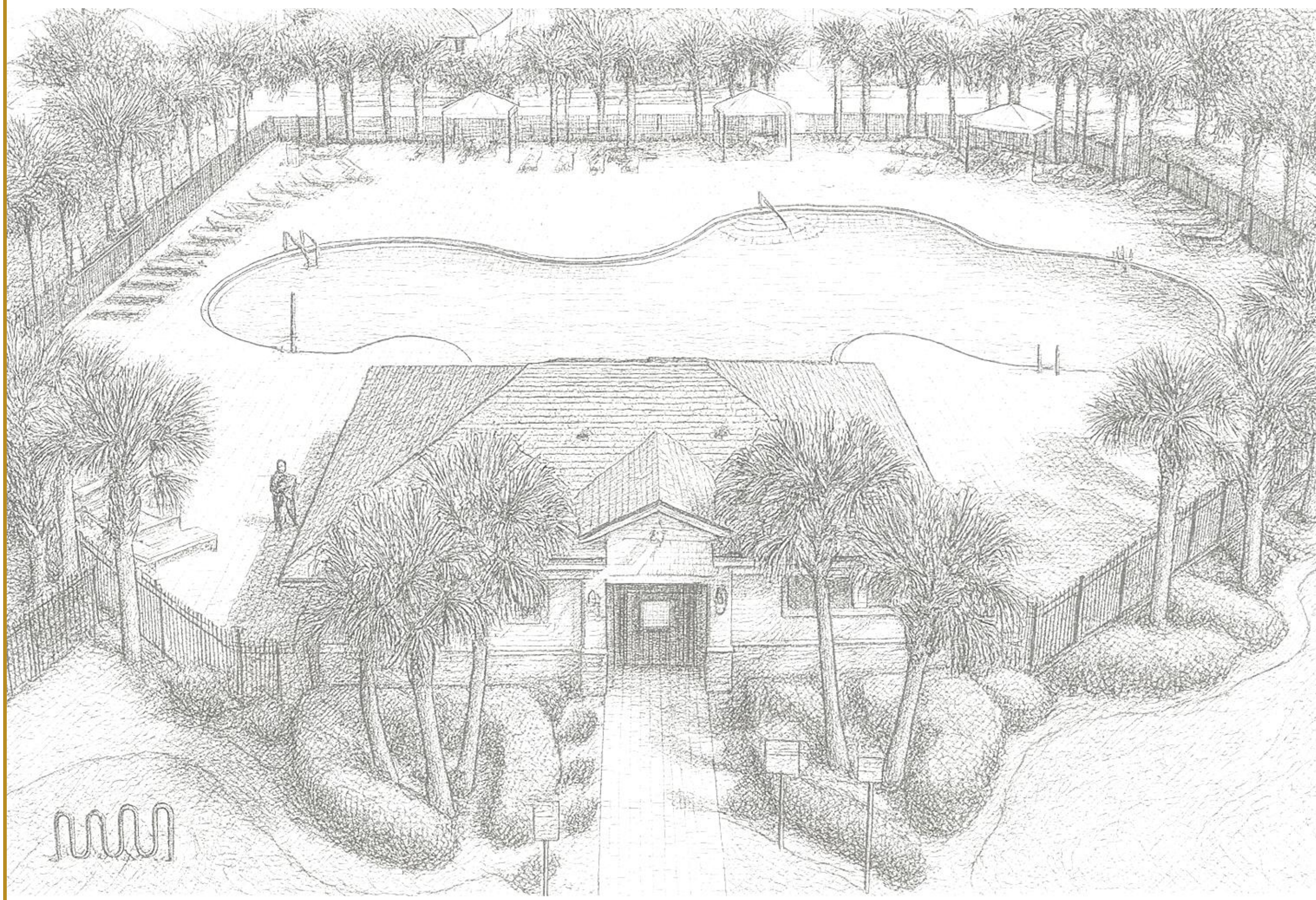
08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/04/25	J. Earlywine	0.20	72.00	Conference call regarding tree trimming agreements
08/05/25	K. Magee	1.20	348.00	Review and revise draft agreement for security monitoring; revise tree trimming release 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.

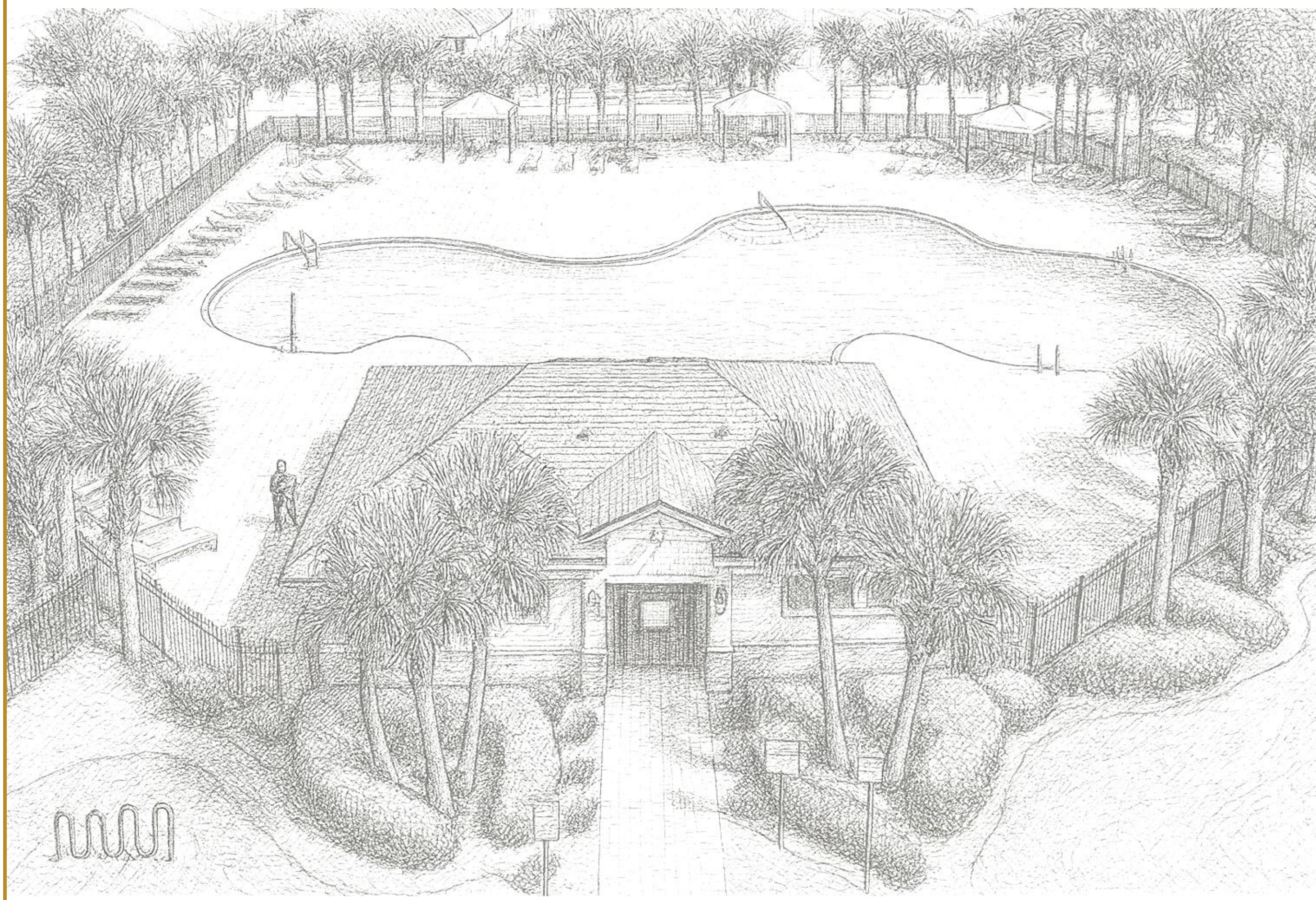
Sign: Deborah Galbraith________________________Date: November 1st,2025
Highland Meadows 2 CDD,Board of Directors

