

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 28,2026

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

- 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 and Update on Outfalls [EXHIBIT 1](#)
 2. Consideration to Approve Proposal for MES Outfall Cleaning, Erosion Stabilization & Drainage Restoration – ADS - \$17,525 [EXHIBIT 2](#)
 - B. District Attorney – Kutak Rock
 1. Discussion on PRWC Updates
 - Finalized Closing Docs for the PRWC [EXHIBIT 3](#)
 - Authorization of Agent for Lein Reduction [EXHIBIT 4](#)
 - Authorization of Agent for Mailing [EXHIBIT 5](#)
- IV. Fields Services Report**
 - A. Presentation of the Highland Meadows II Field Report [EXHIBIT 6](#)
 1. Consideration to Approve Irrigation Timer Replacement Proposal- Mele Environmental Services – Phase 7 Park Ruby-Run Road-\$387.28 Phase 10 Back Entrance-\$562.87 Total: \$950.15 [EXHIBIT 7](#)

2. Consideration to Approve Accurate Drilling Solutions Pump Installation Proposal - \$10,957.60 [EXHIBIT 8](#)

3. Consideration to Approve Highland Meadows II Entries Proposal [EXHIBIT 9](#)

V. Administrative Matters

A. Consideration for Acceptance – April 2026 Unaudited Financial Statements [EXHIBIT 10](#)

B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held April 23, 2026 [EXHIBIT 11](#)

C. Consideration for Ratification

1. Proposal to Treat Dog Park, Playground Area & Pool Area – ILS - \$1,000 [EXHIBIT 12](#)

2. Ratification of Accurate Drilling Proposal - \$725 [EXHIBIT 13](#)

3. Woodlark Fencing Repair – Good Home Services LLC - \$325 [EXHIBIT 14](#)

4. Remove Dog Waste Station Zion Dr – Good Home Services - \$125 [EXHIBIT 15](#)

D. District Manager

A. Consideration to Approve Highland Meadows II Arbitrage Proposal - AMTEC [EXHIBIT 16](#)

B. Consideration to Approve Annual Arbitrage Calculation – Arbitrage Rebate Counselors LLC

1. Special Assessment Bonds, Series 2014 (One/Two) (“Series 2014”) - \$475 [EXHIBIT 17](#)

2. Special Assessment Bonds, Series 2017 (4B/C) (“Series 2017”) - \$475 [EXHIBIT 18](#)

3. Special Assessment Bonds, Series 2017 (Five/Six) (“Series 2017”) - \$475 [EXHIBIT 19](#)

4. Special Assessment Bonds, Series 2019 (7/7A) (“Series 2019”) - \$475 [EXHIBIT 20](#)

C. Presentation of FY 2026-2027 Proposed Budget [EXHIBIT 21](#)

D. Consideration for Adoption Resolution 2026-06 - Approving Proposed Budget(s) for FY 2027 and Setting a Public Hearing Date [EXHIBIT 22](#)

E. Presentation of District Qualified Electors for Highland Meadows II Community Development District – 2,101 [EXHIBIT 23](#)

F. Reminder: Form 1 - Due July 1

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1
RETURN TO AGENDA

FIELD OBSERVATION REPORT
Highland Meadows II Pond and Outfall Review



Date: April 1, 2026
Field Observation Report Number: 2025-8
Project Name: Highland Meadows 2 Pond and Outfall Review
Project Number: 238202256
Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:
Location: (Street Names/MH#s, etc.) Highland Meadows 2 Pond and Outfall Review

General: Stantec staff reviewed the condition of the outfall mitered end sections in the ponds due to reports of roadway flooding along Pheasant Dr. During our review we found silt build up at the end of the MES that's not allowing proper flow and in some cases blockages.

Report By: BTW

Location map:



FIELD OBSERVATION REPORT

Highland Meadows II Pond and Outfall Review

Location 1: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert.



Location 2: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert.



FIELD OBSERVATION REPORT

Highland Meadows II Pond and Outfall Review

Location 3: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



Location 4: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert.



FIELD OBSERVATION REPORT Highland Meadows II Pond and Outfall Review

Location 5: Minor silt build up at end of pipe. Contractor to remove silt from end of pipe.



Location 6: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



FIELD OBSERVATION REPORT

Highland Meadows II Pond and Outfall Review

Location 7: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



Location 8: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



FIELD OBSERVATION REPORT

Highland Meadows II Pond and Outfall Review

Location 9: Erosion in middle of pond due to increased slope. Monitor for future rip rap or flexamat.



Location 10: Minor silt build up. Monitor for future issues.



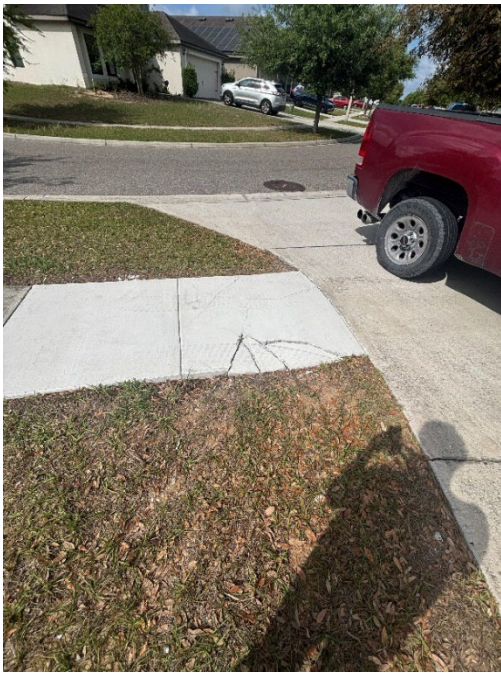
FIELD OBSERVATION REPORT

Highland Meadows II Pond and Outfall Review

Location 11: Erosion at end of Mitered End Section (MES). Contractor to add filter fabric and rip rap to end of MES extending 10' from the MES. Rip rap to be at or below invert to allow water to discharge without obstruction.



Location 12: Remove and replace broken sidewalk panel.



FIELD OBSERVATION REPORT Highland Meadows II Pond and Outfall Review

Location 13: 6" of clearance under skimmer is required. Clear a minimum of 6" below all skimmers.



Location 14: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



FIELD OBSERVATION REPORT

Highland Meadows II Pond and Outfall Review

Location 15: Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



Location 16: Small amount of silt in pipe. Monitor for future repair.



FIELD OBSERVATION REPORT
Highland Meadows II Pond and Outfall Review

Location 17: Small amount of silt in pipe. Monitor for future repair.



EXHIBIT 2
RETURN TO AGENDA



Proposal for MES Outfall Cleaning, Erosion Stabilization & Drainage Restoration (Multiple Locations)

Prepared For: Highland Meadows II

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 04/24/2026

Proposal No. : 1254

Project Location: Highland Meadows II

Project Overview

Restoring proper drainage and flow conditions across multiple MES outfalls and associated pipe discharge areas. Work includes removal of accumulated silt and sediment, cleaning and re-establishing pipe flow, and stabilizing outfalls with riprap and filter fabric to prevent future erosion. Additional repairs include localized sediment removal, skimmer clearance, and sidewalk replacement to restore affected areas to proper condition.

Scope of Work

Locations 1, 2, 3, 4, 6, 7, 8, 11, 14, and 15

Remove accumulated silt, sediment, and vegetation from MES outfall and surrounding area. Re-establish proper discharge elevation, clean pipe as needed (vacuum/jet), and install approx. 2' riprap with filter fabric extending 10' to stabilize outfall and prevent erosion. Restore all disturbed areas to a neat, finished condition.

Price (Per Location): \$1,550.00

Subtotal (10 Locations): \$15,500.00

Location 5

Remove minor silt buildup at pipe outlet to restore proper flow conditions, including all labor, materials, and equipment.

\$475.00

Location 12

Remove and replace approximately 4' x 5' damaged sidewalk panel, including all labor, materials, and equipment. Restore all disturbed areas and place new sod as required.

\$750.00

Location 13

Remove sediment and debris beneath skimmer structure to restore a minimum 6" clearance for proper operation, including all labor, materials, and equipment.

\$800.00

Total Project Cost
\$17,52500

Scheduling

Work will be scheduled upon approval of the proposal and is subject to weather conditions.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by

EXHIBIT 3
RETURN TO AGENDA



Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project

Parcel(s) No: 1029-PE and 1029-TCE
1037-PE and 1037-TCE,
1062 A/B/C-PE and 1062 A/B/C-TCE
1063-PE and 1063-TCE

Parcel Tax ID No.: 272717-741012-002820,
272717-741014-000430,
272709-729508-000410,
272708-727506-002000

AGREEMENT

STATE OF FLORIDA

COUNTY OF POLK

THIS AGREEMENT made and entered into this ____ day of _____, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, hereinafter referred to as "Owner(s)", and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS, Purchaser requires the lands described as Parcels 1029-PE and 1029-TCE, 1037-PE and 1037-TCE, 1062 A/B/C-PE and 1062 A/B/C-TCE, 1063-PE and 1063-TCE (see attached Exhibits "A, B, C, D, E, F, G and H"), as permanent and temporary easements for construction and maintenance of a water transmission pipeline, and said Owner is required to furnish the parcel for such purpose:

WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST WELLFIELD PROJECT

NOW, THEREFORE, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner(s) agree(s) to sell and convey, by good and sufficient deed, free of liens and encumbrances, unto said Purchaser, said lands and affected improvements for the total sum of \$482,900.00.
- (b) Purchaser shall pay unto the Owner(s) the sum of \$482,900.00 by PRWC check or electronic wire, within ninety (90) days from date hereof upon simultaneous delivery of such easement(s) of conveyance. Any improvements or personal property

Polk Regional Water Cooperative
330 W. Church Street
PO Box 9005, Drawer CA01, Bartow FL 33831

Highlands Meadows II Community Development District
Attn: Patricia Thibault, District Manager

not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s).

- (c) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by PRWC to Owner.

*** THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY PRWC.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

OWNER(S):

**Highland Meadows II Community Development
District, a local unit of special-purpose
government**

By:

PRINT NAME

TITLE

PURCHASER:

**POLK REGIONAL WATER COOPERATIVE,
an independent special district of the State of
Florida**

By: Eric DeHaven, Executive Director



DESCRIPTION
1029-PE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract A.

AND

The East 8.00 feet of said Tract B.

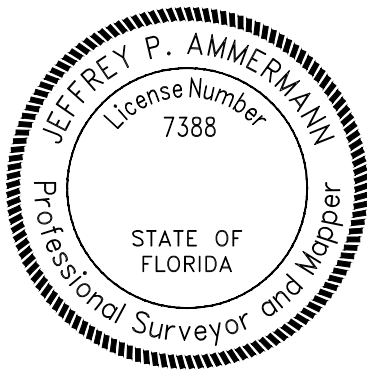
AND

The East 8.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 10,518.89 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.08.12
18:26:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

SHEET NO. V-01

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

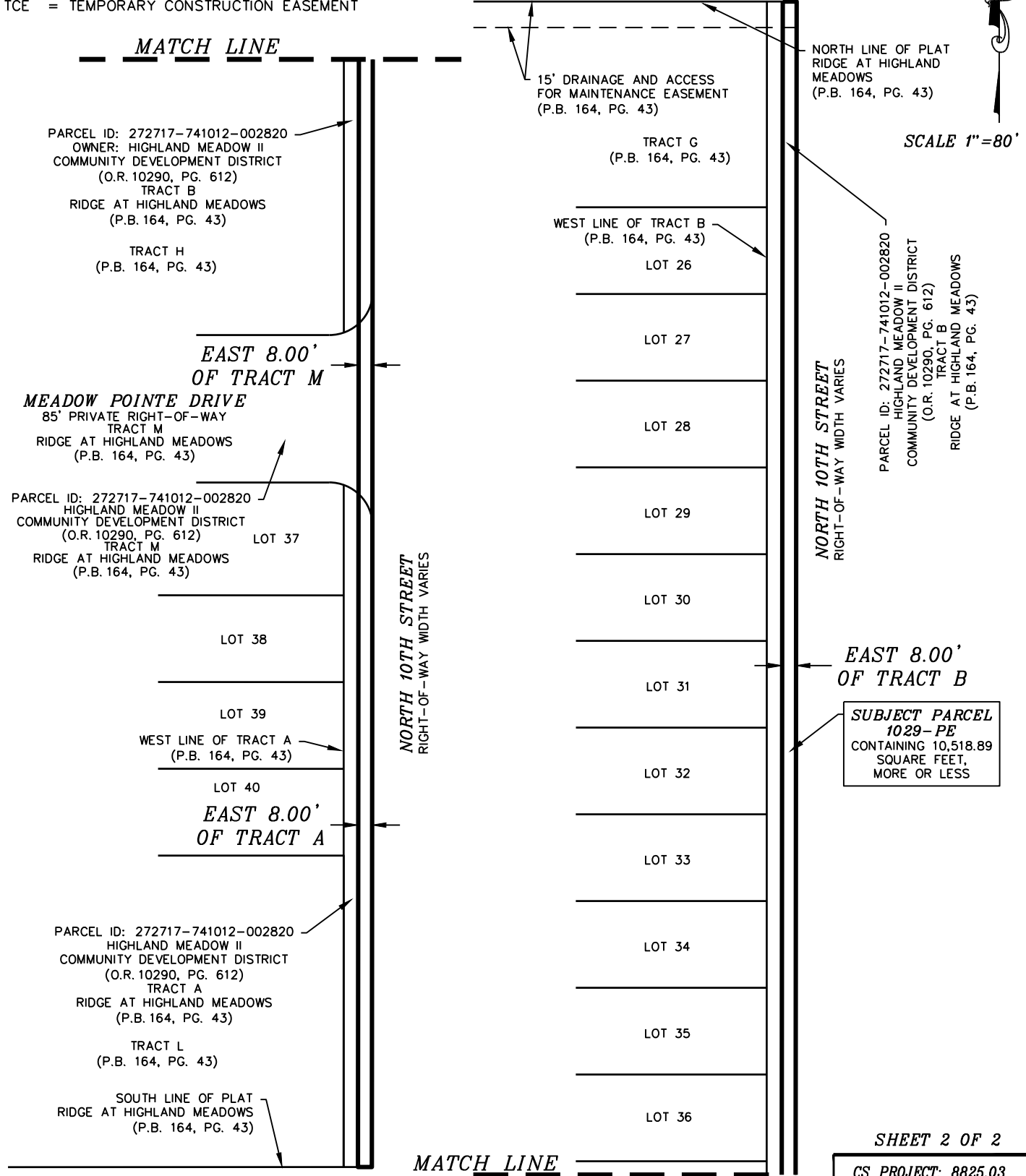
1029-PE

NOTES:

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=80'



SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

SHEET NO. V-02

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1029-PE (2) Aug 12, 2024 5:02pm by: jammerrmann

DESCRIPTION
1029-TCE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract A.

AND

The West 5.00 feet of the East 13.00 feet of said Tract B.

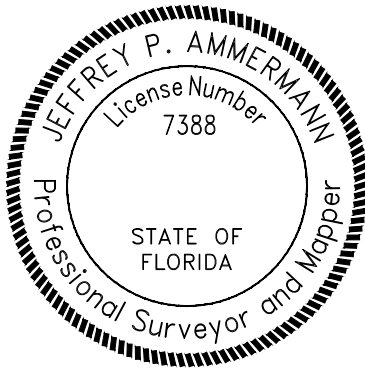
AND

The West 5.00 feet of the East 13.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 6,574.32 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2024.09.11
07:15:16 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-TCE

DRAWN BY: S. CHILDS

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DATE: 09/11/2024

SHEET NO. V-01

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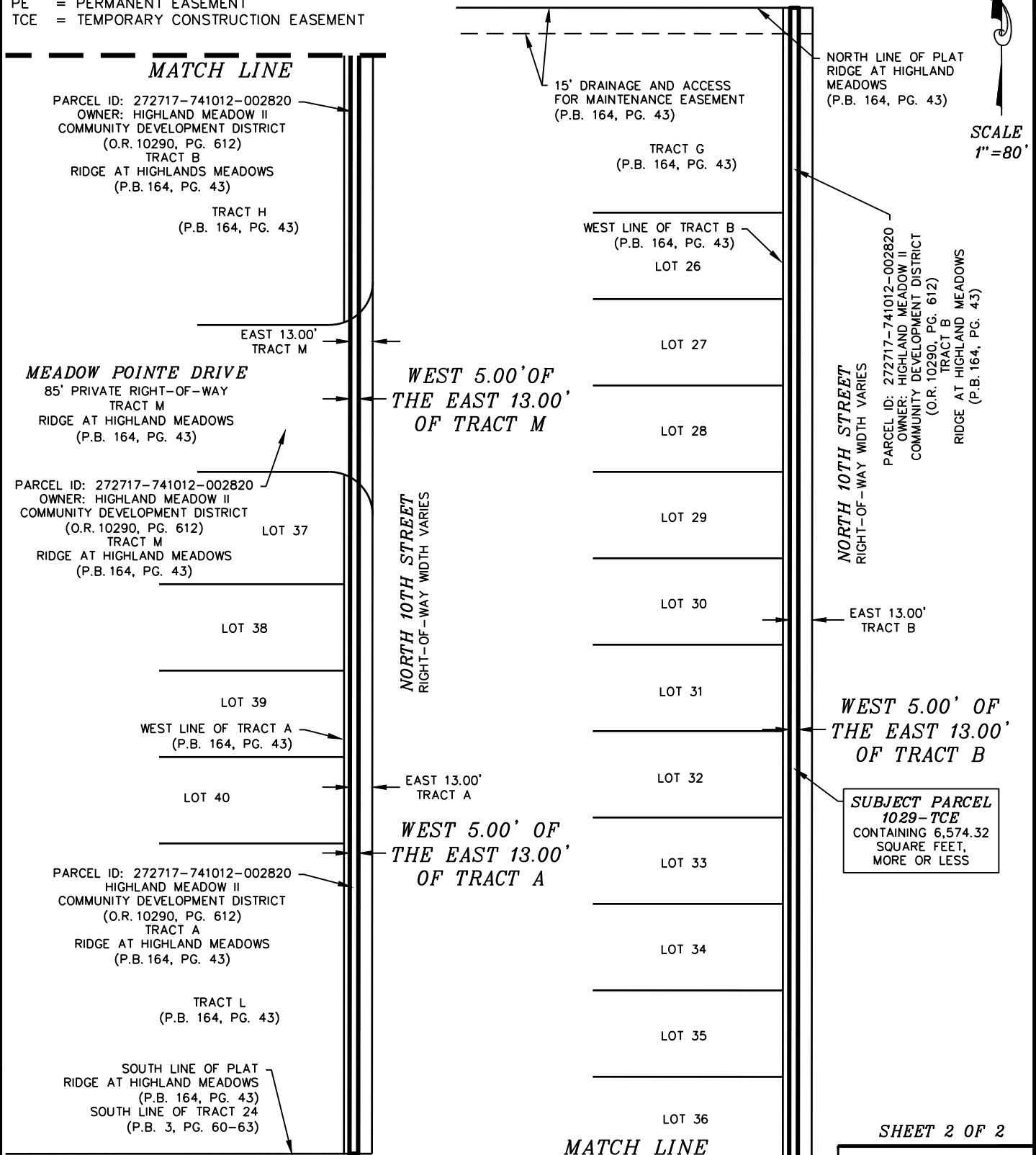
DESCRIPTION SKETCH NOTES:

1029-TCE

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE
1" = 80'



SUBJECT PARCEL
1029-TCE
CONTAINING 6,574.32
SQUARE FEET,
MORE OR LESS

SHEET 2 OF 2

CS PROJECT: 8825.03

1029-TCE

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/11/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMIS.dwg 1029-TCE (2) Sep 11, 2024 7:01am by: jammernann

DESCRIPTION
1037-PE

DESCRIPTION:

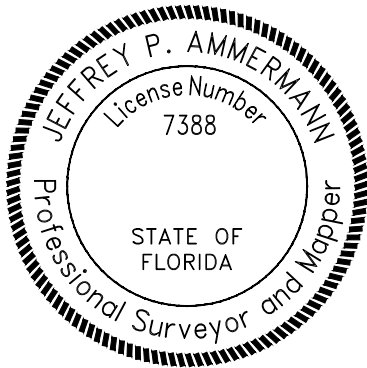
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract B, of said plat of SUMMERVIEW CROSSING.

Said parcels containing 4,947.68 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.18
18:06:40 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
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SHEET 1 OF 2
SEE SHEET 2 FOR
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LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

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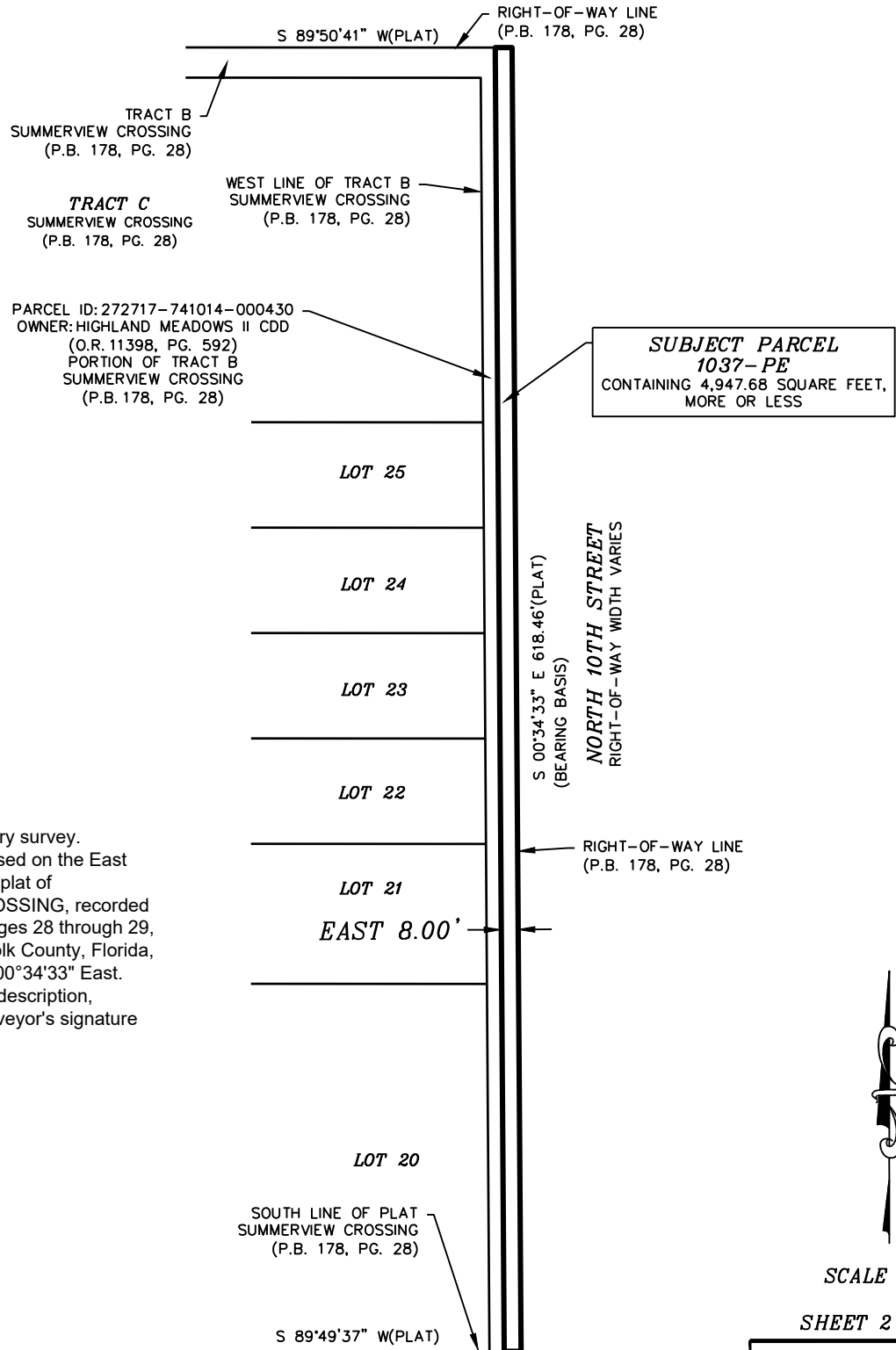
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DESCRIPTION SKETCH

1037-PE

PATTERSON ROAD
 30' PLATTED RIGHT-OF-WAY
 (P.B. 178, PG. 28)



NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

SCALE 1"=80'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-PE

DRAWN BY: S. CHILDS

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SHEET NO. V-02

DESCRIPTION
1037-TCE

DESCRIPTION:

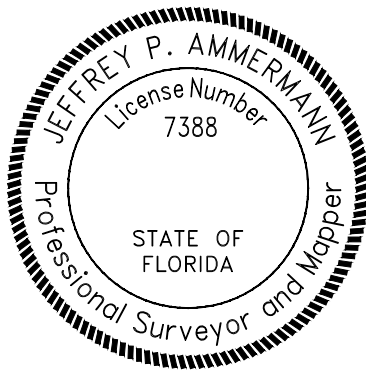
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract B, of the plat of SUMMERVIEW CROSSING.

