

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

**Date of Meeting:** Thursday, April 23, 2026

**Time:** 4:30 P.M.

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

**ZOOM LINK**

Meeting ID: 972 1734 2493

Passcode: 074218

**CALL IN:** +1 305 224 1968

**Mute/Unmute:** \*6

## *Agenda*

*For the full agenda packet, please contact [Patricia@Havenmngtsol.com](mailto:Patricia@Havenmngtsol.com)*

**I. Call to Order / Roll Call**

**II. Professional Staff Updates**

A. Stantec Engineering - Project Manager Greg Woodcock

**1. Discussion and Update on Outfalls**

**EXHIBIT 1**

B. District Attorney – Kutak Rock

**1. Discussion and Update on PRWC Status (*to be distributed*)**

**EXHIBIT 2**

2. Discussion on Fining for Vehicles on District Property

**III. Fields Services Report**

**A. Presentation of the Highland Meadows II Field Report**

**EXHIBIT 3**

**1. Consideration to Approve Yucca Cane Installation Proposal – ILS -  
\$3,307.50**

**EXHIBIT 4**

**2. Discussion of Pergola Awnings**

B. Ratification of Proposals:

1. Good Homes Services - Fence Repair at Corner of Woodlark Dr -  
\$200

**EXHIBIT 5**

2. Good Homes Services – Fence Panel Repair on 10<sup>th</sup> St, Phase 7 - [EXHIBIT 6](#)  
\$200

3. Cooper Pools – Motor, Impeller and Shaft Seal - \$2,143.28 [EXHIBIT 7](#)

4. ECS Integrations - Pool Fobs (100 fobs at \$9.26 per fob) - \$926 [EXHIBIT 8](#)

**IV. Administrative Matters**

A. Consideration for Acceptance – March 2026 Unaudited Financial Statements [EXHIBIT 9](#)

B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held March 26, 2026 [EXHIBIT 10](#)

**V. District Manager**

**VI. Audience Comments – New Business** - (limited to 3 minutes per individual) [EXHIBIT 11](#)

A. Discussion of Installation of a Bulletin Board Near the Mailboxes

**VII. Supervisor Requests**

**VIII. Adjournment**

EXHIBIT 1  
RETURN TO AGENDA

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**FW: Highland Meadows 2 Meeting Thursday - revised agenda**

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**From** Patricia Thibault <Patricia@havenmgtisol.com>  
**Date** Mon 4/20/2026 2:21 PM  
**To** Haven Mgt <Havenadmin@havenmgtisol.com>

Please put the below email in the agenda package under District Engineer

*Patricia Thibault*  
District Manager  
Haven Management Solutions  
255 Primera Blvd, Suite 160  
Lake Mary, FL 32746

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**From:** Woodcock, Greg <greg.woodcock@stantec.com>  
**Sent:** Monday, April 20, 2026 1:25 PM  
**To:** Patricia Thibault <Patricia@havenmgtisol.com>  
**Subject:** Highland Meadows 2 Meeting Thursday

Hi Patricia. I will be out of town Thursday during the Highland Meadows 2 CDD meeting. The only report I have is that we reviewed the Pheasant outfall structures and found silt buildup in some of them and are recommending repair or removal of the silt and debris from the pipe. I have not received any proposals to date but plan on reviewing our report and proposals received at the May meeting. Let me know if you need me to call in or if it is OK for me to skip this one.

**Greg Woodcock**  
Project Manager

Office: [Brooksville](#)  
Direct: [\(352\) 777-0183](#)  
[greg.woodcock@stantec.com](mailto:greg.woodcock@stantec.com)



**With every community, we redefine what's possible.**

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EXHIBIT 2  
RETURN TO AGENDA

EXHIBIT 3  
RETURN TO AGENDA



Irrigation  
Landscape  
Solutions

April 13, 2026  
Week 1

## Highland Meadows 2

Field Inspection

QUAD 1

**TURF** - Mow 6                      Hard Edge 0                      Soft Edge 0

I know the mowing schedule is biweekly but not sure when it was last mowed  
No sign of hard edging or soft edging, but no intrusion either

**TURF MOW**    Ponds & DRA's - 5

**RUTTING** - 10    no sign of rutting

**TURF FERTILITY** - BAHIA 2

NON BAHIA 2

**SPRING COLOR** - 8

**TURF AREA WEED CONTROL** - 2

**SHRUB / TREE RING WEED CONTROL** - 8

**SHRUB / PLANT PRUNING** - 7

**SHRUB FERTILITY** - 6

**DEBRIS & TRASH MNGMT** - 5

**SITE NOTES** - In General Quad 1 is clean, it appeared as though there was an effort to clean up loose/fallen/dead debris but piles were left behind. DRA's in general are in need of attention, as well as their outfalls. Common areas alongside roadways are maintained, but those out of sight need attention.

AS we move in to the full time mowing season I would like to coordinate the mowing schedule.

Inspections will occur on each of the 4 Quads the week after the corresponding week of the month.

For example 4/5 - 4/11 was the 1st week of April 4/13 Quad 1 was inspected. If the monthly mowing and trimming can be coordinated, it will benefit the Vendor

## **QUADS**

1 - IVA , IVB , IVC

2 - IIA , IIB , III

3 - VI , VIA , VII

4 - VA , VB , VIIA

## Highland Meadows II – QUAD 3 (VI, VIA, VII)

Date: 03.29.2026

Task	Score	Notes
Turf mow	5	
Hard Edge	5	
Soft Edge	5	
Turf mow ponds/DRA's	5	
Rutting mowed on schedule	6	
Turf fertility – Bahia	2	
Turf fertility – non-Bahia	0	
Spring Color	6	
Turf areas weed control	8	
Shrub/plant pruning & shape	7	
Shrub fertility	8	But still damaged plants
Debris and trash management	7	

### Observations & Notes

- Common areas along roadways appear maintained.
- Common areas not along roadways are neglected.
- Irrigation is neglected.
- DRA outfalls are untreated.
- Cold/frost-damaged plants need to be addressed.

## Highland Meadows II – QUAD 2

Date: 03.22.2026

Task	Score	Notes
Turf mow	6	
Hard Edge	6	
Soft Edge	6	
Turf mow ponds/DRA's	6	
Rutting mowed on schedule	5	
Turf fertility – Bahia	2	
Turf fertility – non-Bahia	0	
Winter Color	8	
Turf areas weed control	8	
Bed areas weed control	8	
Shrub/plant pruning & shape	7	
Shrub fertility	8	Minus frost damage
Debris and trash management	7	

### Observations & Notes

- Areas along roadways appear maintained.
- Areas not visible from roadways neglected.
- Plants damaged by cold/frost not addressed.
- Drip lines at monuments neglected.

# HIGHLAND MEADOWS 2 CDD

## LANDSCAPE INSPECTION

QUAD 4 - week of 4/5/26

TURF - MOW 7      HARD 5      SOFT EDGE 5

Common Areas and Entries mowed

No sign of recent hard or soft edging but no intrusion yet

TURF MOW PONDS & DRA's - 5

DRA's inconsistent

RUTTING / MOWED ON SCHEDULE - 8

I would like to coordinate mowing schedule / insp. with Mele

TURF FERTILITY BAHIA - 3

TURF FERTILITY NON BAHIA - 0

WINTER COLOR - 7

TURF AREAS WEED CONTROL - 0

BED AREAS WEED CONTROL - 8

Overall quality of turf at Entry / Monuments is poor 50/50 weeds to turf at best

Turf outside the perimeter walls is better

DRA's are patchy and weedy, outfalls need to be sprayed

SHRUB / PLANT PRUNING & SHAPE - 8

SHRUB FERTILITY - 8

Shrubs are recovering from winter, I would like to coordinate the trimming

Schedule with MELE so inspections come after the week of service not before

I noticed some trimming incomplete along the same shrub row

DEBRIS AND TRASH MNGMT - 8

Winter kill needs to be removed

# Debris



# Persian Entry



## Common Areas



# Tanager South Entry



## DRAs and Outfalls



Tanagers East Entry



# VB Entry





## VII A Commons



# VA Entry



## Outfall

### Highland Meadows Amenity Center



## 400 Willet Outfall



moto g stylus - 2025

Apr 12, 2025

**503 Eaglecrest Outfall**



EXHIBIT 4  
RETURN TO AGENDA



Irrigation  
Landscape  
Solutions

Apr 16, 2026

## Highland Meadows 2 CDD

**PROPOSAL** - To install Yucca Cane between the Highland Meadow Property line and the school fence, 675 feet, 225 plants. Planted in an offset pattern, 3 feet apart.

MATERIALS - \$2812.5

LABOR - \$495

TOTAL - \$3307.50

EXHIBIT 5  
RETURN TO AGENDA

ESTIMATE



**Prepared For**

Highland Meadows II  
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 # 448

Date 03/12/2026

Description	Total
Repair Fence at corner of Woodlark Dr This is for labor to re-assemble the down fencing.	\$200.00
<b>Subtotal</b>	\$200.00
<b>Total</b>	<b>\$200.00</b>

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 II

3/27/26

EXHIBIT 6  
RETURN TO AGENDA

ESTIMATE



**Prepared For**

Highland Meadows II  
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 # 447  
Date 03/12/2026

Description	Total
Repair Fence panel on 10th St, Phase 7	\$200.00
Repair damaged fencing on 10th St, this is part of Phase 7.	
<b>Subtotal</b>	<b>\$200.00</b>
<b>Total</b>	<b>\$200.00</b>

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.