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

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

DG

- 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

Date

Towing Service

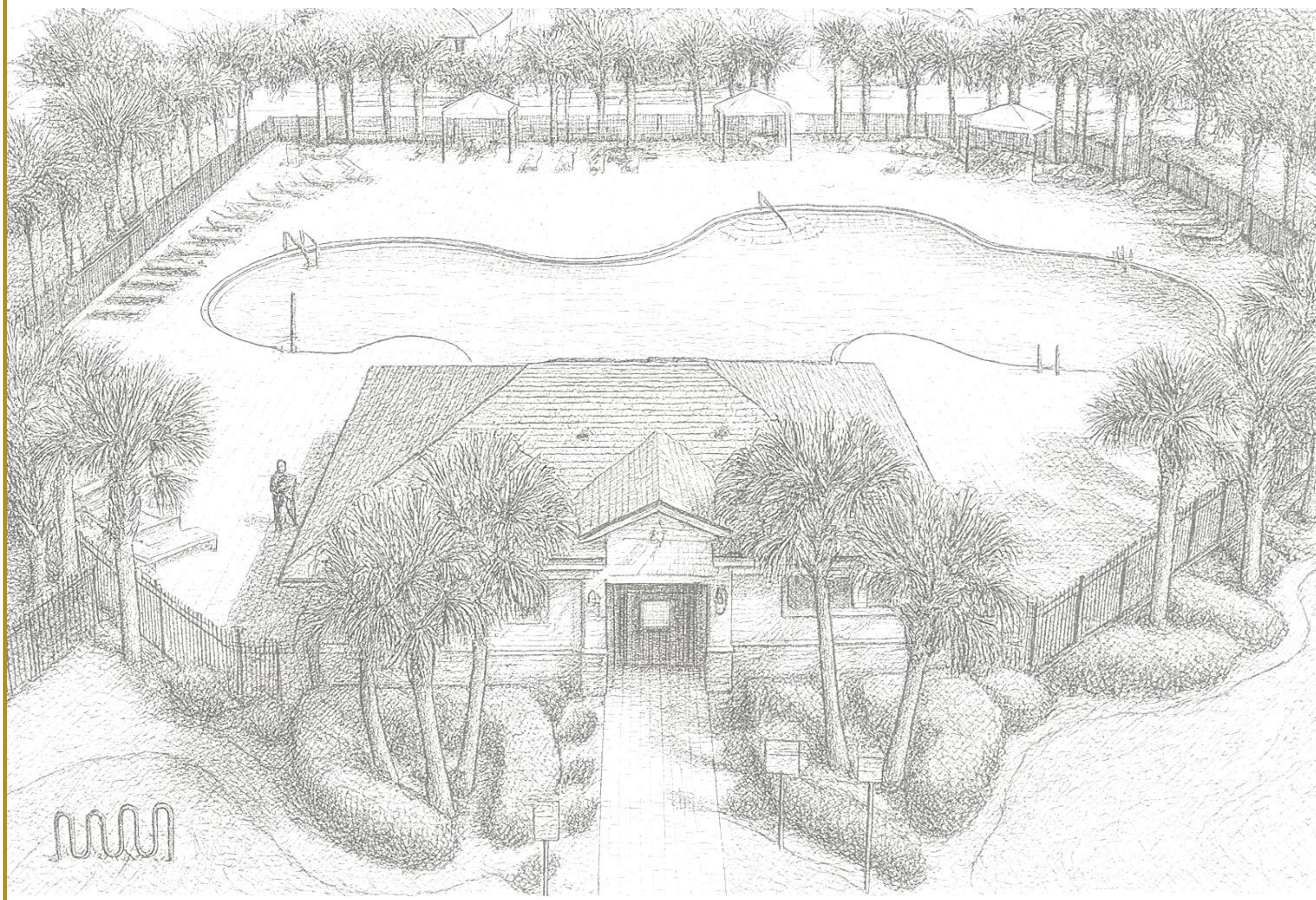
Name Tyler Bolton

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 Galbreath

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.

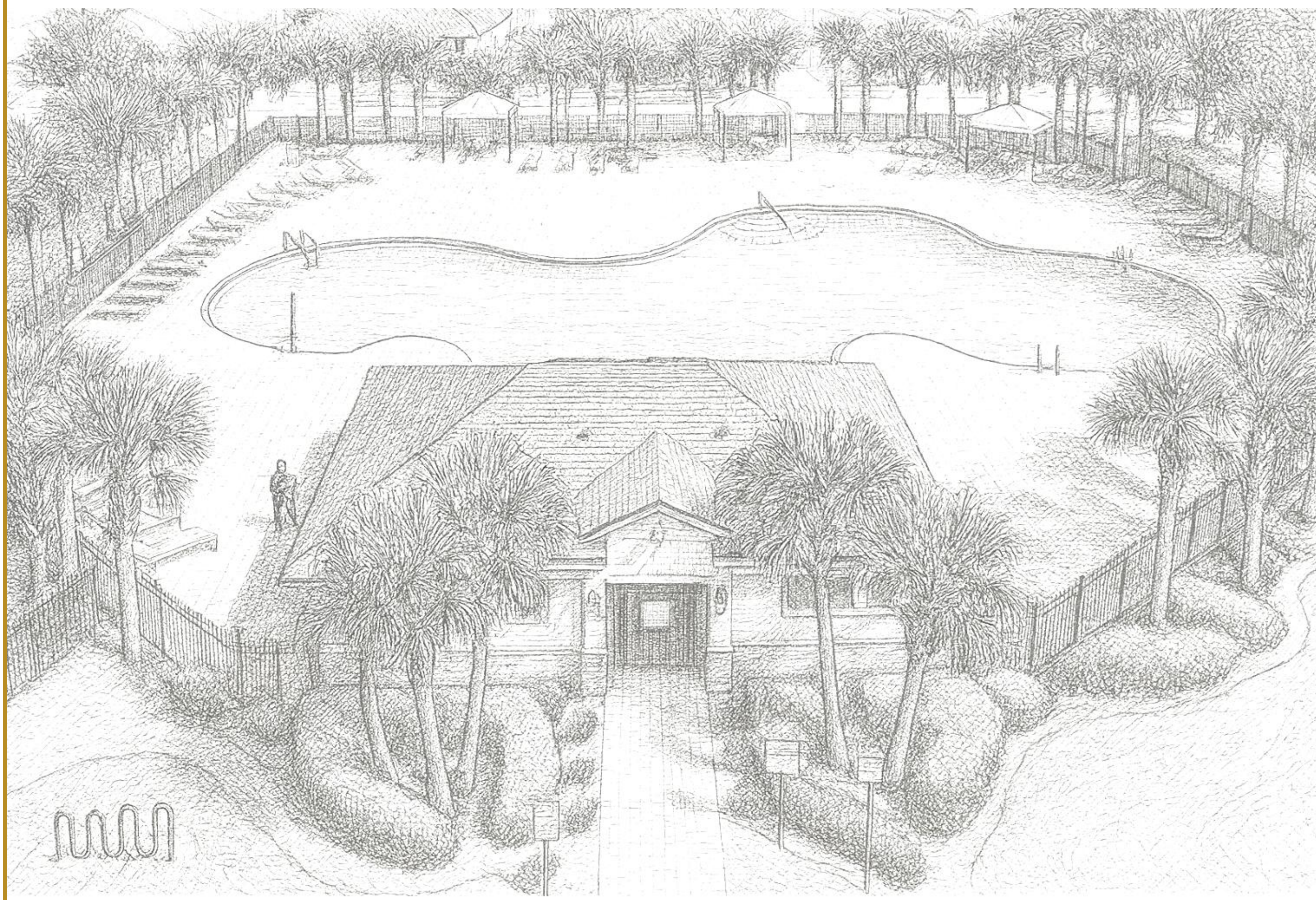
If you would like to proceed with your order, please email us back your approval and provide us with your preferred method of payment. Our standard terms are 50% down with your order over $500 or full payment under $500 and the balance due upon delivery. Payments are NONREFUNDABLE. Please call our office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