Said parcels containing 3,092.30 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.18
18:07:31 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

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CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

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1037-TCE

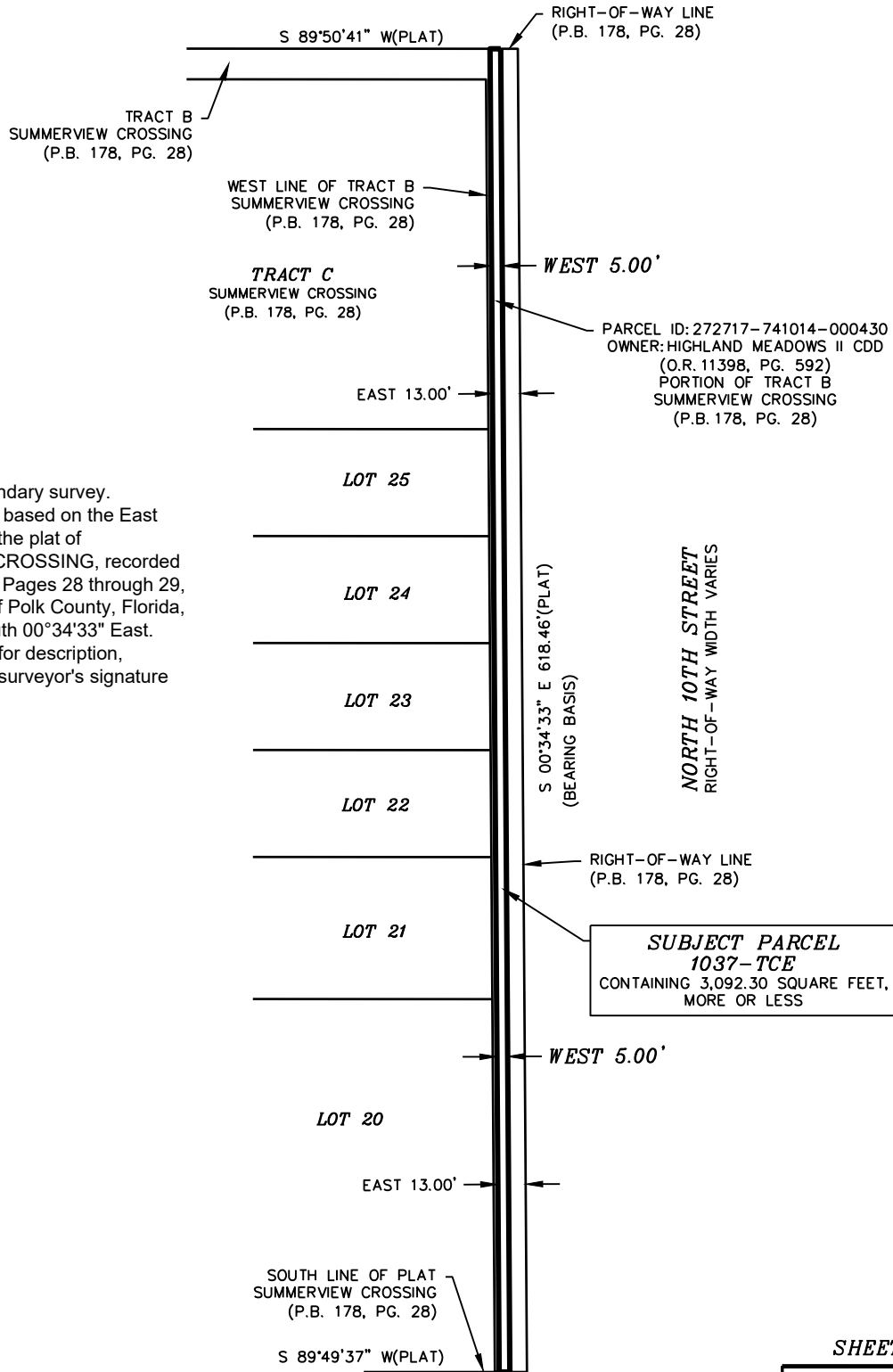
PATTERSON ROAD
30' PLATTED RIGHT-OF-WAY
(P.B. 178, PG. 28)



SCALE 1"=80'

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SUBJECT PARCEL
1037-TCE
CONTAINING 3,092.30 SQUARE FEET,
MORE OR LESS

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

DATE: 09/18/2024

SHEET NO. V-02

DESCRIPTION
1062-PE-A

DESCRIPTION:

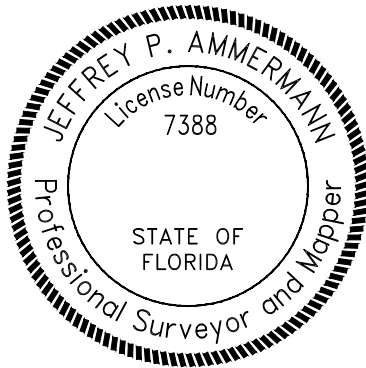
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-PE-A Sep 27, 2024 4:02pm by: jammermann

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1062-PE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF BEGINNING
NW CORNER TRACT B
(P.B. 164, PG. 39)

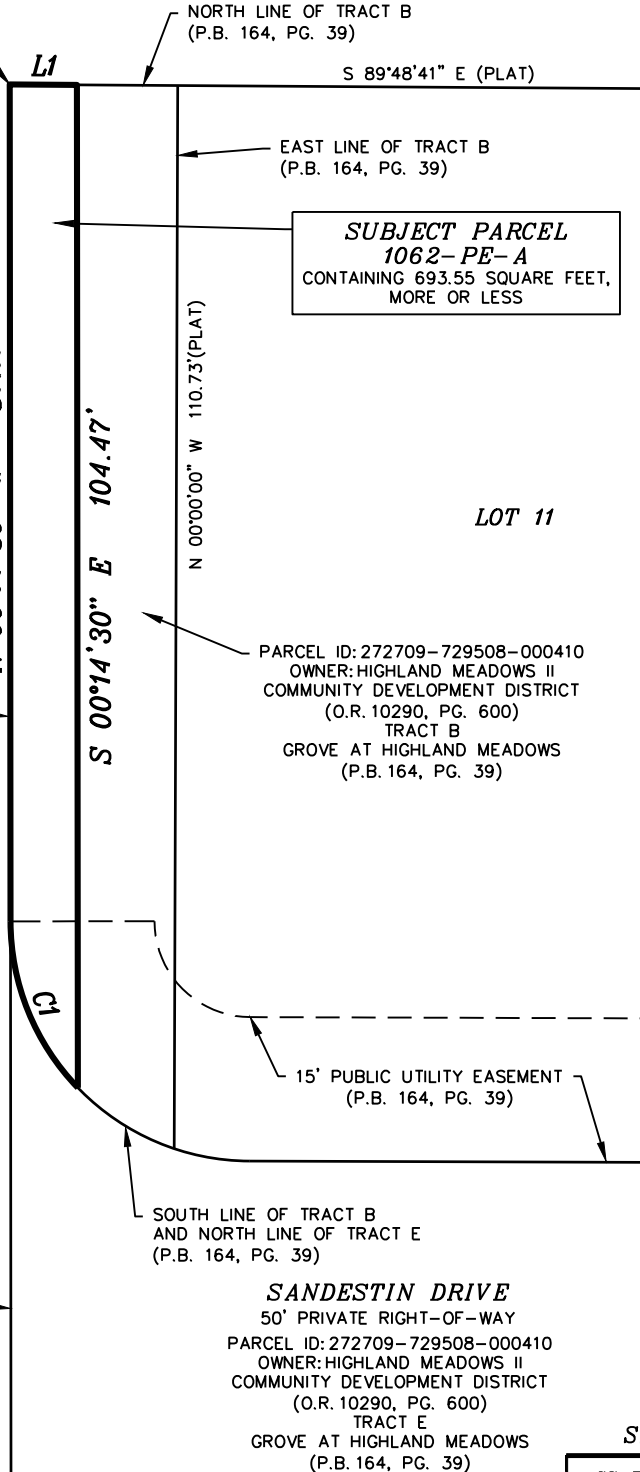
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'

C1
RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = N 22°12'52" W
CHORD DISTANCE = 18.71'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)



SUBJECT PARCEL
1062-PE-A
CONTAINING 693.55 SQUARE FEET,
MORE OR LESS

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-PE-A

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-PE-B

DESCRIPTION:

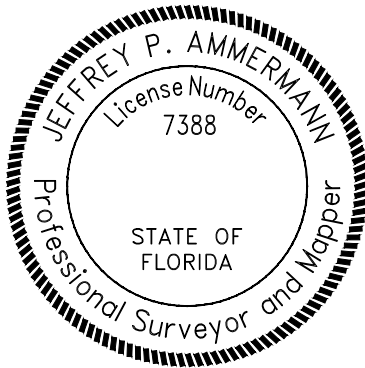
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-PE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammerrmann

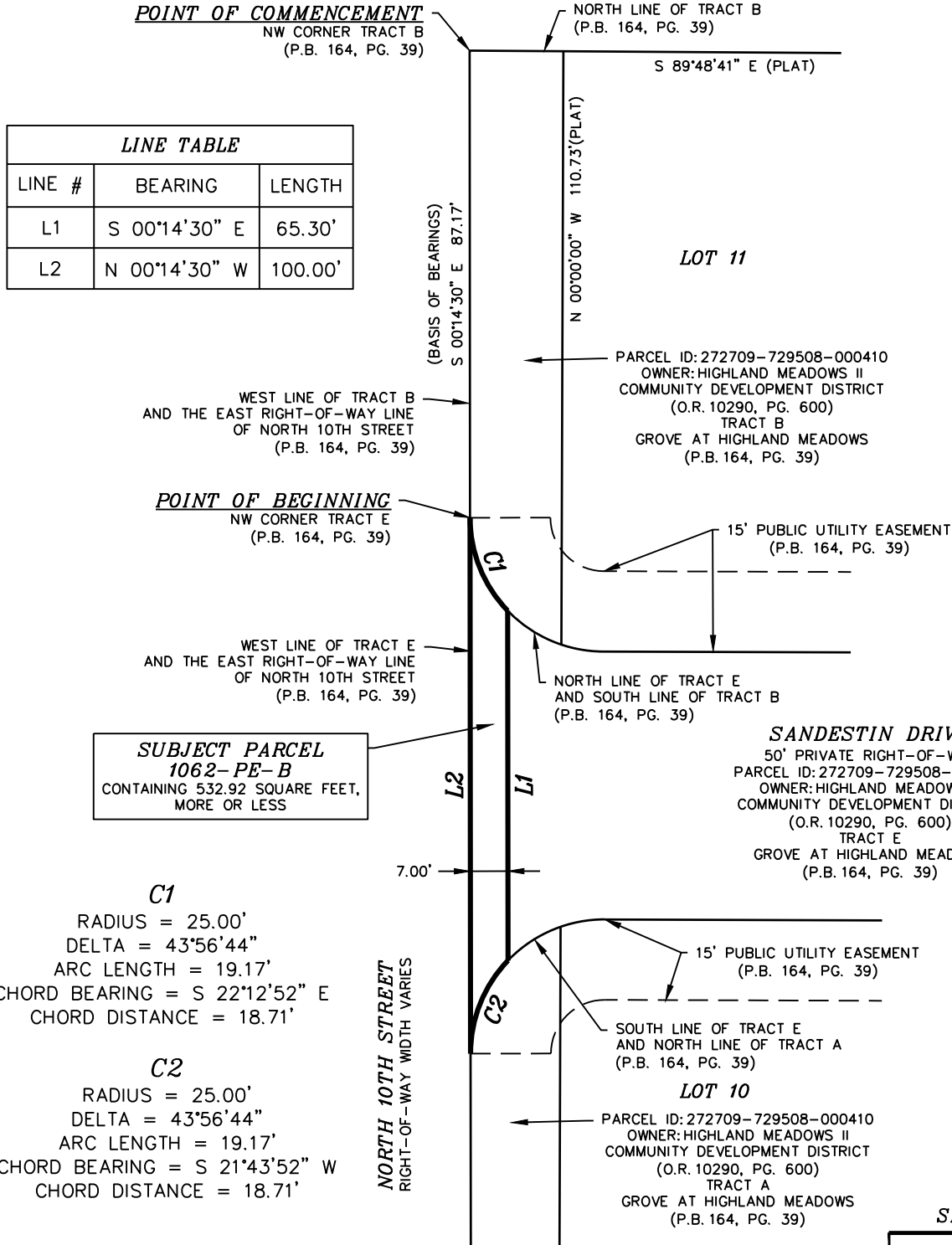
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1062-PE-B **NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

CS PROJECT: 8825.03

1062-PE-B

SHEET NO. V-02

DESCRIPTION
1062-PE-C

DESCRIPTION:

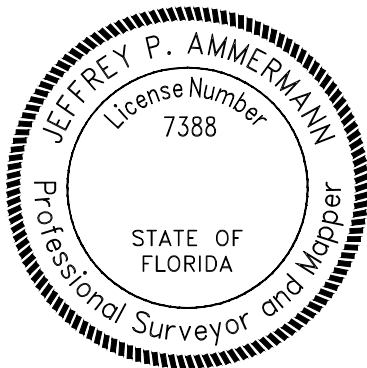
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

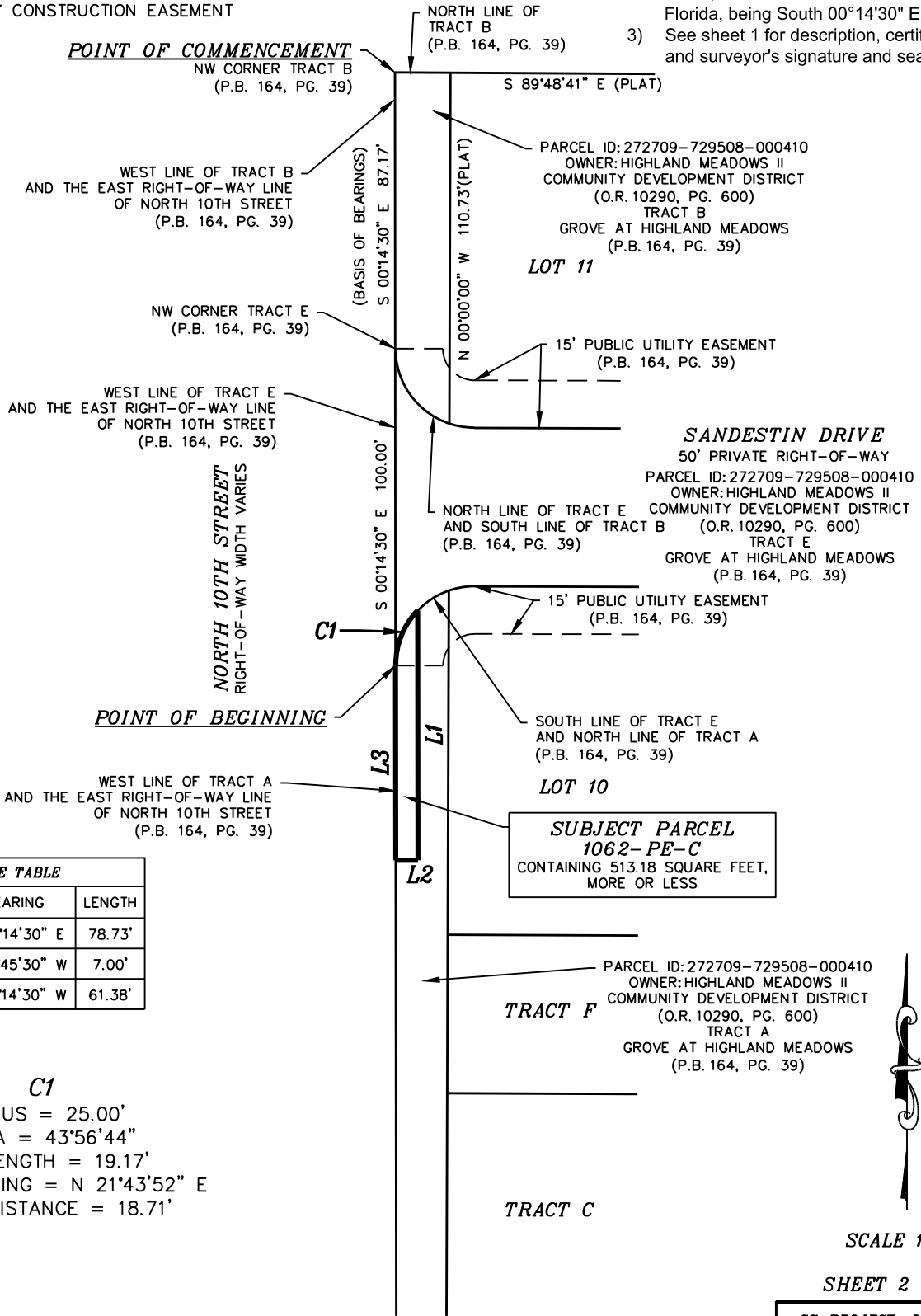
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-PE-C

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	78.73'
L2	S 89°45'30" W	7.00'
L3	N 00°14'30" W	61.38'

C1
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = N 21°43'52" E
 CHORD DISTANCE = 18.71'

SCALE 1"=50'
 SHEET 2 OF 2
 CS PROJECT: 8825.03
 1062-PE-C
 SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/27/2025**

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1062-PE-C (2) Feb 27, 2025 2:28pm by: jammerrmann

DESCRIPTION
1062-TCE-A

DESCRIPTION:

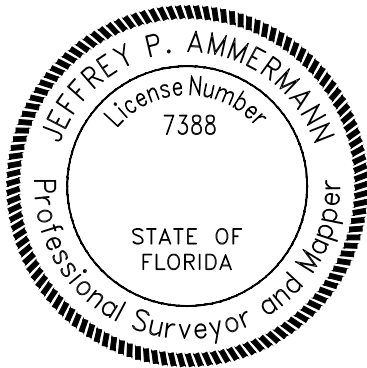
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
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SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
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- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF COMMENCEMENT
NW CORNER TRACT B
(P.B. 164, PG. 39)

POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

C1
RADIUS = 25.00'
DELTA = 17°22'09"
ARC LENGTH = 7.58'
CHORD BEARING = N 52°52'18" W
CHORD DISTANCE = 7.55'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

S 00°14'30" E (BASIS OF BEARINGS)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

S 89°48'41" E (PLAT)

EAST LINE OF TRACT B
(P.B. 164, PG. 39)

SUBJECT PARCEL
1062-TCE-A
CONTAINING 641.86 SQUARE FEET,
MORE OR LESS

LOT 11

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B
AND NORTH LINE OF TRACT E
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-TCE-B

DESCRIPTION:

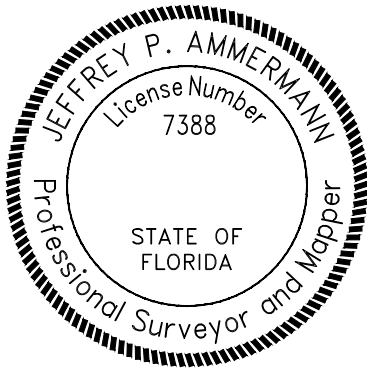
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COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-TCE-B

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

SHEET NO. V-01

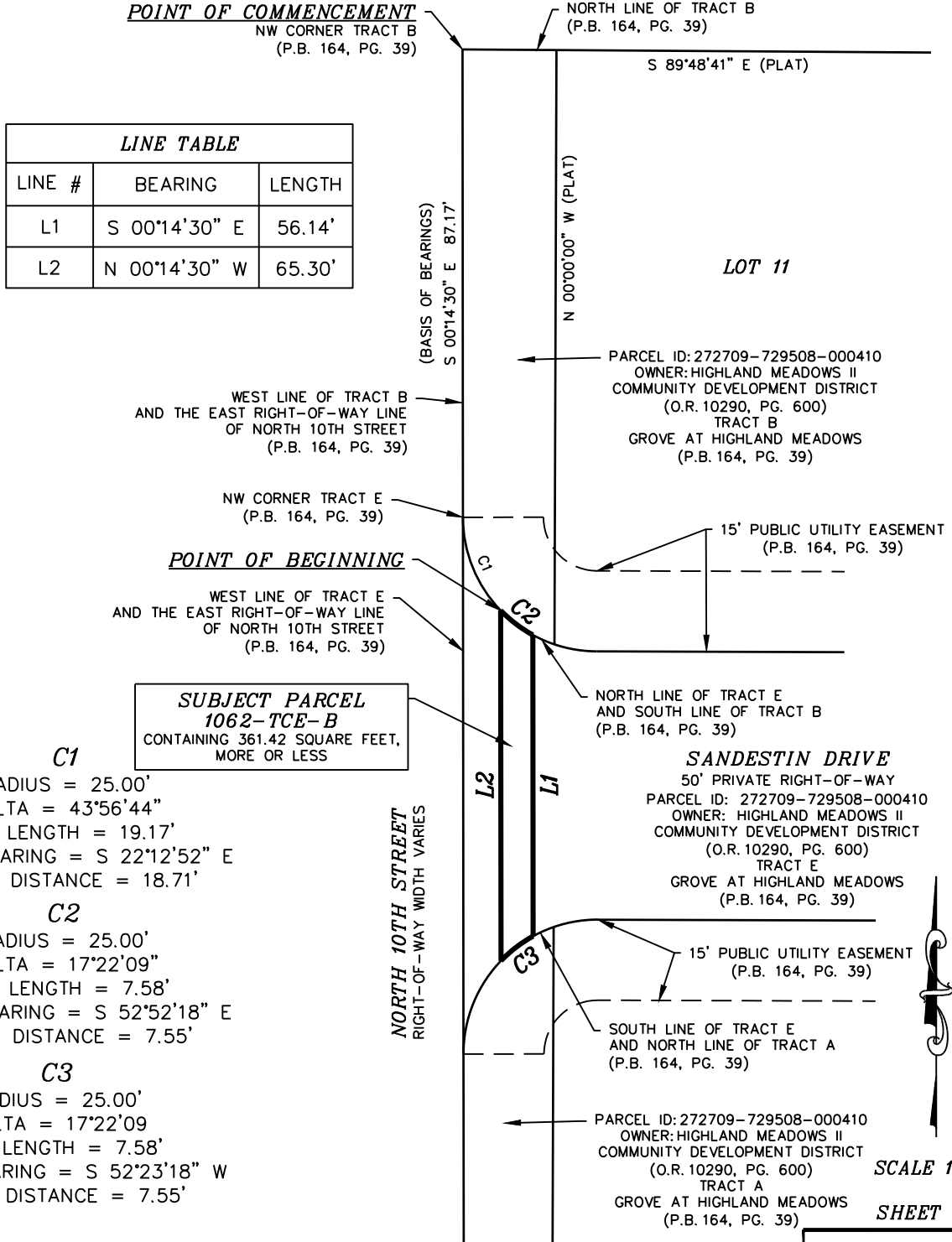
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- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-B

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	56.14'
L2	N 00°14'30" W	65.30'

C1
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = S 22°12'52" E
 CHORD DISTANCE = 18.71'

C2
 RADIUS = 25.00'
 DELTA = 17°22'09"
 ARC LENGTH = 7.58'
 CHORD BEARING = S 52°52'18" E
 CHORD DISTANCE = 7.55'

C3
 RADIUS = 25.00'
 DELTA = 17°22'09"
 ARC LENGTH = 7.58'
 CHORD BEARING = S 52°23'18" W
 CHORD DISTANCE = 7.55'

SUBJECT PARCEL
1062-TCE-B
CONTAINING 361.42 SQUARE FEET,
MORE OR LESS

CS PROJECT: 8825.03

1062-TCE-B

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110**
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-TCE-B (2) Sep 27, 2024 5:00pm by: jammermann

DESCRIPTION
1062-TCE-C

DESCRIPTION:

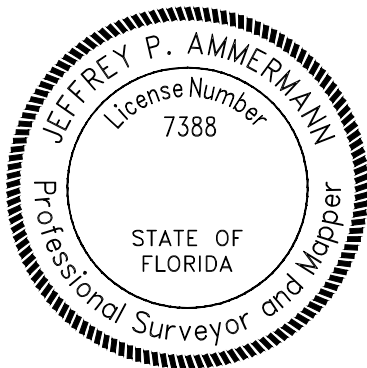
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P Ammermann
Digitally signed by Jeffrey P Ammermann
Date: 2025.02.27 14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION SKETCH, LEGEND, AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

CS PROJECT: 8825.03

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-TCE-C Feb 27, 2025 2:31pm by: jammermann

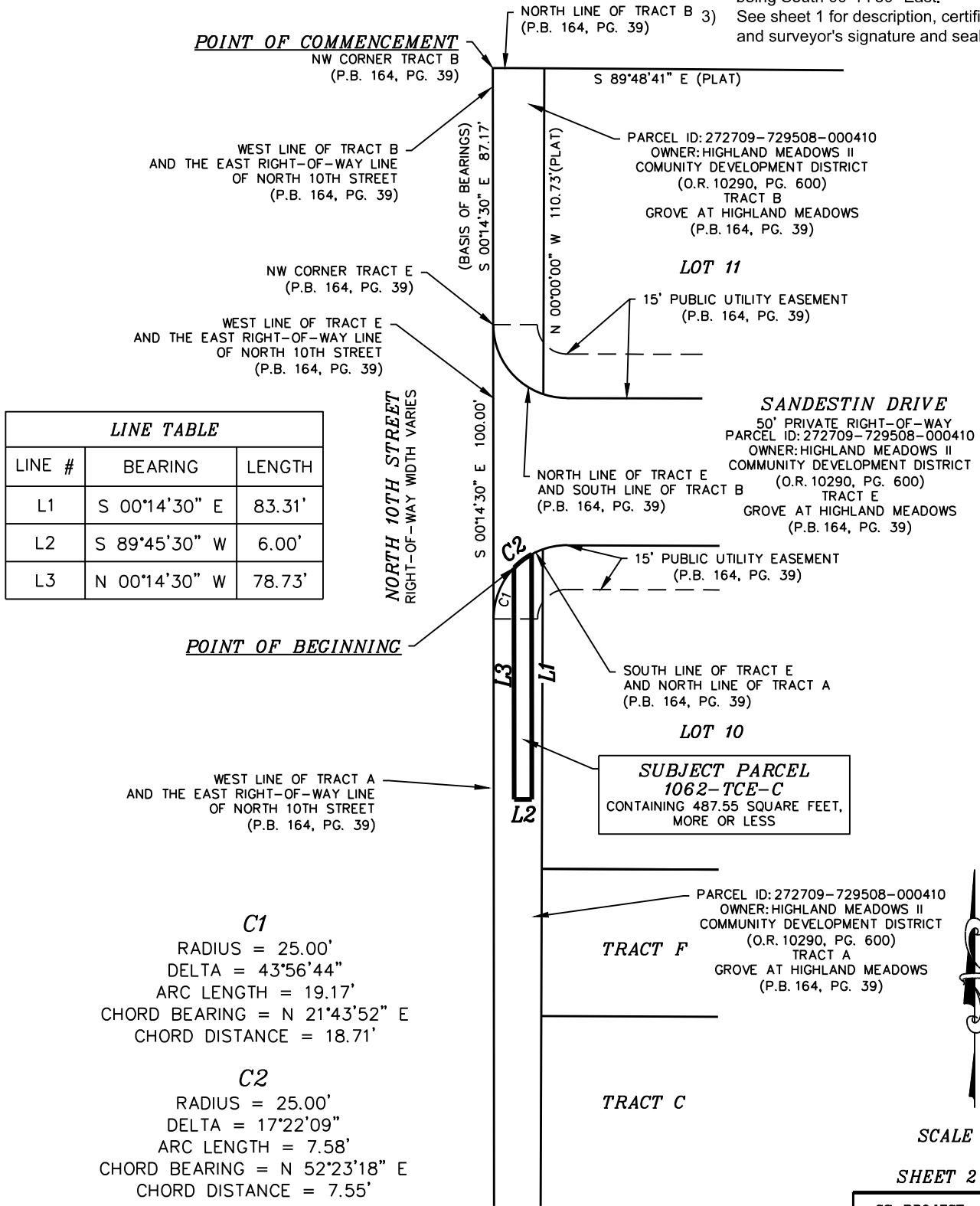
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-C