Signed on: 03/27/2026  
Highland Meadows II

EXHIBIT 7  
[RETURN TO AGENDA](#)

Review quote and press Approve or Reject below

## Cooper Pools Inc

4850 Allen Rd PMB 13  
Zephyrhills, FL 33541  
(844) 766-5256  
info@cooperpoolsinc.com  
<https://cooperpoolsinc.com/>

## QUOTE

Quote Number  
# 510

Quote Total  
**\$2,143.28**

Bill To:  
Highland Meadows II  
255 Primera Blvd Ste 160  
Lake Mary, FL 32746

Quote Date  
March 27, 2026  
Expiration Date  
April 27, 2026


LOCATION: 1015 Condor Drive, Haines City

Item	Description	Qty	Rate	Amount
1.65THP 115/230V SQFL Motor	1.65THP 115/230V SQFL Motor	2	600.00	1,200.00
10HP EQ Series Impeller	10HP EQ Series Impeller	1	836.19	836.19
C/EQ Series Shaft Seal	C/EQ Series Shaft Seal	1	107.09	107.09

These items DO NOT INCLUDE LABOR. These items are for stock shelf items in case they are needed. Once items are needed, a quote for Labor only will be sent for approval.

Subtotal	\$2,143.28
Tax	\$0.00
Quote Total	<b>\$2,143.28</b>

### Pay over time today

0% APR or as low as \$167.15 with  sunbit ⓘ

Get pre-approved (<https://apply.sunbit.com/YourPoolPro-t1y&vsar>)

*Deborah Galbraith*  
Name & Signature

3/27/2026  
Date



**Cooper Pools**

**844-766-5256**

EXHIBIT 8  
RETURN TO AGENDA



Phone: (863) 797-7525 (863) 968-6713



DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +



MONITORING + IT + LOCKS + GATES



LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)

Highland Meadows 2 CDD / 100 pool fobs

Date:	3/6/2026	<b>PROPOSAL</b>		Proposal No:	TH26411-1
<b>Submitted to:</b>	Highland Meadows 2 CDD	<b>Job Location:</b>	Highland Meadows 2 CDD / 100 pool fobs		
Attention:	Patricia Thibault Title: DM	Attention:	Patricia Thibault Title:		
Email:	patricia@havenmgtzol.com	Email:	patricia@havenmgtzol.com		
Phone:	407-698-5350 Fax:	Phone:	407-698-5350 Fax:		
Address:	255 Primera Blvd # 160	Address:	1015 Condor Drive		
City / ST	LakeMary / FL Zip: 32746	City / ST	Haines City / FL Zip: 33844		

**SCOPE OF WORK:**

100 - NUMERIC POOL FOBS . QUOTE INCLUDES POSTAGE TO RESIDENT . \$ 9.26 PER FOB / WITH POSTAGE .

**INCLUDED MATERIALS:**

100 - NUMERIC POOL FOBS . POSTAGE TO RESIDENT .

**INCLUSIONS:**

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b> First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$926.00</b>
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This proposal is valid through 4/5/2026

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_

Signature: Deborah Galbraith

4/7/2026  
Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

## 2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

## 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

## 5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

## B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

## 7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

## 8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

## 8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 9  
[RETURN TO AGENDA](#)

# **Highland Meadows II Community Development District**

**Summary Financial Statements  
(Unaudited)**

**March 31, 2026**

**Highland Meadows II  
Balance Sheet  
March 31, 2026**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service Funds</b>	<b>Capital Project Funds</b>	<b>Total</b>
<b>1 Assets:</b>					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	519,963	506,384	-	-	1,026,347
4 Cash - Money Market Account-Restricted Cash		-	-	-	-
5 Cash - Operating Account South State	1,750,246	-	-	-	1,750,246
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	606,383	-	606,383
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,639	-	1,639
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	495,140	495,140
13 On Roll Assessments Receivable	10,973	-	12,799	-	23,771
14 Accounts Receivable	-	-	-	-	-
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	1,212,937	15,818	1,228,755
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	14,941	-	-	-	14,941
<b>18 Total Assets</b>	<b>\$ 2,298,513</b>	<b>\$ 506,384</b>	<b>\$ 2,552,017</b>	<b>\$ 510,958</b>	<b>\$ 5,867,871</b>
<b>19 Liabilities:</b>					
20 Accounts Payable	\$ 26,872	\$ -	\$ -	\$ -	\$ 26,872
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	10,973	-	12,799	-	23,771
24 Due to Capital Projects	15,818	-	-	-	15,818
25 Due to Debt Service	1,212,937	-	-	-	1,212,937
26 Due to Reserve Fund	-	-	-	-	-
<b>27 Fund Balance:</b>					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	506,384	-	-	506,384
30 Unassigned	124,500	-	-	-	124,500
31 Assigned - Two Months Operating Expenditures	141,338	-	-	-	141,338
32 Assigned - Asset Emergency Reserves	50,000	-	-	-	50,000
33 Assigned - FY26 Budgeted Capital Projects	130,696	-	-	-	130,696
34 Restricted	-	-	2,539,218	510,958	3,050,176
35 Net Change in Fund Balance	569,255	-	-	-	569,255
<b>35 Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,298,513</b>	<b>\$ 506,384</b>	<b>\$ 2,552,017</b>	<b>\$ 510,958</b>	<b>\$ 5,867,871</b>

**Highland Meadows II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through March 31, 2026**

	<u>Adopted Budget</u>	<u>Budget Year to Date</u>	<u>Actual Year to Date</u>	<u>Variance (Over)/Under Budget</u>
<b>1 Revenues:</b>				
2 Special Assessments	\$ 1,048,025	\$ 943,223	\$ 1,037,053	\$ 93,831
3 Interest Income	-	-	15,048	15,048
4 Miscellaneous Revenue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
<b>6 Total Revenues</b>	<b>1,058,025</b>	<b>943,223</b>	<b>1,052,862</b>	<b>109,640</b>
<b>7 Expenditures:</b>				
<b>8 Financial &amp; Administrative</b>				
9 Supervisor Compensation	24,000	12,000	5,200	6,800
10 District Management	51,800	25,900	28,958	(3,058)
11 District Engineer	20,000	10,000	6,246	3,755
12 Dissemination Agent	7,000	3,500	2,616	884
13 Trustee Fees	26,787	13,394	16,200	(2,807)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	2,000	-	2,000
15 Arbitrage Rebate Calculation	2,700	1,350	-	1,350
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	1,500	-	1,500
18 Website Hosting, Maintenance & Backup	2,015	1,008	-	1,008
19 Miscellaneous Fees	-	-	1,089	(1,089)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	28,154	(6,127)
21 Postage & Delivery	1,000	500	371	129
22 Assessment Roll	5,200	2,600	1,943	657
23 Administrative Contingency	6,500	3,250	-	3,250
24 District Counsel	40,000	20,000	8,556	11,445
25 <b>Total Financial &amp; Administrative</b>	<b>219,418</b>	<b>122,417</b>	<b>99,505</b>	<b>22,912</b>
<b>26 Security Operations</b>				
27 Security Services & Patrol	55,000	27,500	29,745	(2,245)
28 Access Control Maintenance & Repair	5,000	2,500	1,875	625
29 <b>Total Security Operations</b>	<b>60,000</b>	<b>30,000</b>	<b>31,620</b>	<b>(1,620)</b>
<b>30 Utilities</b>				
31 Utility Services	28,000	14,000	1,592	12,408
32 Utility - Streetlights	70,000	35,000	36,410	(1,410)
33 Utility Services	6,000	3,000	1,751	1,249
34 <b>Total Utilities</b>	<b>104,000</b>	<b>52,000</b>	<b>39,752</b>	<b>12,248</b>

**Highland Meadows II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through March 31, 2026**

<b>35 Other Physical Environment</b>					
36	Property Insurance	36,000	36,000	33,245	2,755
37	General Liability Insurance	3,625	3,625	3,397	228
38	Landscape Maintenance	192,000	96,000	97,042	(1,042)
39	Irrigation Maintenance and Repair	16,000	8,000	5,049	2,951
40	Landscape - Fertilizer	36,000	18,000	-	18,000
41	Landscape Replacement Plants & Shrubs	30,000	15,000	1,200	13,800
42	Miscellaneous Expenditure	5,000	2,500	175	2,325
43	Maintenance Repairs	11,976	5,988	25,911	(19,923)
44	Sidewalk Maintenance & Repair	8,000	4,000	17,415	(13,415)
45	Capital Projects	15,000	7,500	61,604	(54,104)
46	Field Services	12,000	6,000	4,484	1,516
47	<b>Total Other Physical Environment</b>	<b>365,601</b>	<b>196,613</b>	<b>249,522</b>	<b>(46,909)</b>
<b>48 Parks &amp; Recreation</b>					
49	Pool Services Contract	63,600	31,800	29,629	2,171
50	Amenity Facility Janitorial Service Contract	21,600	10,800	13,930	(3,130)
51	Telephone, Internet, Cable	3,000	1,500	1,150	350
52	Maintenance & Repairs	13,807	6,904	424	6,479
53	Pest Control & Termite Bond	1,500	750	312	438
54	Miscellaneous Expenditure	5,000	2,500	17,761	(15,261)
55	Office Supplies	500	250	-	250
56	<b>Total Parks &amp; Recreation</b>	<b>109,007</b>	<b>54,504</b>	<b>63,207</b>	<b>(8,703)</b>
57	<b>Total Expenditures before other financing sources (uses)</b>	<b>858,026</b>	<b>455,534</b>	<b>483,607</b>	<b>(22,073)</b>
<b>58 Other Financing Sources (Uses)</b>					
59	Increase in Asset Reserves	200,000	-	-	-
60	Increase in Emergency Reserves	-	-	-	-
61	Interfund Transfer In	-	-	-	-
62	Interfund Transfer Out	-	-	-	-
63	<b>Total Other Financing Sources (Uses)</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
64	<b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>487,689</b>	<b>569,255</b>	<b>87,566</b>
65	<b>Fund Balance - Beginning</b>			<b>462,648</b>	
	Increase In Emergency Reserves			-	
	Decrease in Fund Balance Forward			-	
66	<b>Fund Balance - Ending</b>			<b>\$ 1,031,903</b>	