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:**__________________

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

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: Debora Galbreath

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

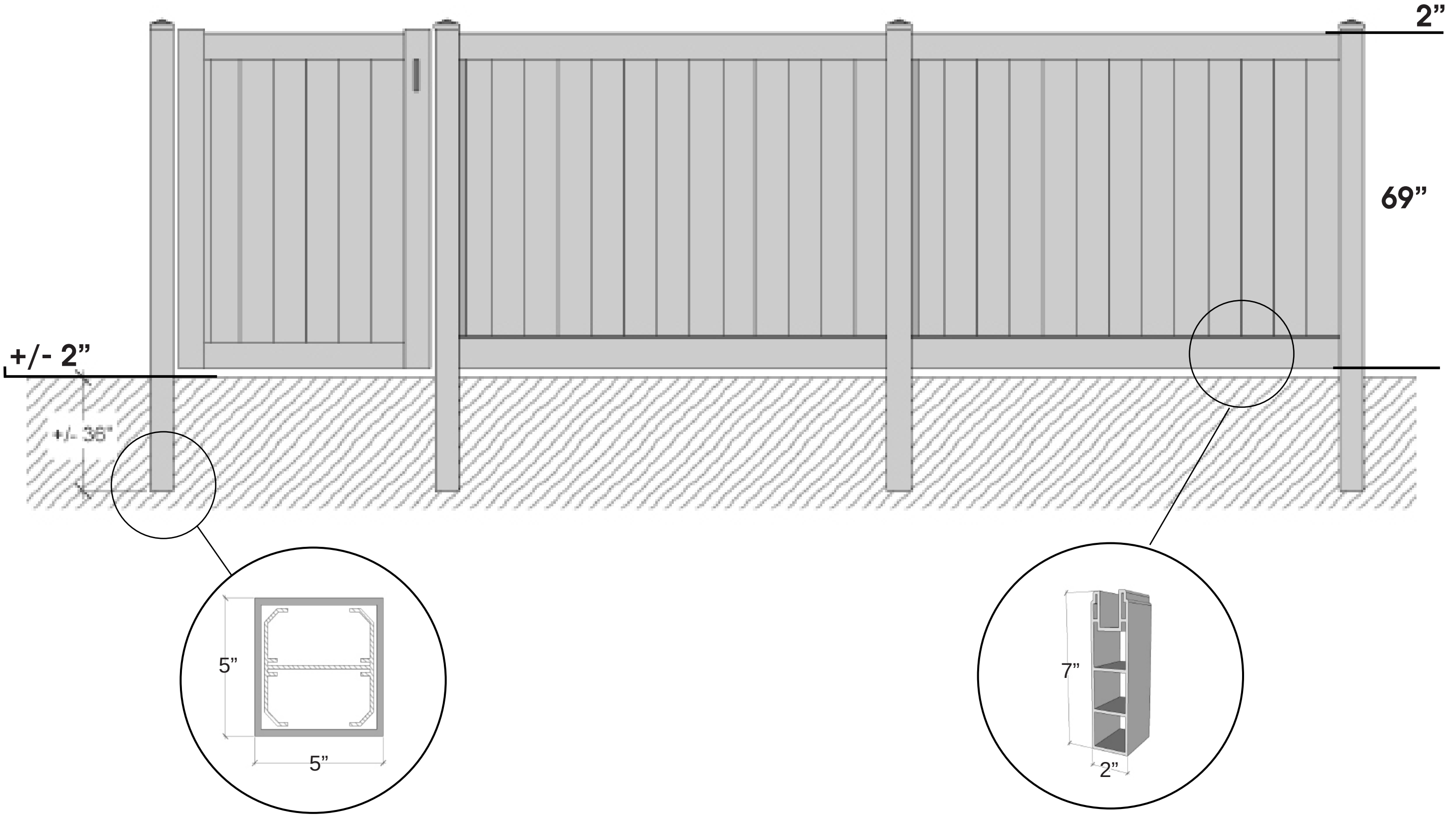
(Measurements listed are to the top of post)

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



Proudly Made in the USA

10 year prorated warranty*

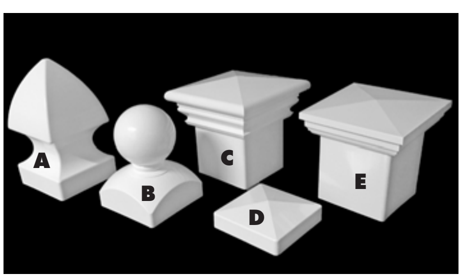
X Deborah Galbraith

(Customer Signature)