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



POINT OF COMMENCEMENT
NW CORNER TRACT B
(P.B. 164, PG. 39)

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NW CORNER TRACT E
(P.B. 164, PG. 39)

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	83.31'
L2	S 89°45'30" W	6.00'
L3	N 00°14'30" W	78.73'

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

S 00°14'30" E 100.00'

(BASIS OF BEARINGS)
S 00°14'30" E 87.17'

NORTH LINE OF TRACT B 3)
(P.B. 164, PG. 39)

S 89°48'41" E (PLAT)

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

LOT 11

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

NORTH LINE OF TRACT E
AND SOUTH LINE OF TRACT B
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT E
AND NORTH LINE OF TRACT A
(P.B. 164, PG. 39)

LOT 10

SUBJECT PARCEL
1062-TCE-C
CONTAINING 487.55 SQUARE FEET,
MORE OR LESS

WEST LINE OF TRACT A
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT A
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

TRACT F

TRACT C

C1
RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = N 21°43'52" E
CHORD DISTANCE = 18.71'

C2
RADIUS = 25.00'
DELTA = 17°22'09"
ARC LENGTH = 7.58'
CHORD BEARING = N 52°23'18" E
CHORD DISTANCE = 7.55'

SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-02

DESCRIPTION
1063-PE

DESCRIPTION:

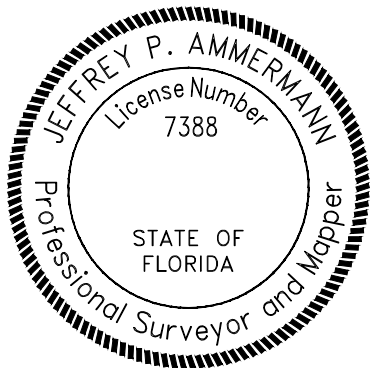
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES
SHEET 1 OF 2

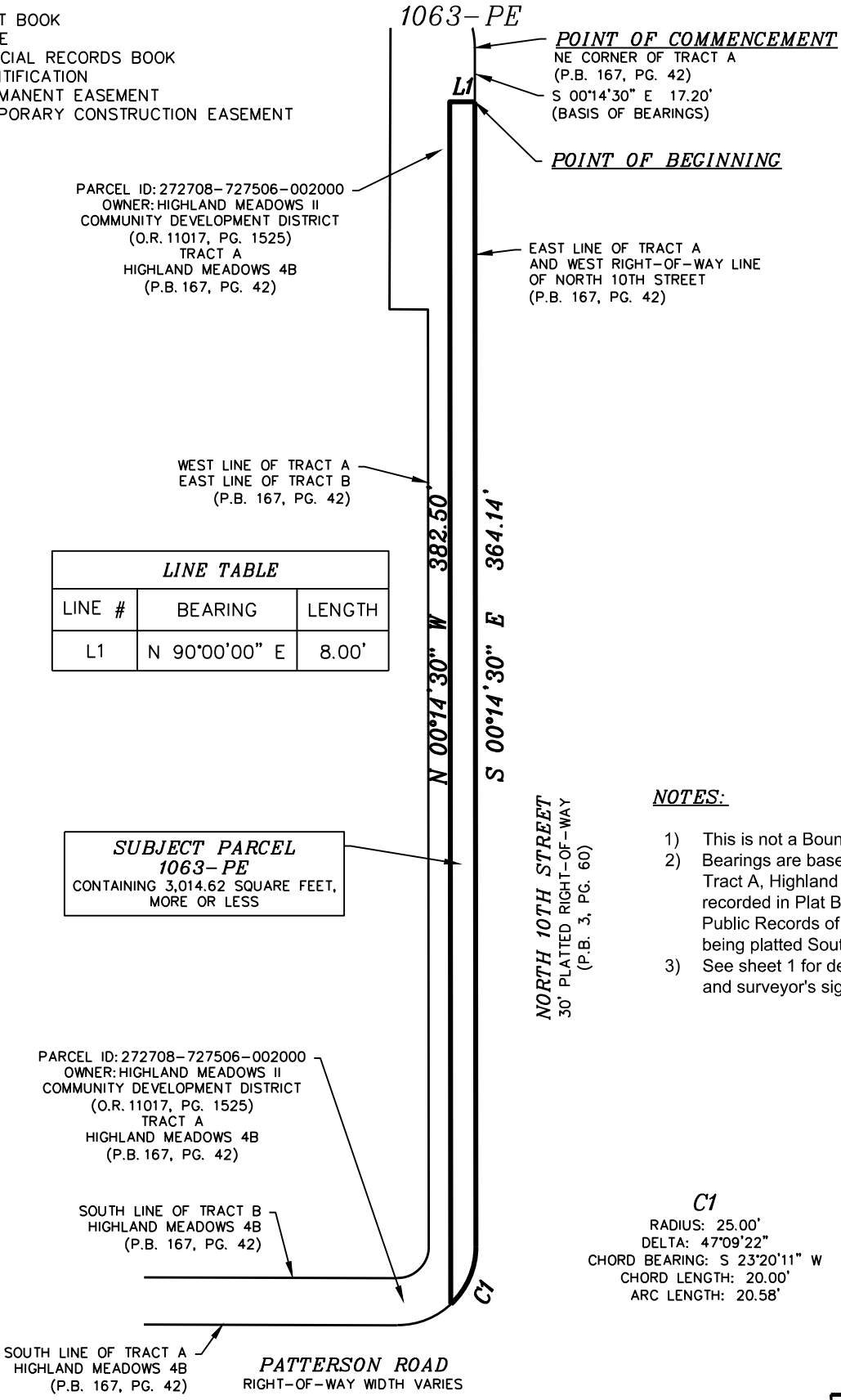
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1063-PE
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1063-PE Feb 27, 2025 2:44pm by: jammermann

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PARCEL ID: 272708-727506-002000
 OWNER: HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A
 EAST LINE OF TRACT B
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 90°00'00" E	8.00'

SUBJECT PARCEL
1063-PE
 CONTAINING 3,014.62 SQUARE FEET,
 MORE OR LESS

PARCEL ID: 272708-727506-002000
 OWNER: HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

PATTERSON ROAD
 RIGHT-OF-WAY WIDTH VARIES

NORTH 10TH STREET
 30' PLATTED RIGHT-OF-WAY
 (P.B. 3, PG. 60)

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42-47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

C1
 RADIUS: 25.00'
 DELTA: 47°09'22"
 CHORD BEARING: S 23°20'11" W
 CHORD LENGTH: 20.00'
 ARC LENGTH: 20.58'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03
1063-PE
SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/27/2025**

EXHIBIT "H"

DESCRIPTION

1063-TCE

DESCRIPTION:

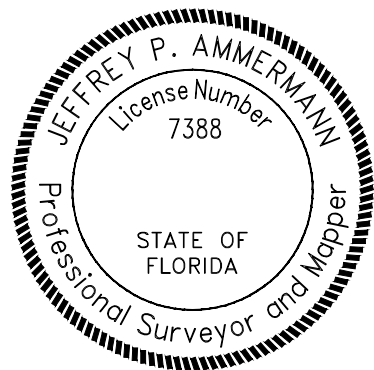
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P Ammermann
Digitally signed by Jeffrey P Ammermann
Date: 2025.02.27 14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR DESCRIPTION SKETCH, LEGEND, AND SURVEYOR'S NOTES
SHEET 1 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1063-TCE
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMETS.dwg 1063-TCE Feb 27, 2025 2:48pm by: jammermann

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1063-TCE

PARCEL ID: 272708-727506-002000
 HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

POINT OF COMMENCEMENT
 NE CORNER OF TRACT A
 (P.B. 167, PG. 42)
 S 00°14'30" E 17.20'
 (BASIS OF BEARINGS)

POINT OF BEGINNING

EAST LINE OF TRACT A AND
 WEST RIGHT-OF-WAY LINE
 OF NORTH 10TH STREET
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A
 EAST LINE OF TRACT B
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 90°00'00" W	8.00'
L2	N 90°00'00" E	5.00'

N 00°14'30" W 386.13'
 S 00°14'30" E 382.50'

NORTH 10TH STREET
 30' PLATTED RIGHT-OF-WAY
 (P.B. 03, PG. 60)

SUBJECT PARCEL
 1063-TCE
 CONTAINING 1,922.34 SQUARE FEET,
 MORE OR LESS

PARCEL ID: 272708-727506-002000
 HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

PATTERSON ROAD
 RIGHT-OF-WAY WIDTH VARIES

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42 through 47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

C1
 RADIUS: 25.00'
 DELTA: 14°09'29"
 CHORD BEARING: S 53°59'37" W
 CHORD LENGTH: 6.16'
 ARC LENGTH: 6.18'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03

1063-TCE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
	<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number																									
<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>													<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>												
or																									
Employer identification number																									
<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																									

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
------------------	--------------------------	------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Account Holder Information:

NAME

PHONE NUMBER

ADDRESS

Wire Transfer Information:

BANK NAME

ROUTING #

ACCOUNT #

BANK PHONE

BANK ADDRESS

OPTIONAL - WIRE TRANSFER FORM IF PREFERRED FOR PAYMENT

**POLK REGIONAL WATER COOPERATIVE
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield
 PARCEL NO.: 1029-PE, 1029-TCE
 PARENT PARCEL TAX ID NO.: 272717-741000-020241
 DATE OF CLOSING: _____
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,
 Florida Statutes
 PROPERTY ADDRESS: RIDGE AT HIGHLAND MEADOWS PB 164 PGS 43-48 TRACTS A THRU L & M PRIVATE RDS
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: _____

GRANTOR'S STATEMENT

CREDITS

(1) Permanent Easement	(1) \$156,150.00
(2) Temporary Easement	(2) \$64,400.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
TOTAL AGREEMENT	(8) \$220,550.00

DEBITS

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
Pre-Payment Penalty:	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous: _____	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
TOTAL DEBITS	(18) \$0.00

TOTAL AGREEMENT	(19) \$220,550.00
MINUS TOTAL DEBITS	(20) \$0.00
MINUS WARRANT WITHHELD	(21) \$0.00
NET TO GRANTOR AT CLOSING	(22) \$220,550.00

P.O.C. = Paid Outside of Closing

Recording Fees Grantee TBD

Total Grantee Fees TBD

Other Miscellaneous Grantee

Title Encumbrances

Type	Interest Holder	Status at Closing
Resolution No. 723	Southwest Florida Water Management District	BK 1833 PG 1383 - Ongoing, does not impact PRWC project.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9473 PG414 - Ongoing, does not impact PRWC project.
Notice of Env. Resource Permit	Southwest Florida Water Management District	BK 10035 PG 365 - Ongoing, does not impact PRWC project.
True-up Agreement	HHSM I, LLC	BK 10106 PG 2151 - Ongoing, does not impact PRWC project.
Water and Wastewater Developer Agreement	City of Haines City	BK 10118 PG 147 - Joinder to be obtained from the City outside of closing
Ordinance No. 17-1569	HMD VI, LLC and HHSM 1, LLC	BK 10266 PG 2113 - Ongoing, does not impact PRWC project.
Community Declaration	Highland Meadows 5	BK 12425 PG 1351 - Joinder to be obtained from HOA with easements.
True-up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, State of Florida, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Ridge at Highland Meadows	PB 164 PG 43 - Ongoing, does not impact PRWC project.
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

_____ Sign	_____ Date	_____ Sign	_____ Date
_____ Print	Polk Regional Water Cooperative	_____ Print	
BY:	Eric DeHaven, Executive Director		
DATE:	_____		

**POLK REGIONAL WATER COOPERATIVE
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield
 PARCEL NO.: 1037-PE, 1037-TCE
 PARENT PARCEL TAX ID NO.: 272717-741014-000430
 DATE OF CLOSING: _____
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,
 Florida Statutes
 PROPERTY ADDRESS: 1102 ZION DR HAINES CITY, FL 33844
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: _____

GRANTOR'S STATEMENT

CREDITS

(1) Permanent Easement	(1) \$87,850.00
(2) Temporary Easement	(2) \$46,400.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
TOTAL AGREEMENT	(8) \$134,250.00

DEBITS

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
Pre-Payment Penalty:	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous:	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
TOTAL DEBITS	(18) \$0.00

TOTAL AGREEMENT (19) \$134,250.00

MINUS TOTAL DEBITS (20) \$0.00

MINUS WARRANT WITHHELD (21) \$0.00

NET TO GRANTOR AT CLOSING (22) \$134,250.00

P.O.C. = Paid Outside of Closing

Recording Fees Grantee TBD

Total Grantee Fees TBD

Other Miscellaneous Grantee

Title Encumbrances

Type	Interest Holder	Status at Closing
Resolution No. 723	Southwest Florida Water Management District	BK 1833 PG 1383 - Ongoing, does not impact PRWC project.
Water Supply Allocation	City of Haines City	BK 8043 PG 556 - Ongoing, does not impact PRWC project.
Water and Wastewater Developer Agr.	City of Haines City	BK 8043 PG 561 - Joinder to be obtained from Haines City outside of closing.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9839 PG 828 - Ongoing, does not impact PRWC project.
Notice of Env. Resource Permit	Southwest Florida Water Management District	BK 9722 PG 1914 - Ongoing, does not impact PRWC project.
True-Up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Declaration of Covenants	Summerview Crossing Homeowner's Association, Inc.	BK 11247 PG 1207 - Joinder to be obtained from HOA with easements.
Ordinance No. 20-1685	Clayton Properties Group, Inc., a Tennessee corporation	BK 11259 PG 2217 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, State of Florida, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Temporary Easement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11398 PG 592 - Expired 10/02/25 per terms
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Summerview Crossing	PB 178 PG 28 - Ongoing, does not impact PRWC project.
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

Sign _____ Date _____ Sign _____ Date _____

Print _____ Print _____

Polk Regional Water Cooperative

BY: _____
 Eric DeHaven, Executive Director

DATE: _____

**POLK REGIONAL WATER COOPERATIVE
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield
 PARCEL NO.: 1062-PE A,B,C, 1062-TCE A,B,C
 PARENT PARCEL TAX ID NO.: 272709-729508-000410
 DATE OF CLOSING: _____
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,
 Florida Statutes
 PROPERTY ADDRESS: GROVE AT HIGHLAND MEADOWS PB 164 PG 39 TRACTS A THRU D & TRACT E PRIVATE RDS
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: _____

GRANTOR'S STATEMENT

CREDITS

(1) Permanent Easement	(1) \$32,550.00
(2) Temporary Easement	(2) \$17,600.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
TOTAL AGREEMENT	(8) \$50,150.00

DEBITS

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
Pre-Payment Penalty:	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous: _____	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
TOTAL DEBITS	(18) \$0.00

TOTAL AGREEMENT (19) \$50,150.00

MINUS TOTAL DEBITS (20) \$0.00

MINUS WARRANT WITHHELD (21) \$0.00

NET TO GRANTOR AT CLOSING (22) \$50,150.00

P.O.C. = Paid Outside of Closing

Recording Fees Grantee TBD

Total Grantee Fees TBD

Other Miscellaneous Grantee

Title Encumbrances

Type	Interest Holder	Status at Closing
Annexation and Utility Agreement	Holly Hill Fruit Products Company, City of Davenport	BK 5597 PG 1157 - Joinder to be obtained from City outside of closing.
Notice of Establishment	Highlands Meadow II Community Development District	BK 6791 PG 242 & related docs - Ongoing, does not impact PRWC project.
Boundary Amendment	Highlands Meadow II Community Development District	BK 7725 PG 1175 & related docs - Ongoing, does not impact PRWC project.
Notice of Establishment / Dec. of Consent	Highlands Meadow II Community Development District	BK 9721 PG 1062, BK 10106 PG 2247 - Ongoing, does not impact PRWC project.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9473 PG 414 & related docs - Ongoing, does not impact PRWC project.
True-up Agreement	HHSM I, LLC	BK 10106 PG 2151 - Ongoing, does not impact PRWC project.
True-up Agreement	HMD VI, LLC	BK 10106 PG 2186 - Ongoing, does not impact PRWC project.
Water and Wastewater Developer Agr.	City of Haines City	BK 10118 PG 147 - Joinder to be obtained from City outside of closing.
Declaration of Covenants	HMLP VI, Grove at Highland Meadows Homeowners Association	BK 10447 PG 1293 - Joinder to be obtained from HOA with easements.
True-up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Grove at Highland Meadows	PB 164 PG 39 - Public Util. Esmnts Joinder to be obtained from City outside closing
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

 Sign Date Sign Date

 Print Print

Polk Regional Water Cooperative

BY: _____
 Eric DeHaven, Executive Director

DATE: _____

**POLK REGIONAL WATER COOPERATIVE
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield
 PARCEL NO.: 1063-PE, 1063-TCE
 PARENT PARCEL TAX ID NO.: 272708-727506-002000
 DATE OF CLOSING: _____
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,
 Florida Statutes
 PROPERTY ADDRESS: HIGHLAND MEADOWS 4B PB 167 PG 42-47 TRACTS A B C E F G K L M & PRIVATE RDS LYING S OF PHASE 4A
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: _____

GRANTOR'S STATEMENT

CREDITS

(1) Permanent Easement	(1) \$53,700.00
(2) Temporary Easement	(2) \$24,250.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
TOTAL AGREEMENT	(8) \$77,950.00

DEBITS

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
Pre-Payment Penalty:	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous:	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
TOTAL DEBITS	(18) \$0.00

TOTAL AGREEMENT (19) \$77,950.00

MINUS TOTAL DEBITS (20) \$0.00

MINUS WARRANT WITHHELD (21) \$0.00

NET TO GRANTOR AT CLOSING (22) \$77,950.00

P.O.C. = Paid Outside of Closing

Recording Fees Grantee TBD

Other Miscellaneous Grantee

Total Grantee Fees TBD

Title Encumbrances

Type	Interest Holder	Status at Closing
Annexation and Utility Agreement	Holly Hill Fruit Products Company, City of Davenport	BK 5597 PG 1157 - Joinder to be obtained from City outside of closing.
Notice of Establishment	Highlands Meadow II Community Development District	BK 6791 PG 242 & related docs - Ongoing, does not impact PRWC project.
Boundary Amendment	Highlands Meadow II Community Development District	BK 7725 PG 1175 & related docs - Ongoing, does not impact PRWC project.
Notice of Establishment / Dec. of Consent	Highlands Meadow II Community Development District	BK 9721 PG 1062, BK 10106 PG 2247 - Ongoing, does not impact PRWC project.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9473 PG 414 & related docs - Ongoing, does not impact PRWC project.
True-up Agreement	HHSM I, LLC	BK 10106 PG 2151 - Ongoing, does not impact PRWC project.
True-up Agreement	HMD VI, LLC	BK 10106 PG 2186 - Ongoing, does not impact PRWC project.
Notice of Env. Resource Permit	Southwest Florida Water Management District	BK 10209 PG 2025 - Ongoing, does not impact PRWC project.
True-up Agreement	HMLP IV, LLC	BK 10274 PG 141 - Ongoing, does not impact PRWC project.
Declaration of Covenants	HMLP IV, LLC, Highland Meadows 4B Homeowners Assn	BK 10578 PG 1536 & related docs - Joinder from HOA to be recorded with esmts.
Temporary Easement	HMD III, LLC	BK 10819 PG 1525 - Expired per terms
Temporary Easement	HMLP IV, LLC	BK 11017 PG 1525 - Expired per terms
True-up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Highland Meadows Phase 4A	PB 160 PG 32 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Highland Meadows Phase 4B	PB 167 PG 42 - Public Utility Easements, joinder to be obtained outside of closing.
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

Sign _____ Date _____ Sign _____ Date _____

Print _____ Print _____

Polk Regional Water Cooperative

BY: _____
Eric DeHaven, Executive Director

DATE: _____

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1029-PE
Parcel ID No.: 272717-741012-002820

PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Steet, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

This space intentionally left blank; signature pages to follow

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1029-PE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract A.

AND

The East 8.00 feet of said Tract B.

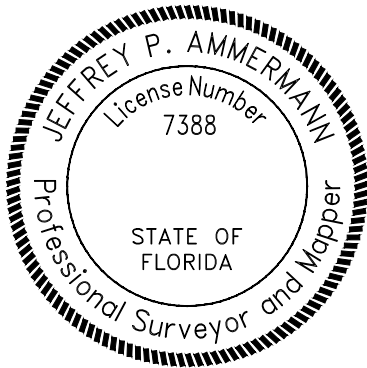
AND

The East 8.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 10,518.89 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.08.12
18:26:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

SHEET NO. V-01

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

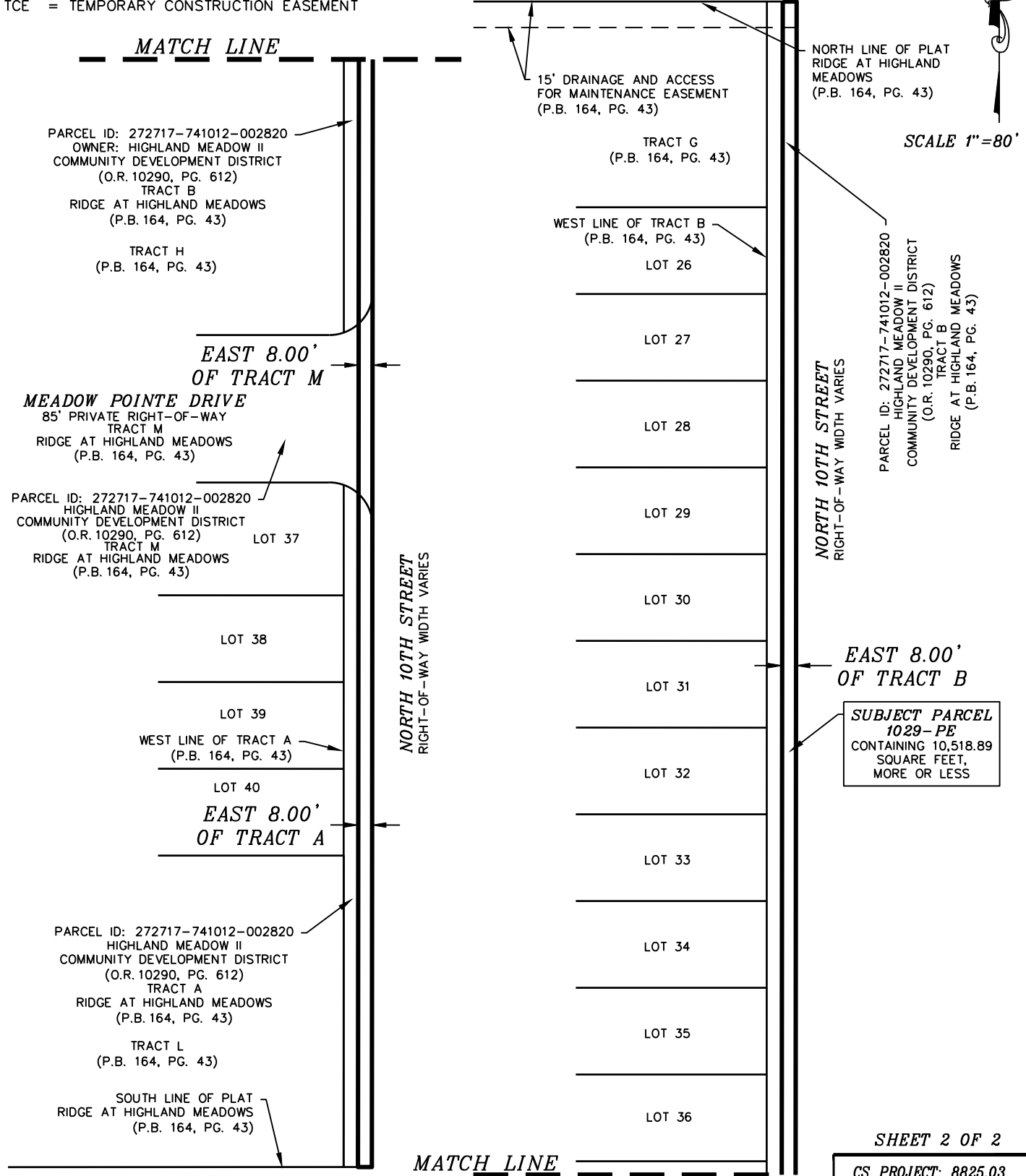
1029-PE

NOTES:

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=80'



SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1029-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

SHEET NO. V-02

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1029-PE (2) Aug 12, 2024 5:02pm by: jammerrmann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 5 Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 5, according to the map or plat thereof recorded in Plat Book 164, Page 43 of the Public Records of Polk County, Florida, pursuant to the Community Declaration for Highland Meadows 5 (hereinafter "Declaration"), dated October 13, 2017 and recorded October 24, 2017 in in Official Records Book 10294, Page 861 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents"), as amended by the Amendment to Community Declaration for Highland Meadows 5 recorded in Official Records Book 12425, Page 1351 of the Public Records of Polk County, Florida, hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Highland Meadows 5 Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Highland Meadows 5 Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1029-TCE
Parcel ID No.: 272717-741012-002820

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Street, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1029-TCE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract A.