**Highland Meadows II  
Capital Reserve Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through March 31, 2026**

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<b>1 Revenues:</b>		
2 Interest Earnings	\$ -	\$ -
<b>3 Total Revenues</b>	<u>-</u>	<u>-</u>
<b>4 Expenditures:</b>		
5 Capital Reserves Miscellaneous	-	
<b>6 Total Expenditures before other sources (uses)</b>	<u>-</u>	<u>-</u>
<b>7 Excess Expenditures Over (Under) Revenues</b>	<u>-</u>	<u>-</u>
<b>8 Other Sources (Uses)</b>		
9 Transfer In from General Fund	-	-
10 Transfer out to General Fund		-
<b>11 Total Other Sources (Uses)</b>	<u>-</u>	<u>-</u>
<b>12 Fund Balance - Beginning</b>	-	506,384
<b>13 Fund Balance - Ending</b>	<u>-</u>	<u>\$ 506,383.57</u>

**Highland Meadows II  
Debt Service Funds  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through March 31, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Special Assessments	\$ 1,222,442	\$ 1,209,643
3 Interest	-	27,268
<b>4 Total Revenues</b>	<b>1,222,442</b>	<b>1,236,911</b>
<b>5 Expenditures:</b>		
<b>6 Administrative</b>		
7 Debt Service Obligation	1,222,442	697,933
<b>8 Total Administrative</b>	<b>1,222,442</b>	<b>697,933</b>
<b>9 Total Expenditures before other sources (uses)</b>	<b>1,222,442</b>	<b>697,933</b>
<b>10 Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>538,978</b>
<b>11 Other Sources (Uses)</b>		
12 Transfer In	-	0
13 Transfer Out	-	
<b>14 Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
<b>15 Fund Balance - Beginning</b>		2,000,239
<b>16 Fund Balance - Ending</b>	<b>-</b>	<b>\$ 2,539,218.89</b>

**Highland Meadows II  
Capital Project Funds  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through March 31, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Interest	-	\$ 5,174.14
<b>3 Total Revenues</b>	<b>-</b>	<b>5,174</b>
<b>4 Expenditures:</b>		
5 Requisition Expense	-	115,418
<b>6 Total Administrative</b>	<b>-</b>	<b>115,418</b>
<b>7 Total Expenditures before other sources (uses)</b>	<b>-</b>	<b>115,418</b>
<b>8 Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>(110,244)</b>
<b>9 Other Sources (Uses)</b>		
10 Transfer In	-	
11 Transfer Out	-	-
<b>12 Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
<b>13 Fund Balance - Beginning</b>		621,202
<b>14 Fund Balance - Ending</b>	<b>-</b>	<b>\$ 510,956.73</b>

**Highland Meadows II  
Check Register  
March 31, 2026**

Balance per Bank Statement	\$	611,445.91
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(91,482.75)
	<b>\$</b>	<b>519,963.16</b>

Beginning Balance	\$	2,173,499.84
Receipts		10,084.48
Disbursements		(1,663,621.16)
<b><i>Balance per Book</i></b>	<b>\$</b>	<b>519,963.16</b>

**Highland Meadows II  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
9/30/2025			Beginning Balance	\$ -	\$ -	\$ 24,255.55
10/1/2025		5100 Anchor Stone Management, LLC	Management Fee		6,333.33	17,922.22
10/1/2025		5101 PEREZ-CALHOUN LAW FIRM, P.A.	District Counsel		9,130.00	8,792.22
10/1/2025			Funds Transfer	50,000.00		58,792.22
10/1/2025		5102 ECS INTEGRATIONS LLC	camera mgmt		280.00	58,512.22
10/1/2025		5103 ECS INTEGRATIONS LLC	access control		555.00	57,957.22
10/1/2025		5104 Prince & Sons Inc	Oct Landscape Maint		16,000.00	41,957.22
10/1/2025		5105 Cooper Pools	Monhthly Pool Maint		4,600.00	37,357.22
10/1/2025		5106 JCS Investigations	Security		6,140.00	31,217.22
10/2/2025	10025ach	Duke Energy	600 Eaglecrest Dr, 8/9-9/9/25		32.48	31,184.74
10/2/2025	10025ach2	Duke Energy	2901 N 10th St Well, 8/9-9/9/25		32.48	31,152.26
10/2/2025	1002525ach	Duke Energy	2901 N 10th St Entry, 8/9-9/9/25		32.50	31,119.76
10/2/2025			Funds Transfer	100,000.00		131,119.76
10/2/2025		5110 Advanced Drainage Solutions	Repairs/Maint		4,200.00	126,919.76
10/3/2025			Deposit	761.24		127,681.00
10/7/2025		5112 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	125,481.00
10/8/2025		5113 Prince & Sons Inc	Irrigation Repair		733.22	124,747.78
10/9/2025			Service Charge		4.88	124,742.90
10/10/2025		5114 Good Home Services, LLC	Replace lightbulbs in restrooms		250.00	124,492.90
10/10/2025		5123 Danielle Fence	repair work-fence		5,725.00	118,767.90
10/13/2025		5116 Orkin	Pest Control-Monthly		104.00	118,663.90
10/14/2025		5115 Advanced Drainage Solutions	Repairs/Maint		39,150.00	79,513.90
10/15/2025		5117 POLK COUNTY PROPERTY APPRAISER	Property Appraiser		24,153.91	55,359.99
10/15/2025		5118 Mele Environmental Services LLC	Bush Hogging Services		1,200.00	54,159.99
10/15/2025	10/15/2025	Florida Dept of Economic Opportunity	Special District Filling Fee. FY 2026		175.00	53,984.99
10/17/2025	101725ach	Duke Energy	541 Pheasant Dr Entry Lighting, 8/26-9/26		26.24	53,958.75
10/17/2025	101725ach	Duke Energy	1015 Condor Dr, 8/26-9/24		1,295.23	52,663.52
10/20/2025		5119 Shamrock First Baptist Church	Meeting Space		100.00	52,563.52
10/20/2025		5120 Danielle Fence	take down/removal 24" danamaged almond		1,602.00	50,961.52
10/20/2025		5121 House Doctors	Malfunction valve for urinal		424.45	50,537.07
10/20/2025	10/20/2025	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Oct		190.00	50,347.07
10/21/2025	102125ach	Duke Energy	0 PATTERSON RD Lite 8/29-9/29		842.93	49,504.14
10/22/2025		5122 Good Home Services, LLC	Fence removal		1,020.00	48,484.14
10/23/2025			Funds Transfer	50,000.00		98,484.14
10/23/2025		5124 Egis Insurance Advisors LLC	Policy 100125206		36,642.00	61,842.14
10/26/2025		5125 Deborah Galbraith	10-23-25 BOS MTG		200.00	61,642.14
10/26/2025		5126 Kristen Anderson	10-23-25 BOS MTG		200.00	61,442.14
10/26/2025		5127 Mario Munoz	10-23-25 BOS MTG		200.00	61,242.14
10/26/2025		5128 Marilyn Colon Arce	10-23-25 BOS MTG		200.00	61,042.14
10/26/2025		5129 Joellen Dibrango	10-23-25 BOS MTG		200.00	60,842.14
10/26/2025		5130 Cooper Pools	Pool Repairs/Maint		688.00	60,154.14
10/26/2025		5131 Cooper Pools	Pool Repairs/Maint		99.45	60,054.69
10/27/2025	102725ach	Duke Energy	00 PATTERSON RD 9/5-10/3		280.95	59,773.74
10/28/2025		5136 Stivender Surveying, Inc.	Wall Stakeout		1,545.00	58,228.74
10/28/2025		5137 Prince & Sons Inc	Irrigation Repair		497.74	57,731.00
10/28/2025		5133 Good Home Services, LLC	repairs/maint		310.00	57,421.00
10/28/2025		5134 Good Home Services, LLC	repairs/maint		215.00	57,206.00
10/28/2025		5140 Good Home Services, LLC	repairs/maint		200.00	57,006.00
10/28/2025	102825ach	Duke Energy	0000 PATTERSON RD 9/6-10/6		166.11	56,839.89
10/28/2025	102825ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		388.90	56,450.99
10/28/2025	102825ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 09/6-10/6		425.45	56,025.54
10/28/2025	102825ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 9-6-10-6		604.46	55,421.08
10/28/2025	102825ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL 9/6-10/6		702.83	54,718.25
10/28/2025	102825ach4	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		1,148.37	53,569.88