*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

Danielle Since 1976 Fence & Outdoor Living

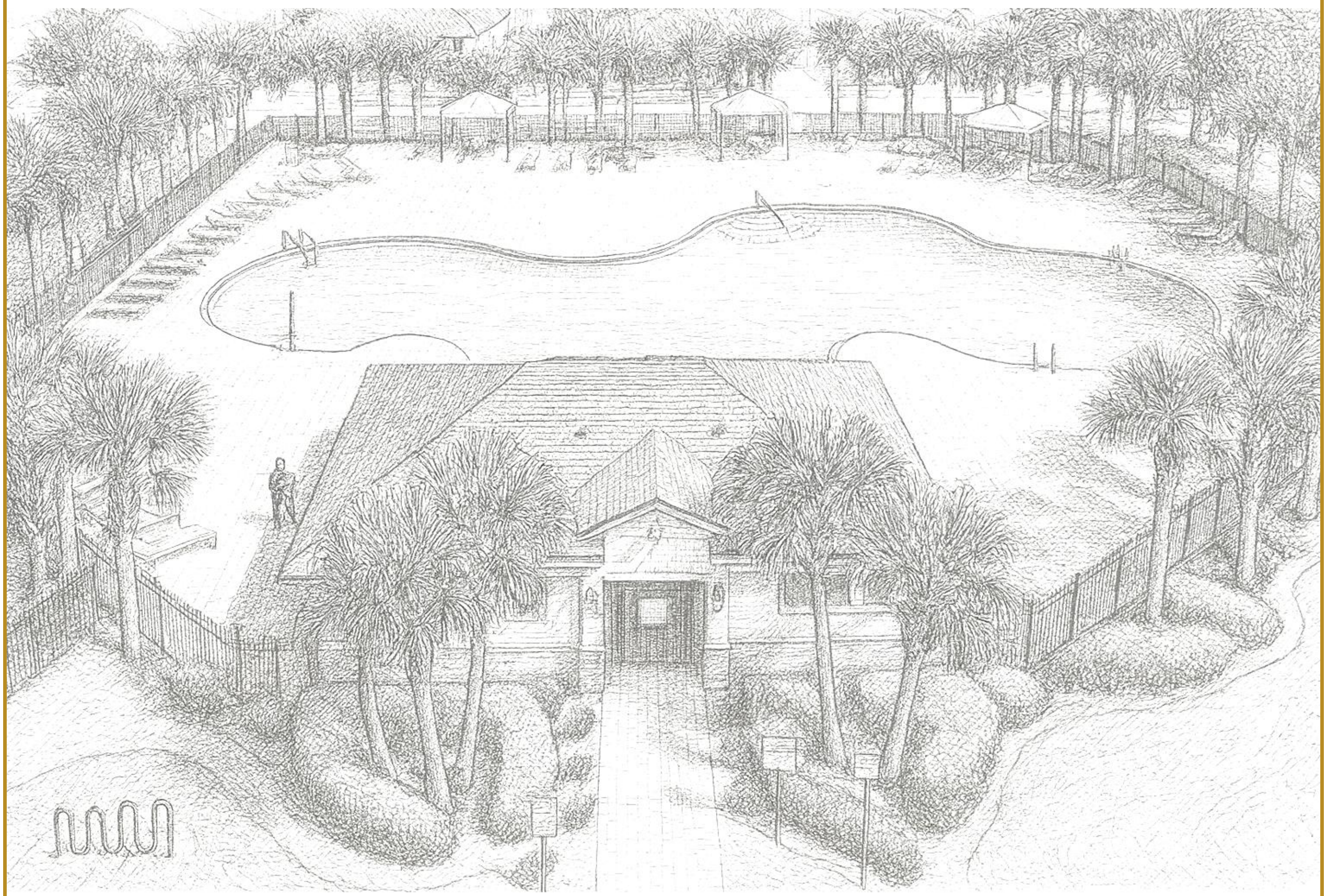
www.DanielleFence.com

863.425.3182 | 813.681.6181

4855 SR 60W | 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

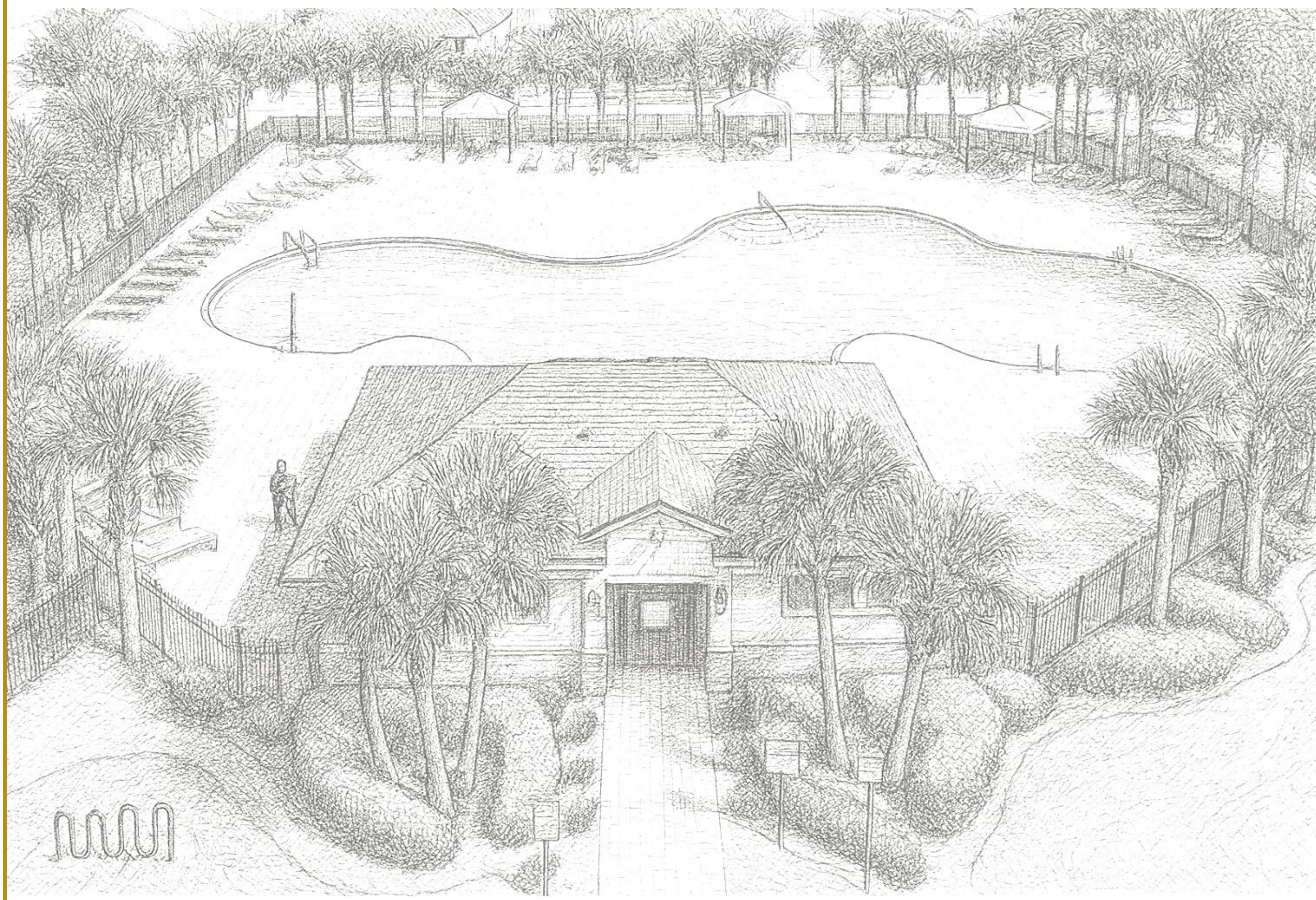
James Smith
Irrigation Manager

Carlos Santiago
Technician

Approved By:
Deborah Galbraith

EXHIBIT 16.1

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

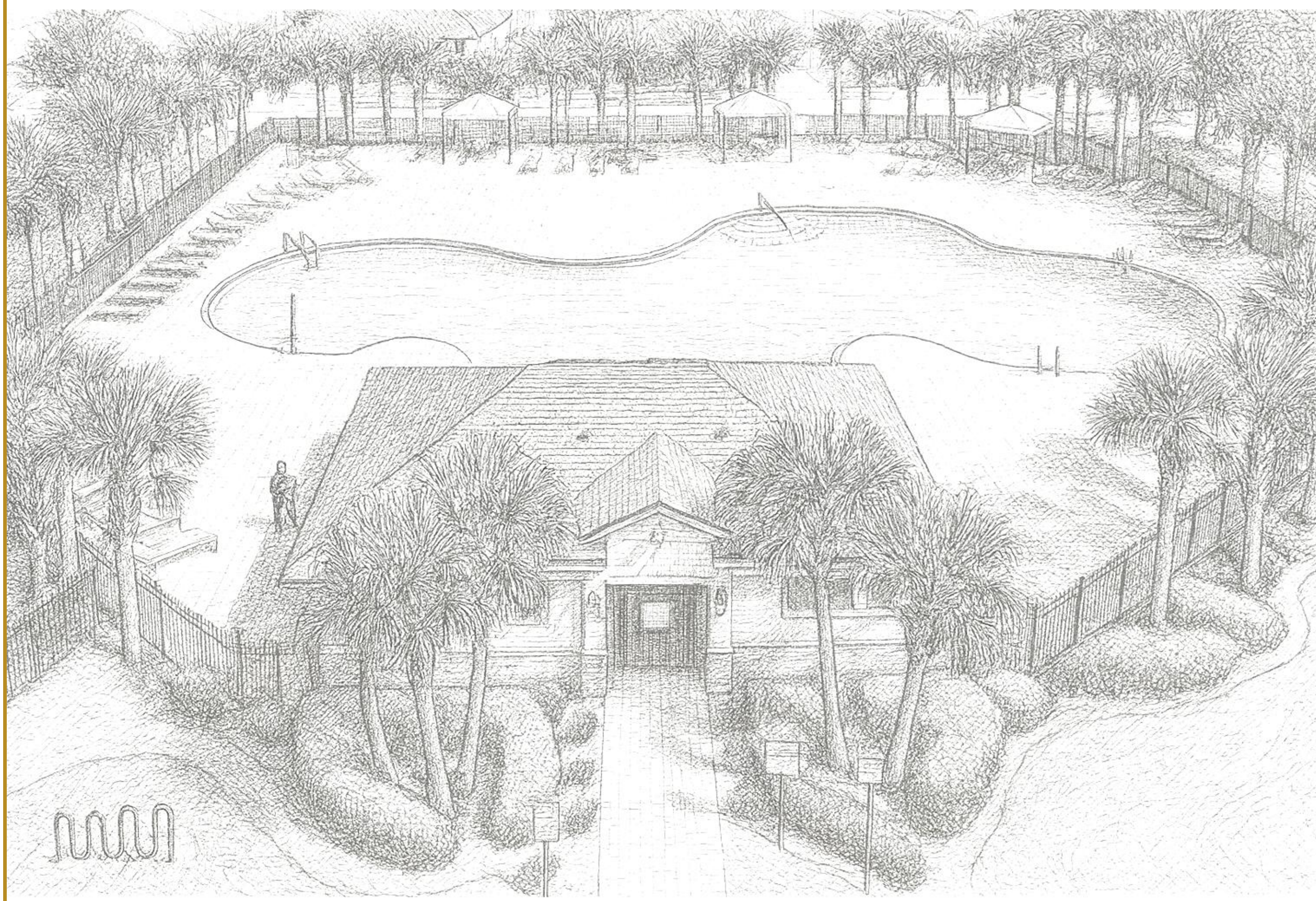
#	Date	Product or service	Description	Qty	Rate	Amount
1.		**120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP**	Stenner Pump 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	$688.00	$688.00

Total **$688.00**

Accepted date **Accepted by**

EXHIBIT 16.2

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

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

Facility Information

RESULT: Satisfactory

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

Type: Public Pool > 25000 Gallons
Owner: Highland Meadows II CDD
Person In Charge: Jesse Dann Phone: (863) 324-3698
PIC Email: jesse@breezehome.com
Pool Operator: Cooper Pools Phone: 844-766-5256

Correct By: Next Inspection
Re-Inspection Date: None

Inspection Information

Purpose: Routine
Inspection Date: 10/21/2025

Begin Time: 11:58 AM
End Time: 12:19 PM

Additional Information

22. Free Chlorine 5.5	VOLUME 164000
23. pH 7.8	POOL LOAD 180
24. Chlor. Stablilizer	FLOW RATE 900
33. Flowmeter 900	NIGHT SWIM ..... No
34. Thermometer	FILTER TYPE ..... DEV

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

Violation Markings

	POOL AREA		17. Rules Posted		32. Vacuum Cleaner-FBC
	1. Water Clarity/Algae Control		18. Certification		33. Flowmeter
	2. Deck/Walkways		SANITARY FACILITIES		34. Thermometer
	3. Tile/Pool Finish		19. Supplies 64E-10, FAC		35. Pressure/Vacuum Gauge
	4. Depth Markers-FBC		20. Clean 64E-10, FAC		36. Equip. Room