AND

The West 5.00 feet of the East 13.00 feet of said Tract B.

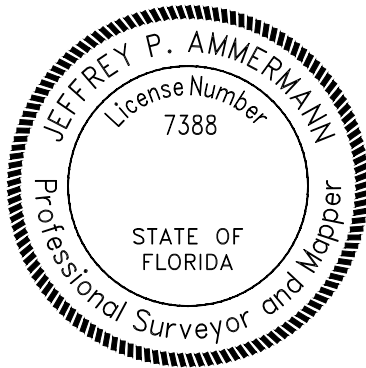
AND

The West 5.00 feet of the East 13.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 6,574.32 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2024.09.11
07:15:16 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/11/2024

SHEET NO. V-01

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

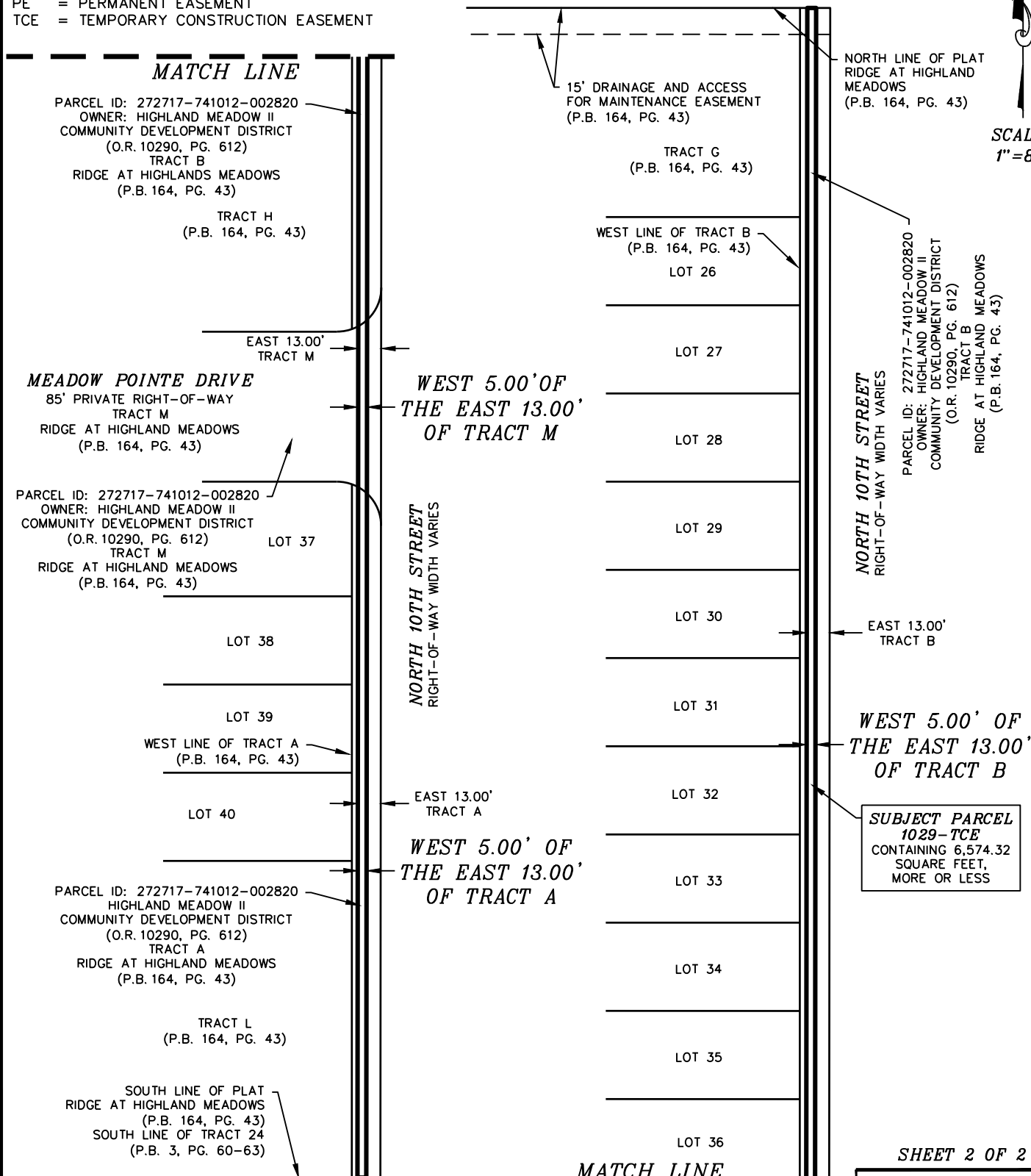
DESCRIPTION SKETCH NOTES:

1029-TCE

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE
1" = 80'



SHEET 2 OF 2

CS PROJECT: 8825.03

1029-TCE

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/11/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMIS.dwg 1029-TCE (2) Sep 11, 2024 7:01am by: jammernann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 5 Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 5, according to the map or plat thereof recorded in Plat Book 164, Page 43 of the Public Records of Polk County, Florida, pursuant to the Community Declaration for Highland Meadows 5 (hereinafter "Declaration"), dated October 13, 2017 and recorded October 24, 2017 in in Official Records Book 10294, Page 861 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents"), as amended by the Amendment to Community Declaration for Highland Meadows 5 recorded in Official Records Book 12425, Page 1351 of the Public Records of Polk County, Florida, hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Highland Meadows 5 Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Highland Meadows 5 Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1037-PE
Parcel ID No.: 272717-741014-000430

PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Steet, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

This space intentionally left blank; signature pages to follow

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1037-PE

DESCRIPTION:

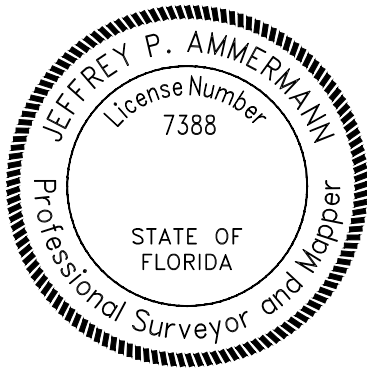
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract B, of said plat of SUMMERVIEW CROSSING.

Said parcels containing 4,947.68 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.18
18:06:40 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

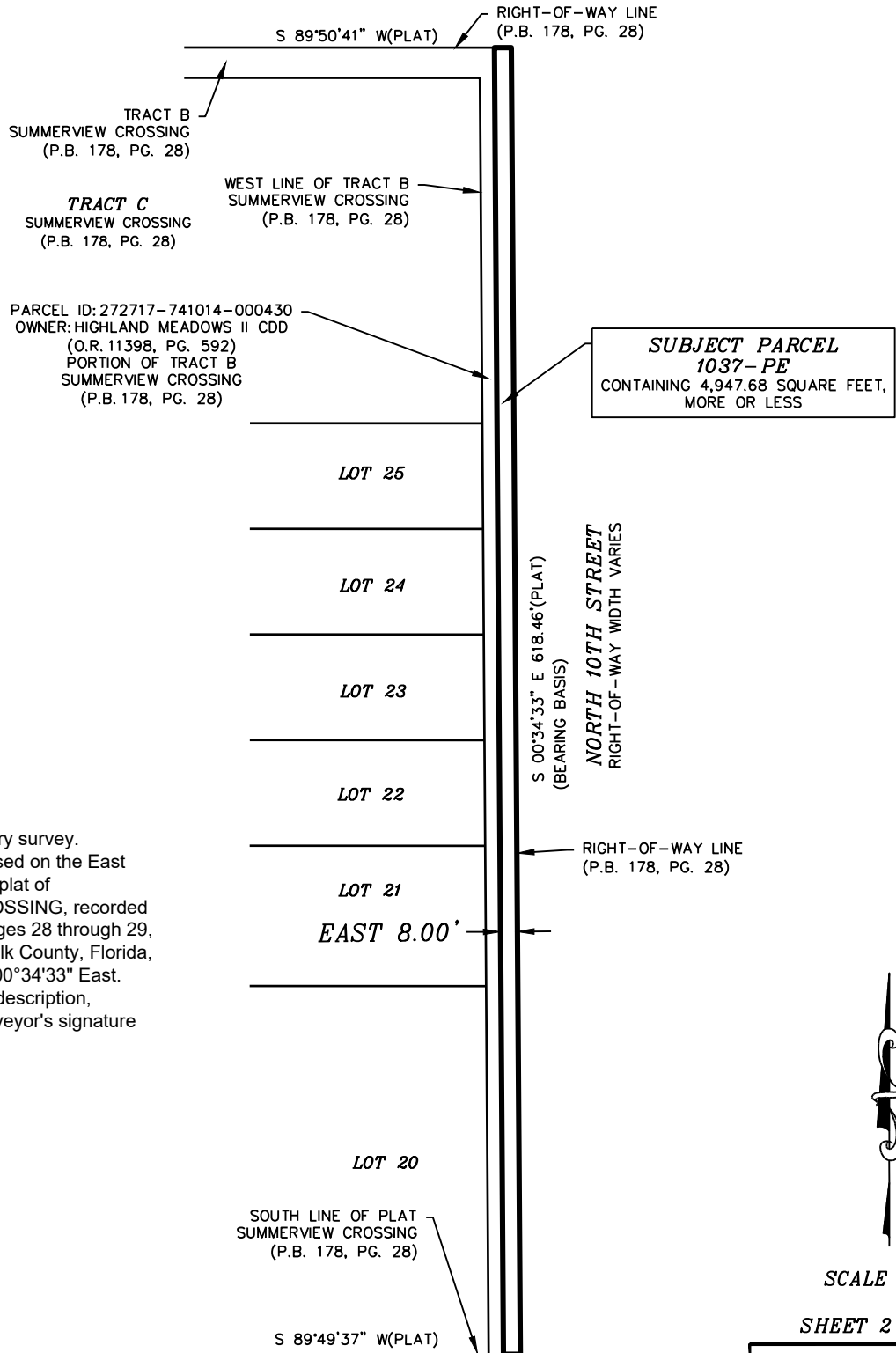
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1037-PE

PATTERSON ROAD
 30' PLATTED RIGHT-OF-WAY
 (P.B. 178, PG. 28)



NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=80'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Summerview Crossing Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Summerview Crossing, according to the map or plat thereof recorded in Plat Book 178, Page 28 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Summerview Crossing (hereinafter "Declaration"), dated May 27, 2020 and recorded May 29, 2020 in Official Records Book 11077, Page 1417 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Summerview Crossing Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Summerview Crossing Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1037-TCE
Parcel ID No.: 272717-741014-000430

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Steet, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1037-TCE

DESCRIPTION:

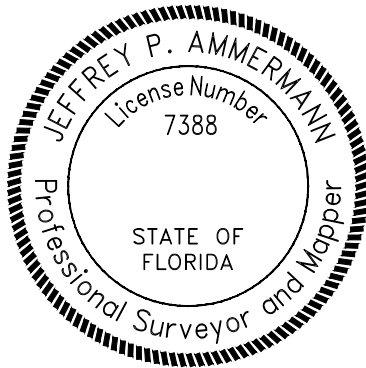
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract B, of the plat of SUMMERVIEW CROSSING.

Said parcels containing 3,092.30 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.18
18:07:31 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1037-TCE

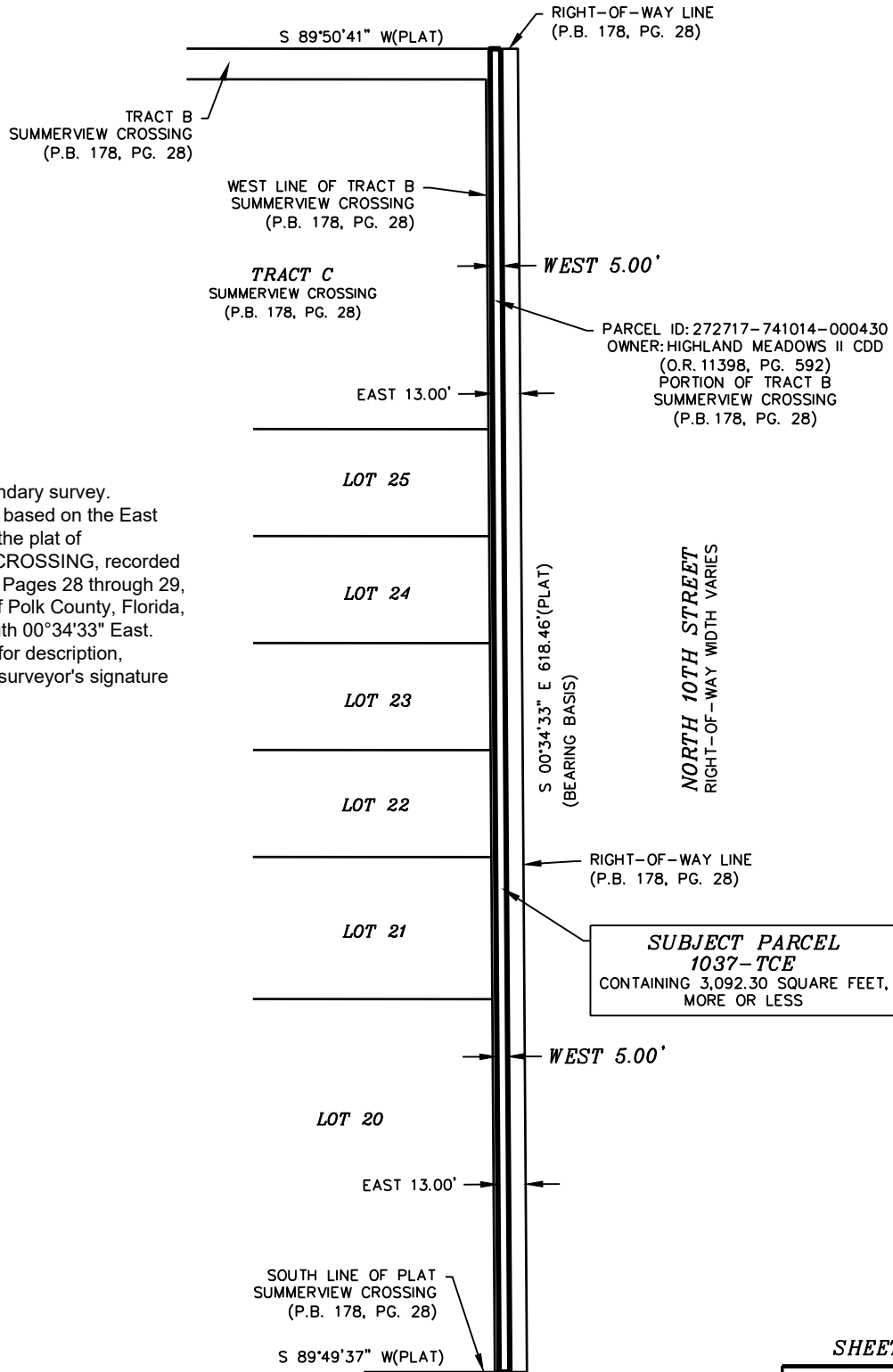
PATTERSON ROAD
30' PLATTED RIGHT-OF-WAY
(P.B. 178, PG. 28)



SCALE 1"=80'

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SUBJECT PARCEL
1037-TCE
CONTAINING 3,092.30 SQUARE FEET,
MORE OR LESS

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Summerview Crossing Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Summerview Crossing, according to the map or plat thereof recorded in Plat Book 178, Page 28 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Summerview Crossing (hereinafter "Declaration"), dated May 27, 2020 and recorded May 29, 2020 in Official Records Book 11077, Page 1417 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Summerview Crossing Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Summerview Crossing Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1062-PE-A, 1062-PE-B, 1062-PE-C
Parcel ID No.: 272709-729508-000410

PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Steet, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

This space intentionally left blank; signature pages to follow

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II
Community Development District, a local
unit of special-purpose government**

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1062-PE-A

DESCRIPTION:

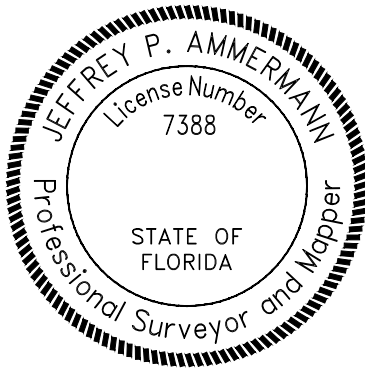
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-PE

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

SHEET NO. V-01

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1062-PE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF BEGINNING
NW CORNER TRACT B
(P.B. 164, PG. 39)

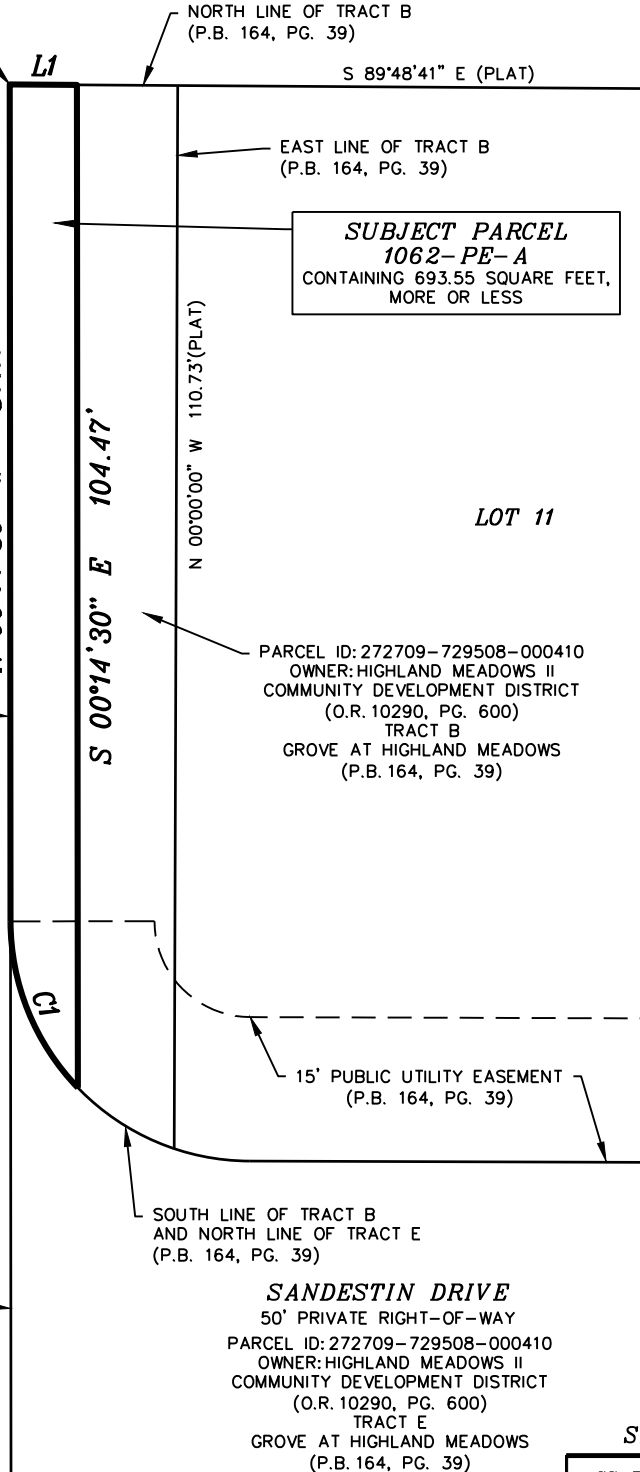
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'

C1
RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = N 22°12'52" W
CHORD DISTANCE = 18.71'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)



SUBJECT PARCEL
1062-PE-A
CONTAINING 693.55 SQUARE FEET,
MORE OR LESS

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-PE-A

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-PE-B

DESCRIPTION:

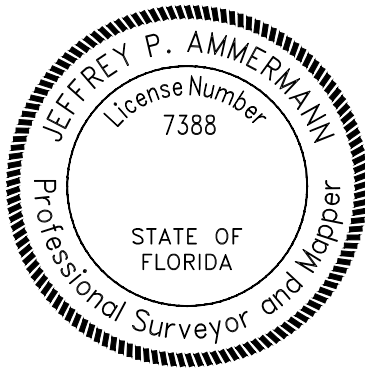
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-PE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammerrmann

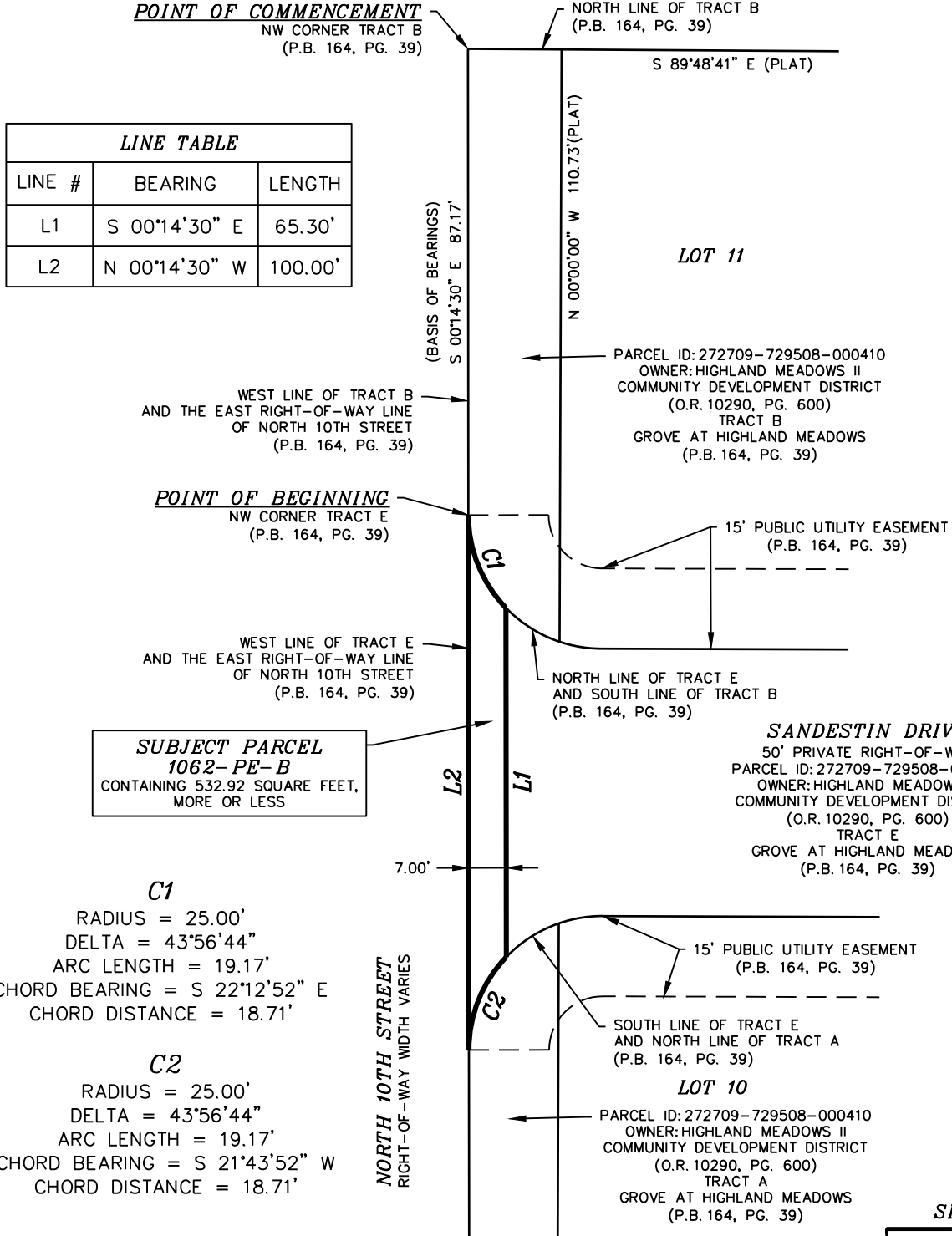
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1062-PE-B **NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	65.30'
L2	N 00°14'30" W	100.00'

SUBJECT PARCEL
1062-PE-B
 CONTAINING 532.92 SQUARE FEET,
 MORE OR LESS

C1
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = S 22°12'52" E
 CHORD DISTANCE = 18.71'

C2
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = S 21°43'52" W
 CHORD DISTANCE = 18.71'

CS PROJECT: 8825.03	
1062-PE-B	
SHEET NO.	V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS **FIELD BOOK:** — **PAGE:** — **DATE:** 09/27/2024

DESCRIPTION
1062-PE-C

DESCRIPTION:

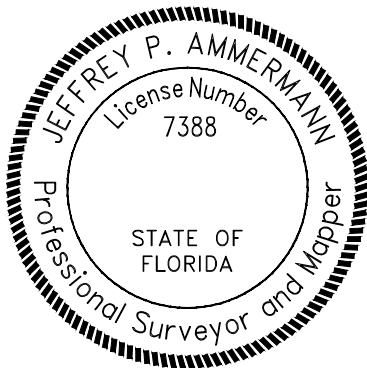
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:35:42 -05'00'

JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

<i>PREPARED BY:</i> CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
<i>DRAWN BY:</i> S. CHILDS		1062-PE-C
<i>FIELD BOOK:</i> — <i>PAGE:</i> —	<i>DATE:</i> 02/27/2025	<i>SHEET NO.</i> V-01

P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-PE-C by: jammermann Feb 27, 2025 2:28pm