**Highland Meadows II  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
10/29/2025		5132 Good Home Services, LLC	repairs/maint		165.00	53,404.88
10/29/2025	102925ach	Duke Energy	1000 DUNLIN ST. SIGN A 9/6-10/6		24.17	53,380.71
10/30/2025		5139 Good Home Services, LLC	repairs/maint		485.00	52,895.71
10/30/2025	103025ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	52,311.68
10/30/2025	051		To book FY 2025 excess fees received	5,521.11		57,832.79
<b>10/31/2025</b>				<b>206,282.35</b>	<b>172,705.11</b>	<b>57,832.79</b>
11/1/2025	110125ach	CITY OF DAVENPORT	Reference: 3 Highland Meadows Phase 3 Park, 9-5-10/4/25		19.54	57,813.25
11/1/2025	110125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (9/5-10/4/25)		107.57	57,705.68
11/1/2025	110125ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (9/5-10/4/25)		144.37	57,561.31
11/1/2025	110125ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (9/5-10/4/25)		42.82	57,518.49
11/3/2025		5142 JCS Investigations	Security		6,220.00	51,298.49
11/3/2025		5143 Anchor Stone Management, LLC	Management Fee		6,333.33	44,965.16
11/3/2025	110325ACH	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		26.19	44,938.97
11/3/2025	110325ACH2	Duke Energy	2901 N 10th St Well,		32.49	44,906.48
11/3/2025	110325ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	44,873.99
11/3/2025	110325ACH4	Duke Energy	2901 N 10th St Entry,		32.49	44,841.50
11/3/2025	110325ACH5	Duke Energy	3950 N 10th St,		26.41	44,815.09
11/3/2025	110325ACH7	Duke Energy	1200 Patterson Rd Lite, For service		26.19	44,788.90
11/3/2025	11/3/2025	Duke Energy	Reference: 108 Tanager St, Irrigation,7/9-8/7/25		26.21	44,762.69
11/4/2025			Funds Transfer	75,000.00		119,762.69
11/4/2025		5144 Good Home Services, LLC	<Monument lighting		570.00	119,192.69
11/5/2025		5146 Orkin	Pest Control-Monthly		104.00	119,088.69
11/7/2025		5145 Good Home Services, LLC	repairs/maint		165.00	118,923.69
11/10/2025		5147 Mele Environmental Services LLC	landscape monthly		16,208.33	102,715.36
11/10/2025		5148 Good Home Services, LLC	remove broken metal bench		245.00	102,470.36
11/10/2025		5149 Orkin	Pest Control-Monthly		104.00	102,366.36
11/10/2025		5150 Shamrock First Baptist Church	Meeting Space October		100.00	102,266.36
11/10/2025			Deposit	5,488.97		107,755.33
11/11/2025		5151 Cooper Pools	Pool Repairs/Maint		48.13	107,707.20
11/11/2025		5152 Kutak Rock LLP	Legal Services		3,745.50	103,961.70
11/11/2025		5153 Kutak Rock LLP	Legal Services		4,412.00	99,549.70
11/11/2025		5154 Danielle Fence	remaining blance		534.00	99,015.70
11/14/2025			Deposit	1,515.46		100,531.16
11/17/2025		5156 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	98,331.16
11/19/2025	11/19/2025	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Nov		190.00	98,141.16
11/19/2025	111925ACH	Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	98,108.67
11/19/2025	111925ACH2	Duke Energy	1015 Condor Dr,		1,630.46	96,478.21
11/21/2025			Deposit	25,532.91		122,011.12
11/21/2025	112125ACH	Duke Energy	0 PATTERSON RD Lite		842.93	121,168.19
11/23/2025		5157 Stantec Consulting Services Inc	Engineering Services Period Ending 9.30.25		19,988.54	101,179.65
11/23/2025		5158 Business Observer	Notice of special mtg		61.25	101,118.40
11/23/2025		5159 Business Observer	notice of special mtg		41.56	101,076.84
11/23/2025		5160 Kai Connected LLC	district mgt svcs/field svcs		8,549.68	92,527.16
11/23/2025		5161 Deborah Galbraith	111825 bos mtg		200.00	92,327.16
11/23/2025		5162 Kristen Anderson	bos mtg 111825		200.00	92,127.16
11/23/2025		5163 Mario Munoz	111825 BOS MTG		200.00	91,927.16
11/23/2025		5164 Marilyn Colon Arce	111825 BOS MTG		200.00	91,727.16
11/23/2025		5165 Shamrock First Baptist Church	Meeting Space Nov		100.00	91,627.16
11/25/2025		5166 Good Home Services, LLC	Hang Pool Sign		50.00	91,577.16
11/26/2025			Deposit	21,270.67		112,847.83
11/30/2025		5168 Business Observer	legal adv		286.56	112,561.27
<b>11/30/2025</b>				<b>128,808.01</b>	<b>74,079.53</b>	<b>112,561.27</b>
12/1/2025		5167 JCS Investigations	Security		5,180.00	107,381.27
12/1/2025	120125ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 10/5/25-11/4/25		22.34	107,358.93

**Highland Meadows II  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/1/2025	120125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (10/5-11//4/25)		113.38	107,245.55
12/1/2025	120125ach4	CITY OF DAVENPORT	1015 Condor Dr Cabana (10/5-11/4/25)		99.86	107,145.69
12/1/2025	120125ach6	CITY OF DAVENPORT	3001 Golden Eagle Way (10/5-11/4/25)		49.84	107,095.85
12/1/2025	120125ach	Duke Energy	108 tanager st		32.50	107,063.35
12/1/2025	120125ach2	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	105,914.98
12/1/2025	120125ach11	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	105,212.15
12/1/2025	120125ach12	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	104,628.12
12/1/2025	120125ach13	Duke Energy	0000 PATTERSON RD		166.11	104,462.01
12/1/2025	120125ACH14	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	103,857.55
12/1/2025	120125ACH15	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		388.90	103,468.65
12/1/2025	120125ACH16	Duke Energy	00 PATTERSON RD		280.95	103,187.70
12/1/2025	120125ACH17	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	103,155.21
12/1/2025	120125ACH18	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4ASL		425.45	102,729.76
12/2/2025	120025ACJ	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		32.50	102,697.26
12/2/2025	120225ACH1	Duke Energy	2901 N 10th St Well,		32.49	102,664.77
12/2/2025	120225ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	102,632.28
12/2/2025	120225ACH4	Duke Energy	2901 N 10th St Entry,		32.48	102,599.80
12/2/2025	120225ACH5	Duke Energy	3950 N 10th St,		32.49	102,567.31
12/2/2025	120225ACH6	Duke Energy	1200 Patterson Rd Lite,		32.48	102,534.83
12/7/2025		5171 ECS INTEGRATIONS LLC	cdvi maint		205.00	102,329.83
12/8/2025		5172 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	100,129.83
12/8/2025			Funds Transfer	75,000.00		175,129.83
12/8/2025		5173 Orkin	Pest Control-Monthly		104.00	175,025.83
12/8/2025			Deposit	77,572.54		252,598.37
12/12/2025		5175 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 5-31-25		7,709.02	244,889.35
12/12/2025		5176 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 06/30/25		745.28	244,144.07
12/13/2025		5174 Anchor Stone Management, LLC	Management Fee prorated		3,064.52	241,079.55
12/15/2025		5178 Joellen Dibrango	11-17-25 BOS MTG		200.00	240,879.55
12/16/2025	121625ach	Duke Energy	1015 Condor Dr,		1,202.53	239,677.02
12/16/2025	1216/2026	Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	239,644.53
12/19/2025	121925ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Dec		190.00	239,454.53
12/19/2025			Deposit	2,051,873.86		2,291,328.39
12/22/2025	122225ach1	Duke Energy	0 PATTERSON RD Lite		842.93	2,290,485.46
12/22/2025		5179 Haven Management Solutions, LLC	Management Services December 16th - 31st		3,268.82	2,287,216.64
12/22/2025		5180 Deborah Galbraith	BOS MTG 12-15-23		200.00	2,287,016.64
12/22/2025		5181 Joellen Dibrango	121523 BOS MTG		200.00	2,286,816.64
12/22/2025		5182 Mario Munoz	121523 BOS MTG		200.00	2,286,616.64
12/22/2025		5183 Kristen Anderson	121523 BOS MTG		200.00	2,286,416.64
12/26/2025	122625ach1	Duke Energy	00 PATTERSON RD		280.95	2,286,135.69
12/29/2025	122925ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	2,284,987.32
12/29/2025	122925ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	2,284,284.49
12/29/2025	122925ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	2,283,700.46
12/29/2025	122925ach3	Duke Energy	0000 PATTERSON RD		166.11	2,283,534.35
12/29/2025	122925ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	2,282,929.89
12/29/2025	122925ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		388.90	2,282,540.99
12/29/2025	122925ach8	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	2,282,508.50
12/29/2025	122925ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4A		425.45	2,282,083.05
12/30/2025	123025ach	Duke Energy	108 tanger st irrigation		32.49	2,282,050.56
12/30/2025		5184 Good Home Services, LLC	Playground removal		400.00	2,281,650.56
12/30/2025		5185 Good Home Services, LLC	Deposit for playground removal		3,175.00	2,278,475.56
12/31/2025	123125ach1	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,278,443.06
12/31/2025	123125ach2	Duke Energy	2901 N 10th St Well, May		32.49	2,278,410.57
12/31/2025	123125ach5	Duke Energy	600 Eaglecrest Dr, May -		32.49	2,278,378.08
12/31/2025	123125ach6	Duke Energy	2901 N 10th St Well,		32.49	2,278,345.59