X	5. Handrail/Ladder-FBC		WATER QUALITY		37. Cross Connection
	6. Step Markings-FBC		21. Approved Test Kit		38. Gas Chlorine Eq.-FBC
	7. Suction Outlets-514.0315(1)		22. Free Chlor./Brom.		39. Waste Water - FBC
	8. Gutter Grates/Skimmer-FBC		23. pH		40. D.E. Separator-FBC
	9. Lighting		24. Chlor. Stabilizer		41. Other Equipment
	10. No Dive Markings-FBC		25. Spa Requirements-ORP		42. Equip. Change-FBC
	11. Diving Board-FBC		EQUIPMENT ROOM		43. Approved Chemicals
	12. Pool Cover		26. Wading Pool-Quick Dump		44. Maintenance Log
	13. Pool Side Shower-FBC		27. Water Level/Control		45. Inspection Posted
	POOL SAFETY		28. Disinfection Feeder/Generator		46. Safety-514.0315(2)
	14. Life Hook(s) w/Pole		29. pH Feeder		47. Fences/Gates- FBC
	15. Life Ring(s) w/Rope		30. Chem. Container Label-FBC	X	48. Other
	16. Safety Line		31. Filter / Pump		49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

General Comments

No General Comments Available

Email Address(es): jesse@breezehome.com;
info@copperpoolsinc.com

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

Violations Comments

Violation #5. Handrail/Ladder-FBC
Loose ladder on east side need to be tighten.
CODE REFERENCE: Handrail/Ladder. FBC 454.1.2.5.1 & .5. Handrails must be provided for all pool steps and must be securely anchored in the pool deck and the bottom step. “Figure Four” handrails must be securely anchored in the pool deck and must extend to the bottom step. Ladders must be provided and must be securely anchored in the pool deck and must rest against the pool wall with a 3 to 6 inch clearance.

Violation #48. Other ORP
ORP need to be functional.
CODE REFERENCE: Other. Items so marked violate sections of Chapter 64E-9 or FBC not listed above, and are explained in the comments section.

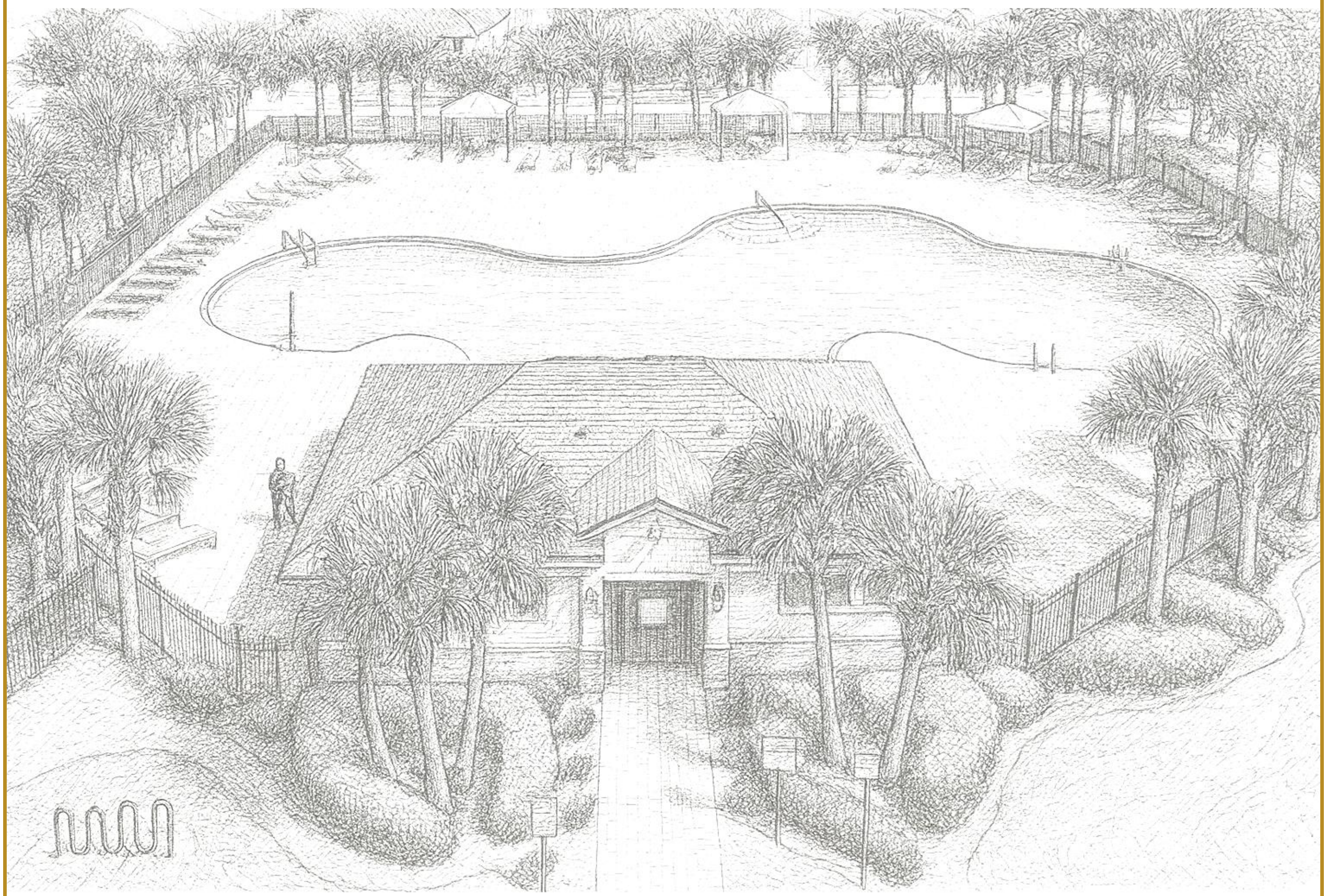
Inspection Conducted By: Patricia Vega de Rivera (29412)
Inspector Contact Number: Work: (863) 578-2051 ex.
Print Client Name:
Date: 10/21/2025