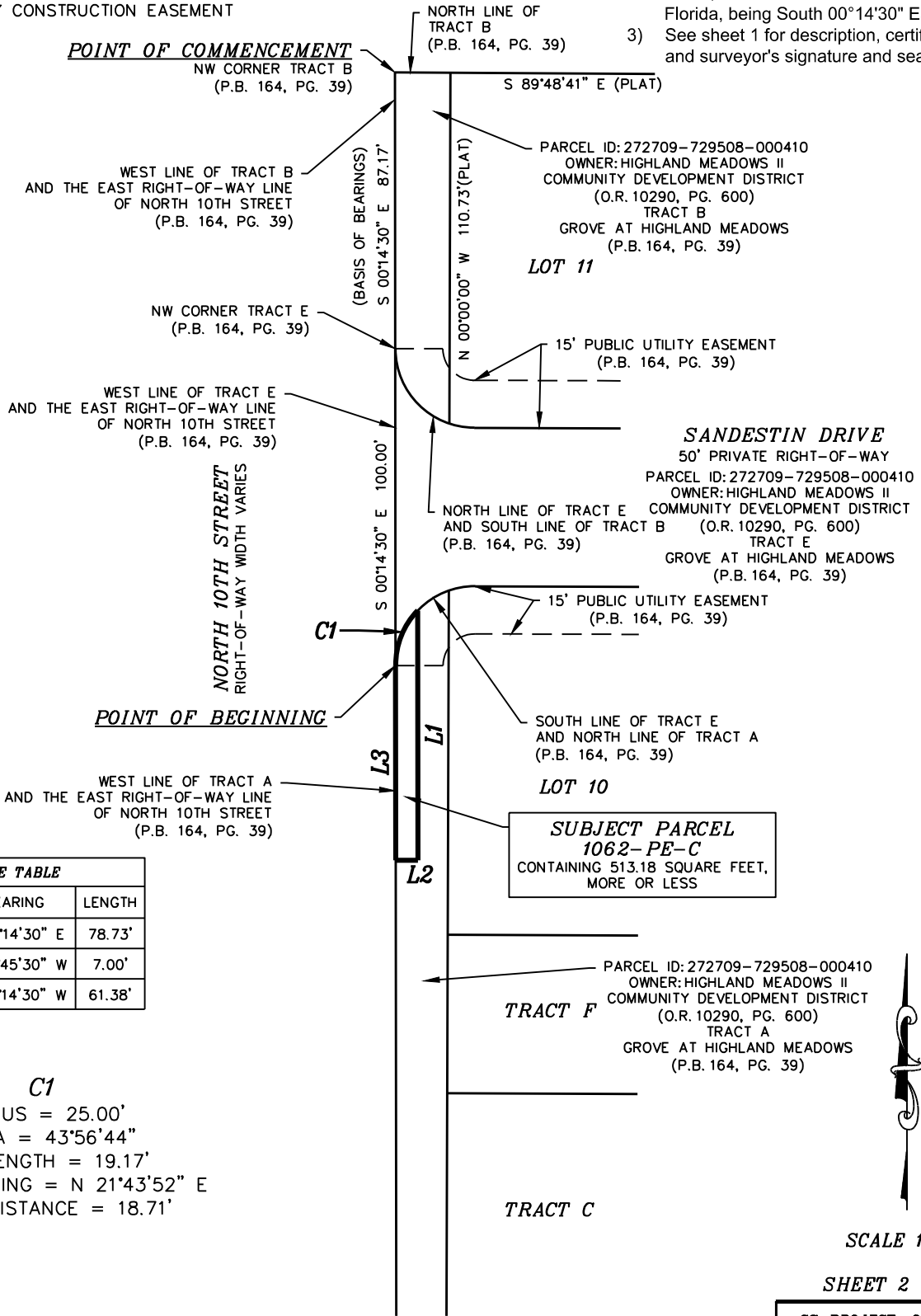
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-PE-C

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	78.73'
L2	S 89°45'30" W	7.00'
L3	N 00°14'30" W	61.38'

C1
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = N 21°43'52" E
 CHORD DISTANCE = 18.71'

SCALE 1"=50'
 SHEET 2 OF 2
 CS PROJECT: 8825.03
 1062-PE-C
 SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/27/2025**

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMTS.dwg 1062-PE-C (2) Feb 27, 2025 2:28pm by: jammerrmann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Grove at Highland Meadows Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Grove at Highland Meadows, according to the map or plat thereof recorded in Plat Book 164, Page 39 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Grove at Highland Meadows (hereinafter "Declaration"), dated April 5, 2018 and recorded April 9, 2018 in Official Records Book 10447, Page 1293 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grove at Highland Meadows Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Grove at Highland Meadows Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1062-TCE-A, 1062-TCE-B, 1062-TCE-C
Parcel ID No.: 272709-729508-000410

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Street, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1062-TCE-A

DESCRIPTION:

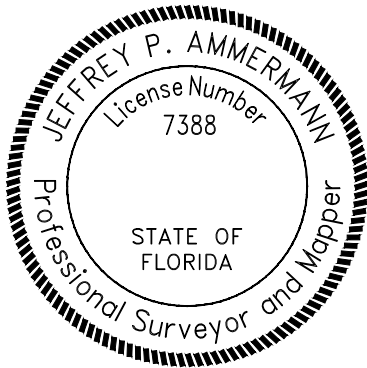
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF COMMENCEMENT
NW CORNER TRACT B
(P.B. 164, PG. 39)

POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

C1
RADIUS = 25.00'
DELTA = 17°22'09"
ARC LENGTH = 7.58'
CHORD BEARING = N 52°52'18" W
CHORD DISTANCE = 7.55'

S 00°14'30" E (BASIS OF BEARINGS)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

SUBJECT PARCEL
1062-TCE-A
CONTAINING 641.86 SQUARE FEET,
MORE OR LESS

LOT 11

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B
AND NORTH LINE OF TRACT E
(P.B. 164, PG. 39)

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-TCE-B

DESCRIPTION:

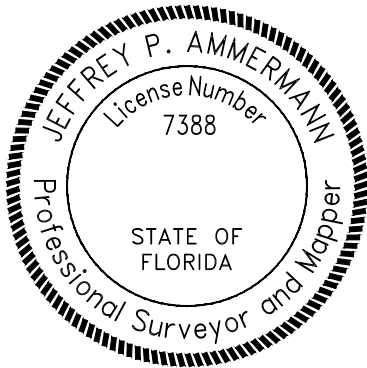
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-TCE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

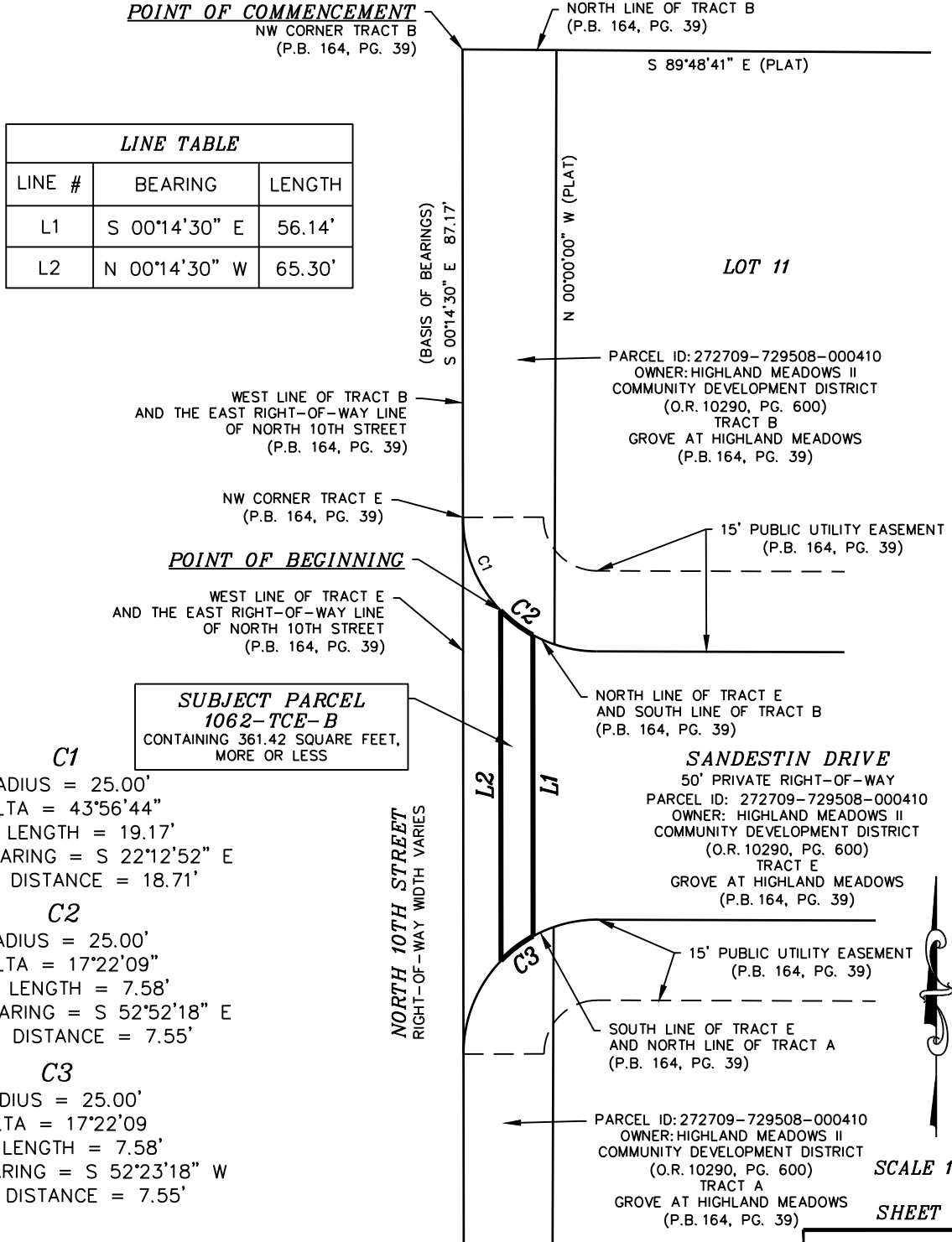
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- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-B

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	56.14'
L2	N 00°14'30" W	65.30'

C1
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = S 22°12'52" E
 CHORD DISTANCE = 18.71'

C2
 RADIUS = 25.00'
 DELTA = 17°22'09"
 ARC LENGTH = 7.58'
 CHORD BEARING = S 52°52'18" E
 CHORD DISTANCE = 7.55'

C3
 RADIUS = 25.00'
 DELTA = 17°22'09"
 ARC LENGTH = 7.58'
 CHORD BEARING = S 52°23'18" W
 CHORD DISTANCE = 7.55'

SUBJECT PARCEL
1062-TCE-B
CONTAINING 361.42 SQUARE FEET,
MORE OR LESS

CS PROJECT: 8825.03

1062-TCE-B

SHEET NO. V-02

**PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-TCE-B (2) Sep 27, 2024 5:00pm by: jammermann

DESCRIPTION
1062-TCE-C

DESCRIPTION:

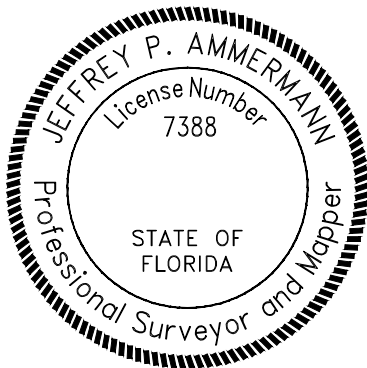
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann
Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

CS PROJECT: 8825.03

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-TCE-C Feb 27, 2025 2:31pm by: jammermann

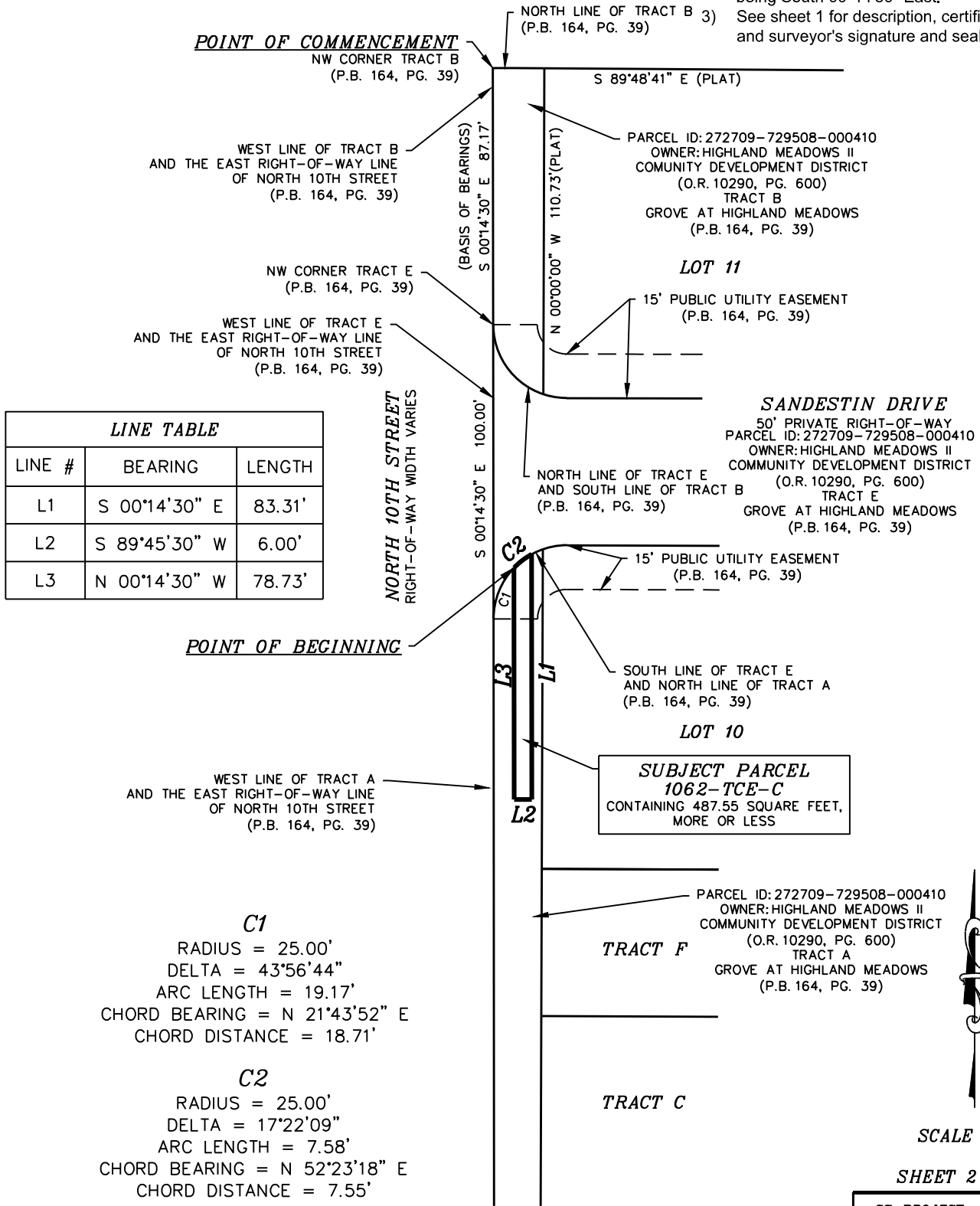
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-C

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	83.31'
L2	S 89°45'30" W	6.00'
L3	N 00°14'30" W	78.73'

C1
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = N 21°43'52" E
 CHORD DISTANCE = 18.71'

C2
 RADIUS = 25.00'
 DELTA = 17°22'09"
 ARC LENGTH = 7.58'
 CHORD BEARING = N 52°23'18" E
 CHORD DISTANCE = 7.55'

SCALE 1"=50'
 SHEET 2 OF 2
 CS PROJECT: 8825.03
 1062-TCE-C
 SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/27/2025**

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1062-TCE-C (2) Feb 27, 2025 2:31pm by: jammermann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Grove at Highland Meadows Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Grove at Highland Meadows, according to the map or plat thereof recorded in Plat Book 164, Page 39 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Grove at Highland Meadows (hereinafter "Declaration"), dated April 5, 2018 and recorded April 9, 2018 in Official Records Book 10447, Page 1293 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grove at Highland Meadows Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Grove at Highland Meadows Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1063-PE
Parcel ID No.: 272708-727506-002000

PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Steet, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

This space intentionally left blank; signature pages to follow

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II
Community Development District, a local
unit of special-purpose government**

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

EXHIBIT "A"

DESCRIPTION
1063-PE

DESCRIPTION:

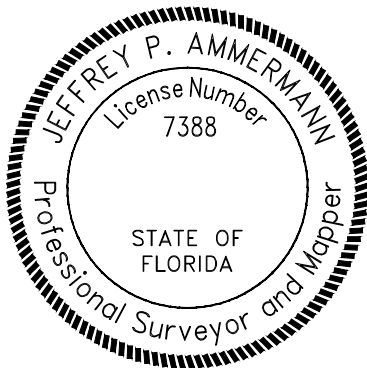
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

1063-PE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

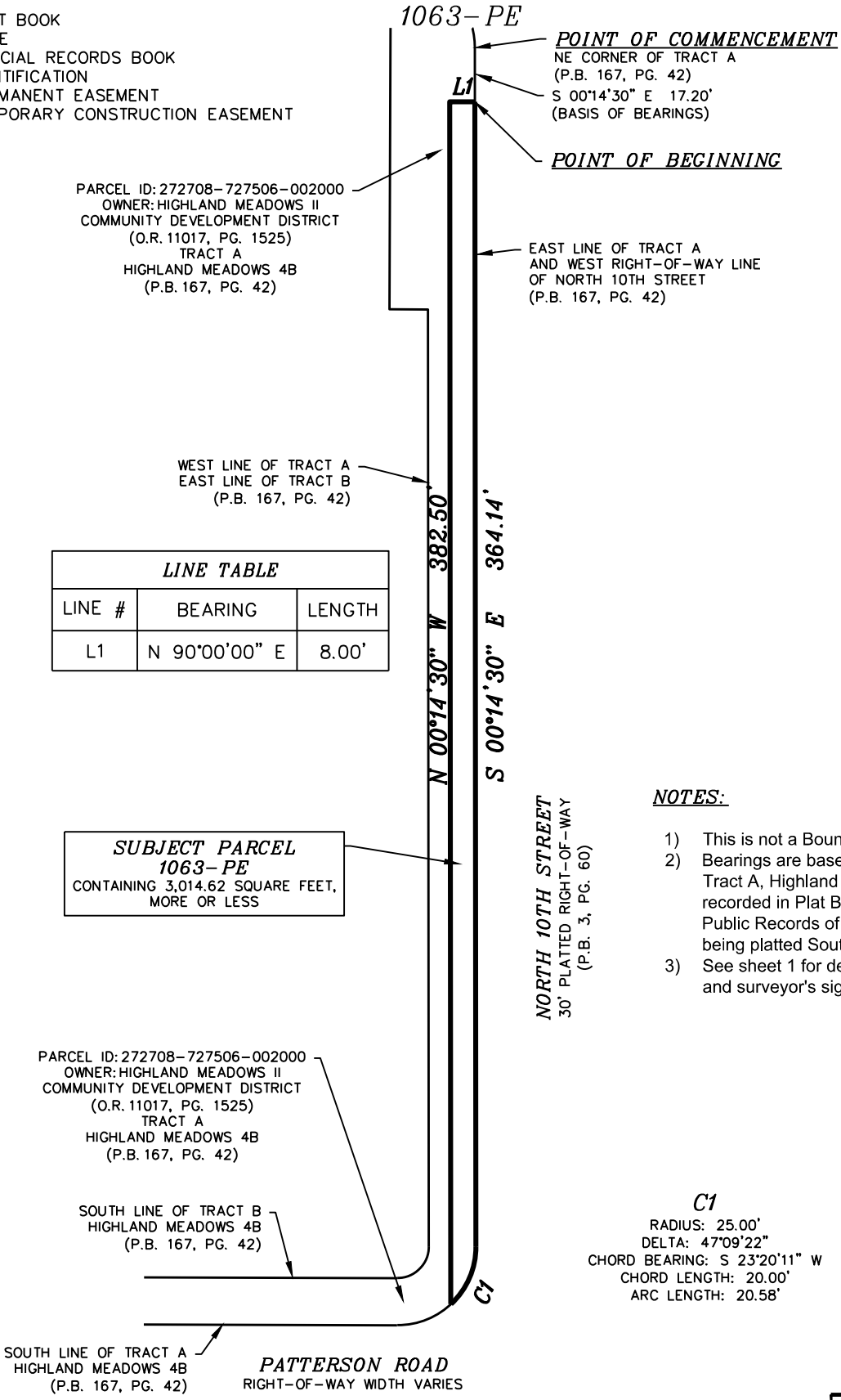
DATE: 02/27/2025

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1063-PE Feb 27, 2025 2:44pm by: jammermann

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PARCEL ID: 272708-727506-002000
 OWNER: HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

EAST LINE OF TRACT A
 AND WEST RIGHT-OF-WAY LINE
 OF NORTH 10TH STREET
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A
 EAST LINE OF TRACT B
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 90°00'00" E	8.00'

SUBJECT PARCEL
 1063-PE
 CONTAINING 3,014.62 SQUARE FEET,
 MORE OR LESS

PARCEL ID: 272708-727506-002000
 OWNER: HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)
PATTERSON ROAD
 RIGHT-OF-WAY WIDTH VARIES

NORTH 10TH STREET
 30' PLATTED RIGHT-OF-WAY
 (P.B. 3, PG. 60)

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42-47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

C1
 RADIUS: 25.00'
 DELTA: 47°09'22"
 CHORD BEARING: S 23°20'11" W
 CHORD LENGTH: 20.00'
 ARC LENGTH: 20.58'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03
1063-PE
SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		
DRAWN BY: S. CHILDS	FIELD BOOK: — PAGE: —	DATE: 02/27/2025

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 4B Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 4B, according to the map or plat thereof recorded in Plat Book 167, Page 42, pursuant to the Declaration of Covenants and Restrictions for Highland Meadows 4B (hereinafter "Declaration"), dated August 9, 2018 and recorded August 10, 2018 in Official Records Book 10578, Page 1536; Assignment and Assumption of Declarant Rights recorded in Official Records Book 10830 Page 2002; Amendment to Declarations of Covenants and Conditions Official Records Book 12518, Page 1340, all of the Public Records of Polk County, Florida, (with the Declaration, Assignment, Amendment, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Highland Meadows 4B Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Highland Meadows 4B Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

Return to:
American Acquisition Group, LLC
Attn: Arlena Dominick, Project Manager
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: 1063-TCE
Parcel ID No.: 272708-727506-002000

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 219 E Livingston Steet, Orlando FL 32801-1508, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government

Witness

By:

Printed Name

Name: _____

Address Line 1

Title: _____

Address Line 2

Witness

Printed Name

Address Line 1

Address Line 2

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, who is personally known to me or who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

My Commission Expires: _____

DESCRIPTION
1063-TCE

DESCRIPTION:

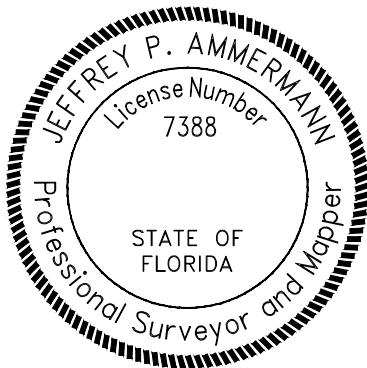
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P Ammermann
Digitally signed by Jeffrey P Ammermann
Date: 2025.02.27 14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR DESCRIPTION SKETCH, LEGEND, AND SURVEYOR'S NOTES
SHEET 1 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1063-TCE
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMETS.dwg 1063-TCE Feb 27, 2025 2:48pm by: jammerrmann

LEGEND:

- P.B. = PLAT BOOK
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DESCRIPTION SKETCH

1063-TCE

PARCEL ID: 272708-727506-002000
 HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

POINT OF COMMENCEMENT

NE CORNER OF TRACT A
 (P.B. 167, PG. 42)
 S 00°14'30" E 17.20'
 (BASIS OF BEARINGS)

POINT OF BEGINNING

EAST LINE OF TRACT A AND
 WEST RIGHT-OF-WAY LINE
 OF NORTH 10TH STREET
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A
 EAST LINE OF TRACT B
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 90°00'00" W	8.00'
L2	N 90°00'00" E	5.00'

N 00°14'30" W 386.13'
 S 00°14'30" E 382.50'

NORTH 10TH STREET
 30' PLATTED RIGHT-OF-WAY
 (P.B. 03, PG. 60)

SUBJECT PARCEL
 1063-TCE
 CONTAINING 1,922.34 SQUARE FEET,
 MORE OR LESS

PARCEL ID: 272708-727506-002000
 HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 11017, PG. 1525)
 TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A
 HIGHLAND MEADOWS 4B
 (P.B. 167, PG. 42)

PATTERSON ROAD
 RIGHT-OF-WAY WIDTH VARIES

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42 through 47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

C1
 RADIUS: 25.00'
 DELTA: 14°09'29"
 CHORD BEARING: S 53°59'37" W
 CHORD LENGTH: 6.16'
 ARC LENGTH: 6.18'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03

1063-TCE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 4B Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 4B, according to the map or plat thereof recorded in Plat Book 167, Page 42, pursuant to the Declaration of Covenants and Restrictions for Highland Meadows 4B (hereinafter "Declaration"), dated August 9, 2018 and recorded August 10, 2018 in Official Records Book 10578, Page 1536; Assignment and Assumption of Declarant Rights recorded in Official Records Book 10830 Page 2002; Amendment to Declarations of Covenants and Conditions Official Records Book 12518, Page 1340, all of the Public Records of Polk County, Florida, (with the Declaration, Assignment, Amendment, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of:

Highland Meadows 4B Homeowners Association, Inc. a Florida not for profit corporation

Signature of Witness #1

By: _____

Printed Name of Witness #1

Print Name: _____

Address of Witness #1:

Title: _____

Signature of Witness #2

Printed Name of Witness #2

Address of Witness #2:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, on this ____ day of _____, 2026, by _____, as _____ of Highland Meadows 4B Homeowners Association, Inc., who [] is personally known to me, or [] has produced _____ as identification.