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/31/2025	123125ach6	Duke Energy	3950 N 10th St,		32.48	2,278,313.11
12/31/2025	123125ach11	Duke Energy	1200 Patterson Rd Lite, For service		32.49	2,278,280.62
12/31/2025			Deposit	26,050.27		2,304,330.89
<b>12/31/2025</b>				<b>2,230,496.67</b>	<b>38,727.05</b>	<b>2,304,330.89</b>
1/1/2026	010126ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 11/5-12/4/25		22.34	2,304,308.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1019 Condor Dr Pool (11/5-12/4/25)		110.00	2,304,198.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (11/5-12/4/25)		178.87	2,304,019.68
1/1/2026	010126ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (11/5-12/4/25)		49.84	2,303,969.84
1/1/2026		5187 ECS INTEGRATIONS LLC	camera mgmt		280.00	2,303,689.84
1/1/2026		5188 ECS INTEGRATIONS LLC	access control		555.00	2,303,134.84
1/1/2026		5189 Mele Environmental Services LLC	landscape monthly		16,208.33	2,286,926.51
1/1/2026		5190 Mele Environmental Services LLC	landscape monthly		16,208.33	2,270,718.18
1/1/2026		5195 Haven Management Solutions, LLC	January Management Services		6,333.33	2,264,384.85
1/4/2026		5191 Cooper Pools	Monhthly Pool Maint		4,600.00	2,259,784.85
1/4/2026		5192 Cooper Pools	Monhthly Pool Maint		4,600.00	2,255,184.85
1/5/2026		5193 Kutak Rock LLP	Legal Services		3,418.00	2,251,766.85
1/6/2026		5194 JCS Investigations	Security		4,780.00	2,246,986.85
1/8/2026		5196 Cooper Pools	Monhthly Pool Maint		4,600.00	2,242,386.85
1/8/2026		5197 Cooper Pools	poor repairs		1,747.56	2,240,639.29
1/9/2026			Deposit	10,064.02		2,250,703.31
1/10/2026		5198 Good Home Services, LLC	Repair/mant-mailboxes		115.00	2,250,588.31
1/12/2026	1/12/2026	FI Dept of Health in Polk County	Dept of Health Pool Fee		280.35	2,250,307.96
1/13/2026		5201 Mele Environmental Services LLC	irrigation repairs		785.00	2,249,522.96
1/13/2026		5202 Danielle Fence	Estimate 2187		1,406.00	2,248,116.96
1/14/2026		5199 Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk		17,320.00	2,230,796.96
1/15/2026		5200 Good Home Services, LLC	Temporary valve box coer		90.00	2,230,706.96
1/15/2026		5203 Shamrock First Baptist Church	Meeting Space Dec		100.00	2,230,606.96
1/15/2026		5204 Shamrock First Baptist Church	Meeting Space Jan		100.00	2,230,506.96
1/20/2026	012026ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Jan		190.00	2,230,316.96
1/20/2026	012026ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,230,284.46
1/20/2026	012026ach2	Duke Energy	1015 Condor Dr,		1,235.39	2,229,049.07
1/20/2026	012026ach3	Duke Energy	0 PATTERSON RD Lite		842.93	2,228,206.14
1/20/2026	012026ach4	Duke Energy	00 PATTERSON RD		283.15	2,227,922.99
1/22/2026		5205 EV Pro Solutions	Elec svc call		1,000.00	2,226,922.99
1/25/2026		5207 Deborah Galbraith	BOS MTG 1-22-26		200.00	2,226,722.99
1/25/2026		5208 Joellen Dibrango	01-22-26 BOS MTG		200.00	2,226,522.99
1/25/2026		5209 Kristen Anderson	01-22-26 BOS MTG		200.00	2,226,322.99
1/25/2026		5210 Mario Munoz	01-22-26 BOS MTG		200.00	2,226,122.99
1/25/2026		5211 813 Security & Protective Services	CDD facilites/adminstration		240.00	2,225,882.99
1/25/2026		5212 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,223,528.99
1/26/2026		5213 U.S. BANK	trustee fees series 2014		4,310.00	2,219,218.99
1/26/2026		5214 U.S. BANK	trustee fees series 2014 II INT		4,310.00	2,214,908.99
1/26/2026		5215 U.S. BANK	Trustee Fees 2017 Series		4,290.63	2,210,618.36
1/27/2026		5216 Kutak Rock LLP	Legal Services		1,392.00	2,209,226.36
1/29/2026			Deposit	4,034.29		2,213,260.65
1/30/2026		5218 Good Home Services, LLC	Dog park lock install		45.00	2,213,215.65
1/30/2026		5219 Good Home Services, LLC	Playground removal		3,175.00	2,210,040.65
<b>1/30/2026</b>				<b>14,098.31</b>	<b>108,388.55</b>	<b>2,210,040.65</b>
2/2/2026		5221 Mele Environmental Services LLC	landscape monthly		16,208.33	2,193,832.32
2/2/2026		5220 Haven Management Solutions, LLC	January Management Services		6,333.33	2,187,498.99
2/2/2026	020226ach	Duke Energy	108 tanger st irrigation		32.50	2,187,466.49
2/2/2026	020226ach2	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,187,433.99
2/2/2026	2/2/2026	Duke Energy	0000 PATTERSON RD		167.40	2,187,266.59
2/2/2026	2/2/2026	Duke Energy	1000 DUNLIN ST. SIGN A		32.50	2,187,234.09

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/2/2026		2/2/2026 Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		394.44	2,186,839.65
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		426.79	2,186,412.86
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		592.72	2,185,820.14
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		613.49	2,185,206.65
2/2/2026		2/2/2026 Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		712.60	2,184,494.05
2/2/2026		2/2/2026 Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,165.15	2,183,328.90
2/3/2026		5222 Cooper Pools	Monhthly Pool Maint		4,600.00	2,178,728.90
2/3/2026	020327ach1	Duke Energy	2901 N 10th St Entry		32.50	2,178,696.40
2/3/2026	020326ach4	Duke Energy	600 Eaglecrest Dr,		32.50	2,178,663.90
2/3/2026	020326ach	Duke Energy	2901 N 10th St Entry		32.50	2,178,631.40
2/3/2026	020326ach5	Duke Energy	3950 N 10th St,		32.48	2,178,598.92
2/3/2026	020326ach6	Duke Energy	1200 Patterson Rd Lite, For service		32.50	2,178,566.42
2/4/2026		2/4/2026 CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	2,178,544.08
2/4/2026		2/4/2026 CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	2,178,494.24
2/4/2026		2/4/2026 CITY OF DAVENPORT	1019 Condor Dr Pool		110.00	2,178,384.24
2/4/2026		2/4/2026 CITY OF DAVENPORT	1015 Condor Dr Cabana		131.50	2,178,252.74
2/9/2026			Service Charge		483.92	2,177,768.82
2/11/2026		5224 Mele Environmental Services LLC	irrigation repairs		275.00	2,177,493.82
2/12/2026		5225 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,175,139.82
2/12/2026			Deposit	13,208.91		2,188,348.73
2/18/2026	021826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,188,316.23
2/18/2026		21826 Duke Energy	1015 Condor Dr,		1,574.18	2,186,742.05
2/19/2026		5226 Good Home Services, LLC	Grind down sidewalk		175.00	2,186,567.05
2/19/2026	021926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Feb		190.00	2,186,377.05
2/20/2026	022026ach	Duke Energy	0 PATTERSON RD Lite		855.45	2,185,521.60
2/25/2026		5228 U.S. BANK	Trustee Fees 2019 Series 7/7A		4,506.13	2,181,015.47
2/25/2026		5229 EV Pro Solutions	Elec svc call		2,250.00	2,178,765.47
2/25/2026		5230 Good Home Services, LLC	repair fence corner		325.00	2,178,440.47
2/25/2026		5231 Good Home Services, LLC	repair fence		250.00	2,178,190.47
2/26/2026		5227 Girl Scout	Girl Scout Cookies		72.00	2,178,118.47
2/26/2026	022626ach	Duke Energy	00 PATTERSON RD		274.60	2,177,843.87
2/27/2026		5232 Good Home Services, LLC	repair (21) leaning or bent street signs		500.00	2,177,343.87
2/27/2026	022726ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,098.08	2,176,245.79
2/27/2026	022726ach1	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		673.01	2,175,572.78
2/27/2026	022726ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.22	2,175,014.56
2/27/2026	022726ach7	Duke Energy	0000 PATTERSON RD		162.37	2,174,852.19
2/27/2026	022726ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.74	2,174,274.45
2/27/2026	022726ach9	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.49	2,173,901.96
2/27/2026	022726ach10	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.12	2,173,499.84
<b>2/28/2026</b>				<b>13,208.91</b>	<b>49,749.72</b>	<b>2,173,499.84</b>
3/1/2026		5233 Haven Management Solutions, LLC	March Management Services		6,333.33	2,167,166.51
3/2/2026		5234 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,164,812.51
3/2/2026		5235 Good Home Services, LLC	Remaining Amt-Playground removal		395.00	2,164,417.51
3/2/2026		5236 813 Security & Protective Services	Security		2,250.00	2,162,167.51
3/2/2026		5237 Cooper Pools	Monhthly Pool Maint		4,600.00	2,157,567.51
3/2/2026		5238 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 4/30/25		2,107.69	2,155,459.82
3/2/2026		5239 Deborah Galbraith	BOS MTG 02-26-26		200.00	2,155,259.82
3/2/2026		5240 Joellen Dibrango	02-26-26 BOS MTG		200.00	2,155,059.82
3/2/2026		5241 Kristen Anderson	02-26-26 BOS MTG		200.00	2,154,859.82
3/2/2026		5242 Mario Munoz	02-26-26 BOS MTG		200.00	2,154,659.82
3/2/2026		5243 Shamrock First Baptist Church	Meeting Space Feb		100.00	2,154,559.82
3/2/2026	030226ach	Duke Energy	108 tanger st irrigation		32.65	2,154,527.17
3/2/2026	030226ach1	Duke Energy	331 Pheasant Dr Well		32.66	2,154,494.51
3/2/2026	030226ach2	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	2,154,461.86