Inspector Signature: PatVi /R

Client Signature: Gmai

EXHIBIT 17

RETURN TO AGENDA



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE

GOODHOME SERVICES LLC

Prepared For

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

Estimate #	397
Date	10/21/2025

Good Home Services LLC

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

Description	Total
Repair Dog Park Gate This is to make adjustments to the Dog Park Gate to reduce the gap at the bottom. The ground will be leveled for the radius of the gate for proper operation.	$205.00

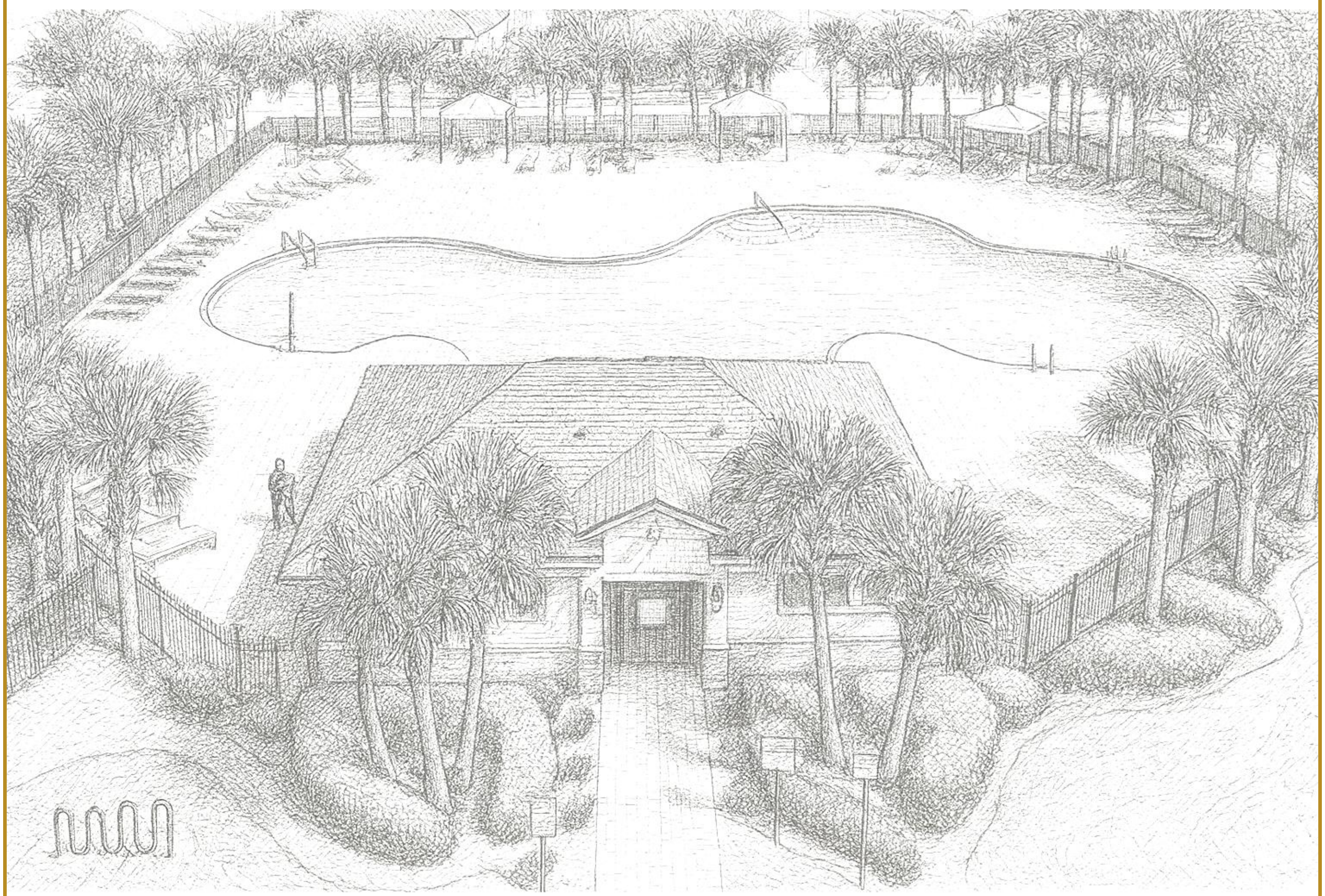
Subtotal	$205.00
Total	**$205.00**

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 18

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

Good Home Services LLC

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

Estimate #	398
Date	10/21/2025

Description	Total
Replace light sensor in Men's Bathroom at 1015 Condor This is to purchase and install new motion sensor for the Men's bathroom at 1015 Condor.	$215.00

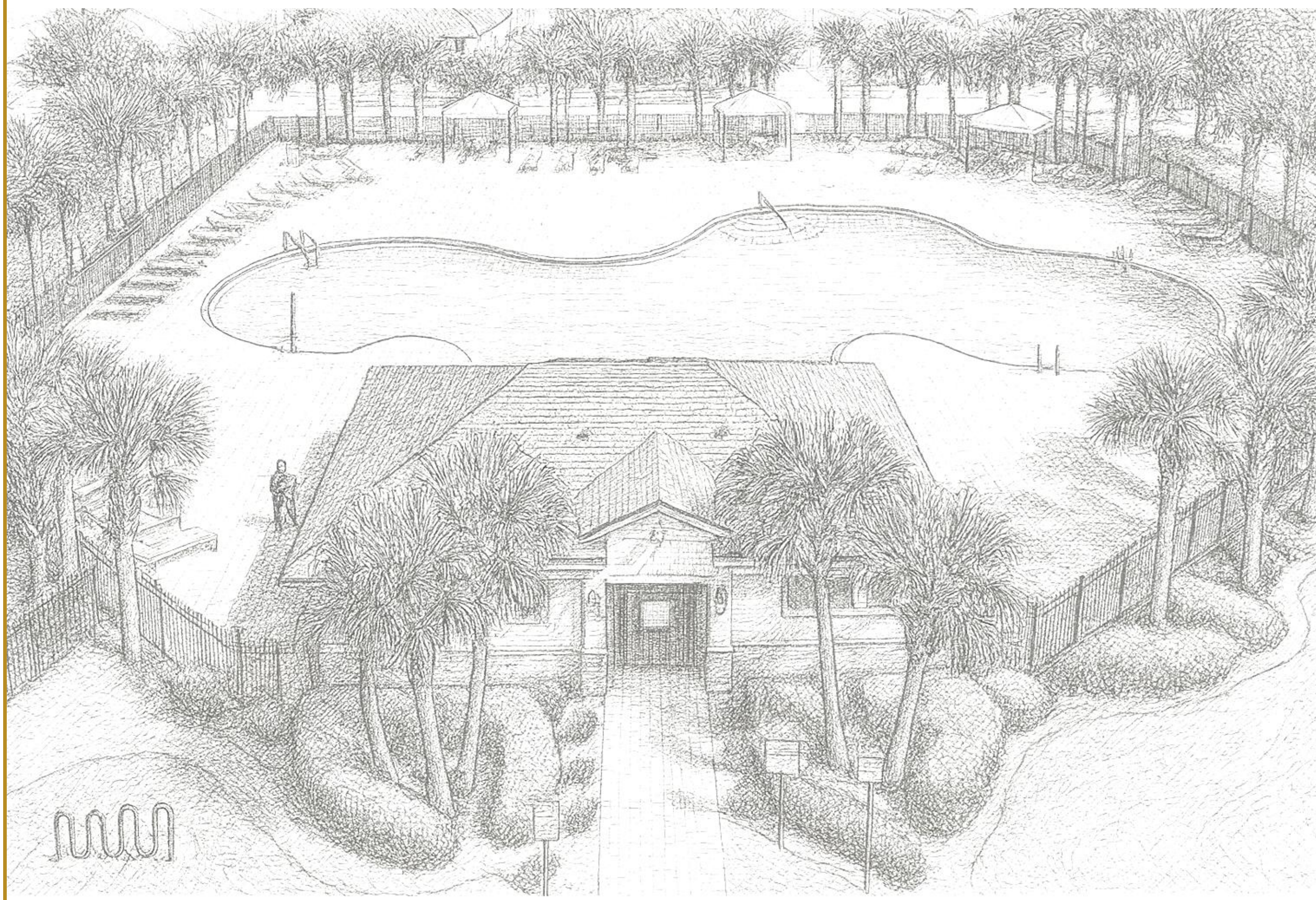
Subtotal	$215.00
Total	**$215.00**

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 19

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 #	399
Date	10/21/2025

Description	Total
Permanently secure gate for the field at 1015 Condor This is to permanently secure the gate for the field at 1015 Condor, metal straps will be installed.	$165.00

Subtotal	$165.00
Total	**$165.00**

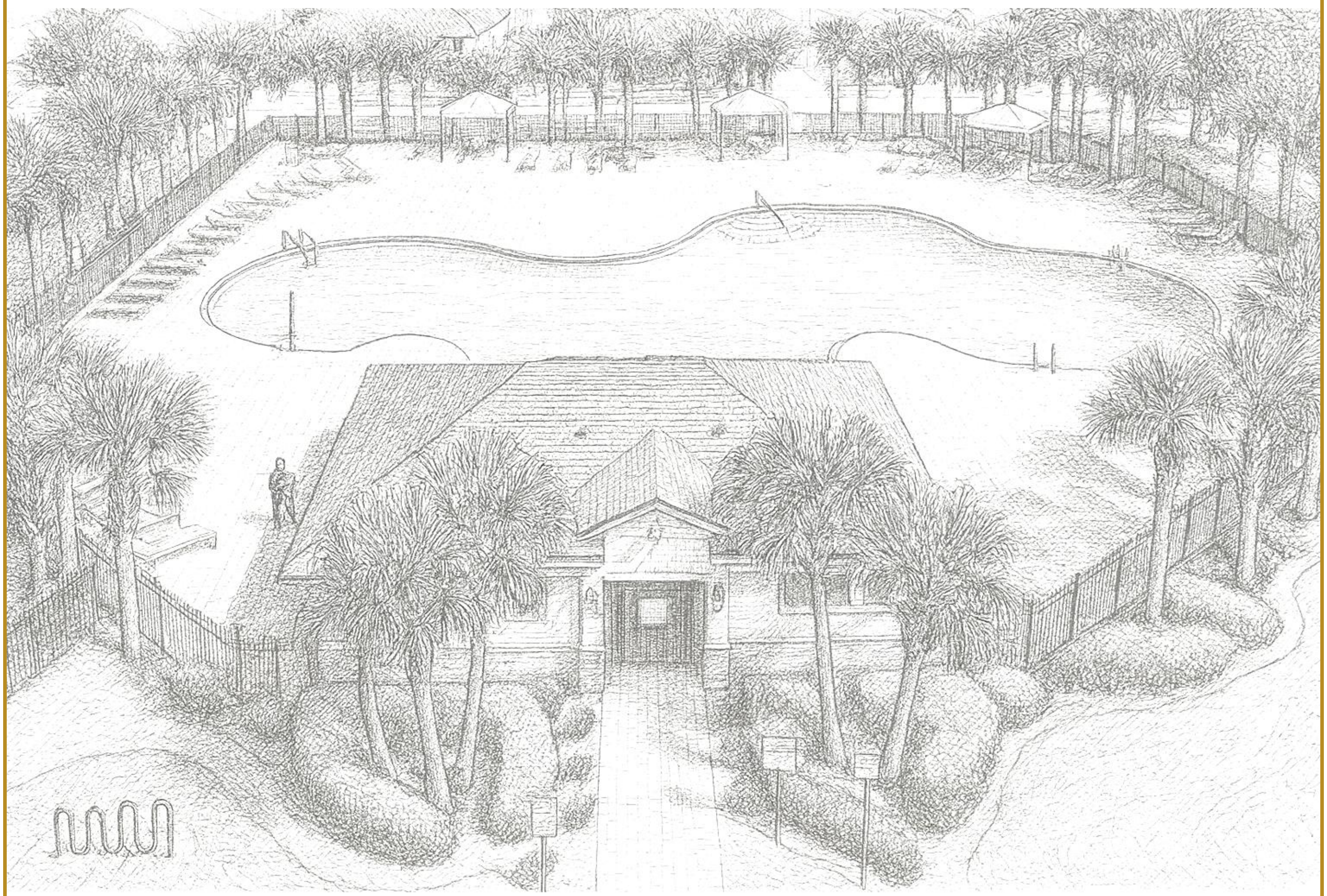
By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do 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 20

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

Good Home Services LLC

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

Estimate #	402
Date	10/21/2025

Description	Total
Remove broken metal bench This is to remove the broken metal bench at 1015 Condor. Bench and footers will be removed and hauled off	$245.00

Subtotal	$245.00
Total	**$245.00**

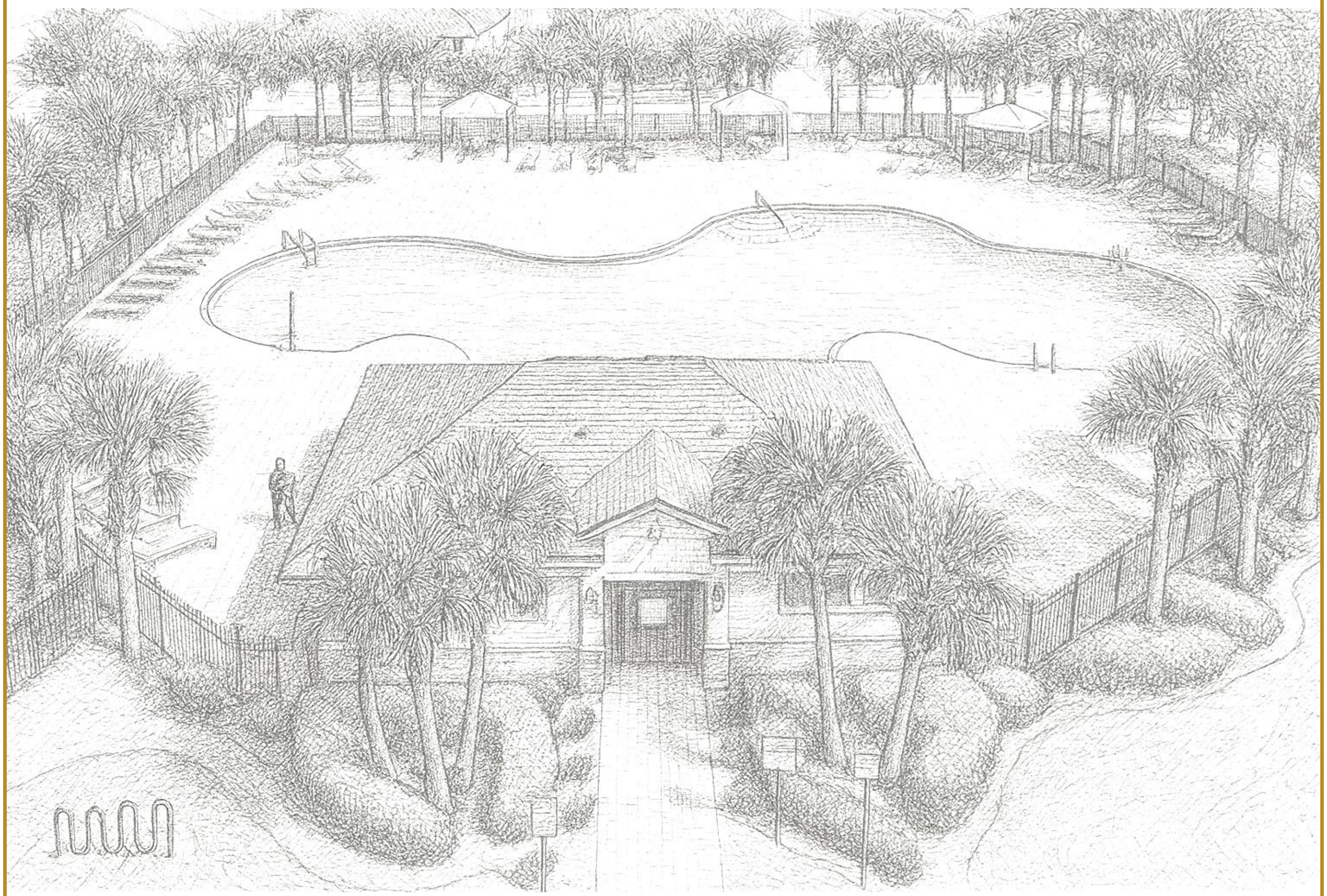
By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do 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 21

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

Cooper Pools
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

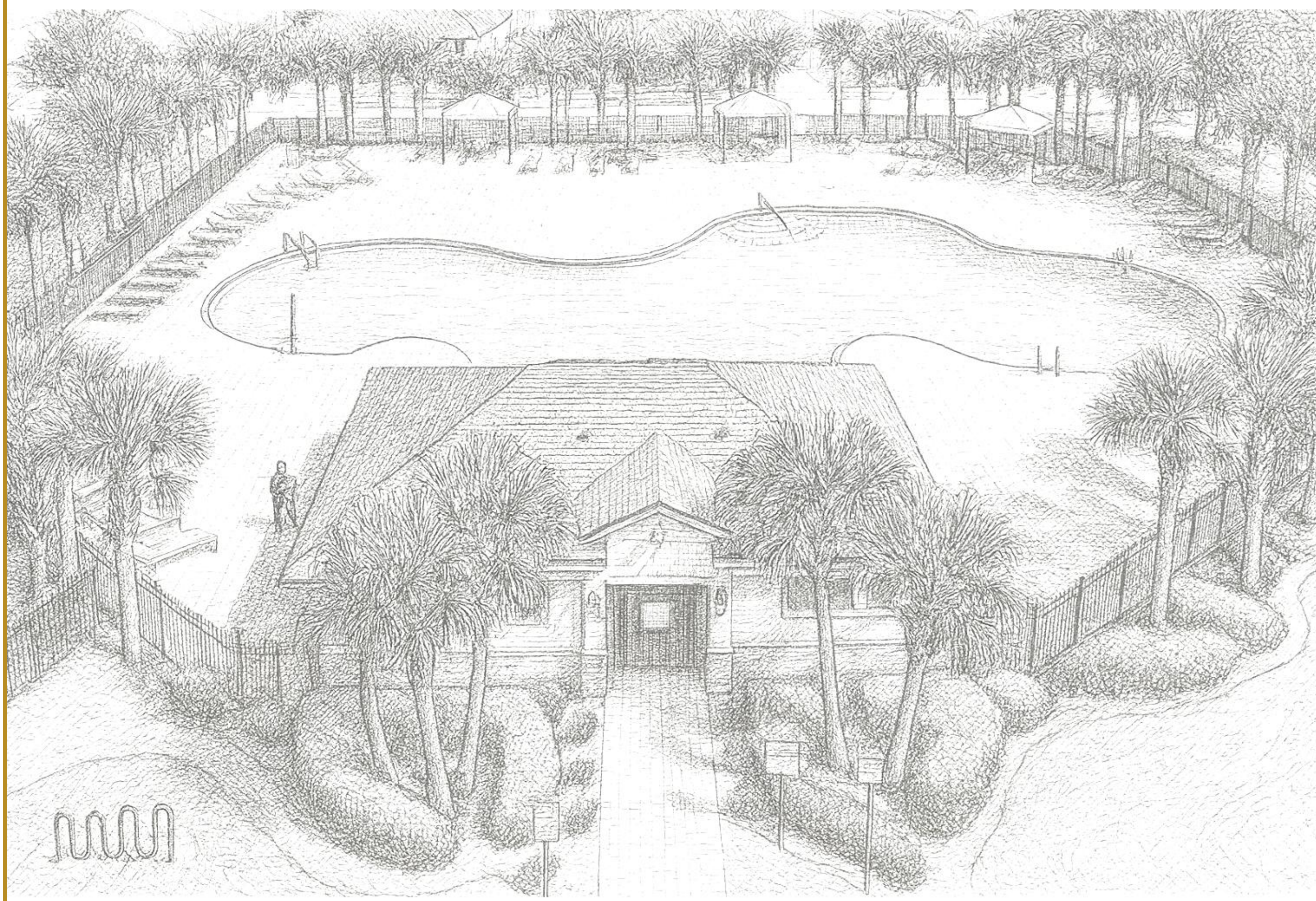
Estimate details
Estimate no.: 2025-558
Estimate date: 10/21/2025
Expiration date: 11/21/2025

Technician: Hunter

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**LTDF-103-R 20" ELITE SS LADDER TREAD W/O HARDWAR**	LTDF-103-R 20" ELITE SS LADDER TREAD W/O HARDWAR	1	$99.45	$99.45

Total	**$99.45**
Expiry date	11/21/2025

Accepted date **Accepted by**



HIGHLAND MEADOWS II
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