Notary Public Signature
State of _____ at Large
Print Notary Name: _____
My commission expires: _____

(AFFIX NOTARY SEAL)

RE: Highland Meadows 4B - Landscape Agreement

From Magee, Kyle M. <Kyle.Magee@KutakRock.com>

Date Wed 5/20/2026 4:09 PM

To Patricia Thibault <Patricia@havenmgtzol.com>

Cc Deborah Galbraith <dgalbraithm2@gmail.com>; Haven Mgt <Havenadmin@havenmgtzol.com>

 3 attachments (10 MB)

05.15.26 P1029-1037-1062-1063 Agr & Closing Docs AO.pdf; Authorization of Agent for Lien Reduction - Highland Meadows II.docx; Authorization of Agent for Mailing - Email Address Change - Highland Meadows II.docx;

Patricia and Deborah,

Attaching a few items for inclusion.

First document is the finalized closing docs for the PRWC. I've reviewed and are good with these docs. I had a conversation with the PRWC representative earlier in the week who confirmed a few things:

1. They are requiring that the relevant HOA's the parcels are located in sign a joinder as well due to the fact that the parcels are technically encumbered by the HOA Declarations and Covenants. Frankly, I don't see how that is relevant but I could not get them to budge on it. Thos declarations and covenants are included in the package and we'll need to get them signed by the HOA's prior to closing.
2. The PRWC representative did state that the Lien with the City need to be taken care of before we'll be able to close. I let him know that we are planning on going through the Lien Reduction Program with the City and will keep him updated on progress.

Regarding the Lien Reduction Program, I've requested some additional files regarding the prior proceeding with the Magistrate from the City that I found to be necessary when filling out the application. Once received I'll get the application submitted. To that end though, I'm running into some pushback from the City regarding my representation of the District. To that end, I'm attaching two Authorization of Agent forms for the Lien Reduction and the change of the Mailing Address for the parcels on Property Appraiser website. The Board previously approved me pursuing these items at the last meeting, so Deborah if you're good with executing them prior to the meeting we can ratify them at the meeting. They do need to be notarized though.

Regarding the agreement for the HOA, can you provide the address for the entrance monument in question? I'll get an agreement drafted for it.

Kyle M. Magee

Associate

Kutak Rock LLP – Tallahassee

Kyle.Magee@kutakrock.com

p: 850.692.7334 m: 850.509.7213

From: Patricia Thibault <Patricia@havenmgtzol.com>

Sent: Wednesday, May 20, 2026 9:52 AM

To: Magee, Kyle M. <Kyle.Magee@KutakRock.com>

Cc: Deborah Galbraith <dgalbraithm2@gmail.com>; Haven Mgt <Havenadmin@havenmgtzol.com>

Subject: RE: Highland Meadows 4B - Landscape Agreement

Hey Kyle - we will be slating the below for the agenda as well - the landscape agreement

So in summary we need

Status on PRWC

Status on amounts owed to Haines City – need this asap in case we are getting additional fines

The agreement cited below for HOAs to fund the plant materials for their individual monument entries

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Patricia Thibault

Sent: Tuesday, May 19, 2026 9:40 AM

To: Magee, Kyle M. <kyle.magee@kutakrock.com>

Cc: Deborah Galbraith <dgalbraithm2@gmail.com>

Subject: FW: Highland Meadows 4B - Landscape Agreement

Hey there

Please see the below , can you draft an agreement between the HOA and the CDD for the HOA to do landscape enhancements at their entrance, the District will maintain

Thanks much for your assistance on this

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Avelino Vide <avelino@avidtampa.com>

Sent: Tuesday, May 19, 2026 9:35 AM

To: Patricia Thibault <Patricia@havenmgtsol.com>

Subject: Highland Meadows 4B

Patricia,

Hope you are doing well. Could you please provide an update on the entrance monuments? They look terrible, and I am getting pushback from homeowners, who are compiling violation letters pointing out that the association is not being held to the same standard as the members. What is the plan for them? I know 4B has the funds to bring them up to a standard acceptable to the community. I believe the board would be willing to complete our entrances. Thanks for your help. AV

Avelino Vide, CMCA®, AMS®
Avid Property Management Inc

2906 Busch Lake Blvd
Tampa, FL 33614
phone: (813) 868-1104
fax: (813) 774-7861
www.avidtampa.com

| |

*CONFIDENTIALITY NOTICE: The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you.

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.

Thank you.

EXHIBIT 4
RETURN TO AGENDA

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Kyle M. Magee of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for the Highland Meadows II Community Development District with regard to any and all matters pertaining to the Application for Reduction or Waiver of Code Enforcement Liens submitted or to be submitted to the City Manager for Haines City, Florida. This authorization shall remain in effect until revoked in writing.

Witnessed:

**HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____
Its: Chairperson

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026, by _____, as Chairperson of the Board of Supervisors of the Highland Meadows II Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT 5
RETURN TO AGENDA

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Kyle M. Magee of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for the Highland Meadows II Community Development District with regard to any and all matters pertaining to the Mailing/Email Change request submitted or to be submitted to the Property Appraiser for Polk County, Florida. This authorization shall remain in effect until revoked in writing.

Witnessed:

**HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____
Its: Chairperson

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____, as Chairperson of the Board of Supervisors of the Highland Meadows II Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT 6
RETURN TO AGENDA

Highland Meadows II Field Report



Haven Management Solutions



Irrigation
Landscape
Solutions

MAY 18,2026

Highland Meadows 2

Field Inspection

QUAD 1,2,3 & 4

TURF - Mow 9 **Hard Edge** 0 **Soft Edge** 0

THE ENTIRE PROPERTY DID APPEAR TO BE MOWED

There were no visible signs of recent edging, but there was not enough growth
To create intrusion on walkways or beds

TURF MOW Ponds & DRA's - 9

DRA's appeared to be mowed, the majority of outfalls treated as
well as perimeter walls and fences

RUTTING - 9 no sign of flagrant rutting, during drought conditions I

Would avoid excessive mowing and concentrate on detail

TURF FERTILITY - BAHIA 2

NON BAHIA 2

SPRING COLOR - 7

TURF AREA WEED CONTROL - 2

SHRUB / TREE RING WEED CONTROL - 8

SHRUB / PLANT PRUNING - 8

SHRUB FERTILITY - 7

DEBRIS & TRASH MNGMT - 8

SITE NOTES - In General the property looked clean, a few scattered debris piles that may have been created by residents.

There is an Island on Willet with busted up concrete and dead plant material?

The common area in the sw corner of Penta has dirt dumped on it?

QUADS

1 - IVA , IVB , IVC

2 - IIA , IIB , III

3 - VI , VIA , VII

4 - VA , VB , VIIA



The overall condition of the community common areas and DRAs was mowed

The majority of the shrubs surrounding the community were trimmed

The majority of the outfalls appeared to be treated with weed control

Areas above walls surrounding DRAs were treated

There was no sign of excess trash in the community or DRAs

There was no evidence of edging but there has been no real growth requiring edging

Quad 2 has the most obvious need for street tree lifting

Because of the drought conditions we are currently experiencing, excessive mowing is a negative, I recommend a concentration on detail.

HM2 Quad 3





moto g stylus - 2025

MAY 18, 2026



HM2 Quad 2















HM2 Quad 1

-What happened to the isle?







moto_g_styles © 2025

May 13, 2025



HM2 Quad 1

-Not sure who trimmed the Oak tree, well done. But will the town pick up the debris?











moto g stylus - 2025

May 18, 2026









HIGHLAND MEADOWS II QUAD 3- April 27, 2026



- DRAs mowed
- Outfalls need to be addressed

HIGHLAND MEADOWS II Quad 3





-Village 7 entry mowed



HIGHLAND MEADOWS II QUAD 3



photo stylus - 2025

Apr 27 2025



photo stylus - 2025





-Playground area mowed/ attended to

HIGHLAND MEADOWS II QUAD 3





-DRAs being attended but without detail

EXHIBIT 7
RETURN TO AGENDA



Proposal for Irrigation Timer Replacement

Community: Highland Meadows 2 c/o Haven Management Solutions

Date: May 13, 2026

Mele Environmental Services, LLC conducted a site inspection of the irrigation controller systems within the Highland Meadows 2 community. During the inspection, two irrigation timers were found to have significant operational and physical deficiencies requiring complete replacement.

Scope of Work

- Remove and dispose of existing defective irrigation timers.
- Supply and install new replacement irrigation controllers.
- Reconnect and test all applicable irrigation zones.
- Verify controller functionality and programming upon completion.

1. Phase 7 Park – Ruby Run Road

The existing 4-zone irrigation timer located at the Phase 7 park on Ruby Run Road has sustained visible physical damage. The faceplate hinge is broken, and replacement housing components are no longer available separately. In addition, the controller exhibits signs of aging and deterioration. Complete replacement of the timer is recommended.

Replacement Cost: \$387.28

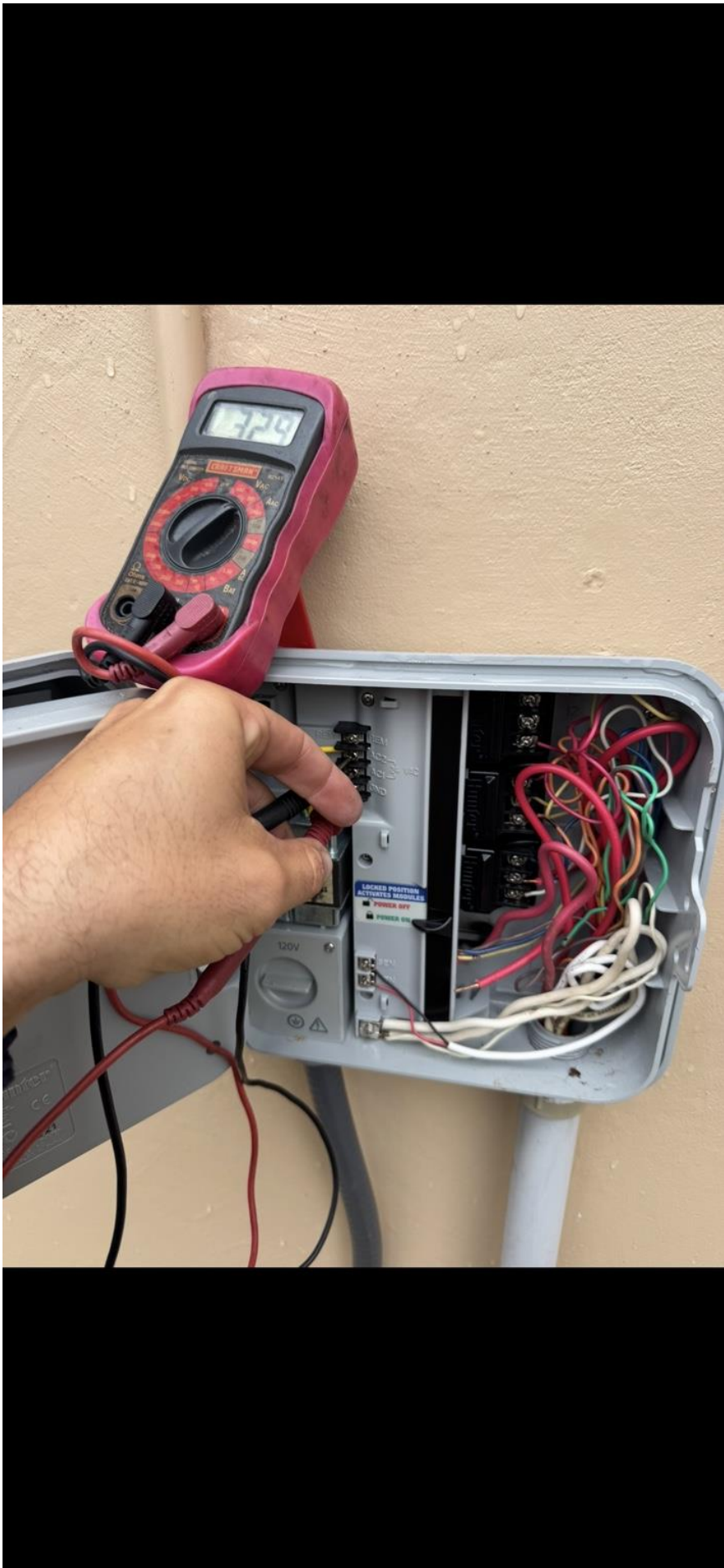




2. Phase 10 Back Entrance – Patterson Road & Sanderling Street

The existing 12-zone irrigation timer located at the back entrance of Phase 10 near Patterson Road and Sanderling Street is non-operational. The controller display has no power, and the unit is unable to engage irrigation zones or access programming functions. Inspection findings indicate an over-current condition, making replacement of the entire controller necessary.

Replacement Cost: \$562.87



Project Total

Total Cost for Complete Replacement of Both Irrigation Timers: \$950.15

Thank you for the opportunity to provide this proposal. Please contact Mele Environmental Services, LLC with any questions or to schedule the proposed work.

EXHIBIT 8
RETURN TO AGENDA



Accurate Drilling Solutions
 9507 Palm River Road
 Tampa, FL 33619

Phone: (813) 643-6161
 accurate3drilling@gmail.com
 accurate4.com

Bill to
co/Haven Management Solutions
 255 Primera Blvd, Suite 160
 Lake Mary, FL 32746

Ship to
Highland Meadow II CDD Pump 3
 2860 N 10th St
 Haines City, FL 33844

Quote #: q5411

Quote Date: 5/5/2026

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$700.00	\$700.00
7.5 HP 208/230v 3PH Motor	7.5 HP Grundfos 208/230v 3PH Motor	1	\$2,599.45	\$2,599.45
7.5 HP 77S75-15-SS	7.5 HP Grundfos 77S75-15-SS Submersible Pump	1	\$5,579.30	\$5,579.30
2 Galv Drop Pipe	2" - Galvanized TNC	105	\$10.01	\$1,051.05
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	147	\$3.64	\$535.08
6" x 3" Well Seal	6" x 2" Well Seal	1	\$175.00	\$175.00
GSG2 HD 40 - 60 Press Switch	GSG2 Heavy Duty 40 - 60 Pressure Switch	1	\$142.72	\$142.72
Misc Fee	Misc Fittings	1	\$175.00	\$175.00
Subtotal:				\$10,957.60
Total:				\$10,957.60

Note:

--Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.

--Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.

--Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.

--Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

EXHIBIT 9
RETURN TO AGENDA

Highland Meadows II Entries Proposal

Options

1. 3 gal Golden Duranta
 - 1 gal sunset jasmine minima
2. 3 gal Golden Duranta
 - 1 gal Blue Daze
3. 3 gal Plum Lorapedelum
 - 1 gal dwarf Mexican Petunia
4. 3 gal Dwarf Ixora
 - 1 gal Blue daze
5. 3 gal Dwarf Ixora
 - 1 gal sunset jasmine minima

double row of Juniper fronting the ded

Golden Duranta



Sunset Jasmine



Blue Daze



Plum Lorepetelum



Dwarf Mexican Petunia
(They come in White , Pink, Purple)



EXHIBIT 10
RETURN TO AGENDA

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

April 30, 2026

**Highland Meadows II
Balance Sheet
April 30, 2026**

	General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1 Assets:					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	323,332	706,384	-	-	1,029,715
4 Cash - Money Market Account-Restricted Cash	-	-	-	-	-
5 Cash - Operating Account South State	560,554	-	-	-	560,554
6 Cash - Reserve Fund	-	-	-	-	-
7 Investments:					
8 Revenue Trust Fund	-	-	1,740,902	-	1,740,902
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,643	-	1,643
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	496,948	496,948
13 On Roll Assessments Receivable	1,953	-	2,278	-	4,230
14 Accounts Receivable	268	-	-	-	268
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	92,634	-	92,634
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	19,409	-	-	-	19,409
18 Total Assets	\$ 907,905	\$ 706,384	\$ 2,555,716	\$ 496,948	\$ 4,666,952
19 Liabilities:					
20 Accounts Payable	\$ 3,586	\$ -	\$ -	\$ -	\$ 3,586
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	1,954	-	2,278	-	4,231
24 Due to Capital Projects	-	-	-	-	-
25 Due to Debt Service	92,634	-	-	-	92,634
26 Due to Reserve Fund	-	-	-	-	-
27 Fund Balance:					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	706,384	-	-	706,384
30 Unassigned	152,618	-	-	-	152,618
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	-	-	2,553,438	496,948	3,050,386
35 Net Change in Fund Balance	318,957	-	-	-	318,957
35 Total Liabilities & Fund Balance	\$ 907,905	\$ 706,384	\$ 2,555,716	\$ 496,948	\$ 4,666,952

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026

	<u>Adopted Budget</u>	<u>Budget Year to Date</u>	<u>Actual Year to Date</u>	<u>Variance (Over)/Under Budget</u>
1 Revenues:				
2 Special Assessments	\$ 1,048,025	\$ 943,223	\$ 1,046,073	\$ 102,851
3 Interest Income	-	-	18,958	18,958
4 Miscellaneous Revenue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
6 Total Revenues	1,058,025	943,223	1,065,792	122,570
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	14,000	6,000	8,000
10 District Management	51,800	30,217	31,258	(1,041)
11 District Engineer	20,000	11,667	6,246	5,421
12 Dissemination Agent	7,000	4,083	3,782	301
13 Trustee Fees	26,787	15,626	16,200	(574)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	2,333	-	2,333
15 Arbitrage Rebate Calculation	2,700	1,575	-	1,575
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	1,750	-	1,750
18 Website Hosting, Maintenance & Backup	2,015	1,175	-	1,175
19 Miscellaneous Fees	-	-	1,214	(1,214)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	28,154	(6,127)
21 Postage & Delivery	1,000	583	371	213
22 Assessment Roll	5,200	3,033	2,810	224
23 Administrative Contingency	6,500	3,792	-	3,792
24 District Counsel	40,000	23,333	23,312	21
25 Total Financial & Administrative	219,418	138,584	119,520	19,064
26 Security Operations				
27 Security Services & Patrol	55,000	32,083	34,597	(2,513)
28 Access Control Maintenance & Repair	5,000	2,917	2,710	207
29 Total Security Operations	60,000	35,000	37,307	(2,307)
30 Utilities				
31 Utility Services	28,000	16,333	1,915	14,419
32 Utility - Streetlights	70,000	40,833	42,429	(1,596)
33 Utility Services	6,000	3,500	1,958	1,542
34 Total Utilities	104,000	60,667	46,301	14,365

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026

35 Other Physical Environment				
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	112,000	113,250	(1,250)
39 Irrigation Maintenance and Repair	16,000	9,333	5,049	4,284
40 Landscape - Fertilizer	36,000	21,000	-	21,000
41 Landscape Replacement Plants & Shrubs	30,000	17,500	1,200	16,300
42 Miscellaneous Expenditure	5,000	2,917	175	2,742
43 Maintenance Repairs	11,976	6,986	25,911	(18,925)
44 Sidewalk Maintenance & Repair	8,000	4,667	17,415	(12,748)
45 Capital Projects	15,000	8,750	61,804	(53,054)
46 Field Services	12,000	7,000	6,484	516
47	Total Other Physical Environment	365,601	222,778	267,931
				(38,153)
48 Parks & Recreation				
49 Pool Services Contract	63,600	37,100	36,372	728
50 Amenity Facility Janitorial Service Contract	21,600	12,600	18,062	(5,462)
51 Telephone, Internet, Cable	3,000	1,750	1,349	401
52 Maintenance & Repairs	13,807	8,054	424	7,630
53 Pest Control & Termite Bond	1,500	875	312	563
54 Miscellaneous Expenditure	5,000	2,917	19,257	(16,340)
55 Office Supplies	500	292	-	292
56	Total Parks & Recreation	109,007	63,587	75,777
				(12,189)
57 Total Expenditures before other financing sources (uses)		858,026	520,616	546,835
				(19,220)
58 Other Financing Sources (Uses)				
59 Increase in Asset Reserves	200,000	-	200,000	(200,000)
60 Increase in Emergency Reserves	-	-	-	-
61 Interfund Transfer In	-	-	-	-
62 Interfund Transfer Out	-	-	-	-
63	Total Other Financing Sources (Uses)	200,000	-	200,000
				(200,000)
64 Excess Expenditures Over (Under) Revenues		-	422,607	318,957
				103,350
65 Fund Balance - Beginning			490,766	
Increase In Emergency Reserves			-	
Decrease in Fund Balance Forward			-	
66 Fund Balance - Ending			\$ 809,723	

**Highland Meadows II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026**

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest Earnings	\$ -	\$ -
3 Total Revenues	-	-
4 Expenditures:		
5 Capital Reserves Miscellaneous	-	
6 Total Expenditures before other souces (uses)	-	-
7 Excess Expenditures Over (Under) Revenues	-	-
8 Other Sources (Uses)		
9 Transfer In from General Fund	-	200,000
10 Transfer out to General Fund		-
11 Total Other Sources (Uses)	-	200,000
12 Fund Balance - Beginning	-	506,384
13 Fund Balance - Ending	-	\$ 706,383.57

**Highland Meadows II
Debt Service Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026**

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments	\$ 1,222,442	\$ 1,220,164
3 Interest	-	30,967
4 Total Revenues	1,222,442	1,251,131
5 Expenditures:		
6 Administrative		
7 Debt Service Obligation	1,222,442	697,933
8 Total Administrative	1,222,442	697,933
9 Total Expenditures before other sources (uses)	1,222,442	697,933
10 Excess Expenditures Over (Under) Revenues	-	553,198
11 Other Sources (Uses)		
12 Transfer In	-	0
13 Transfer Out	-	
14 Total Other Sources (Uses)	-	-
15 Fund Balance - Beginning		2,000,239
16 Fund Balance - Ending	-	\$ 2,553,438.86

**Highland Meadows II
Capital Project Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026**

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest	-	\$ 9,259.16
3 Total Revenues	-	9,259
4 Expenditures:		
5 Requisition Expense	-	117,695
6 Total Administrative	-	117,695
7 Total Expenditures before other sources (uses)	-	117,695
8 Excess Expenditures Over (Under) Revenues	-	(108,436)
9 Other Sources (Uses)		
10 Transfer In	-	
11 Transfer Out	-	-
12 Total Other Sources (Uses)	-	-
13 Fund Balance - Beginning		605,384
14 Fund Balance - Ending	-	\$ 496,946.95

**Highland Meadows II
Check Register
April 30, 2026**

Balance per Bank Statement	\$	572,094.69
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(11,541.18)
	\$	560,553.51
<hr/>		
Beginning Balance	\$	2,173,499.84
Receipts		-
Disbursements		(32.66)
<i>Balance per Book</i>	\$	2,173,467.18
		<hr/> <hr/>

**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
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

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
10/31/2025				206,282.35	172,705.11	57,832.79
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
11/30/2025				128,808.01	74,079.53	112,561.27
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
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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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	12/16/2026	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
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
12/31/2025				2,230,496.67	38,727.05	2,304,330.89
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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
1/30/2026				14,098.31	108,388.55	2,210,040.65
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
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	020327ach'	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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
2/28/2026				13,208.91	49,749.72	2,173,499.84
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	Monthly 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
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 hihgland meadows phase 3 park		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

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3/10/2026		CITY OF DAVENPORT	1015 Condor Dr Cabana		134.62	2,151,027.42
3/11/2026		5250 Permacast LLC	PA #3		6,830.04	2,144,197.38
3/11/2026			Funds Transfer		500,000.00	1,644,197.38
3/11/2026			Funds Transfer		1,000,000.00	644,197.38
3/12/2026		5251 Good Home Services, LLC	unclog toilet		95.00	644,102.38
3/13/2026		5252 Permacast LLC	PA #2		42,257.15	601,845.23
3/13/2026			Deposit	10,084.48		611,929.71
3/17/2026		5254 Advanced Drainage Solutions	Repairs/Maint		20,900.00	591,029.71
3/17/2026		5255 Southern Green Residential & Com Cleaning	Pool Bathroom maint		268.36	590,761.35
3/18/2026	031826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	590,728.69
3/18/2026	031826ach2	Duke Energy	1015 Condor Dr,		1,081.81	589,646.88
3/19/2026	031926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.65	589,447.23
3/20/2026	032026ach1	Duke Energy	0 PATTERSON RD Lite		805.37	588,641.86
3/22/2026		5256 Cooper Pools	Pool Repairs/Maint		1,193.28	587,448.58
3/24/2026		5262 Advanced Drainage Solutions	Repairs/Maint		24,500.00	562,948.58
3/24/2026		5263 Advanced Drainage Solutions	concrete/sideway repairs		11,715.00	551,233.58
3/24/2026		5264 Advanced Drainage Solutions	concrete/sideway repairs		5,700.00	545,533.58
3/26/2026		5265 Deborah Galbraith	Pizza reimb		175.00	545,358.58
3/26/2026	032626ach	Duke Energy	00 PATTERSON RD		274.56	545,084.02
3/27/2026		5266 Adam King	Easter Egg Hunt Reimb		114.12	544,969.90
3/27/2026		5268 Adam King	Jan-March Supervisor Payments		600.00	544,369.90
3/27/2026	032726ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,097.89	543,272.01
3/27/2026	032726ach1	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		672.90	542,599.11
3/27/2026	032726ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.12	542,040.99
3/27/2026	032726ach4	Duke Energy	0000 PATTERSON RD		162.35	541,878.64
3/27/2026	032726ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	541,301.01
3/27/2026	032726ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.43	540,928.58
3/27/2026	032726ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.04	540,526.54
3/30/2026		5261 Deborah Galbraith	BOS MTG 03-26-26		200.00	540,326.54
3/30/2026		5258 Joellen Dibrango	03-26-26 BOS MTG		200.00	540,126.54
3/30/2026		5259 Kristen Anderson	03-26-26 BOS MTG		200.00	539,926.54
3/30/2026		5260 Mario Munoz	03-26-26 BOS MTG		200.00	539,726.54
3/30/2026		5272 Shamrock First Baptist Church	Meeting Space Feb		100.00	539,626.54
3/30/2026	033026ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	539,593.89
3/31/2026		5269 Mele Environmental Services LLC	irrigation repairs		3,491.72	536,102.17
3/31/2026		5270 Mele Environmental Services LLC	landscape monthly		16,208.33	519,893.84
3/31/2026	033126ach	Duke Energy	108 tanger st irrigation		32.64	519,861.20
3/31/2026		313126 Duke Energy	331 Pheasant Dr Well		32.66	519,828.54
Total 1.General Fund				10,084.48	1,663,755.78	519,828.54
4/1/2026		5273 Haven Management Solutions, LLC	April Management Services		6,333.33	513,495.21
4/1/2026	040126ach	Duke Energy	1200 Patterson Rd Lite,		32.64	513,462.57
4/1/2026	040126ach2	Duke Energy	990 Condor Dr Entry		32.65	513,429.92
4/1/2026	040126ach3	Duke Energy	2901 N 10th St well		32.66	513,397.26
4/1/2026	040126ach4	Duke Energy	600 Eaglecrest Dr,		32.66	513,364.60
4/1/2026	040126ach6	Duke Energy	3950 N 10th St,		32.66	513,331.94
4/1/2026	040126ach7	Duke Energy	2901 N 10th St entry		32.66	513,299.28
4/1/2026	040126ach9	Duke Energy	599 Patterson rd		61.60	513,237.68
4/2/2026		5274 813 Security & Protective Services	Security		4,851.50	508,386.18
4/2/2026		5275 813 Security & Protective Services	Security		5,175.00	503,211.18
4/2/2026		5276 Intergra Realty Resources	Appraisal		4,000.00	499,211.18
4/2/2026		5277 Accurate Drilling Solutions, LLC	Maint/repair		1,199.83	498,011.35
4/2/2026		5278 Cooper Pools	Monhthly Pool Maint		4,600.00	493,411.35
4/2/2026		5280 ECS INTEGRATIONS LLC	camera mgmt		280.00	493,131.35
4/3/2026	040326ach	CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	493,081.51
4/3/2026	040326ach1	CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	493,059.17
4/7/2026		5281 ECS INTEGRATIONS LLC	100 pool cards		926.00	492,133.17
4/7/2026		5282 Stantec Consulting Services Inc	Engineering Services 3.6.26		6,245.50	485,887.67