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
3/3/2026	030326ach	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	2,154,429.21
3/3/2026	030326ach4	Duke Energy	2901 N 10th St well		32.65	2,154,396.56
3/3/2026	030326ach2	Duke Energy	600 Eaglecrest Dr,		32.66	2,154,363.90
3/3/2026	030326ach5	Duke Energy	2901 N 10th St well		32.65	2,154,331.25
3/3/2026	030326ach6	Duke Energy	3950 N 10th St,		32.65	2,154,298.60
3/3/2026	030326ach7	Duke Energy	599 Patterson rd		30.80	2,154,267.80
3/3/2026	030326ach8	Duke Energy	1200 Patterson Rd Lite,		32.66	2,154,235.14
3/4/2026		5244 Accurate Drilling Solutions, LLC	Hunter PSR/2 HP Grundfos Control Box		1,211.22	2,153,023.92
3/4/2026	030426ach	CITY OF DAVENPORT	3001 Golden Eagle Way		50.30	2,152,973.62
3/4/2026	030426ach2	CITY OF DAVENPORT	1015 Condor Dr Cabana		122.85	2,152,850.77
3/4/2026	030426ach2	CITY OF DAVENPORT	1015 Condor Dr Cabana		146.39	2,152,704.38
3/4/2026		3/4/2026 CITY OF DAVENPORT	3 hihglad meadows phase 3 park - NEED BACKUP		22.34	2,152,682.04
3/7/2026		5246 Good Home Services, LLC	HM2 sign Phase 2A		610.00	2,152,072.04
3/9/2026		5247 Good Home Services, LLC	Repair 3 fence panels		385.00	2,151,687.04
3/10/2026		5248 Good Home Services, LLC	Deposit-pressure wash		525.00	2,151,162.04
3/11/2026		5250 Permacast LLC	PA #3		6,830.04	2,144,332.00
3/11/2026			Funds Transfer		500,000.00	1,644,332.00
3/11/2026			Funds Transfer		1,000,000.00	644,332.00
3/12/2026		5251 Good Home Services, LLC	unclog toilet		95.00	644,237.00
3/13/2026		5252 Permacast LLC	PA #2		42,257.15	601,979.85
3/13/2026			Deposit	10,084.48		612,064.33
3/17/2026		5254 Advanced Drainage Solutions	Repairs/Maint		20,900.00	591,164.33
3/17/2026		5255 Southern Green Residential & Com Cleaning	Pool Bathroom maint		268.36	590,895.97
3/18/2026	031826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	590,863.31
3/18/2026	031826ach2	Duke Energy	1015 Condor Dr,		1,081.81	589,781.50
3/19/2026	031926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.65	589,581.85
3/20/2026	032026ach1	Duke Energy	0 PATTERSON RD Lite		805.37	588,776.48
3/22/2026		5256 Cooper Pools	Pool Repairs/Maint		1,193.28	587,583.20
3/24/2026		5262 Advanced Drainage Solutions	Repairs/Maint		24,500.00	563,083.20
3/24/2026		5263 Advanced Drainage Solutions	concrete/sideway repairs		11,715.00	551,368.20
3/24/2026		5264 Advanced Drainage Solutions	concrete/sideway repairs		5,700.00	545,668.20
3/26/2026		5265 Deborah Galbraith	Pizza reimb		175.00	545,493.20
3/26/2026	032626ach	Duke Energy	00 PATTERSON RD		274.56	545,218.64
3/27/2026		5266 Adam King	Easter Egg Hunt Reimb		114.12	545,104.52
3/27/2026		5268 Adam King	Jan-March Supervisor Payments		600.00	544,504.52
3/27/2026	032726ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,097.89	543,406.63
3/27/2026	032726ach1	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		672.90	542,733.73
3/27/2026	032726acjh2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.12	542,175.61
3/27/2026	032726ach4	Duke Energy	0000 PATTERSON RD		162.35	542,013.26
3/27/2026	032726ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	541,435.63
3/27/2026	032726ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.43	541,063.20
3/27/2026	032726ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.04	540,661.16
3/30/2026		5261 Deborah Galbraith	BOS MTG 03-26-26		200.00	540,461.16
3/30/2026		5258 Joellen Dibrango	03-26-26 BOS MTG		200.00	540,261.16
3/30/2026		5259 Kristen Anderson	03-26-26 BOS MTG		200.00	540,061.16
3/30/2026		5260 Mario Munoz	03-26-26 BOS MTG		200.00	539,861.16
3/30/2026		5272 Shamrock First Baptist Church	Meeting Space Feb		100.00	539,761.16
3/30/2026	033026ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	539,728.51
3/31/2026		5269 Mele Environmental Services LLC	irrigation repairs		3,491.72	536,236.79
3/31/2026		5270 Mele Environmental Services LLC	landscape monthly		16,208.33	520,028.46
3/31/2026	033126ach	Duke Energy	108 tanger st irrigation		32.64	519,995.82
3/31/2026	0313126	Duke Energy	331 Pheasant Dr Well		32.66	519,963.16
<b>3/31/2026</b>				<b>10,084.48</b>	<b>1,663,621.16</b>	<b>519,963.16</b>

EXHIBIT 10  
[RETURN TO AGENDA](#)

1 **MINUTES OF 03/26/26 REGULAR MEETING**  
2 **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held  
5 Thursday, March 26, 2026, at 4:30 p.m. Shamrock First Church, 2661 Marshall Rd., Haines City, Florida 33844. The public  
6 was able to listen and/or participate in-person or live via conference.  
7

8 **I. Call to Order and Roll Call**

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

11 Deborah Galbraith ..... Board of Supervisors, Chairwoman  
12 Joellen DiBrango ..... Board of Supervisors, Vice Chair  
13 Kristen Anderson ..... Board of Supervisors, Assistant Secretary  
14 Mario Munoz ..... Board of Supervisors, Assistant Secretary  
15 Adam King ..... Board of Supervisors, Assistant Secretary

16 Also present were:

17 Patricia Thibault ..... District Manager, Haven Management Solutions  
18 Dana Bryant ..... Field Management Services, Haven Management Solutions  
19 Greg Woodcock (via virtual means) ..... District Project Manager, Stantec  
20 Kyle Magee (via virtual means) ..... District Counsel, Kutak Rock  
21 Bob Bowling ..... Cooper Pools  
22

23 It was acknowledged that a quorum was established with Chairwoman Galbraith, Supervisor Anderson, Supervisor  
24 DiBrango, and Supervisor Munoz. Supervisor King joined at 4:43 p.m.  
25

26 **II. Audience Questions and Comments on Agenda Items (limited to 3 minutes per individual)**

27 - No audience comments.

28 **District Manager**

29 *(Exhibit 8 was taken out of order and moved to the top of the agenda)*

30 **A. Discussion on the Notice of Temporary Suspension of Amenity Facility Access**

31 Chairwoman Galbraith approved the District Counsel request that the presentation of Exhibit 8 be moved to the top  
32 of the agenda. Mr. Magee presented Exhibit 8, summarizing the previous events. He reported that on January 24<sup>th</sup> and  
33 25<sup>th</sup>, 2025, district security cameras captured two minors entering the women’s restroom at the amenity facility, utilizing  
34 the access card for the Luis Romero household. He continued, explaining that district staff had found that property within  
35 the restroom had been damaged and a paper towel was set on fire within the time frame of the access card. Mr. Magee  
36 reported that there was another occurrence on February 28<sup>th</sup>, 2026, where the security cameras caught two girls entering  
37 the women’s restroom at the amenity facility, using the same access card. Damage was once again discovered during this  
38 time frame, resulting in approximately \$298 worth of repairs. He continued, noting that based on the district’s amenity  
39 properties, the card was deactivated on March 10<sup>th</sup> and privileges were suspended for the household associated with the  
40 card. At this point, Mr. Magee invited the resident to address the Board, which the Board did agree to. Mr. Romero  
41 introduced himself, and shared his address, 1020 Condor Dr, Haines City. He apologized for the inconvenience and  
42 informed the Board that it was his tenants that did the damage, and not himself. He also noted that he had spoken with  
43 his tenants and advised that if the Board would give him the receipt, he would go and have his tenants pay the district.  
44 Mr. Magee reminded the Board that, pursuant to established policy, a first offense carries a one-week suspension of  
45 privileges.

46 He further noted that the Board would be well within its rights to continue the suspension until all repair costs are  
47 paid, and posed the question of whether to reinstate privileges that evening or defer reinstatement until payment is  
48 received in full. Chairwoman Galbraith responded that this was not an isolated incident, but had occurred twice. She also  
49 expressed concern regarding the tenants' apparent lack of regard, particularly given the Board's ongoing efforts to repair  
50 and improve the fences, pools, and park for residents. She noted that the bathroom had to be closed and the pool rendered  
51 unusable, and stated that she would not support reinstating privileges until the full amount has been paid.

52 The Board members agreed. Chairwoman Galbraith motioned to hold the suspension until all fees are paid, adding  
53 that in the case of a third incident, their privileges would be suspended indefinitely. Ms. Thibault raised concerns to Mr.  
54 Magee, questioning if they would face any repercussions from suspending the card indefinitely if the tenants moved out.  
55 Mr. Magee advised that district policy calls for a year's suspension for a third incident. He noted that the decision would  
56 be revisited by the Board if a new tenant were to move in.

57 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board  
58 Agreed to Hold the Suspension Until Fees are Paid with a Third Infraction Resulting in a One-Year Suspension  
59 Regardless of a New Tenant for the Highland Meadows II Community Development District

60 The resident gave his email to Mr. Comings, and Ms. Thibault thanked him for attending the meeting.

### 61 III. Professional Staff Updates

#### 62 A. Stantec Engineering – Project Manager Greg Woodcock

63 Mr. Woodcock informed the Board that the sidewalk and driveway associated with the wall project had been repaired,  
64 and that the curb ramps and ADA mats had been installed. He reported that the playground installation was complete,  
65 and that he did review the shade sail with the contractor that prior Wednesday. Mr. Woodcock noted that beyond the bolt  
66 that was sticking out, they had another problem in one of the poles maintaining a lot of tension from holding onto the  
67 shade sails. He reported that the team was concerned the pole may fall once the shade sail is unhooked, meaning the new  
68 shade sail that was proposed might not fit. Mr. Woodcock shared their recommendation that they budget to have one pole  
69 replaced for about \$15,000.

70 Mr. Woodcock reported that they met with the contractor who had provided the proposal to relocate the existing  
71 structure that was there. He noted that they had met on site and reviewed where the new playground was going to go.  
72 They had requested that Stantec obtain construction plans or the permitted plans for the existing playground, which Mr.  
73 Woodcock noted they had been unable to do, despite having reached out to the city and surrounding counties. He advised  
74 that they were going to base their installation on the video of the teardown process. He shared that, as he understood it,  
75 they were going to work with Ms. Thibault to provide that relocation proposal. Ms. Thibault advised that she would need  
76 Mr. Woodcock to review the proposal, which he agreed to. Chairwoman Galbraith suggested Phase 7, where the  
77 mailboxes are, and Phase 5 as possible sites for the new playground. She requested both sites be looked at to see which  
78 would be the easier location to set up a playground. Mr. Woodcock agreed.

#### 79 B. District Attorney – Kutak Rock

80 Mr. Magee reported that he had a phone call with the project manager for PRWC, and that he answered their  
81 questions regarding the changes he had sent over. He advised that he believed they had worked everything out. Mr.  
82 Magee informed the Board that they had been trying to get the completed documents back to him for this meeting, but  
83 the counsel on their end had been out of the office dealing with a family emergency. He hypothesized that they should  
84 have the documents back before the next meeting. Mr. Magee requested a Board motion authorizing Chairwoman  
85 Galbraith to execute the documents in between meetings so they can be brought back to ratify.

86 Beyond that, Mr. Magee noted that there were a couple of bills he believed might impact the district, noting that  
87 neither had passed the legislature, they had just been sent to the governor's office. The first was to implement a recall  
88 process for general election seats. The other was to provide a credit card or online payment option for any fees or fines.  
89 He advised that nothing had been signed by the governor yet, but that the Kutak Rock legislative team was keeping an

90 eye on it. Mr. Magee also advised that if anything were to be vetoed by the governor, the Kutak Rock legislative team  
91 would put a legislative wrap-up and implement guidelines for the district. He reported that the legislature didn't pass the  
92 budget for this session, so they would have to come back for a special session later in the spring, which may also include  
93 additional legislature besides the budget. He stated that once they have the document with the overview and  
94 implementation guidance, he will provide that to Ms. Thibault. The Board asked how long the governor has for the  
95 legislature to come off his desk. Mr. Magee advised that he believed the governor would sign it within 15 days, but  
96 because the documents are sent in batches, he could not confirm if it had been sent to his desk as of yet. The Supervisors  
97 requested to be walked through the recall process. Mr. Magee explained that the recall process was for the general election  
98 seats, stating that it is a uniform mechanism for recalling members of community development districts and board  
99 members sitting in general election seats. He advised that the provisions largely mirror existing procedures for  
100 municipality and charter counties, noting that the grounds for removal for a member of the governing body of a CDD is  
101 limited to instances of malfeasance, misfeasance, neglect of duty, drunkenness, incompetence, permanent inability to  
102 perform official duties, and a conviction involving a felony of moral turpitude. He informed the Board that he does not  
103 believe this to be something to worry about. Mr. Magee informed the Board that he has a conflict around 6:15, at which  
104 time his colleague, Sarah Sandy, would take over for the remainder of the meeting.

105 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board  
106 Approved the Chairwoman to Execute the PRWC Documents Between Meetings for the Highland Meadows II  
107 Community Development District.

#### 108 IV. Field Services Report

109 Bob Bowling from Cooper Pools reported on the status of the pool, noting that the recent motor issue was a blown  
110 coil, which he described to be something that tends to just go out (he compared it to waking up with a flat tire). He  
111 advised that the type of equipment plays a large role in the longevity of it, noting that the cast iron and bronze pumps  
112 tend to last about 25 years, and the ABS plastic, which is what the district has, are formed in 3 pieces and tend to separate  
113 as they age. Mr. Bowling estimated that the bronze pumps cost about \$3,200 and take about 12 weeks. He noted that they  
114 don't break often, though they do lock up when struck by lightning, which tends to happen at the downtown campus due  
115 to all of the high-rises. The Board asked how many different types of pumps are in the pool. Mr. Bowling reported that  
116 they have Pentair EQ pumps for the main circulation, and smaller vacuum pumps that are single speed. He advised that,  
117 due to the Department of Energy, any single speed motor rated higher than 1 horsepower would require variable speed  
118 motors, but when the single speed right now goes down, they can't just get the variable speed motors set up and put on  
119 the current pump. He noted that it doesn't work that way because the pump heads are high-efficiency heads, which allow  
120 them to handle more pressure, about 1.5/1.65 worth. Mr. Bowling advised that the district's equipment was probably a  
121 horse and a half, though he hadn't checked it yet, and might require replacement. He informed the Board that the current  
122 variable speed of that size goes for about \$2,800. Mr. Bowling informed the Board that the Department of Health had set  
123 the standard of it, which went into effect January of 2025, though production continued until September of 2025. He  
124 noted that as long as he has availability to set a single speed, he recommended selling them a single speed for inventory.  
125 The Board asked what it would look like when they went to change those out, wondering if they would have to shut  
126 down. Mr. Bowling informed them that if it is sold as shelf stock, they are paying for the motor as it sits on the shelf and  
127 they don't pay for the labor and installation. He noted that their total could be anywhere from \$850 to \$1,000 versus  
128 \$200 with the base. The Board asked if they would still be able to get the 5, 7.5, and 10 horsepower. Mr. Bowling advised  
129 that they would need a variable drive, which are typically priced anywhere from \$6,000 to \$7,500 each.

130 Mr. Bowling advised that he and Mike Cooper, the owner of Cooper Pools have made trips to Tallahassee trying to  
131 combat a bill requiring existential bonding grid, which is essentially wire mesh that circles 3 feet wide around the entire  
132 pool deck. He noted that the bill was changed, and the residential portion of it was removed, so it sits at the Senate now  
133 for commercial pools. He also noted that they can't be sure of a price cost for that, as they've heard rumors to just do  
134 standard residential, which was anywhere from \$15,000 to \$18,000. They noted that the Senate is talking about  
135 implementing that bill in 2027 or 2029. Mr. Bowling estimated that the small vacuum pump would be about \$850 with

136 the motor plus the labor. He noted that if they shelf-stocked them with one, it would be in the neighborhood of about  
137 \$600 each, depending on the size. Mr. Bowling noted that theirs shouldn't be over \$1,200. The Board discussed the  
138 option to get 2 vacuum motors, at around \$600 apiece with a do not exceed amount of \$1,200. They confirmed that when  
139 they need it, they'll pull it off the inventory shelf and won't be charged for labor until it is actually installed.

140 On a MOTION by Supervisor DiBrango SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
141 Approved the Purchase of Inventory Shelf Stock of 2 Vacuum Motors with the Tech to Verify Horsepower Not to Exceed  
142 \$1,200 for the Highland Meadows II Community Development District.

143 The Board discussed adding inventory for an impeller as backup in case of an emergency.

144 On a MOTION Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
145 Approved the Purchase of Inventory Shelf Stock of an Additional Impeller at \$1,000 with the Shaft Seal for the Highland  
146 Meadows II Community Development District.

147 The Board posed a question for Mr. Bowling, wondering what the loud noise that the motor was making was. Bob  
148 informed them that it was bad impeller on the vacuum pump.

#### 149 **A. Presentation of the Highland Meadows II Field Report**

150 Ms. Thibault reintroduced Mr. Bryant, who then presented the landscape walk and his reasoning for separating the  
151 community into landscape review quads. Mr. Bryant presented the landscape quad, noting that he needed to get in touch  
152 with Melee to find out what the schedule had been for maintenance. He noted that they have been mowing biweekly,  
153 focusing on the high traffic areas, which have left a lot of areas with weed and un-mowed grass. He noted that they have  
154 a lot of arboricola around most of their monuments and front entrances. Mr. Bryant did also note that the tree rings and  
155 beds looked good considering the lack of maintenance. He also found the hedge trimming to be fairly uniform, though it  
156 would depend on what their contract stipulates. The Board asked whose responsibility it is to clean out the outfalls, which  
157 Mr. Bryant noted is dependent on their contract. He defined the outfalls to be trash, weeds, sand, etc. It was noted that  
158 there was runoff from Olsen Rd. to the DRA. Mr. Bryant suggested that it may not be in the maintenance contract to  
159 remove excess buildup, but it should be there to remove trash from the DRA and spray the outfall. Ms. Thibault asked  
160 Mr. Bryant to get her photos of the weed impact to hold the current landscaper accountable.

161 Mr. Bryant reported that the irrigation clock by the entrance still needed to be replaced. He discussed the erosion at  
162 the entrance and by the trees, noting that they could put in some Jupiter and ground cover by the entrances. Or to be  
163 budget friendly, they could put Bahia and Juniper at the front. He strongly advised against placing St. Augustine anywhere  
164 it can be touched. Ms. Thibault brought the Board back, noting that there was a proposal to discuss installing the Juniper  
165 at the entrances, with the specific entrances listed out. She emphasized how critical it was for the Board to understand  
166 that they are not putting Juniper on the whole area, just in the lower section because it grows quickly. She noted that they  
167 hope it will propagate upwards and stop the erosion and sand spill. The Board asked if there is irrigation or if they are  
168 just planning to count on mother nature. It was noted that they can add some drip, though sprinkler heads were also  
169 spotted. It was also noted that the landscaper should be held accountable for the entrances having water, as the Board  
170 noted that the vegetation had dwindled or gone away. The Board asked Mr. Bryant if it would be possible for him to  
171 check if there is working irrigation in the beds, as they expressed trepidation at the thought of spending this kind of  
172 money and having wasted it because there is no irrigation. They asked that he send them a proposal of what to repair or  
173 replace. Ms. Thibault informed the Board that the materials are \$8,475 and the labor is \$2,025, not including irrigation  
174 repair. She suggested the Board consider the proposal, advising that if they get to a bed that needs water, they won't plant  
175 until they remediate for irrigation issues.

176 On a MOTION Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Agreed  
177 to Do the Entrances if They Have Irrigation, and to Get a Proposal if it Does Not Have Irrigation for the Highland  
178 Meadows II Community Development District.

179 Mr. Bryant advised that it would be a good time of year to start over or come up with a plan depending on what the  
180 Board wants out of the plant material, i.e. ground cover, or juniper around the front for erosion control. The Board asked  
181 him to bring in some new ideas next month, noting that if they get the irrigation issues resolved, they will do Juniper.  
182 Ms. Thibault reminded the Board that they are installing Crepe Myrtle behind the back wall, behind the whole fence,  
183 about a mile long. The board noted that they were looking for something extremely drought tolerant and asked for a  
184 proposal for next month. Mr. Bryant suggested yucca, noting that it would spread very quickly. The Board expressed  
185 concern over how prickly yucca is. Upon discussion, the Board

186 realized they would not be able to do the whole wall at once, but they can identify which sections need it the most.  
187 They requested a proposal for the yucca. Ms. Thibault asked him for his certificate of insurance.

188 **B. Consideration of Proposals:**

189 ○ **Ratification of Proposal to Secure Gate in Dog Park – Good Home Services - \$45**

190 On a MOTION by Supervisor Anderson SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Ratified  
191 the Proposal to Secure the Gate in the Dog Park with Good Home Services for \$45 for the Highland Meadows II  
192 Community Development District.

193 A supervisor noted that they had witnessed a chunk of wall exterior come off from how close the pressure washer  
194 was to the wall. They noted it was on Patterson Road

195 **V. Administrative Matters**

196 **A. Consideration for Acceptance – February 2026 Unaudited Financial Statements**

197 Ms. Thibault advised the Board that they are about \$17,000 under budget. She gave Kutak Rock a shoutout, noting  
198 that their bills are lower than they used to be. She noted that they are \$42,000 over budget on the capital projects that Mr.  
199 Woodcock had been bringing in. It was noted that those projects have at least a year or 2 of planning behind them. Mr.  
200 Magee advised that they should receive funds from the water people within 90 days of the execution of the documents.

201 On a MOTION by Supervisor Anderson SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
202 Accepted the February 2026 Unaudited Financial Statements for the Highland Meadows II Community Development  
203 District.

204 **B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held**  
205 **January 22, 2026**

206 Woodmark Drive should be Woodlark Drive. Lines 300-301 are out of context and should note the flowers were for  
207 the new baby.

208 On a MOTION by Supervisor Munoz SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
209 Accepted the January 2026 Meeting Minutes Under the Condition that Lines 26 and 300-301 be Altered for the Highland  
210 Meadows II Community Development District.

211 **VI. District Management**

- 212 1. **Temporary Suspension (*Discussed at beginning of meeting*)**  
213 2. **Discussion of Violations: (*Discussed out of order*)**

214 Ms. Thibault updated the Board, informing them that a resident found a sign posted by the City of Haines City, citing  
215 them with 2 violations for their fences having algae and being very dirty. She noted that the violation came to them late  
216 as it never actually came to them and was posted on the fence itself. She gave kudos to the resident who sent it to her, as  
217 they were able to work with AVID Management to hire the pressure washer. Ms. Thibault advised that Phase 4B, the  
218 HOA from 4B and C, worked with their management company (AVID management) and agreed to pay \$6,000 of the  
219 total \$7,500 bill. She reported that they had Good Homes go out there and pressure wash the areas that were violations,

220 which resulted in them being cleared of the violations because he got the sections done in time. The administrative costs  
221 associated with the violations were about \$55 for both, and they did not have to go to court.

222 The Board discussed the Easter event. They noted that they are expecting a good turnout but only have one supervisor  
223 who volunteered. The Supervisors shared the people they've recruited to volunteer for the event. They discussed the  
224 number of guards needed for the event, and what parking would look like, finding that it may be a bit of a walk for some  
225 people, and they may want a third guard for traffic control in Fort Worth. Ms. Thibault advised that her team would pick  
226 up the water. The Board discussed the budget for the prizes, noting that they've already spent around \$175 on the pizza,  
227 about \$100 on water, and they still needed to buy gloves and napkins. They decided that first place would be gold, second  
228 would be silver, and green for third. First place was sidewalk chalk and bubbles, \$15 worth of stuff. Second would get  
229 \$10, and third would get \$5. For corn hole, the Board decided to do gift cards with the same amount of money, doubling  
230 it to account for the 2 person teams.

231 The Board reiterated that they need volunteers and guards. They noted that they don't have a garbage bag service,  
232 so they're just going to purchase contractor bags and hope that everyone puts all their trash in the bags.

233 Mr. Magee and Ms. Sandy switched places.

234 The Board noted that the City of Davenport credited them \$4,000 after they realized they had been charged for a  
235 trash service they were no longer getting.

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237 **VII. Audience Comments New Business Items (limited to 3 minutes per individual)**

238 No audience comments.

239 **VIII. Supervisor Requests**

240 One of the supervisors asked if the light at Persian and 10<sup>th</sup> was being worked on. Ms. Thibault confirmed she will  
241 check on that. It was noted that there were about 30 pieces of litter from the pool building all the way up to 10<sup>th</sup> street.  
242 The Board wondered whose responsibility it was to pick up the litter on the grounds. Ms. Thibault noted that it would be  
243 Melee, the landscape company. She advised that they were still on an every-other-week service level but that she would  
244 email him to pick up the trash from the amenities. The Board mentioned dog waste in the community references for  
245 Pasco County, noting that Polk County does not have clear dog waste ordinances. It was noted that an email was sent to  
246 the HOA addressing the dog waste.

247 **IX. Adjournment**

248 There being no further business, the meeting was adjourned.

249 On a MOTION by Supervisor DiBranco, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
250 Adjourned the Meeting for the Highland Meadows II Community Development District.

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*~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.~*

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**Signature**

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**Signature**

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**Printed Name**  Secretary  Assistant Secretary

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**Printed Name**  Chairman  Vice Chairman

EXHIBIT 11  
RETURN TO AGENDA

**From:** Brandon Waldron <brandon@loyal.com>  
**Sent:** Monday, April 20, 2026 11:33 AM  
**To:** Patricia Thibault <Patricia@havenmgtso.com>  
**Cc:** Jesse Dann <jesse@postremohoa.com>; Brian Fendler <fendler@icloud.com>; Elizabeth Rodriguez <lizmar332@gmail.com>  
**Subject:** Bulletin Board

Good morning Patricia,

I wanted to ask if it would be possible for us to install a bulletin board near the mailboxes, similar to what HM7 has.

Could you please let me know what the process is for getting initial approval, especially since this is on CDD property?

Thank you,  
Brandon

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**Brandon Waldron**  
Clinical Research Associate

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(352) 234-3422