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
4/7/2026		5283 Polk County Tax Collector	Postage Reimbursement		370.58	485,517.09
4/7/2026		5284 ECS INTEGRATIONS LLC	access control		555.00	484,962.09
4/7/2026		5285 Mele Environmental Services LLC	landscape monthly		16,208.33	468,753.76
4/12/2026		5286 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA1 5/1/26		65,832.49	402,921.27
4/12/2026		5287 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA2 5/1/26		96,963.21	305,958.06
4/12/2026		5288 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA3 5/1/26		97,170.69	208,787.37
4/12/2026		5289 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA4 5/1/26		101,430.65	107,356.72
4/12/2026		5290 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA4 B/C 5/1/26		155,935.85	(48,579.13)
4/12/2026		5291 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA5 5/1/26		288,740.33	(337,319.46)
4/12/2026		5292 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA6 5/1/26		124,125.27	(461,444.73)
4/12/2026		5293 Highland Meadows II CDD c/o US Bank	Funds DS Series 2019 5/1/26		200,625.77	(662,070.50)
4/13/2026		5295 Good Home Services, LLC	pressure wash		975.00	(663,045.50)
4/14/2026		5296 Good Home Services, LLC	repair fence		200.00	(663,245.50)
4/14/2026			Funds Transfer	1,130,824.26		467,578.76
4/17/2026	041726ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	467,546.10
4/17/2026	041726ach	Duke Energy	1015 Condor Dr,		1,096.42	466,449.68
4/17/2026			Deposit	19,503.29		485,952.97
4/20/2026	042026acj	Bright House Networks	1015 Condor Dr.		199.65	485,753.32
4/21/2026		5297 City of Haines City	Violation # 39224		25.04	485,728.28
4/21/2026		5298 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	483,528.28
4/21/2026	042126ach	Duke Energy	0 PATTERSON RD Lite		805.21	482,723.07
4/22/2026			Funds Transfer	100,000.00		582,723.07
4/23/2026		5299 Kutak Rock LLP	Legal Services		14,756.45	567,966.62
4/28/2026	042826ach	Duke Energy	00 PATTERSON RD		274.56	567,692.06
4/29/2026		5301 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	565,492.06
4/29/2026		5302 Deborah Galbraith	BOS MTG 04-23-26		200.00	565,292.06
4/29/2026		5303 Joellen Dibrango	04-23-26 BOS MTG		200.00	565,092.06
4/29/2026		5304 Kristen Anderson	04-23-26 BOS MTG		200.00	564,892.06
4/29/2026		5305 Mario Munoz	04-23-26BOS MTG		200.00	564,692.06
4/29/2026		5306 Adam King	04-23-26 BOS MTG		200.00	564,492.06
4/29/2026		5307 Shamrock First Baptist Church	Meeting Space April		100.00	564,392.06
4/29/2026	042926ach	Duke Energy	0000 PATTERSON RD		162.35	564,229.71
4/29/2026	042926ach2	Duke Energy	000 PATTERSON RD, 6 SL		372.43	563,857.28
4/29/2026	042926ach	Duke Energy	0 N 10TH ST, LITE PH4A SL		402.04	563,455.24
4/29/2026	042926ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND 2B		558.12	562,897.12
4/29/2026	042926ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND 2A		577.63	562,319.49
4/29/2026	042926ach8	Duke Energy	000 OLSEN RD, LITE HGH PH3 SL		672.90	561,646.59
4/29/2026	042926ach20	Duke Energy	000 PATTERSON RD, 5 SL		1,097.89	560,548.70
4/30/2026	043026ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	560,516.05
4/30/2026			Deposit	13.39		560,529.44
4/30/2026			Deposit	24.07		560,553.51
Total 1.General Fund				1,250,365.01	1,209,640.04	560,553.51

EXHIBIT 11
RETURN TO AGENDA

**MINUTES OF 04/23/26 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, April 23, 2026, at 4:30 p.m. Shamrock First Church, 2661 Marshall Rd., Haines City, Florida 33844. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

- Deborah Galbraith Board of Supervisors, Chairwoman
- Adam King Board of Supervisors, Vice Chair
- Joellen DiBrango Board of Supervisors, Assistant Secretary
- Kristen Anderson Board of Supervisors, Assistant Secretary
- Mario Munoz Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault District Manager, Haven Management Solutions
- Dana Bryant Field Management Services, Haven Management Solutions
- Kyle Magee (via virtual means) District Counsel, Kutak Rock
- Vincent Palevich 813 Security Services

It was acknowledged that a quorum was established with Chairwoman Galbraith, Supervisor Anderson, Supervisor DiBrango, Supervisor Munoz, and Supervisor King.

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

- An audience member asked about the fence repair at the lift station, 1271 Woodlark Dr. Ms. Thibault advised she would send it to the handyman and get a proposal.

III. Professional Staff Updates

A. Stantec Engineering –

Ms. Thibault presented Mr. Woodcock’s report, sharing that there were concerns about the outfall structures and silt buildup. She reported that Mr. Bryant had found that their outfalls were in need of repairs to prevent flooding. Mr. Bryant explained some of the causes of the flooding, noting that the silt, dirt, and sand from the roads ran down to the outfalls, where the outfalls were supposed to have large amounts of riprap in front of them to break that up. He noted that instead, the riprap was placed above the concrete, making the silt pack up. Mr. Bryant noted that the sand holds moisture and weeds, and everything else started growing in that. Ms. Thibault asked if asking the landscaping crew to place chemicals in the area to beat down the weeds would help. Mr. Bryant advised that they could hit it with Glyphosate or put together a proposal to have someone come and dig the debris out. He noted that the crew could distribute the debris in the DRA rather than hauling it out. He described a potential method to distribute the material, noting they could just scatter it in the surrounding areas. Ms. Thibault reported that Mr. Woodcock had advised that removing the debris would be very labor intensive. Mr. Bryant agreed that it would be labor intensive. He noted that the riprap was placed incorrectly initially, so the Board would likely have to become comfortable with paying for someone to come and clean it out every year or two. Chairwoman Galbraith noted that the riprap was in code when they initially built it, if only just so. Mr. Bryant shared his guess that the outfalls were placed first and then the riprap was placed when the areas outside of the outfalls began to wash away. He advised that once the initial labor is done, they would need to do a spring cleaning every year or possibly reach a point where they are able to wash and spray it out. The Board discussed the improper placement of the riprap. Chairwoman Galbraith noted that they have had to fix the fence for about \$200-\$400 every time. Ms. Thibault advised that she had reached out to Mele about a proposal to put chemicals down there, as it was not a part of

48 their contract. Mr. Bryant advised that no one takes care of ants, it is usually an extra charge, though he noted having a
49 solution to an ant problem. He shared that there is a product called Top Choice that would cost roughly \$150 to \$200 an
50 acre. Ms. Thibault noted that she had seen \$5,000 to cover one of her districts. Mr. Bryant stated that it depends on what
51 they're covering, but that he would look into it again. He advised that it should last about 10 months, so if they placed it
52 in February or March, it should last through Christmas, and then the cold would keep them down in January and February.
53 He advised that he has never had an issue with placing it in dog parks, but he would check the label again. Ms. Thibault
54 requested a proposal and shared that Long Lake Ranch was the district that had to pay \$5,000 for Top Choice. Mr. Bryant
55 asked for an outline of where the Board would want the Top Choice. They noted around the pool, the playground area,
56 and the two dog parks. Supervisor Anderson asked about thistle weed. Mr. Bryant suggested using Roundup and advised
57 that the product would need to be absorbed through the leaves while the plant is still alive to work. He suggested it would
58 need to sit on the plants for 15-20 minutes.

59 **B. District Attorney – Kutak Rock (addressed after Administrative Items)**

60 Ms. Thibault asked Mr. Magee if they turned over landscape enhancements at the monuments, what would need to
61 be done with the HOA as far as agreements. Mr. Magee advised that it would be a maintenance agreement, or cost share
62 agreement. He noted his opinion that it would be doable.

63 **1. Discussion and Update on PRWC Status**

64 Mr. Magee reported that he would distribute the documents so they can be ratified at the next meeting. He shared
65 that the PRWC counsel believed they needed joinders from the HOA to execute the agreements, something he did not
66 believe necessary. Mr. Magee confirmed he would need to get their reasoning for why the HOA would need to execute
67 anything on CDD property. He also reported that while PRWC was conducting their review, they found an administrative
68 fine from the city of Haines City against the CDD for fencing, along Ruby Road. Mr. Magee noted that the fine was
69 issued in April of 2025, but not corrected until January 2026, so there is an outstanding balance of \$29,000. He noted he
70 was requesting a case file, but that he believed due to the district's sovereign immunity protections, the city would not
71 be able to foreclose on any property but could sue to collect those fines. He noted a lien reduction program that they were
72 looking into. Mr. Magee advised that the district try to knock down the fine as much as possible through that program.
73 Ms. Thibault explained the program the city offers to petition to have some of the fees waived. Supervisor Anderson
74 asked why the city didn't bring it up when they've discussed other events. Mr. Magee suggested it was likely a lack of
75 communication in the department. He requested Board approval to engage with the city on the fine reduction program in
76 between meetings.

77 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
78 Approved Mr. Magee to Interact with the City Regarding the Fines for the Highland Meadows II Community
79 Development District.

80 Ms. Thibault advised that the initial fine was around \$1,500 and grew to \$29,000 because of the daily charge.

81 **2. Discussion on Fining for Vehicles on District Property**

82 Mr. Magee noted that if the Board wanted to implement a fine to cut down on the number of e-vehicles in the district
83 common areas they would have to update the amenity policy, which would require a rule hearing. He noted that the fines
84 would only be collected in small claims court and may serve as more of a deterrent than anything else. Ms. Thibault
85 detailed a fatal accident that had occurred in Hillsborough County regarding a child on an e-skateboard and his father,
86 the driver of the vehicle whose line of sight was deterred. Chairwoman Galbraith noted that the kids in the morning on
87 the way to school don't follow the traffic laws, which has almost resulted in an accident. Ms. Thibault reminded the
88 Board that issuing a fine would act as a deterrent and if they wanted to collect, they would have to go to small claims
89 court. She asked Mr. Magee if they went to small claims court and were successful, if they could obtain legal fees as
90 well. Mr. Magee advised that he would need to speak to one of their litigation attorneys to find out.

91 Ms. Thibault noted an issue with the change in policy lies in being able to identify the perpetrator. The Board noted
92 that most of the adolescents don't use helmets but do have hoods and headphones on. Ms. Thibault suggested the

93 Board incorporate language not allowing the e-vehicles on amenity property in their amenity polices. Chairwoman
94 Galbraith reported that the kids who the police had spoken to were back to throwing their e-bikes into a resident's
95 yard and using it to cut through the district. Ms. Thibault suggested banning e-vehicles in common areas. Supervisor
96 Munoz suggesting using the term 'motorized,' Mr. Magee noted that the rule would need to be on the books for
97 security to be able to stop someone who was breaking the rules. Ms. Thibault advised that their current defense if a
98 loss of amenity privileges and asked if they wanted to add a fine to catch the parents' attention. Chairwoman
99 Galbraith asked that golf carts be included in the policy. Ms. Magee confirmed that he would get a draft for the
100 policy change banning e-vehicles and issuing a fine. He advised that they did not have enough time to advertise for
101 the next meeting. Ms. Thibault asked to aim for the June meeting. She asked that Mr. Bryant always check for line-
102 of-sight issues. The Board discussed HOA versus CDD property.

103 **IV. Field Services Report (moved up from agenda)**

104 Mr. Bryant presented his reports, beginning with the Yucca plant. He advised that by staggering the plants every 3
105 feet, they could cover the full 675 by 12 area with 225 plants. He noted that they start out small but grow quickly. The
106 Board noted that people would tear through them. Mr. Bryant suggested waiting until June, when school is out, and by
107 September, if they've been left alone long enough to establish roots (2-3 months) they should be pretty established. He
108 noted they may be difficult to remove or replace. Ms. Thibault asked if they could be propagated, which Mr. Bryant
109 confirmed. Ms. Thibault asked if that was the Golden Sword Yucca, which Mr. Bryant confirmed sounded familiar. He
110 reported that the Yucca would cover 675 linear feet. The Board asked for his ballpark amount to spray/prep the area.

111 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
112 Approved the Yucca Cane Installation Proposal from ILS for \$3,307.50 in June for the Highland Meadows II Community
113 Development District.

114 Mr. Bryant confirmed he was waiting for the irrigation report to plant anything new. He shared that per the law, they
115 could water new plants, but those plants have to be more than 50% of the zone. He advised that there were areas, including
116 off Olson, where drip was just lying there. He advised that drip is considered low pressure, meaning it could be run more
117 than one day a week.

118 Mr. Bryant advised that the Meadow Pointe Dr. well was on 10th Street side of Patterson Road, and that there were
119 2 of them. He advised that one well is working, but the pressure gauge wasn't, though that should be an easy fix. He
120 explained that the north well had an 80-gallon tank, but he can't see into it as the pipe goes straight into the ground and
121 the control box was on rotted wood and falling over. Meanwhile, the south well had a decoder and a brand-new valve
122 that was turned off. Mr. Bryant explained that he turned it on, but there was no water running that way. He noted that the
123 valve to the north ran manually. He noted that he wasn't sure which well the resident was complaining about. Mr. Bryant
124 reiterated that the pressure gauge on the north well didn't show anything, but once they turned it on, the irrigation works.
125 The south well had a repeated reading of bad decoder. When he manually tried to turn the closest valve on, there was no
126 water. Ms. Thibault stated the well they had been informed about was 547 Meadow Pointe Dr., but Mr. Bryant suggested
127 a map would show something different. Chairwoman Galbraith and Supervisor Anderson noted that the fancy-looking
128 well may have been one they had fixed recently. Mr. Bryant noted that he had not checked the VFP box, so that, or the
129 ACC timer may have been where the error code was coming from. Ms. Thibault asked if Mr. Bryant was going to have
130 Accurate check the error code on the control panel, and if the other well just needed a pressure gauge, which he
131 confirmed. Mr. Bryant noted that the fancier well was the one with the error codes, and the older well didn't have water.
132 Supervisor DiBrango asked if the fancier well might have been the replacement for the older well. Mr. Bryant explained
133 that the wells were not connected, there were two separate functions.

134 Ms. Thibault asked if the dead plant material was going to come back. Mr. Bryant advised that the only material that
135 might come back was the Arboicola, and it would take a couple of years for them to look like they used to. Ms. Thibault
136 asked the Board if they wanted Mr. Bryant to get any entrance proposals or to see if the HOA could help with
137 enhancements at the entrances. Chairwoman Galbraith suggested ripping the plants out and putting new ones in and

138 noted that they were having trouble with the pergola awnings. Supervisor DiBrango suggested that the monuments be
139 more of a priority, as more people see those. The Board discussed the monuments that needed to be replaced. Ms. Thibault
140 suggested asking the HOA if they want a 50-50 split. She explained the status of the awnings, noting that it was \$15,000
141 for all 3. She noted someone was coming out that following Monday to confirm the pricing. Ms. Thibault advised that
142 she needed to figure out the budget to make sure they have the funds to replace anything. Supervisor Anderson noted
143 that Mr. Magee had advised that they would need waivers if the HOA took over the monuments. Ms. Thibault advised
144 that they would have to establish something with the HOA to make sure the monuments look the same. She also advised
145 that the Board revisit this discussion once the budget has been calculated, as the outfall issue needed to be addressed first
146 before hurricane season to avoid flooding liability. She noted they would look at the outfalls first, working with the HOA
147 to get a 50-50 split on the monuments, and then getting a proposal for the pool awnings.

148 Mr. Bryant reported on Quad 2, noting that it was hard to see street signs because of the trees and foliage. Supervisor
149 DiBrango noted that the trees also posed a danger to bicycles. Ms. Thibault advised that any common area is CDD
150 responsibility, but anything by the houses is the HOA's responsibility. Mr. Bryant suggested that the trees on Woodlark
151 Drive needed to be checked. Beyond the trees, Mr. Bryant noted that he had paid more attention to the outfalls. He also
152 advised a short-term solution for the amenity center, noting that if they just ripped out the plants and put some mulch
153 down, that would carry them into the next year. He also noted that removing the mulch to put new plants in would be
154 difficult. Ms. Thibault asked for a proposal to address the front of the building. Mr. Bryant noted that a lot of the
155 playground mulch has been ending up outside of the playground. He advised that removing the mulch would be expensive
156 and replacing it with rubber mulch would be even more so, likely \$80,000 to \$100,000. Ms. Thibault reiterated Mr.
157 Bryant's takeaways. Mr. Bryant suggested plant material options, which Ms. Thibault requested he get a proposal for as
158 well. He also noted that if they removed the dead stuff while doing the Juniper installs, it might save them money. Ms.
159 Thibault requested a proposal for that as well. Mr. Bryant discussed putting in new plans regarding the irrigation
160 information he was waiting for. Chairwoman Galbraith discussed splitting the monuments with the HOA and asked Mr.
161 Bryant to provide a list for the HOA to pick from. Ms. Thibault advised that right now the HOA cannot remove the dead
162 material at the monuments without permission as it is district property. She noted they would get with Mr. Magee on that.

163 **A. Ratification of Proposals:**

164 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Ratified
165 the Good Homes Services Fence Repair Proposals for \$200 Apiece, the Cooper Pools Proposal for \$2,143.28, and the
166 ECS Integrations Proposal for \$926 for the Highland Meadows II Community Development District.

167 The Board noted they needed the pools fobs.

168 **V. Administrative Matters**

169 **A. Consideration for Acceptance – March 2026 Unaudited Financial Statements**

170 Ms. Thibault advised the Board that they were trending about \$22,000 over budget. She confirmed she would bring
171 a budget analysis to the next meeting. Ms. Thibault reminded the Board that they increased the budget to fund the reserve
172 study, and she asked the Board if they wanted to maintain a flat budget this year. Supervisor DiBrango asked if they had
173 to touch the reserve fund, which Ms. Thibault stated they had not. Mr. Magee rejoined the meeting at this point. Ms.
174 Thibault suggested keeping the budget flat and adding an option for 3%. Supervisor Anderson expressed frustration for
175 renters breaking property. Ms. Thibault advised that Southern Green was working to reimburse them.

176 On a MOTION by Supervisor Anderson SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Accepted
177 the March 2026 Unaudited Financial Statements for the Highland Meadows II Community Development District.

178 **B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held March
179 26, 2026**

180 On a MOTION by Supervisor Anderson SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Accepted
181 the March 2026 Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community
182 Development District.

183 **VI. District Management**

184 **1. Temporary Suspension (*Discussed at beginning of meeting*)**

185 Ms. Thibault reported that a flocking camera, which takes license tag numbers, and counts traffic was installed in
186 Phase 6. She noted that a resident had complained about it and asked what they were going to do about it. She shared
187 that the city of Haines City had installed it.

188 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
189 Approved the Flocking Camera Installation for the Highland Meadows II Community Development District.

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

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

192 The Board discussed charging a royalty fee, but Mr. Magee advised they would need to go through the rulemaking
193 process to be able to charge a fee. Supervisor Anderson remembered HOA 5 getting approved for the bulletin board
194 and just needing the waiver. Ms. Thibault noted to the Board that they could either put the bulletin board up free of
195 charge because it is not in their policy, or have it added to the policy because Mr. Magee was already making the
196 other changes. Mr. Magee advised that they should get a licensing agreement and a clause to allow for payment for
197 any time his office had to spend on it.

198 On a MOTION by Supervisor DiBrango SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board
199 Agreed the HOA Would Need a Licensing Agreement and Would Absorb any Attorney Fees to place a Bulletin Board on
200 CDD Property for the Highland Meadows II Community Development District.

20 **VIII. Supervisor Requests**

202 Supervisor DiBrango asked if all the walls were pressure-washed, and how that was verified. Ms. Thibault confirmed
203 that they were, and they drove behind to make sure. Supervisor DiBrango asked how they would collect the fees.
204 Supervisor King noted he had reached out about them but had not heard back yet. Chairwoman Galbraith asked about
205 painting the wall. Ms. Thibault noted that there was old algae embedded in the walls under the new algae because the
206 walls had never been cleaned. Ms. Thibault reminded the Board that the outfalls need to be dealt with first before they
207 can address these items.

208 Ms. Thibault reported that they often have security come in earlier and for longer days at the pool during holidays
209 like Memorial Day. The 4th of July, and Labor Day. She suggested 8 to 8 on the 4-day weekend (Friday, Saturday, Sunday,
210 and Monday). The Board discussed the pool times, deciding on 11-8. Mr. Magee confirmed that he could draft an
211 addendum to allow the hour change for the holidays. The Board noted security should not be leaving the premises. Ms.
212 Thibault asked that the security team stay put. Mr. Palevich noted all roving patrols should be done before or after their
213 shifts, not during.

214 Supervisor Anderson asked how much they increased the financials: if it was 23% or 25%. Ms. Thibault confirmed
215 that they increased 23.5%, which was \$200,000. She noted it was \$245.53 per home, and \$12.13 per month on escrow.
216 Ms. Thibault noted the handyman would be by next week. She reported they had received 1 proposal to relocate the
217 playground to Phase 7 at around \$50,000 to resurrect an old playground set. She hypothesized that a lot of the cost was
218 labor. The Board discussed grading the playground, state regulations, and prices depending on mulch, utilities, and size.
219 Ms. Thibault noted she was looking for a GC who could pull a permit for them, and that all of the playground pieces still
220 have the concrete attached, which will likely make it more expensive. She noted they should not pay \$50,000 for a used
221 playground and should put a new one in if it reaches that point. Ms. Thibault advised that a new structure would allow
222 them to use their construction funds.

223 **IX. Audience Comments**

224 Ms. Williams noted that since she had been told no golf carts in the streets, they could make that rule extend to all other
225 motorized vehicles. Ms. Thibault advised that they could for district streets, but not for county streets. She noted that the
226 language she saw included all motorized vehicles. Ms. Williams reported that a kid waiting by the bus had done their
227 best to tear down the towing sign. She had told him his parents would have to pay for it, and that's when his mother told
228 him to stop. She noted she did not know where the kid lived. Ms. Williams also reported on a large number of dogs that
229 have gotten loose. She asked if the CDD would be responsible for dog attacks on CDD property. Mr. Magee advised that
230 no, that would be a personal issue. Supervisor Anderson noted dogs without a leash will result in the involvement of the
231 police and animal control.

232
233 **X. Adjournment**

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

235 On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
236 Adjourned the Meeting at 6:24 for the Highland Meadows II Community Development District.

237
238 *~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting*
239 *is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including*
240 *all testimony and evidence upon which the appeal is based.~*

241
242
243
244
245 _____
Signature

245 _____
Signature

246
247
248
249
250 _____
Printed Name Secretary Assistant Secretary

250 _____
Printed Name Chairman Vice Chairman

251
252
253
254

EXHIBIT 12
RETURN TO AGENDA

AGREEMENT FOR SERVICES

This "**Agreement**" is by and between: Highland Meadows II Community Development District ("District") and **ILS** ("Contractor"):

1. EFFECTIVE DATE. The Agreement shall be deemed effective as of the date of the full execution of the Agreement.

2. TERM. This Agreement shall become effective upon the date of the full execution of the Agreement and shall continue in full force and effect for a period of two (2) years from such date, unless terminated by either party in accordance with the terms of this Agreement. The Agreement shall thereafter automatically renew for additional one (1) year periods, unless terminated earlier in accordance with the terms contained herein.

3. SCOPE OF SERVICES. The Contractor agrees to provide the "**Services**" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.

4. COMPENSATION. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**

A. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. STANDARD OF CARE; INDEMNIFICATION. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. INSURANCE. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**.

The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. SOVEREIGN IMMUNITY. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. TERMINATION. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

11. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

13. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

14. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

15. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

ILS

Date: 4-1-26
By: [Signature]
Its: _____

Highland Meadows II COMMUNITY DEVELOPMENT DISTRICT

Date: 4/30/2026
By: [Signature]
Its: _____

Tab 1



Irrigation
Landscape
Solutions

Apr 30, 2026

Highland Meadows 2 CDD

PROPOSAL - To treat the Dog Park, Playground area and pool area surrounds (20' outside the fence). An area of approximately 80,000sqft
At a rate of 2lbs/1,000sqft

MATERIALS - \$800

LABOR - \$200

TOTAL - \$1,000

Tab 2

EXHIBIT 13
RETURN TO AGENDA

AGREEMENT FOR SERVICES

This "**Agreement**" is by and between: Highland Meadows II Community Development District ("District") and ***Accurate Drilling Solutions, LLC*** ("Contractor");

- 1. EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
- 2. TERM.** This Agreement shall become effective upon the date of the full execution of the Agreement and shall continue in full force and effect for a period of two (2) years from such date, unless terminated by either party in accordance with the terms of this Agreement. The Agreement shall thereafter automatically renew for additional one (1) year periods, unless terminated earlier in accordance with the terms contained herein.
- 3. SCOPE OF SERVICES.** The Contractor agrees to provide the "**Services**" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
- 4. COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**
 - A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- 5. CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
- 6. STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
- 7. INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**.

The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. SOVEREIGN IMMUNITY. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. TERMINATION. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

11. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

13. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

14. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

15. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

Accurate Drilling Solutions, LLC

Date: 4-28-26
By: [Signature]
Its: Managing Member

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date: 4/27/2026
By: [Signature]
Its: _____



Accurate Drilling Solutions
 9507 Palm River Road
 Tampa, FL 33619

Phone: (813) 643-6161
 accurate3drilling@gmail.com
 accurate4.com

Bill to
co/Haven Management Solutions
 255 Primera Blvd, Suite 160
 Lake Mary, FL 32746

Ship to
Highland Meadow II CDD Pump 3
 2860 N 10th St
 Haines City, FL 33844

Quote #: q5374

Quote Date: 4/27/2026

Item	Description	Quantity	Price	Amount
Pump Pull	Pump Pull	1	\$700.00	\$700.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00
			Subtotal:	\$725.00
			Total:	\$725.00

Note:

--Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.

--Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.

--Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.

--Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

DG

EXHIBIT 14
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 # 457
Date 05/07/2026

Description	Total
Repair fencing at home corner of Woodlark This includes purchase of materials needed to repair this section of fencing, and labor	\$325.00
	
Subtotal	\$325.00

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 II 5/7/2026

EXHIBIT 15
RETURN TO AGENDA

ESTIMATE



Good Home Services LLC

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

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Estimate # 456
Date 05/07/2026

Description	Total
Remove dog waste station on Zion	\$125.00
This is for labor to remove and dispose of the dog waste station on Zion Dr.	
Subtotal	\$125.00
Total	\$125.00

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 II 5/7/2026

EXHIBIT 16
RETURN TO AGENDA

**Arbitrage Rebate Computation
Proposal For
Highland Meadows II
Community Development District
(City of Davenport, Florida)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 1, 2026

Highland Meadows II Community Development District
c/o Ms. Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

Re: Arbitrage Calculations for all Highland Meadows II Community Development District Bonds

Dear Ms. Thibault:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the Highland Meadows II Community Development District (the "District") tax-exempt bond issues (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of cities, counties, colleges and universities, school districts, hospitals, health care facilities, state agencies and small-town bond issuers throughout the United States. We compute rebate for bond issuers in 48 U.S. states and territories and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Client Base

We have provided arbitrage rebate services for over 8,000 bond issues since 1990. On a national level, we are rebate consultant to the States of Connecticut, New Jersey, Montana, Minnesota, Mississippi, Vermont, West Virginia and Alaska.

We are proposing rebate computation services for all District bond issues based on the following:

- Fixed Rate Debt
- Acquisition and Construction, Debt Service Reserve and Debt Service Accounts

Should the Tax Agreements require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Proposal

Our guaranteed fee for rebate computations for each district bond issue is \$450 per year through the anniversary month of the Bonds through 2031. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC's Professional Fee – \$3,645,000 Series 2016 (Assessment Area Three Project) Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – February 28, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – February 28, 2026	\$450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	\$450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	\$450
February 28, 2029	Rebate and Opinion	Closing – February 28, 2029	\$450
February 28, 2030	Rebate and Opinion	Closing – February 28, 2030	\$450
February 28, 2031	Rebate and Opinion	Closing – February 28, 2031	\$450

AMTEC's Professional Fee – \$1,785,000 Series 2016 (Assessment Area Four Project) Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – February 28, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – February 28, 2026	\$450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	\$450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	\$450
February 28, 2029	Rebate and Opinion	Closing – February 28, 2029	\$450
February 28, 2030	Rebate and Opinion	Closing – February 28, 2030	\$450
February 28, 2031	Rebate and Opinion	Closing – February 28, 2031	\$450

AMTEC's Professional Fee – \$3,950,000 Series 2017 (Assessment Area 4B/C Project) Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – September 30, 2024	\$450
May 15, 2026	Rebate and Opinion	Closing – September 30, 2025	\$450
September 30, 2026	Rebate and Opinion	Closing – September 30, 2026	\$450
September 30, 2027	Rebate and Opinion	Closing – September 30, 2027	\$450
September 30, 2028	Rebate and Opinion	Closing – September 30, 2028	\$450
September 30, 2029	Rebate and Opinion	Closing – September 30, 2029	\$450
September 30, 2030	Rebate and Opinion	Closing – September 30, 2030	\$450
September 30, 2031	Rebate and Opinion	Closing – September 30, 2031	\$450

AMTEC's Professional Fee – \$5,370,000 Series 2017 (Assessment Area Five Project) Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – March 31, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – March 31, 2026	\$450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$450
March 31, 2030	Rebate and Opinion	Closing – March 31, 2030	\$450
March 31, 2031	Rebate and Opinion	Closing – March 31, 2031	\$450

AMTEC's Professional Fee – \$2,700,000 Series 2017 (Assessment Area Six Project) Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – March 31, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – March 31, 2026	\$450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$450
March 31, 2030	Rebate and Opinion	Closing – March 31, 2030	\$450
March 31, 2031	Rebate and Opinion	Closing – March 31, 2031	\$450

AMTEC's Professional Fee – \$5,765,000 Series 2019 (Assessment Area 7/7A Project) Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – December 16, 2024	\$450
May 15, 2026	Rebate and Opinion	Closing – December 31, 2025	\$450
December 31, 2026	Rebate and Opinion	Closing – December 31, 2026	\$450
December 31, 2027	Rebate and Opinion	Closing – December 31, 2027	\$450
December 31, 2028	Rebate and Opinion	Closing – December 31, 2028	\$450
December 31, 2029	Rebate and Opinion	Closing – December 31, 2029	\$450
December 31, 2030	Rebate and Opinion	Closing – December 31, 2030	\$450
December 31, 2031	Rebate and Opinion	Closing – December 31, 2031	\$450

In order to begin, we are requesting copies of the following documentation:

1. US Bank statements for all accounts related for each issuance from the date of our most recent report through current

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;

- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2026.

Highland Meadows II
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

EXHIBIT 17
RETURN TO AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Highland Meadows II Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – Highland Meadows II Community Development District – Special Assessment Bonds, Series 2014 (One/Two) (“Series 2014”)

Dear Highland Meadows II Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2014.

We understand that proceeds of Series 2014 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area One and Two Projects, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2014, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period October 30, 2025 to October 30, 2026, and each successive annual period thereafter ending on October 30th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 18
RETURN TO AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Highland Meadows II Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$3,950,000 Highland Meadows II Community Development District – Special Assessment Bonds, Series 2017 (4B/C) (“Series 2017”)

Dear Highland Meadows II Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2017.

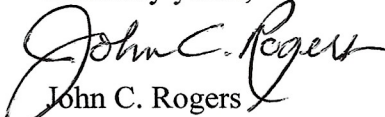
We understand that proceeds of Series 2017 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area 4B/C Project, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2017, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period September 29, 2025 to September 29, 2026, and each successive annual period thereafter ending on September 29th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 19
RETURN TO AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Highland Meadows II Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – Highland Meadows II Community Development District – Special Assessment Bonds, Series 2017 (Five/Six) (“Series 2017”)

Dear Highland Meadows II Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2017.

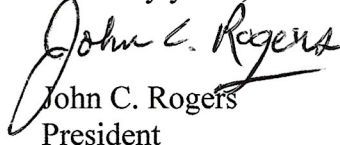
We understand that proceeds of Series 2017 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area Five and Six Projects, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2017, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period March 29, 2025 to March 29, 2026, and each successive annual period thereafter ending on March 29th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 20
RETURN TO AGENDA

Arbitrage Rebate Counselors, LLC
Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Highland Meadows II Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$5,765,000 Highland Meadows II Community Development District – Special Assessment Bonds, Series 2019 (7/7A) (“Series 2019”)

Dear Highland Meadows II Community Development District:

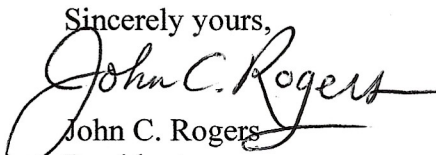
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2019.

We understand that proceeds of Series 2019 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area 7/7A Project, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2019, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period December 16, 2025 to December 16, 2026, and each successive annual period thereafter ending on December 16th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,

John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 21
RETURN TO AGENDA

HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
ADOPTED ANNUAL BUDGET

Highland Meadows II
COMMUNITY DEVELOPMENT DISTRICT



STATEMENT 1

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
I.								
REVENUES								
ALL REVENUES								
INTEREST EARNINGS	1,278	2,043	26,282	49,867		15,809	-	-
SPECIAL ASSESSMENTS - TAX ROLL	854,813	855,045	858,353	853,355	1,048,025	1,037,054	1,079,466	31,441
FUND BALANCE FORWARD	-	-	-	-	10,000		10,000	-
MISCELLANEOUS REVENUE	8,885	320	35,144	-			-	-
ALL REVENUES Total	864,976	857,408	919,779	903,222	1,058,025	1,052,863	1,089,466	31,441
REVENUES Total	864,976	857,408	919,779	903,222	1,058,025	1,052,863	1,089,466	31,441
II.								
EXPENDITURES								
GENERAL ADMINISTRATIVE								
SUPERVISORS FEES	4,400	10,200	12,600	10,200	24,000	5,200	16,000	(8,000)
ADMINISTRATIVE SERVICE	-	-	-	-	-		-	-
DISTRICT MANAGEMENT	-	41,445	44,458	48,060	51,800	26,941	51,804	4
DISTRICT ENGINEER	16,463	6,775	51,115	58,900	20,000	6,245	25,000	5,000
ASSESSMENT ROLL	5,000	5,000	8,413	4,333	5,200	2,377	5,220	20
TAX COLLECTOR/ PROPERTY APPRAISER FEES	-	-	22,026	22,027	22,027	28,154	28,000	5,973
AUDITING SERVICES	3,685	-	7,230	7,150	4,000		4,800	800
POSTAGE & DELIVERY	549	82	-	2,775	1,000	371	1,000	-
PUBLIC OFFICIALS LIABILITY INSURANCE	2,692	2,566	2,656	2,922	3,214		3,314	100
LEGAL ADVERTISING	2,477	7,628	2,810	1,149	3,000		2,000	(1,000)
DUES, LICENSES & FEES	175	175	975	175	175	175	175	-
MISCELLANEOUS FEES	654	4,998	1,950	-	-		-	-
WEBSITE HOSTING, MAINTENANCE, BACKUP	1,100	5,045	1,996	1,538	2,015		2,015	-
DISTRICT COUNSEL	18,008	49,985	86,539	53,215	40,000	23,311	45,000	5,000
ADMINISTRATIVE CONTINGENCY	-	-	-	4,790	6,500	1,114	6,500	-
GENERAL ADMINISTRATIVE Total	55,203	133,899	242,769	217,234	182,931	93,888	190,828	7,897
DEBT ADMINISTRATION								
DISSEMINATION AGENT	8,850	2,833	11,325	5,833	7,000	3,199	7,000	-
TRUSTEE FEES	26,469	22,890	23,309	12,836	26,787	16,200	26,787	(0)
ARBITRAGE REBATE CALCULATION	2,700	2,700	2,700	-	2,700	-	2,700	-
DEBT ADMINISTRATION Total	38,019	28,423	37,334	18,669	36,487	19,399	36,487	(0)

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
34 UTILITIES								
35 ELECTRIC UTILITY SERVICES	18,239	26,301	13,629	6,366	28,000	1,882	28,000	-
36 STREET LIGHTS	55,396	66,303	63,930	76,032	70,000	38,311	71,400	1,400
37 WATER-SEWER UTILITY SERVICES	5,237	5,821	3,730	5,531	6,000	1,886	6,120	120
38 UTILITIES Total	78,872	98,425	81,289	87,929	104,000	42,079	105,520	1,520
39 SECURITY OPERATIONS								
40 SECURITY SERVICES AND PATROLS	15,382	43,631	40,388	65,248	55,000	29,745	62,100	7,100
41 ACCESS CONTROL MAINTENANCE & REPAIR	-	7,303	1,784	8,430	5,000	1,876	5,000	-
42 SECURITY OPERATIONS Total	15,382	50,934	42,172	73,678	60,000	31,621	67,100	7,100
43 OTHER PHYSICAL ENVIRONMENT								
44 LANDSCAPE INSPECTION SERVICES	-	-	6,020	-	-	-	-	-
45 PROPERTY INSURANCE	13,103	14,244	21,417	29,339	36,000	33,245	28,245	(7,755)
46 GENERAL LIABILITY INSURANCE	2,387	2,894	2,995	3,295	3,625	3,397	4,287	662
47 LANDSCAPE MAINTENANCE	192,000	227,462	191,270	192,413	192,000	97,042	194,508	2,508
48 IRRIGATION MAINTENANCE & REPAIR	9,181	11,786	5,516	10,747	16,000	5,050	16,000	-
49 SIDEWALK MAINTENANCE & REPAIR	-	3,991	6,265	880	8,000	-	8,000	-
50 LANDSCAPE- FERTILIZER	35,336	11,384	-	-	36,000	-	36,000	-
51 MAINTENANCE & REPAIR	5,216	12,401	8,880	2,480	11,976	25,911	11,976	-
52 LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	13,604	1,050	-	7,755	30,000	1,200	30,000	-
53 FIELD SERVICES	15,450	5,408	-	-	12,000	5,483	12,000	-
54 CAPITAL PROJECTS	-	-	-	254,743	15,000	66,502	26,228	11,228
55 MISCELLANEOUS EXPENSE/ CONTINGENCY	23,291	34,848	3,500	4,213	5,000	12,892	5,000	-
56 OTHER PHYSICAL ENVIRONMENT Total	309,568	325,468	245,863	505,865	365,601	250,722	372,244	6,643
57 PARK & RECREATION								
58 TELEPHONE, INTERNET, CABLE	2,166	2,484	2,290	2,117	3,000	1,149	3,000	-
59 POOL SERVICE CONTRACT	23,880	51,534	41,755	53,972	63,600	31,772	63,480	(120)
60 POOL PERMITS	-	-	280	-	-	280	-	-
61 AMENITY MAINTENANCE & REPAIRS	10,740	22,558	103,713	3,961	13,807	1,924	13,807	-
62 AMENITY FACILITY JANITORIAL SERVICE	10,910	8,470	16,643	26,283	21,600	13,930	30,000	8,400
63 PEST CONTROL & TERMITE BOND	835	908	1,079	1,242	1,500	312	1,500	-
64 OFFICE SUPPLIES	-	3	-	-	500	954	500	-
65 MISCELLANEOUS EXPENSE	2,769	9,553	625	232	5,000	15,027	5,000	-
66 TRUE UP TO AUDIT - FY 2023	-	88,071	-	-	-	-	-	-
67 PARK & RECREATION Total	51,300	183,581	166,385	87,807	109,007	65,348	117,287	8,280
68 TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES	548,344	820,730	815,812	991,182	858,026	503,057	889,466	31,440

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026	
69	OTHER FINANCING SOURCES/USES								
70	69,469	-	-	229,283	200,000	-	200,000	-	
71	-	-	-	50,000	-	-	-	-	
72	69,469	-	-	279,283	200,000	-	200,000	-	
73	617,813	820,730	815,812	1,270,465	1,058,026	503,057	1,089,466	31,440	
74	III								
75	FUND BALANCE								
76	FUND BALANCE BEGINNING								
77	247,163	36,678	105,075	(367,243)	-	549,806	0	-	
	AUDIT ADJUSTMENT								
78	662,777	909,940	946,618	1,058,812			788,998	-	
79	-	-	-	-			200,000	-	
80	-	-	-	(367,243)			(10,000)	-	
81	909,940	946,618	1,051,693	324,326			978,998	-	
82									
83	FUND BALANCE USES:								
84	-	-	-	-			-	-	
85	46,271	54,441	44,167	44,167			44,167	-	
86	250,267	343,579	141,338	141,338			176,338	-	
87	-	-	270,717	500,000			700,000	-	
88	-	-	-	50,000			50,000	-	
89	613,402	548,598	613,712	53,494			8,493	-	
90	909,940	946,618	1,069,934	788,998			978,998	-	

STATEMENT 3

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
12	GENERAL ADMINISTRATIVE			
13	SUPERVISORS FEES	Board of Supervisors	1510000	16,000
	Per Chapter 190 of the Florida Statutes, Board members may be compensated \$200 per meeting attended. The FY budget includes \$12,000 for 12 regular meetings (5 members per meeting) and an additional \$12,000 for an additional 12 meetings			
14	ADMINISTRATIVE SERVICE	Anchor Stone		-
	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.			
15	DISTRICT MANAGEMENT	Anchor Stone	1510080	51,804
	The District receives Management, Accounting, and Assessment services under an existing Management Agreement. Amount considers 15 meetings with no additional financial burden			
16	DISTRICT ENGINEER	Stantec	1510140	25,000
	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.			
17	ASSESSMENT ROLL	Anchor Stone	1520050	5,220
	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.			
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	Tax Collector	1513050	28,000
	The tax collector's fee is 2% of assessments collected.			
19	AUDITING SERVICES	DiBartolomeo	1510220	4,800
	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.			
20	POSTAGE & DELIVERY		1510205	1,000
	For mailing out of any resident notices, printing of any agenda packages, etc.			
21	PUBLIC OFFICIALS LIABILITY INSURANCE	EGIS	1510260	3,314
	Protects the Board and staff from claims related to decisions or actions made while doing their official duties. The budgeted amount is based on estimates received for EGIS. (Based on 10% increase from prior year)			
22	LEGAL ADVERTISING	Local Newspaper	1510280	2,000
	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation			
23	DUES, LICENSES & FEES	DEO	1510300	175
	Annual fee paid to the Florida Department of Economic Opportunity.			
24	MISCELLANEOUS FEES		1510360	-
	Estimated for miscellaneous expenditures			
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	SchoolStatus / Anchor Stone	1510320	2,015
	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolStatus - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight			
26	DISTRICT COUNSEL	Kutak Rock	1520051	45,000
	On-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.			
27	ADMINISTRATIVE CONTINGENCY		1520052	6,500
	Estimated for items not known and considered in the administrative allocations			
28	GENERAL ADMINISTRATIVE Total			190,828

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
29	DEBT ADMINISTRATION			
30	DISSEMINATION AGENT	Anchor Stone	1510160	7,000
	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.			
31	TRUSTEE FEES	US Bank Trust, N.A.	1510180	26,787
	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.			
32	ARBITRAGE REBATE CALCULATION	AMTEC	1510240	2,700
	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.			
33	DEBT ADMINISTRATION Total			36,487
34	UTILITIES			
35	ELECTRIC UTILITY SERVICES	Duke Energy	1530000	28,000
	Covers the cost of electricity for all District facilities. The current average monthly expense is approximately \$632, totaling \$7,579. Additional funds have been budgeted to account for anticipated increases in rates and usage.			
36	STREET LIGHTS	Duke Energy	1530020	71,400
	Covers the cost paid to Duke Energy for the District's streetlight power and maintenance. The current average monthly bill is approximately \$5,575, totaling \$66,908 annually. Additional has been included to account for potential increases in utility rates and usage.			
37	WATER-SEWER UTILITY SERVICES	City of Davenport	1530060	6,120
	Funds allocated to support utility expenditures associated with. Additional funds have been budgeted to account for anticipated increases in rates and usage. water and sewer services for District-operated facilities; reflects an average monthly obligation of \$363, totaling \$4,354			
38	UTILITIES Total			105,520
39	SECURITY OPERATIONS			
40	SECURITY SERVICES AND PATROLS	JCS Security	1521010	62,100
	The District contracts with JCS Investigations and Security Services for roving patrols, weekend amenity coverage, and pool monitoring. Roving patrols cost \$1,980 per month, and weekend coverage is \$120 per weekend, totaling approximately \$30,000 annually. Pool and amenity monitoring is billed at \$20 per hour, with the final cost based on scheduled hours. The District has budgeted \$45,000 to cover all JCS security services. \$20 per hour guard, with the total cost based on the hours and number of guards determined by the board. The budget includes \$10,000 to account for additional expenses incurred for increased amenity monitoring.			
41	ACCESS CONTROL MAINTENANCE & REPAIR	ECS Integrations	1521025	5,000
	Amenity Access Cards			
42	SECURITY OPERATIONS Total			67,100
43	OTHER PHYSICAL ENVIRONMENT			
45	PROPERTY INSURANCE	EGIS	1550040	28,245
	Covers damage or loss to District-owned buildings, equipment, and other property from things like fire, storms, or vandalism.			
46	GENERAL LIABILITY INSURANCE	EGIS	1550080	4,287
	Covers the District for claims related to injuries or property damage that happen during District activities or on District property. The budgeted amount is based on estimates received for EGIS. The budgeted amount is based on estimates received for EGIS			
47	LANDSCAPE MAINTENANCE	Prince and Sons Inc.	1550100	194,508
	The District contracts with Prince and Sons, Inc. for landscape maintenance at a rate of \$16,000 per month, totaling \$192,000 annually. Services include mowing, trimming, and irrigation inspections for the District's rights-of-way, common areas, and pond banks. Additional services such as mulch installation and plantings are provided upon request and billed separately.			
48	IRRIGATION MAINTENANCE & REPAIR	Prince and Sons Inc.	1550140	16,000
	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.			
49	SIDEWALK MAINTENANCE & REPAIR		1541025	8,000
	This budget covers the repair and upkeep of sidewalks within the District. It includes fixing cracks, replacing damaged sections, and addressing safety concerns like trip hazards to ensure sidewalks remain safe and accessible for residents.			

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
50	LANDSCAPE- FERTILIZER	Prince and Sons Inc.	1550120	36,000
	This covers the cost of applying fertilizer to keep the District's grass and plants healthy.			
51	MAINTENANCE & REPAIR		1551016	11,976
	As needed for signs and other items not listed above			
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	Price and Sons Inc.	1550180	30,000
	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.			
53	FIELD SERVICES	Anchor Stone		12,000
	Starting October 1, 2025, the District increased its agreement with Anchor Stone, LLC to provide weekly onsite field services totaling six hours per week. The expanded services are billed at \$12,000 annually			
54	CAPITAL PROJECTS			26,228
	A fund established to set aside money for future capital projects, including but not limited to the community center, tennis court, covered picnic area, adult activity equipment, and splash pad.			
55	MISCELLANEOUS EXPENSE/ CONTINGENCY		1551015	5,000
	Provides funding for unexpected expenses or future improvements related to landscaping, irrigation, pond enhancements, or amenity upgrades.			
56	OTHER PHYSICAL ENVIRONMENT Total			372,244
57	PARK & RECREATION			
58	TELEPHONE, INTERNET, CABLE	Spectrum	1520060	3,000
	This budget covers the cost of internet, phone, and cable services at the District's clubhouse. These services support staff operations, resident use, and amenities that require connectivity, such as security systems or smart TVs at an average monthly rate of \$190. Additional funds have been budgeted to account for price increases.			
59	POOL SERVICE CONTRACT	Cooper Pools	1520020	63,480
	This line item covers daily pool cleaning, chemical treatment, bathroom cleaning, and trash removal in and around the pool area. It also includes a pool attendant on-site three days a week. The District pays \$4,600 monthly plus an amount of 15% is reserved for repairs			
61	AMENITY MAINTENANCE & REPAIRS		1551016	13,807
	This line item covers the cost of general maintenance and miscellaneous repairs to District amenities. It includes items such as painting of entry monuments, repairs to park equipment, signage, and other upkeep necessary to preserve the appearance and functionality of community assets.			
62	AMENITY FACILITY JANITORIAL SERVICE	Southern Green	1520040	30,000
	Provides for routine cleaning and maintenance of the District's amenity facilities, including dusting, restroom sanitation, trash removal, window cleaning, disinfection of high-touch surfaces, and restocking of bathroom supplies.			
63	PEST CONTROL & TERMITE BOND	Orkin	1520100	1,500
	The District has a contract with Orkin, currently averaging \$112 per month for pest management services. Increased budget to account for cost increase.			
64	OFFICE SUPPLIES		1520200	500
	Covers the cost of basic office supplies needed for daily operations at the District's amenity facilities, such as paper, pens, and printer ink.			
65	MISCELLANEOUS EXPENSE		1520120	5,000
	Covers unplanned or miscellaneous expenses related to Parks and Recreation that are not included in other budgeted line items.			
67	PARK & RECREATION Total			117,287
73	EXPENDITURES Total			889,466

EXHIBIT 22
RETURN TO AGENDA

RESOLUTION 2026-06
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Highland Meadows II Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:
DATE: _____, 2026
TIME: _____
LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED THIS 28th DAY OF May, 2026.

ATTEST:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT 23
RETURN TO AGENDA



May 1, 2026

Mairyn Krause
Highland Meadows II CDD
255 Primera Blvd. Ste. 160
Lake Mary, FL 32746

RE: Highland Meadows II Community Development District Registered Voters

Dear Ms. Krause,

In response to your request, there are currently **2,101** voters within the Highland Meadows II Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida