

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, July 23, 2026

Time: 4:30 P.M.

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

ZOOM LINK

Meeting ID: 972 1734 2493

Passcode: 074218

CALL IN: +1 305 224 1968

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Patricia@HavenmgtSol.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 *(to be distributed)*
 - B. District Attorney – Kutak Rock
 - 1. Discussion and Status Update of PRWC:
- IV. Security Services**
- V. Fields Services Report**
 - A. Presentation of the Highland Meadows II Field Report
 - B. Consideration of Proposals: To be Distributed
- VI. Administrative Matters**
 - A. Consideration for Acceptance – June 2026 Unaudited Financial Statements
 - B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held June 25, 2026
 - C. Consideration for Approval – Agreement Between the Highland Meadows II Community Development District and Highland Meadows

EXHIBIT 1

EXHIBIT 2

EXHIBIT 3

EXHIBIT 4

EXHIBIT 5

EXHIBIT 6

3A & 3B Homeowners Association, Inc. for Entrance Monument
Enhancement and Maintenance

D. Consideration for Ratification:

1. Good Home Services – Repair of Water Fountains \$ 25 [EXHIBIT 7A](#)

2. Good Homes Services – Repair Fence on Woodlark \$325 [EXHIBIT 7B](#)

3. Good Homes Services – Repair Fence at 4331 Swan \$1,150 [EXHIBIT 7C](#)

VII. District Manager

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

IX. Supervisor Requests

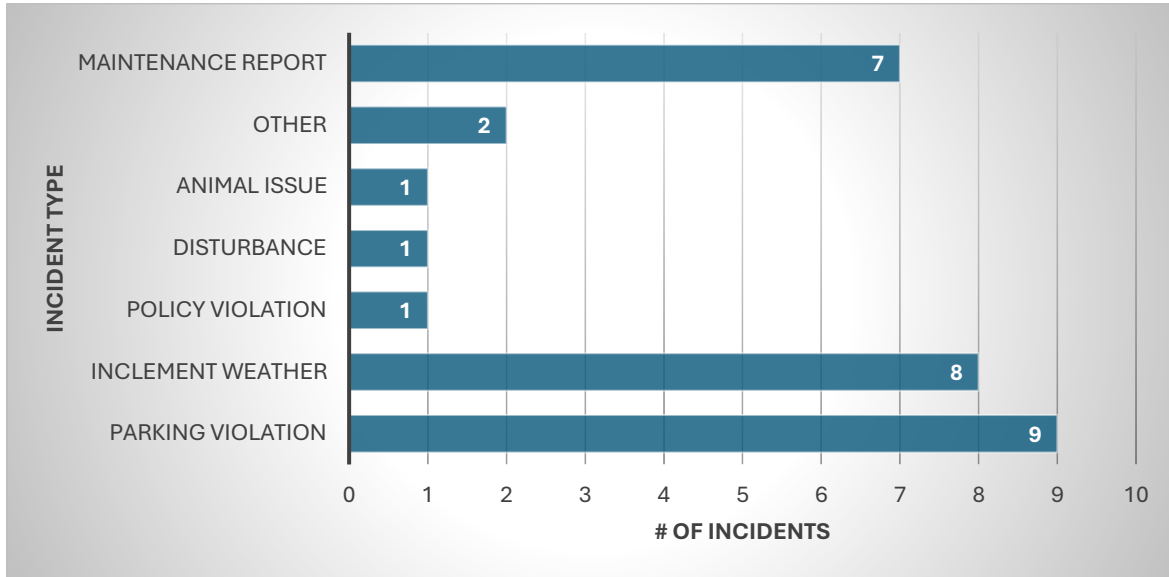
X. Adjournment

EXHIBIT 1
RETURN TO AGENDA

EXHIBIT 2
RETURN TO AGENDA



Highland Meadows 2 CDD July 2026



813 Security Activity Summary

Reporting Period: June 24th, 2026- July 14th, 2026

During this reporting period, 813 Security submitted a total of **22** Incident Reports and **7** Maintenance Reports for a total of **29** reports

Incident Breakdown

- Parking Violations: 9 Reports
- Inclement Weather / Pool Closures: 8 Reports
- Amenity Policy Violations: 1 Report
- Other Issues: 2

Parking Enforcement

Parking violations accounted for the largest category of reported activity. Officers documented **9** vehicles that were obstructing sidewalks throughout the community.

Prepared by:
Vinny 7/14/26



Inclement Weather Activity

- Officers documented **8** weather-related incidents involving lightning. In each instance, staff followed established safety procedures by temporarily closing the pool, notifying patrons, and clearing the pool deck until conditions improved.

All patrons complied.

Policy Compliance

- One incident involved guests possessing beverages within the pool area. Overall compliance with policies and procedures have been satisfactory for this reporting period.
- There was a report of fireworks being used on Pentas, the guard on duty responded and did not find any evidence of firework usage.

Maintenance Reports

- Key box open upon arrival with keys exposed
- All other MR have been addressed by DM

Summary

Routine enforcement and patrols will continue. If any significant events occur before the meeting, we will provide a supplemental report to update the Board. Thank you!

*Prepared by:
Vinny 7/14/26*

EXHIBIT 3
RETURN TO AGENDA

Haven Management Solutions - Highland Meadows II
Monthly Maintenance Inspection Report
Area: Pool and Park
Month: July

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	9	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	10	
Turf Fertility - Non Bahia - Color and Growth Density		15	10	
Turf Areas - Weed Control		10	8	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	9	
Shrub Fertility & Vitality		10	9	
Debris & Trash Management		10	8	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	81%	100	81	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	90%	50	45	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordnace with Contract Terms Schedule		10	8	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	90%	20	18	
Pond Inspection Items		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort.				
Arrowhead is good plant material		50		NA
Pond Debris & Trash in Pond and On Pond Bank		50		NA
Total Points Pond Inspection- Failure is at 80%:80 or below	0%	100	0	
Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	8	Small weeds on back side of pool pavers
Pool Appears to Be Cleaned		10	10	
Pool Maintenance Logs are Present		10	10	
Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily		10	10	
Total Points Amenity Center Inspection. Failure is at 80%				



Island at Willet St needs attention



Small weeds present between pavers



Monthly Field Report

HM2 Entry areas compromised by construction



Amenity Common Areas

Turf weak

Weeds need to be addressed

DRA mowed

No soft edging

Hedges:

Jasmin trim runners only

Cut out dead wood







Entry Sparrowhawk
Turf weedy and weak
Drip just lying on the surface
Hedges trimmed



Entry clean

Hard edging visible

DRA banks need attention



Entry

Turf patchy

Erosion at the outbound monument

Hedges trimmed

Hard edging visible

Color improved with the rain

Lots of dead wood in the island bed

Keep an eye on Crepes blocking sign

Weed eating on the inbound side missed







Common Area

Edging and weed control necessary

Sidewalk to road not maintained

Outfalls need spraying



EXHIBIT 4
RETURN TO AGENDA

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

June 30, 2026

Highland Meadows II
Balance Sheet
June 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	328,501	706,384	-	-	1,034,885
4 Cash - Money Market Account-Restricted Cash		-	-	-	-
5 Cash - Operating Account South State	430,639	-		-	430,639
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	1,269,876	-	1,269,876
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,163	-	718,163
11 Prepayment Fund	-	-	1,739	-	1,739
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	499,675	499,675
13 On Roll Assessments Receivable	-	-	-	-	-
14 Accounts Receivable	268	-	-	-	268
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	99,471	-	99,471
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	5,182	-	-	-	5,182
18 Total Assets	\$ 766,980	\$ 706,384	\$ 2,089,259	\$ 499,675	\$ 4,062,297
19 Liabilities:					
20 Accounts Payable	\$ 5,881	\$ -	\$ -	\$ -	\$ 5,881
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	-	-	-	-	-
24 Due to Capital Projects	-	-	-	-	-
25 Due to Debt Service	99,471	-	-	-	99,471
26 Due to Reserve Fund	-	-	-	-	-
27 Fund Balance:					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	706,384	-	-	706,384
30 Unassigned	137,598	-	-	-	137,598
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	136,423				136,423
34 Restricted	-	-	2,089,259	499,675	2,588,934
35 Net Change in Fund Balance	180,145	-	-	-	180,145
35 Total Liabilities & Fund Balance	\$ 766,980	\$ 706,384	\$ 2,089,259	\$ 499,675	\$ 4,062,297

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

	Adopted Budget	Budget Year to Date	Actual Year to Date	Variance (Over)/Under Budget
1 Revenues:				
2 Special Assessments	\$ 1,048,025	\$ 1,048,025	\$ 1,051,935	\$ 3,910
3 Interest Income	-	-	24,127	24,127
4 Miscellaneous Revnue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
6 Total Revenues	1,058,025	1,048,025	1,076,823	28,798
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	18,000	6,800	11,200
10 District Management	51,800	38,850	39,891	(1,041)
11 District Engineer	20,000	15,000	39,156	(24,156)
12 Dissimination Agent	7,000	5,250	4,949	301
13 Trustee Fees	26,787	20,090	24,300	(4,210)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	4,000	7,500	(3,500)
15 Arbitrage Rebate Calculation	2,700	2,025	-	2,025
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	2,250	-	2,250
18 Website Hosting, Maintenance & Backup	2,015	1,511	1,538	(26)
19 Miscellaneous Fees	-	-	1,579	(1,579)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	28,154	(6,127)
21 Postage & Delivery	1,000	750	371	379
22 Assessment Roll	5,200	3,900	3,676	224
23 Administrative Contingency	6,500	4,875	-	4,875
24 District Counsel	40,000	30,000	23,312	6,688
25 Total Financial & Administrative	219,418	171,918	181,399	(9,482)
26 Security Operations				
27 Security Services & Patrol	55,000	41,250	47,237	(5,987)
28 Access Control Maintenance & Repair	5,000	3,750	2,915	835
29 Total Security Operations	60,000	45,000	50,152	(5,152)
30 Utilities				
31 Utility Services	28,000	21,000	2,954	18,046
32 Utility - Streetlights	70,000	52,500	53,770	(1,270)
33 Utility Services	6,000	4,500	2,204	2,296
34 Total Utilities	104,000	78,000	58,927	19,073

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through June 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	144,000	145,667	(1,667)
39 Irrigation Maintenance and Repair	16,000	12,000	6,799	5,201
40 Landscape - Fertilizer	36,000	27,000	-	27,000
41 Landscape Replacement Plants & Shrubs	30,000	22,500	1,200	21,300
42 Miscellaneous Expenditure	5,000	3,750	175	3,575
43 Maintenance Repairs	11,976	8,982	37,624	(28,642)
44 Sidewalk Maintenance & Repair	8,000	6,000	17,551	(11,551)
45 Capital Projects	15,000	11,250	49,087	(37,837)
46 Field Services	12,000	9,000	8,484	516
47 Total Other Physical Environment	365,601	275,107	303,229	(19,122)

48 Parks & Recreation

49 Pool Services Contract	63,600	47,700	45,572	2,128
50 Amenity Facility Janitorial Service Contract	21,600	16,200	22,000	(5,800)
51 Telephone, Internet, Cable	3,000	2,250	1,749	501
52 Maintenance & Repairs	13,807	10,355	424	9,931
53 Pest Control & Termite Bond	1,500	1,125	312	813
54 Miscellaneous Expenditure	5,000	3,750	32,914	(29,164)
55 Office Supplies	500	375	-	375
56 Total Parks & Recreation	109,007	81,755	102,971	(21,216)

57 Total Expenditures before other financing sources (uses)

858,026	651,780	696,678	(35,898)
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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

-	396,245	180,145	(7,100)
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65 Fund Balance - Beginning

Increase In Emergency Reserves	-
Decrease in Fund Balance Forward	-

66 Fund Balance - Ending

\$ 661,618

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

	Adopted Budget	Actual Year to Date
1 <u>Revenues:</u>		
2 Interest Earnings	\$ -	\$ -
3 Total Revenues	-	-
4 <u>Expenditures:</u>		
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 June 30, 2026

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments	\$ 1,222,442	\$ 1,227,001
3 Interest	-	41,427
4 Total Revenues	1,222,442	1,268,428
5 Expenditures:		
6 Administrative		
7 Debt Service Obligation	1,222,442	1,179,409
8 Total Administrative	1,222,442	1,179,409
9 Total Expenditures before other souces (uses)	1,222,442	1,179,409
10 Excess Expenditures Over (Under) Revenues	-	89,019
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	-	\$ 2,089,259.74

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

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest	-	\$ 11,986.02
3 Total Revenues	-	11,986
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	-	(105,709)
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	-	\$ 499,673.81

Highland Meadows II
Check Register
June 30, 2026

Balance per Bank Statement	\$	443,983.81
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(13,344.91)
	\$	430,638.90

Beginning Balance	\$	521,023.64
Receipts		8,391.98
Disbursements		(98,776.72)
<i>Balance per Book</i>	\$	430,638.90

Highland Meadows II
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
9/30/2025			Beginning Balance	\$ -	\$ -	\$ 29,806.55
	10/1/2025	5100 Anchor Stone Management, LLC	Management Fee		6,333.33	23,473.22
	10/1/2025	5101 PEREZ-CALHOUN LAW FIRM, P.A.	District Counsel		9,130.00	14,343.22
	10/1/2025		Funds Transfer	50,000.00		64,343.22
	10/1/2025	5102 ECS INTEGRATIONS LLC	camera mgmt		280.00	64,063.22
	10/1/2025	5103 ECS INTEGRATIONS LLC	access control		555.00	63,508.22
	10/1/2025	5104 Prince & Sons Inc	Oct Landscape Maint		16,000.00	47,508.22
	10/1/2025	5105 Cooper Pools	Monhthly Pool Maint		4,600.00	42,908.22
	10/1/2025	5106 JCS Investigations	Security		6,140.00	36,768.22
	10/2/2025 10025ach	Duke Energy	600 Eaglecrest Dr, 8/9-9/9/25		32.48	36,735.74
	10/2/2025 10025ach2	Duke Energy	2901 N 10th St Well, 8/9-9/9/25		32.48	36,703.26
	10/2/2025 1002525ach	Duke Energy	2901 N 10th St Entry, 8/9-9/9/25		32.50	36,670.76
	10/2/2025		Funds Transfer	100,000.00		136,670.76
	10/2/2025	5110 Advanced Drainage Solutions	Repairs/Maint		4,200.00	132,470.76
	10/3/2025		Deposit	761.24		133,232.00
	10/7/2025	5112 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	131,032.00
	10/8/2025	5113 Prince & Sons Inc	Irrigation Repair		733.22	130,298.78
	10/9/2025		Service Charge		4.88	130,293.90
	10/10/2025	5114 Good Home Services, LLC	Replace lightbulbs in restrooms		250.00	130,043.90
	10/10/2025	5123 Danielle Fence	repair work-fence		5,725.00	124,318.90
	10/13/2025	5116 Orkin	Pest Control-Monthly		104.00	124,214.90
	10/14/2025	5115 Advanced Drainage Solutions	Repairs/Maint		39,150.00	85,064.90
	10/15/2025	5117 POLK COUNTY PROPERTY APPRAISER	Property Appraiser		24,153.91	60,910.99
	10/15/2025	5118 Mele Environmental Services LLC	Bush Hogging Services		1,200.00	59,710.99
	10/15/2025	10/15/2025 Florida Dept of Economic Opportunity	Special District Filling Fee. FY 2026		175.00	59,535.99
	10/17/2025 101725ach	Duke Energy	541 Pheasant Dr Entry Lighting, 8/26-9/26		26.24	59,509.75
	10/17/2025 101725ach	Duke Energy	1015 Condor Dr, 8/26-9/24		1,295.23	58,214.52
	10/20/2025	5119 Shamrock First Baptist Church	Meeting Space		100.00	58,114.52
	10/20/2025	5120 Danielle Fence	take down/removal 24" danamaged almond		1,602.00	56,512.52
	10/20/2025	5121 House Doctors	Malfunction valve for urinal		424.45	56,088.07
	10/20/2025	10/20/2025 Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Oct		190.00	55,898.07
	10/21/2025 102125ach	Duke Energy	0 PATTERSON RD Lite 8/29-9/29		842.93	55,055.14
	10/22/2025	5122 Good Home Services, LLC	Fence removal		1,020.00	54,035.14
	10/23/2025		Funds Transfer	50,000.00		104,035.14
	10/23/2025	5124 Egis Insurance Advisors LLC	Policy 100125206		36,642.00	67,393.14
	10/26/2025	5125 Deborah Galbraith	10-23-25 BOS MTG		200.00	67,193.14
	10/26/2025	5126 Kristen Anderson	10-23-25 BOS MTG		200.00	66,993.14
	10/26/2025	5127 Mario Munoz	10-23-25 BOS MTG		200.00	66,793.14
	10/26/2025	5128 Marilyn Colon Arce	10-23-25 BOS MTG		200.00	66,593.14
	10/26/2025	5129 Joellen Dibrango	10-23-25 BOS MTG		200.00	66,393.14
	10/26/2025	5130 Cooper Pools	Pool Repairs/Maint		688.00	65,705.14
	10/26/2025	5131 Cooper Pools	Pool Repairs/Maint		99.45	65,605.69
	10/27/2025 102725ach	Duke Energy	00 PATTERSON RD 9/5-10/3		280.95	65,324.74
	10/28/2025	5136 Stivender Surveying, Inc.	Wall Stakeout		1,545.00	63,779.74
	10/28/2025	5137 Prince & Sons Inc	Irrigation Repair		497.74	63,282.00
	10/28/2025	5133 Good Home Services, LLC	repairs/maint		310.00	62,972.00
	10/28/2025	5134 Good Home Services, LLC	repairs/maint		215.00	62,757.00
	10/28/2025	5140 Good Home Services, LLC	repairs/maint		200.00	62,557.00
	10/28/2025 102825ach	Duke Energy	0000 PATTERSON RD 9/6-10/6		166.11	62,390.89
	10/28/2025 102825ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		388.90	62,001.99
	10/28/2025 102825ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 09/6-10/6		425.45	61,576.54
	10/28/2025 102825ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 9-6-10-6		604.46	60,972.08
	10/28/2025 102825ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL 9/6-10/6		702.83	60,269.25
	10/28/2025 102825ach4	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		1,148.37	59,120.88
	10/29/2025	5132 Good Home Services, LLC	repairs/maint		165.00	58,955.88
	10/29/2025 102925ach	Duke Energy	1000 DUNLIN ST. SIGN A 9/6-10/6		24.17	58,931.71
	10/30/2025	5139 Good Home Services, LLC	repairs/maint		485.00	58,446.71
	10/30/2025 103025ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	57,862.68
	10/30/2025	51	To book FY 2025 excess fees received	5,521.11		63,383.79
10/31/2025				206,282.35	172,705.11	63,383.79
	11/1/2025 110125ach	CITY OF DAVENPORT	Reference: 3 Highland Meadows Phase 3 Park, 9-5-10/4/25		19.54	63,364.25
	11/1/2025 110125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (9/5-10/4/25)		107.57	63,256.68
	11/1/2025 110125ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (9/5-10/4/25)		144.37	63,112.31
	11/1/2025 110125ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (9/5-10/4/25)		42.82	63,069.49
	11/3/2025	5142 JCS Investigations	Security		6,220.00	56,849.49
	11/3/2025	5143 Anchor Stone Management, LLC	Management Fee		6,333.33	50,516.16
	11/3/2025 110325ACH	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		26.19	50,489.97
	11/3/2025 110325ACH2	Duke Energy	2901 N 10th St Well,		32.49	50,457.48
	11/3/2025 110325ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	50,424.99
	11/3/2025 110325ACH4	Duke Energy	2901 N 10th St Entry,		32.49	50,392.50

Highland Meadows II
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/3/2025	110325ACH5	Duke Energy	3950 N 10th St,		26.41	50,366.09
11/3/2025	110325ACH7	Duke Energy	1200 Patterson Rd Lite, For service		26.19	50,339.90
11/3/2025		11/3/2025 Duke Energy	Reference: 108 Tanager St, Irrigation,7/9-8/7/25		26.21	50,313.69
11/4/2025			Funds Transfer	75,000.00		125,313.69
11/4/2025		5144 Good Home Services, LLC	<Monument lighting		570.00	124,743.69
11/5/2025		5146 Orkin	Pest Control-Monthly		104.00	124,639.69
11/7/2025		5145 Good Home Services, LLC	repairs/maint		165.00	124,474.69
11/10/2025		5147 Mele Environmental Services LLC	landscape monthly		16,208.33	108,266.36
11/10/2025		5148 Good Home Services, LLC	remove broken metal bench		245.00	108,021.36
11/10/2025		5149 Orkin	Pest Control-Monthly		104.00	107,917.36
11/10/2025		5150 Shamrock First Baptist Church	Meeting Space October		100.00	107,817.36
11/10/2025			Deposit	5,488.97		113,306.33
11/11/2025		5151 Cooper Pools	Pool Repairs/Maint		48.13	113,258.20
11/11/2025		5152 Kutak Rock LLP	Legal Services		3,745.50	109,512.70
11/11/2025		5153 Kutak Rock LLP	Legal Services		4,412.00	105,100.70
11/11/2025		5154 Danielle Fence	remaining blance		534.00	104,566.70
11/14/2025			Deposit	1,515.46		106,082.16
11/17/2025		5156 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	103,882.16
11/19/2025		11/19/2025 Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Nov		190.00	103,692.16
11/19/2025	111925ACH	Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	103,659.67
11/19/2025	111925ACH2	Duke Energy	1015 Condor Dr,		1,630.46	102,029.21
11/21/2025			Deposit	25,532.91		127,562.12
11/21/2025	112125ACH	Duke Energy	0 PATTERSON RD Lite		842.93	126,719.19
11/23/2025		5157 Stantec Consulting Services Inc	Engineering Services Period Ending 9.30.25		19,988.54	106,730.65
11/23/2025		5158 Business Observer	Notice of special mtg		61.25	106,669.40
11/23/2025		5159 Business Observer	notice of special mtg		41.56	106,627.84
11/23/2025		5160 Kai Connected LLC	district mgt svcs/field svcs		8,549.68	98,078.16
11/23/2025		5161 Deborah Galbraith	111825 bos mtg		200.00	97,878.16
11/23/2025		5162 Kristen Anderson	bos mtg 111825		200.00	97,678.16
11/23/2025		5163 Mario Munoz	111825 BOS MTG		200.00	97,478.16
11/23/2025		5164 Marilyn Colon Arce	111825 BOS MTG		200.00	97,278.16
11/23/2025		5165 Shamrock First Baptist Church	Meeting Space Nov		100.00	97,178.16
11/25/2025		5166 Good Home Services, LLC	Hang Pool Sign		50.00	97,128.16
11/26/2025			Deposit	21,270.67		118,398.83
11/30/2025		5168 Business Observer	legal adv		286.56	118,112.27
11/30/2025				128,808.01	74,079.53	118,112.27
12/1/2025		5167 JCS Investigations	Security		5,180.00	112,932.27
12/1/2025	120125ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 10/5/25-11/4/25		22.34	112,909.93
12/1/2025	120125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (10/5-11//4/25)		113.38	112,796.55
12/1/2025	120125ach4	CITY OF DAVENPORT	1015 Condor Dr Cabana (10/5-11/4/25)		99.86	112,696.69
12/1/2025	120125ach6	CITY OF DAVENPORT	3001 Golden Eagle Way (10/5-11/4/25		49.84	112,646.85
12/1/2025	120125ach	Duke Energy	108 tanager st		32.50	112,614.35
12/1/2025	120125ach2	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	111,465.98
12/1/2025	120125ach11	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	110,763.15
12/1/2025	120125ach12	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	110,179.12
12/1/2025	120125ach13	Duke Energy	0000 PATTERSON RD		166.11	110,013.01
12/1/2025	120125ACH14	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	109,408.55
12/1/2025	120125ACH15	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		388.90	109,019.65
12/1/2025	120125ACH16	Duke Energy	00 PATTERSON RD		280.95	108,738.70
12/1/2025	120125ACH17	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	108,706.21
12/1/2025	120125ACH18	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4ASL		425.45	108,280.76
12/2/2025	120025ACJ	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		32.50	108,248.26
12/2/2025	120225ACH1	Duke Energy	2901 N 10th St Well,		32.49	108,215.77
12/2/2025	120225ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	108,183.28
12/2/2025	120225ACH4	Duke Energy	2901 N 10th St Entry,		32.48	108,150.80
12/2/2025	120225ACH5	Duke Energy	3950 N 10th St,		32.49	108,118.31
12/2/2025	120225ACH6	Duke Energy	1200 Patterson Rd Lite,		32.48	108,085.83
12/7/2025		5171 ECS INTEGRATIONS LLC	cdvi maint		205.00	107,880.83
12/8/2025		5172 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	105,680.83
12/8/2025			Funds Transfer	75,000.00		180,680.83
12/8/2025		5173 Orkin	Pest Control-Monthly		104.00	180,576.83
12/8/2025			Deposit	77,572.54		258,149.37
12/12/2025		5175 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 5-31-25		7,709.02	250,440.35
12/12/2025		5176 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 06/30/25		745.28	249,695.07
12/13/2025		5174 Anchor Stone Management, LLC	Management Fee prorated		3,064.52	246,630.55
12/15/2025		5178 Joellen Dibrango	11-17-25 BOS MTG		200.00	246,430.55
12/16/2025	121625ach	Duke Energy	1015 Condor Dr,		1,202.53	245,228.02
12/16/2025		12/16/2026 Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	245,195.53
12/19/2025	121925ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Dec		190.00	245,005.53
12/19/2025			Deposit	2,051,873.86		2,296,879.39

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/22/2025	122225ach1	Duke Energy	0 PATTERSON RD Lite		842.93	2,296,036.46
12/22/2025		5179 Haven Management Solutions, LLC	Management Services December 16th - 31st		3,268.82	2,292,767.64
12/22/2025		5180 Deborah Galbraith	BOS MTG 12-15-23		200.00	2,292,567.64
12/22/2025		5181 Joellen Dibrango	121523 BOS MTG		200.00	2,292,367.64
12/22/2025		5182 Mario Munoz	121523 BOS MTG		200.00	2,292,167.64
12/22/2025		5183 Kristen Anderson	121523 BOS MTG		200.00	2,291,967.64
12/26/2025	122625ach1	Duke Energy	00 PATTERSON RD		280.95	2,291,686.69
12/29/2025	122925ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	2,290,538.32
12/29/2025	122925ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	2,289,835.49
12/29/2025	122925ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	2,289,251.46
12/29/2025	122925ach3	Duke Energy	0000 PATTERSON RD		166.11	2,289,085.35
12/29/2025	122925ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	2,288,480.89
12/29/2025	122925ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		388.90	2,288,091.99
12/29/2025	122925ach8	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	2,288,059.50
12/29/2025	122925ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4A		425.45	2,287,634.05
12/30/2025	123025ach	Duke Energy	108 tanger st irrigation		32.49	2,287,601.56
12/30/2025		5184 Good Home Services, LLC	Playground removal		400.00	2,287,201.56
12/30/2025		5185 Good Home Services, LLC	Deposit for playground removal		3,175.00	2,284,026.56
12/31/2025	123125ach1	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,283,994.06
12/31/2025	123125ach2	Duke Energy	2901 N 10th St Well, May		32.49	2,283,961.57
12/31/2025	123125ach5	Duke Energy	600 Eaglecrest Dr, May -		32.49	2,283,929.08
12/31/2025	123125ach6	Duke Energy	2901 N 10th St Well,		32.49	2,283,896.59
12/31/2025	123125ach6	Duke Energy	3950 N 10th St,		32.48	2,283,864.11
12/31/2025	123125ach11	Duke Energy	1200 Patterson Rd Lite, For service		32.49	2,283,831.62
12/31/2025			Deposit	26,050.27		2,309,881.89
12/31/2025				2,230,496.67	38,727.05	2,309,881.89
1/1/2026	010126ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 11/5-12/4/25		22.34	2,309,859.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1019 Condor Dr Pool (11/5-12/4/25)		110.00	2,309,749.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (11/5-12/4/25)		178.87	2,309,570.68
1/1/2026	010126ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (11/5-12/4/25		49.84	2,309,520.84
1/1/2026		5187 ECS INTEGRATIONS LLC	camera mgmt		280.00	2,309,240.84
1/1/2026		5188 ECS INTEGRATIONS LLC	access control		555.00	2,308,685.84
1/1/2026		5189 Mele Environmental Services LLC	landscape monthly		16,208.33	2,292,477.51
1/1/2026		5190 Mele Environmental Services LLC	landscape monthly		16,208.33	2,276,269.18
1/1/2026		5195 Haven Management Solutions, LLC	January Management Services		6,333.33	2,269,935.85
1/4/2026		5191 Cooper Pools	Monhthly Pool Maint		4,600.00	2,265,335.85
1/4/2026		5192 Cooper Pools	Monhthly Pool Maint		4,600.00	2,260,735.85
1/5/2026		5193 Kutak Rock LLP	Legal Services		3,418.00	2,257,317.85
1/6/2026		5194 JCS Investigations	Security		4,780.00	2,252,537.85
1/8/2026		5196 Cooper Pools	Monhthly Pool Maint		4,600.00	2,247,937.85
1/8/2026		5197 Cooper Pools	poor repairs		1,747.56	2,246,190.29
1/9/2026			Deposit	10,064.02		2,256,254.31
1/10/2026		5198 Good Home Services, LLC	Repair/mant-mailboxes		115.00	2,256,139.31
1/12/2026	1/12/2026	FI Dept of Health in Polk County	Dept of Health Pool Fee		280.35	2,255,858.96
1/13/2026		5201 Mele Environmental Services LLC	irrigation repairs		785.00	2,255,073.96
1/13/2026		5202 Danielle Fence	Estimate 2187		1,406.00	2,253,667.96
1/14/2026		5199 Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk		17,320.00	2,236,347.96
1/15/2026		5200 Good Home Services, LLC	Temporary valve box coer		90.00	2,236,257.96
1/15/2026		5203 Shamrock First Baptist Church	Meeting Space Dec		100.00	2,236,157.96
1/15/2026		5204 Shamrock First Baptist Church	Meeting Space Jan		100.00	2,236,057.96
1/20/2026	012026ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Jan		190.00	2,235,867.96
1/20/2026	012026ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,235,835.46
1/20/2026	012026ach2	Duke Energy	1015 Condor Dr,		1,235.39	2,234,600.07
1/20/2026	012026ach3	Duke Energy	0 PATTERSON RD Lite		842.93	2,233,757.14
1/20/2026	012026ach4	Duke Energy	00 PATTERSON RD		283.15	2,233,473.99
1/22/2026		5205 EV Pro Solutions	Elec svc call		1,000.00	2,232,473.99
1/25/2026		5207 Deborah Galbraith	BOS MTG 1-22-26		200.00	2,232,273.99
1/25/2026		5208 Joellen Dibrango	01-22-26 BOS MTG		200.00	2,232,073.99
1/25/2026		5209 Kristen Anderson	01-22-26 BOS MTG		200.00	2,231,873.99
1/25/2026		5210 Mario Munoz	01-22-26 BOS MTG		200.00	2,231,673.99
1/25/2026		5211 813 Security & Protective Services	CDD facilites/adminstration		240.00	2,231,433.99
1/25/2026		5212 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,229,079.99
1/26/2026		5213 U.S. BANK	trustee fees series 2014		4,310.00	2,224,769.99
1/26/2026		5214 U.S. BANK	trustee fees series 2014 II INT		4,310.00	2,220,459.99
1/26/2026		5215 U.S. BANK	Trustee Fees 2017 Series		4,290.63	2,216,169.36
1/27/2026		5216 Kutak Rock LLP	Legal Services		1,392.00	2,214,777.36
1/29/2026			Deposit	4,034.29		2,218,811.65
1/30/2026		5218 Good Home Services, LLC	Dog park lock install		45.00	2,218,766.65
1/30/2026		5219 Good Home Services, LLC	Playground removal		3,175.00	2,215,591.65
1/31/2026				14,098.31	108,388.55	2,215,591.65

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/2/2026		5221 Mele Environmental Services LLC	landscape monthly		16,208.33	2,199,383.32
2/2/2026		5220 Haven Management Solutions, LLC	January Management Services		6,333.33	2,193,049.99
2/2/2026 020226ach		Duke Energy	108 tanger st irrigation		32.50	2,193,017.49
2/2/2026 020226ach2		Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,192,984.99
2/2/2026	2/2/2026	Duke Energy	0000 PATTERSON RD		167.40	2,192,817.59
2/2/2026	2/2/2026	Duke Energy	1000 DUNLIN ST. SIGN A		32.50	2,192,785.09
2/2/2026	2/2/2026	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		394.44	2,192,390.65
2/2/2026	2/2/2026	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		426.79	2,191,963.86
2/2/2026	2/2/2026	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		592.72	2,191,371.14
2/2/2026	2/2/2026	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		613.49	2,190,757.65
2/2/2026	2/2/2026	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		712.60	2,190,045.05
2/2/2026	2/2/2026	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,165.15	2,188,879.90
2/3/2026		5222 Cooper Pools	Monhthly Pool Maint		4,600.00	2,184,279.90
2/3/2026 020327ach'		Duke Energy	2901 N 10th St Entry		32.50	2,184,247.40
2/3/2026 020326ach4		Duke Energy	600 Eaglecrest Dr,		32.50	2,184,214.90
2/3/2026 020326ach		Duke Energy	2901 N 10th St Entry		32.50	2,184,182.40
2/3/2026 020326ach5		Duke Energy	3950 N 10th St,		32.48	2,184,149.92
2/3/2026 020326ach6		Duke Energy	1200 Patterson Rd Lite, For service		32.50	2,184,117.42
2/4/2026	2/4/2026	CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	2,184,095.08
2/4/2026	2/4/2026	CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	2,184,045.24
2/4/2026	2/4/2026	CITY OF DAVENPORT	1019 Condor Dr Pool		110.00	2,183,935.24
2/4/2026	2/4/2026	CITY OF DAVENPORT	1015 Condor Dr Cabana		131.50	2,183,803.74
2/9/2026			Service Charge		483.92	2,183,319.82
2/11/2026		5224 Mele Environmental Services LLC	irrigation repairs		275.00	2,183,044.82
2/12/2026		5225 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,180,690.82
2/12/2026			Deposit	13,208.91		2,193,899.73
2/18/2026 021826ach		Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,193,867.23
2/18/2026	21826	Duke Energy	1015 Condor Dr,		1,574.18	2,192,293.05
2/19/2026		5226 Good Home Services, LLC	Grind down sidewalk		175.00	2,192,118.05
2/19/2026 021926ach		Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Feb		190.00	2,191,928.05
2/20/2026 022026ach		Duke Energy	0 PATTERSON RD Lite		855.45	2,191,072.60
2/25/2026		5228 U.S. BANK	Trustee Fees 2019 Series 7/7A		4,506.13	2,186,566.47
2/25/2026		5229 EV Pro Solutions	Elec svc call		2,250.00	2,184,316.47
2/25/2026		5230 Good Home Services, LLC	repair fence corner		325.00	2,183,991.47
2/25/2026		5231 Good Home Services, LLC	repair fence		250.00	2,183,741.47
2/26/2026		5227 Girl Scout	Girl Scout Cookies		72.00	2,183,669.47
2/26/2026 022626ach		Duke Energy	00 PATTERSON RD		274.60	2,183,394.87
2/27/2026		5232 Good Home Services, LLC	repair (21) leaning or bent street signs		500.00	2,182,894.87
2/27/2026 022726ach		Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,098.08	2,181,796.79
2/27/2026 022726ach1		Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		673.01	2,181,123.78
2/27/2026 022726ach6		Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.22	2,180,565.56
2/27/2026 022726ach7		Duke Energy	0000 PATTERSON RD		162.37	2,180,403.19
2/27/2026 022726ach8		Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.74	2,179,825.45
2/27/2026 022726ach9		Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.49	2,179,452.96
2/27/2026 022726ach10		Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.12	2,179,050.84
2/28/2026				13,208.91	49,749.72	2,179,050.84
3/1/2026		5233 Haven Management Solutions, LLC	March Management Services		6,333.33	2,172,717.51
3/2/2026		5234 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,170,363.51
3/2/2026		5235 Good Home Services, LLC	Remaining Amt-Playground removal		395.00	2,169,968.51
3/2/2026		5236 813 Security & Protective Services	Security		2,250.00	2,167,718.51
3/2/2026		5237 Cooper Pools	Monthly Pool Maint		4,600.00	2,163,118.51
3/2/2026		5238 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 4/30/25		2,107.69	2,161,010.82
3/2/2026		5239 Deborah Galbraith	BOS MTG 02-26-26		200.00	2,160,810.82
3/2/2026		5240 Joellen Dibrango	02-26-26 BOS MTG		200.00	2,160,610.82
3/2/2026		5241 Kristen Anderson	02-26-26 BOS MTG		200.00	2,160,410.82
3/2/2026		5242 Mario Munoz	02-26-26 BOS MTG		200.00	2,160,210.82
3/2/2026		5243 Shamrock First Baptist Church	Meeting Space Feb		100.00	2,160,110.82
3/2/2026 030226ach		Duke Energy	108 tanger st irrigation		32.65	2,160,078.17
3/2/2026 030226ach1		Duke Energy	331 Pheasant Dr Well		32.66	2,160,045.51
3/2/2026 030226ach2		Duke Energy	1000 DUNLIN ST. SIGN A		32.65	2,160,012.86
3/3/2026 030326ach		Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	2,159,980.21
3/3/2026 030326ach4		Duke Energy	2901 N 10th St well		32.65	2,159,947.56
3/3/2026 030326ach2		Duke Energy	600 Eaglecrest Dr,		32.66	2,159,914.90
3/3/2026 030326ach5		Duke Energy	2901 N 10th St well		32.65	2,159,882.25
3/3/2026 030326ach6		Duke Energy	3950 N 10th St,		32.65	2,159,849.60
3/3/2026 030326ach7		Duke Energy	599 Patterson rd		30.80	2,159,818.80
3/3/2026 030326ach8		Duke Energy	1200 Patterson Rd Lite,		32.66	2,159,786.14
3/4/2026		5244 Accurate Drilling Solutions, LLC	Hunter PSR/2 HP Grundfos Control Box		1,211.22	2,158,574.92
3/4/2026 030426ach		CITY OF DAVENPORT	3001 Golden Eagle Way		50.30	2,158,524.62
3/4/2026 030426ach2		CITY OF DAVENPORT	1015 Condor Dr Cabana		122.85	2,158,401.77

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
3/4/2026	030426ach2	CITY OF DAVENPORT	1015 Condor Dr Cabana		146.39	2,158,255.38
3/4/2026		3/4/2026 CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	2,158,233.04
3/7/2026		5246 Good Home Services, LLC	HM2 sign Phase 2A		610.00	2,157,623.04
3/9/2026		5247 Good Home Services, LLC	Repair 3 fence panels		385.00	2,157,238.04
3/10/2026		5248 Good Home Services, LLC	Deposit-pressure wash		525.00	2,156,713.04
3/10/2026		CITY OF DAVENPORT	1015 Condor Dr Cabana		134.62	2,156,578.42
3/11/2026		5250 Permacast LLC	PA #3		6,830.04	2,149,748.38
3/11/2026			Funds Transfer		500,000.00	1,649,748.38
3/11/2026			Funds Transfer		1,000,000.00	649,748.38
3/12/2026		5251 Good Home Services, LLC	unclog toilet		95.00	649,653.38
3/13/2026		5252 Permacast LLC	PA #2		42,257.15	607,396.23
3/13/2026			Deposit	10,084.48		617,480.71
3/17/2026		5254 Advanced Drainage Solutions	Repairs/Maint		20,900.00	596,580.71
3/17/2026		5255 Southern Green Residential & Com Cleaning	Pool Bathroom maint		268.36	596,312.35
3/18/2026	031826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	596,279.69
3/18/2026	031826ach2	Duke Energy	1015 Condor Dr,		1,081.81	595,197.88
3/19/2026	031926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.65	594,998.23
3/20/2026	032026ach1	Duke Energy	0 PATTERSON RD Lite		805.37	594,192.86
3/22/2026		5256 Cooper Pools	Pool Repairs/Maint		1,193.28	592,999.58
3/24/2026		5262 Advanced Drainage Solutions	Repairs/Maint		24,500.00	568,499.58
3/24/2026		5263 Advanced Drainage Solutions	concrete/sideway repairs		11,715.00	556,784.58
3/24/2026		5264 Advanced Drainage Solutions	concrete/sideway repairs		5,700.00	551,084.58
3/26/2026		5265 Deborah Galbraith	Pizza reimb		175.00	550,909.58
3/26/2026	032626ach	Duke Energy	00 PATTERSON RD		274.56	550,635.02
3/27/2026		5266 Adam King	Easter Egg Hunt Reimb		114.12	550,520.90
3/27/2026		5268 Adam King	Jan-March Supervisor Payments		600.00	549,920.90
3/27/2026	032726ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,097.89	548,823.01
3/27/2026	032726ach1	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		672.90	548,150.11
3/27/2026	032726acjh2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.12	547,591.99
3/27/2026	032726ach4	Duke Energy	0000 PATTERSON RD		162.35	547,429.64
3/27/2026	032726ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	546,852.01
3/27/2026	032726ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.43	546,479.58
3/27/2026	032726ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.04	546,077.54
3/30/2026		5261 Deborah Galbraith	BOS MTG 03-26-26		200.00	545,877.54
3/30/2026		5258 Joellen Dibrango	03-26-26 BOS MTG		200.00	545,677.54
3/30/2026		5259 Kristen Anderson	03-26-26 BOS MTG		200.00	545,477.54
3/30/2026		5260 Mario Munoz	03-26-26 BOS MTG		200.00	545,277.54
3/30/2026		5272 Shamrock First Baptist Church	Meeting Space Feb		100.00	545,177.54
3/30/2026	033026ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	545,144.89
3/31/2026		5269 Mele Environmental Services LLC	irrigation repairs		3,491.72	541,653.17
3/31/2026		5270 Mele Environmental Services LLC	landscape monthly		16,208.33	525,444.84
3/31/2026	033126ach	Duke Energy	108 tanger st irrigation		32.64	525,412.20
3/31/2026		313126 Duke Energy	331 Pheasant Dr Well		32.66	525,379.54
3/31/2026				10,084.48	1,663,755.78	525,379.54
4/1/2026		5273 Haven Management Solutions, LLC	April Management Services		6,333.33	519,046.21
4/1/2026	040126ach	Duke Energy	1200 Patterson Rd Lite,		32.64	519,013.57
4/1/2026	040126ach2	Duke Energy	990 Condor Dr Entry		32.65	518,980.92
4/1/2026	040126ach3	Duke Energy	2901 N 10th St well		32.66	518,948.26
4/1/2026	040126ach4	Duke Energy	600 Eaglecrest Dr,		32.66	518,915.60
4/1/2026	040126ach6	Duke Energy	3950 N 10th St,		32.66	518,882.94
4/1/2026	040126ach7	Duke Energy	2901 N 10th St entry		32.66	518,850.28
4/1/2026	040126ach9	Duke Energy	599 Patterson rd		61.60	518,788.68
4/2/2026		5274 813 Security & Protective Services	Security		4,851.50	513,937.18
4/2/2026		5275 813 Security & Protective Services	Security		5,175.00	508,762.18
4/2/2026		5276 Intergra Realty Resources	Appraisal		4,000.00	504,762.18
4/2/2026		5277 Accurate Drilling Solutions, LLC	Maint/repair		1,199.83	503,562.35
4/2/2026		5278 Cooper Pools	Monthly Pool Maint		4,600.00	498,962.35
4/2/2026		5280 ECS INTEGRATIONS LLC	camera mgmt		280.00	498,682.35
4/3/2026	040326ach	CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	498,632.51
4/3/2026	040326ach1	CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	498,610.17
4/7/2026		5281 ECS INTEGRATIONS LLC	100 pool cards		926.00	497,684.17
4/7/2026		5282 Stantec Consulting Services Inc	Engineering Services 3.6.26		6,245.50	491,438.67
4/7/2026		5283 Polk County Tax Collector	Postage Reimbursement		370.58	491,068.09
4/7/2026		5284 ECS INTEGRATIONS LLC	access control		555.00	490,513.09
4/7/2026		5285 Mele Environmental Services LLC	landscape monthly		16,208.33	474,304.76
4/12/2026		5286 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA1 5/1/26		65,832.49	408,472.27
4/12/2026		5287 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA2 5/1/26		96,963.21	311,509.06
4/12/2026		5288 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA3 5/1/26		97,170.69	214,338.37
4/12/2026		5289 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA4 5/1/26		101,430.65	112,907.72
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	(43,028.13)

Highland Meadows II
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
4/12/2026		5291 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA5 5/1/26		288,740.33	(331,768.46)
4/12/2026		5292 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA6 5/1/26		124,125.27	(455,893.73)
4/12/2026		5293 Highland Meadows II CDD c/o US Bank	Funds DS Series 2019 5/1/26		200,625.77	(656,519.50)
4/13/2026		5295 Good Home Services, LLC	pressure wash		975.00	(657,494.50)
4/14/2026		5296 Good Home Services, LLC	repair fence		200.00	(657,694.50)
4/14/2026			Funds Transfer	1,130,824.26		473,129.76
4/17/2026 041726ach		Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	473,097.10
4/17/2026 041726ach		Duke Energy	1015 Condor Dr,		1,096.42	472,000.68
4/17/2026			Deposit	19,503.29		491,503.97
4/20/2026 042026acj		Bright House Networks	1015 Condor Dr.		199.65	491,304.32
4/21/2026		5297 City of Haines City	Violation # 39224		25.04	491,279.28
4/21/2026		5298 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	489,079.28
4/21/2026 042126ach		Duke Energy	0 PATTERSON RD Lite		805.21	488,274.07
4/22/2026			Funds Transfer	100,000.00		588,274.07
4/23/2026		5299 Kutak Rock LLP	Legal Services		14,756.45	573,517.62
4/28/2026 042826ach		Duke Energy	00 PATTERSON RD		274.56	573,243.06
4/29/2026		5301 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	571,043.06
4/29/2026		5302 Deborah Galbraith	BOS MTG 04-23-26		200.00	570,843.06
4/29/2026		5303 Joellen Dibrango	04-23-26 BOS MTG		200.00	570,643.06
4/29/2026		5304 Kristen Anderson	04-23-26 BOS MTG		200.00	570,443.06
4/29/2026		5305 Mario Munoz	04-23-26BOS MTG		200.00	570,243.06
4/29/2026		5306 Adam King	04-23-26 BOS MTG		200.00	570,043.06
4/29/2026		5307 Shamrock First Baptist Church	Meeting Space April		100.00	569,943.06
4/29/2026 042926ach		Duke Energy	0000 PATTERSON RD		162.35	569,780.71
4/29/2026 042926ach2		Duke Energy	000 PATTERSON RD, 6 SL		372.43	569,408.28
4/29/2026 042926ach		Duke Energy	0 N 10TH ST, LITE PH4A SL		402.04	569,006.24
4/29/2026 042926ach6		Duke Energy	0 N 10TH ST, LITE HIGHLAND 2B		558.12	568,448.12
4/29/2026 042926ach7		Duke Energy	0 N 10TH ST, LITE HIGHLAND 2A		577.63	567,870.49
4/29/2026 042926ach8		Duke Energy	000 OLSEN RD, LITE HGH PH3 SL		672.90	567,197.59
4/29/2026 042926ach20		Duke Energy	000 PATTERSON RD, 5 SL		1,097.89	566,099.70
4/30/2026 043026ach		Duke Energy	1000 DUNLIN ST. SIGN A		32.65	566,067.05
4/30/2026			Deposit	13.39		566,080.44
4/30/2026			Deposit	24.07		566,104.51
4/30/2026				1,250,365.01	1,209,640.04	566,104.51
5/1/2026		5300 Haven Management Solutions, LLC	Easter Egg Reimbursement to Haven for Supplies		369.16	565,735.35
5/1/2026		5311 Accurate Drilling Solutions, LLC	pump pull		725.00	565,010.35
5/1/2026		5312 Haven Management Solutions, LLC	May Management Services		6,333.33	558,677.02
5/1/2026 050126ach		Duke Energy	108 tanger st irrigation		32.65	558,644.37
5/1/2026 050126ach2		Duke Energy	331 Pheasant Dr Well		32.65	558,611.72
5/1/2026			Deposit	462.00		559,073.72
5/1/2026		5310 Mele Environmental Services LLC	landscape monthly		16,208.33	542,865.39
5/4/2026		5313 Cooper Pools	Monhthly Pool Maint		4,600.00	538,265.39
5/4/2026 050426ach		Duke Energy	1200 Patterson Rd Lite,		32.64	538,232.75
5/4/2026 050426ach1		Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	538,200.10
5/4/2026 050426ach2		Duke Energy	2901 N 10th St well		32.65	538,167.45
5/4/2026 050426ach3		Duke Energy	2901 N 10th St entry		32.65	538,134.80
5/4/2026 050426ach4		Duke Energy	3950 N 10th St,		32.65	538,102.15
5/4/2026 050426ach5		Duke Energy	600 Eaglecrest Dr,		32.66	538,069.49
5/4/2026 050426ach6		Duke Energy	599 Patterson rd		92.40	537,977.09
5/5/2026 050526ach		CITY OF DAVENPORT	3 hihgland meadows dog pk		22.34	537,954.75
5/5/2026 050526ach2		CITY OF DAVENPORT	3001 Golden Eagle Way		54.01	537,900.74
5/7/2026		5314 813 Security & Protective Services	Security		5,902.00	531,998.74
5/7/2026		5316 Good Home Services, LLC	remove dog station		125.00	531,873.74
5/7/2026 052826ach6		Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	531,296.11
5/8/2026		5315 Good Home Services, LLC	repair shade umbrella		30.00	531,266.11
5/8/2026		5317 Good Home Services, LLC	secure gate-dog park		45.00	531,221.11
5/10/2026		5319 Good Home Services, LLC	pressure wash		395.00	530,826.11
5/12/2026		5320 Cooper Pools	pool maint/repair		2,143.28	528,682.83
5/13/2026			Deposit	4,306.40		532,989.23
5/19/2026 051926ach		Bright House Networks	1015 Condor Dr.		199.61	532,789.62
5/19/2026 051926ach1		Duke Energy	541 Pheasant Dr Entry Lighting,		32.64	532,756.98
5/19/2026 051926ach11		Duke Energy	1015 Condor Dr,		1,133.57	531,623.41
5/20/2026		5321 Mele Environmental Services LLC	irrigation repair		1,750.00	529,873.41
5/21/2026 052126ach		Duke Energy	0 Patterson Rd Lite Mdws 4B&C SL		805.21	529,068.20
5/27/2026		5322 U.S. BANK	Trustee Fees 2019 Series 7/7A		4,471.63	524,596.57
5/27/2026 052726ach		Duke Energy	00 PATTERSON RD		274.56	524,322.01
5/28/2026 052826ach		Duke Energy	0000 PATTERSON RD		162.35	524,159.66
5/28/2026 052826ach2		Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.43	523,787.23
5/28/2026 052826ach4		Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.04	523,385.19
5/28/2026 052826ach5		Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.12	522,827.07

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
	5/28/2026 052826ach7	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		672.90	522,154.17
	5/28/2026 052826ach8	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,097.89	521,056.28
	5/29/2026 052926ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.64	521,023.64
5/31/2026				4,768.40	49,849.27	521,023.64
	6/1/2026	5324 Cooper Pools	Pool Svc		4,600.00	516,423.64
	6/1/2026	5325 Mele Environmental Services LLC	landscape monthly		16,208.33	500,215.31
	6/1/2026	5326 Image360	E-32059- Signs		135.64	500,079.67
	6/1/2026	5323 Haven Management Solutions, LLC	May Management Services		6,333.33	493,746.34
	6/1/2026 060126ach	Duke Energy	108 tanger st irrigation		32.65	493,713.69
	6/1/2026 060126ach2	Duke Energy	331 Pheasant Dr Well		32.65	493,681.04
	6/2/2026	5327 Deborah Galbraith	BOS MTG 05-28-26		200.00	493,481.04
	6/2/2026	5328 Joellen Dibrango	05-28-26 BOS MTG		200.00	493,281.04
	6/2/2026	5329 Kristen Anderson	05/28/26 BOS MTG		200.00	493,081.04
	6/2/2026	5330 Mario Munoz	05-28-26 BOS MTG		200.00	492,881.04
	6/2/2026	5331 Adam King	05-28-26 BOS MTG		200.00	492,681.04
	6/2/2026	5332 Shamrock First Baptist Church	Meeting Space May		100.00	492,581.04
	6/2/2026 060226ach	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	492,548.39
	6/2/2026 060226ach3	Duke Energy	2901 N 10th St well		32.65	492,515.74
	6/2/2026 060226ach4	Duke Energy	600 Eaglecrest Dr,		32.65	492,483.09
	6/2/2026 060226ach6	Duke Energy	3950 N 10th St,		32.65	492,450.44
	6/2/2026 060226ach7	Duke Energy	1200 Patterson Rd Lite,		32.65	492,417.79
	6/2/2026 060266ach10	Duke Energy	2901 N 10th St entry		32.66	492,385.13
	6/2/2026 060226ach11	Duke Energy	565 Patterson Rd well		92.40	492,292.73
	6/2/2026 060226ach13	Duke Energy	599 Patterson rd		123.20	492,169.53
	6/4/2026	5334 Stantec Consulting Services Inc	Engineering Services		5,487.42	486,682.11
	6/4/2026	5336 Stantec Consulting Services Inc	Engineering Services		4,959.00	481,723.11
	6/4/2026	5337 Stantec Consulting Services Inc	Engineering Services		13,367.75	468,355.36
	6/4/2026	5333 813 Security & Protective Services	Security		6,738.00	461,617.36
	6/4/2026	5338 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	459,417.36
	6/4/2026	5339 Accurate Drilling Solutions, LLC	pump install		10,957.60	448,459.76
	6/5/2026	5340 Stantec Consulting Services Inc	Engineering Services		6,277.45	442,182.31
	6/5/2026	5341 U.S. BANK	Trustee Fees/Incidental		4,256.13	437,926.18
	6/7/2026	5342 ECS INTEGRATIONS LLC	tech power system		205.00	437,721.18
	6/15/2026		Deposit	1,810.05		439,531.23
	6/17/2026 061726ach	CITY OF DAVENPORT	3001 Golden Eagle Way		39.18	439,492.05
	6/17/2026 061726ach2	Duke Energy	541 Pheasant Dr Entry Lighting,		32.65	439,459.40
	6/17/2026 061726ach3	Duke Energy	1015 Condor Dr,		1,072.39	438,387.01
	6/19/2026 061926ach	Duke Energy	0 PATTERSON RD Lite		805.21	437,581.80
	6/21/2026	5341 Innersync Studios Ltd	website		1,537.50	436,044.30
	6/22/2026 062226ach	CITY OF DAVENPORT	3 hingland meadows dog pk		130.39	435,913.91
	6/22/2026 062226ach2	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.61	435,714.30
	6/23/2026	5344 Good Home Services, LLC	repair fence		200.00	435,514.30
	6/23/2026	5345 Good Home Services, LLC	Remove garbage		175.00	435,339.30
	6/24/2026		Deposit	6,581.93		441,921.23
	6/25/2026	5346 Rizzetta & Co, Inc	Audit support services		4,000.00	437,921.23
	6/25/2026 062526acj	Duke Energy	00 PATTERSON RD		272.91	437,648.32
	6/29/2026	5347 City of Haines City	Violation # 40023		14.84	437,633.48
	6/29/2026	5348 Dibartolomeo, McBee, Hartley & Barnes, PA	Audit Service for FY 25		3,500.00	434,133.48
	6/29/2026 062926ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	434,100.83
	6/29/2026 062926acch	Duke Energy	0000 PATTERSON RD		161.38	433,939.45
	6/29/2026 062926acj	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		368.17	433,571.28
	6/29/2026 062926ach3	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		397.25	433,174.03
	6/29/2026 062926ach4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		551.35	432,622.68
	6/29/2026 062926ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		570.63	432,052.05
	6/29/2026 062926ach14	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,084.78	430,967.27
	6/30/2026	5349 City of Haines City	Code Compliance		250.00	430,717.27
	6/30/2026 036026ach	Duke Energy	341 Meadow Pt Dr		13.07	430,704.20
	6/30/2026 063026ach	Duke Energy	108 tanger st irrigation		32.65	430,671.55
	6/30/2026 063026ach2	Duke Energy	331 Pheasant Dr Well		32.65	430,638.90
6/30/2026				8,391.98	98,776.72	430,638.90

EXHIBIT 5
RETURN TO AGENDA

**MINUTES OF 06/25/26 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, June 25, 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
Joellen DiBrango	Board of Supervisors, Vice Chair
Kristen Anderson	Board of Supervisors, Assistant Secretary
Mario Munoz	Board of Supervisors, Assistant Secretary
Adam King	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
Greg Woodcock	Project Manager, Stantec
Vincent Palevich	813 Security Services

It was acknowledged that a quorum was established with Chairwoman Galbraith, Supervisor Anderson, Supervisor DiBrango, and Supervisor King. Supervisor Munoz arrived at 4:34pm.

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

- No audience comments or questions.

III. Professional Staff Updates

A. Stantec Engineering – Greg Woodcock

1. Discussion and Update on Outfalls

Mr. Woodcock presented the report, noting that there was maintenance items outlined in the report, and an ADS proposal to do the suggested work. He detailed the priority items, noting that locations 1, 2, 3, 6, 11 and 14 were first priority, and that locations 12 and 13 should also be completed. Mr. Woodcock shared that the amount for the priority items was \$10,850. He advised that they address locations, 1, 2, 3, 6, 11, 12, 13, and 14 as those locations each have over a quarter of the pipe covered in silt, which restricted the pipe from flowing as it was intended. He noted locations 12 and 13 were a broken sidewalk, and debris below a skimmer, both of which he confirmed to be hazards. Chairwoman Galbraith asked for clarification why this work was different from the mitered in-section work they reviewed recently with similar pictures. Mr. Woodcock explained that most of the previous mitered work was done due to erosion at the ends of the outfalls, and some was due to build up at the ends of the mitered end sections that was restricting the flow of water out, which then accumulated the silt and debris. He noted they took those below the outfall elevation of the pipe, and commented that they were seeing a lot of silt and debris in the areas they did that in. Mr. Woodcock advised that the current issue was due to the debris and silt inside the pipe. Supervisor Anderson asked why the outfall issues were not addressed together. Mr. Woodcock advised that they had been hopeful that the rain would flush the silt, but as it had not, they recommended cleaning those out now. Supervisor DiBrango asked how critical these issues were. Mr. Woodcock advised that he wasn't positive about the critical level, though he noted that a strong storm could potentially flush the pipes. He informed the Board that one of the proposals in the agenda included rip rap at the ends of the mitered end

sections, and as a potentially less expensive option, they could place 5 feet at the ends for the time being, instead of the original 10. Chairwoman Galbraith asked where the money would come from and if there was a second proposal. Ms. Thibault advised that it would come out of the general fund. She asked Mr. Woodcock to explain what the impact would be if they did not fix this issue. Mr. Woodcock advised that they could see the water starting to come out of the inlets on the roadway as the blockage in the pipes would stop it from discharging completely. Ms. Thibault confirmed that the District would be liable for any traffic problems, mishaps, sliding, accidents, etc. Supervisor DiBrango asked if it would be possible to wait and see if the storms washed any of the pipes out without risking liability. Mr. Woodcock advised that he could have a member of his team go to the outfalls where they need to remove the vegetation at the end with a shovel to remove the obstructions to see if the flow from heavy rain would get the rest of it moving. He confirmed he would be comfortable leaving the outfalls for a little while if someone went and cleared some of the silt with a shovel. He expressed his confidence that the structures would be less likely to backflow into the road.

2. Consideration to Approve Proposal for MES Outfall Cleaning Erosion Stabilization & Drainage Restoration – ADS – \$17,525

Mr. Woodcock suggested the Board still address areas 12 and 13, explaining that location 12 was the broken sidewalk and that for 13, they would need to dig 6 inches below the metal skimmer to allow the water to flow underneath and into the structure. He noted that they would need to monitor the erosion at area 11 to make sure it wasn't getting worse, at which point they would have to place riprap around the outfall. Mr. Woodcock advised that they could use a shovel on 14 as well. He suggested a not-to-exceed amount of \$3,000 to have someone dig out the silt in the outfalls, noting that fixing the broken sidewalk for area 12 would cost \$750. Ms. Thibault advised that the Board was going to discuss further.

B. District Attorney – Kutak Rock

1. Consideration to Approve First Amendment to Towing Agreement

Mr. Magee explained that the amendment reflected the change the towing company had requested be made regarding their hours. Ms. Thibault explained that the towing company had requested the hour change due to the price of gas.

On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the First Amendment to Towing Agreement for the Highland Meadows II Community Development District.

2. Discussion of Status on Amounts Owed to Haines City

Mr. Magee reported that they had forwarded all of the paperwork from the District end to the PRWC. He advised that they were working through the process and that their contractor was ahead of schedule. He advised that they would have a timeline once the seizure was finalized and closed. Mr. Magee advised that the schedule they had been quoted was 6 to 8 weeks once construction began.

3. Consideration of Agreement Between Highland Meadows II Community Development District and Phase 4 Homeowners Association Inc. for the Entrance Monument Enhancement and Maintenance

Ms. Thibault advised that she had passed out the proposals, one marked as Phase 4, and one without a phase noted as it would be applicable to Phase 7 and any other HOAs that wanted to enter into an agreement with the CDD. She explained that the price was borne by the HOA, and they would choose what plant material they wished to install. She clarified that it was dependent on the HOA. Ms. Thibault explained that the Phase 4 HOA had not decided what plant material they wanted, which was why they did not have a not-to-exceed agreement yet. She reiterated that all the CDD needed to do was approve the agreement, because they had already isolated the pallet of plants they can choose from. The board discussed which phase number belonged to which area. Mr. Bryant noted that the not-to-exceed for \$5,000 was for the Ridge. He confirmed that the CDD was still doing the Juniper around the erosion for all of the phases. Supervisor DiBrango asked if Mr. Bryant could coordinate his quads with their phases. Mr. Bryant noted he would work with Mr. Comings to note which quads contain which phases. Ms. Thibault advised that the Board was approving the agreement and upon the pending final proposal they would send their choice to the property manager. Mr. Magee advised that the HOA would pay the contractor directly.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved Agreement Between Highland Meadows II Community Development District and Phase 4 Homeowners Association Inc. for the Entrance Monument Enhancement and Maintenance, Subject to Finalization of the Proposal to Phase 4 for the Highland Meadows II Community Development District.

4. Consideration of Agreement Between Highland Meadows II Community Development District and Phase 7 Homeowners Association Inc. for the Entrance Monument Enhancement and Maintenance

On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved Agreement Between Highland Meadows II Community Development District and Phase 7 Homeowners Association Inc. for the Entrance Monument Enhancement and Maintenance, Subject to Finalization of the Proposal to Phase 4 for the Highland Meadows II Community Development District.

Ms. Thibault advised that Supervisor King would be in charge finalizing the pallet with the HOA for Phase 4.

The Board discussed a Phase 5 proposal. Ms. Thibault advised that the agreement for Phase 4 was on the agenda, and that Supervisor King would need to finalize the proposal. She advised that they had not had conversations to finalize Phase 5 at that time. She confirmed Phases 4 and 7 would also get the Juniper installation.

IV. Field Services Report

A. Presentation of Highland Meadows II Field Report

Mr. Comings presented the report, noting that the playground looked good, there was some brown grass, the pool looked good, that the bathrooms were clean, and that there were some weeds in between the tiling in the back. He confirmed that he would work with the landscaping company to come and spray them.

Supervisor Anderson inquired about the park pieces in the extra field. Ms. Thibault advised that they were waiting for Board direction. She noted the lowest bid they had received was \$55,000, so until the Board reached the financial capacity to rebuild, she noted the only thing they could do was place more tarps on the pieces. She advised that the permitting acts as a deterrent to most companies. Chairwoman Galbraith noted that she would like to dispose of it and salvage what they can. Mr. Comings confirmed they could look into the cost to haul the parts off and dispose of them. Chairwoman Galbraith asked if the cleaning crew was responsible for the dog station and the garbage at the park. Mr. Comings confirmed that they were responsible for those areas. Chairwoman Galbraith asked if they had placed the discovered pocket park in the agenda. Ms. Thibault noted there was not a newly discovered park. Chairwoman Galbraith found that the park was in the development plan. She noted they had had to remove the garbage cans because of the violations they were receiving. She asked if the cleaning crew would be responsible for the new park or if they would need to hire a new team. Ms. Thibault confirmed that a new cleaning crew would have to be hired. Chairwoman Galbraith advised that the Board had to decide what to do about the park since they were responsible for putting it in. She noted there weren't any trash receptacles at the park because people had been using them for dog waste. The Board noted that the developers had put the park in, not the Board. It was noted that the Board was responsible for the park. Ms. Thibault asked the Board if they wanted to reach out to the cleaning team and ask if they would take care of the trash. Chairwoman Galbraith advised that they would put the trashcans back out if they had someone to clean them. Ms. Thibault noted that the people who mow in the mornings should be picking up garbage. She noted when she had reached out to Mele to pick up the trash, they had said they would never do it again because it was 40 pounds of pet waste. She advised that neither she nor the Board members had any knowledge of this park. Supervisor DiBrango asked why they would put a bin back out there, as it would likely be filled with pet waste again. She asked if they were required to have a trash receptacle in a park area, the park area being an open grass space with benches. Mr. Magee advised that they were not required to have a trash receptacle in an open space. Ms. Thibault explained that Prince and Sons was no longer the landscaper, and that Mele would not be taking care of the receptacles. She confirmed that Mr. Magee would check to see if they were required to have a trash receptacle. She advised that Haines City tended to tape their violations to the fence. Mr. Magee advised that the District's address had been updated so they should be receiving letters. Ms. Thibault advised that the Code

Enforcement office had suggested she email them on Fridays to ask if there were any violations against Highland Meadows II. Chairwoman Galbraith noted that she would like to salvage what they could from the playground and get something back for it. Ms. Thibault advised that the permit process was expensive. Supervisor Galbraith suggested they were waiting until the grants come in at the end of the year. Mr. Comings advised that the front-desk receptionist returned the pool hours signs as the package did not have a name on it.

Mr. Bryant presented his field report, noting that the turf was at best 50-50 weeds and turf, the hedges were trimmed and shaped, the trees were lifted with no noticeable hazards, and that the palm trees were getting heavy. He noted that he was not a fan of how the Myrtle trees were trimmed in the winter, stating that even though they were flowering now, the way they were trimmed meant they would only grow straight up and would not branch out. Mr. Bryant detailed the process to recut the Myrtles to have them branch out.

Mr. Bryant reported that Quad 1, 2, and most of the DRAs were all mowed and trimmed, noting that some roundup had been done along the fence edges. He reported that 3 and 4 had not been taken care of, though he suggested that may have been the timing of the month.

Mr. Bryant stated that the pile of dirt in the common area was gone, and the spiders were killed. He reported that the dog parks in that common area and a 20-foot perimeter around the pools were all treated with Top Choice. He noted that the ant piles he had treated with insecticide were inactive when he went to check them a week later. He noted he would double check for ant piles inside and outside the dog park. Mr. Bryant noted that the DRA by mailboxes by the retention pond behind the pool was mostly maintained, but that they were not maintaining the area down the hill. He noted there were only a couple instances of that. Ms. Thibault requested he send an email with the respective photos so she could contact Mele.

Ms. Thibault advised that SWFWMD had extended their drought until October 1st. Mr. Bryant noted there were a lot of weeds growing in Quad 3 and suggested soft edging to remove them. He noted there were a couple of retention areas, outfalls that still need work. He confirmed he would detail it in his report.

Ms. Thibault listed the outfalls Mr. Woodcock had reported earlier, noting that the price he had quoted was \$3,000. He noted he could do it with a not-to-exceed amount of \$2,500. The Board discussed how many outfalls Mr. Bryant needed to address, noting it was areas, 1, 2, 3, 6, 13, and 14.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of \$2,500 for Mr. Bryant to Shovel 6 Outfalls for the Highland Meadows II Community Development District.

Mr. Magee confirmed he would draft a one-page agreement. Ms. Thibault advised that the area that required riprap was item 11 and not on his list. Mr. Bryant detailed an alternate option to the riprap.

B. Discussion of Yucca Plantings

Mr. Bryant suggested coming 3 feet off of each fence and laying the Yucca in a zig zag pattern. He discussed the property line. The Board discussed where they needed the Yucca. Ms. Thibault advised that they don't need the Yucca where there were chain link and vinyl. The Board suggested that they do need them here. Mr. Bryant noted that they were still placing the Yucca along the vinyl, they just would not be staggering it. Supervisor Anderson reiterated Mr. Bryant's idea, noting that he was suggesting they only place the Yucca in the maintained areas. Mr. Bryant suggested placing the Yucca where the panels in the wall had been kicked out. Mr. Bryant and the Board discussed how the adolescents were getting into and out of the alley, noting some were going over the fence, and some were going through the fence. Ms. Thibault asked Mr. Magee what would happen if an adolescent came through the fence in some way and cut themselves on the Yucca plant. Mr. Magee suggested the Board invest in "no trespassing" signage and that they reach out to the District insurance company to see what their suggestions to avoid liability would be. Supervisor Anderson noted they had been shut down by the school when they tried to put signage up on Merlin Street. Ms. Thibault noted there would not be any plantings between the chain links and the vinyl. She noted the Yucca would be planted on the CDD side. Mr.

Bryant noted the first 6 months after planting would be questionable as they see what happens when adolescents continue to hop the fence. The Board discussed the police department, noting they had arrested some of the adolescents who had been caught trespassing. Ms. Thibault confirmed the Yucca would be planted in a straight line, 3 feet apart on both sides of the fence. Mr. Bryant noted he would look at the proposal.

C. Consideration to Approve Seeding Proposal – Mele Environmental Services, LLC - \$480

Mr. Bryant noted the seeding could be done for less. He advised that the 13,000 feet being discussed was the lot next to 405 Meadow Point Drive. Ms. Thibault suggested a not-to-exceed of \$400.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved Not-to-Exceed Amount of \$400 from Mr. Bryant for Seeding for the Highland Meadows II Community Development District.

Ms. Thibault outlined the projects for the next month, noting he had to work on the Yucca, the outfalls, Phases 4 and 7 HOA and Juniper, the seeding, and the 2 controllers. Mr. Bryant explained why Zoysia was not a good choice for plant material. Ms. Thibault advised that she needed a formal proposal for the outfalls and the seeding.

D. Consideration to Approve Irrigation Proposal – Mele Environmental Services – Parts \$267.88 – Labor - \$114.79 – Total: \$382.67

On a MOTION by Supervisor DiBrango SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Irrigation Proposal from Mele Environmental Services for \$382.67 for the Highland Meadows II Community Development District.

Ms. Thibault explained the necessity of fixing the broken sidewalk, reminding the Board that anything over 1 inch was considered a liability.

Supervisor Anderson asked Mr. Magee why the homeowner was not responsible for the broken sidewalk. Mr. Magee replied that typically those sidewalks are installed as part of the public infrastructure that bond proceeds are spent on, or included in a capital improvement plan, which makes them a CDD responsibility for maintenance and upkeep. He noted that the Board would require concrete proof that the homeowner had caused damage to the sidewalk in order to attempt to recoup funds from them. Mr. Magee agreed that the crack should be fixed sooner rather than later.

Ms. Thibault advised that she had received a link to the valve map, she just needed to be granted access to it.

E. Consideration to Approve Cooper Pools Proposal – PRO25 Cat Controllers - \$581.12

Ms. Thibault confirmed they were within budget for the pool proposal.

On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Approved the Cooper Pools Proposal for the PRO25 Cat Controllers for \$581.12 for the Highland Meadows II Community Development District.

V. Security Services (*addressed after Yucca discussion*)

The security team noted they had 25 incident reports, 13 of which were parking violations, and 10 pool closures due to lightning in the area. They noted they had a new team member who was advised to make sure he was visible in the parking lot until 8 pm when he leaves for the day.

VI. Administrative Matters

A. Consideration for Acceptance – May 2026 Unaudited Financial Statements

Ms. Thibault advised the Board that they were running about \$12,459 over budget. She noted that as far as the expenditures, they were \$34,000 over budget. However, their interest revenue was \$21,000, and was used to bring the down to \$12,459 over budget. She noted they still had 4 months to get through, and recommended the Board be careful

with their spending. Ms. Thibault noted that they had the fund balance, though they don't usually bring the fund balance forward to the end of the fiscal year. She advised that if they maintain their current spending level, they would only be about \$2,500 over budget at the end of the fiscal year. She noted that the projections did not include the Yucca proposal. Chairwoman Galbraith asked when they would be above water and not playing catch up. Ms. Thibault advised that they would have to raise the assessments, update the reserve study, and have Mr. Woodcock conduct a real reserve analysis on the streets. She noted the analysis would cost about \$7,000 to \$8,000 and would include him prioritizing the streets and accurately informing them of the life expectancy of the streets. Ms. Thibault noted they were looking at close to \$2 million in the reserve study for streets. Chairwoman Galbraith noted they had been putting out fires consistently over the last 2 years. Ms. Thibault noted the amount in the reserve fund for roads in the next few years. She suggested staggering the roads to avoid large costs and noted that overhang from trees protects the asphalt. Ms. Thibault reiterated that they need to have Mr. Woodcock analyze the streets. She advised that the board had maxed out their budget. Mr. Magee advised that the PRWC was still being held up regarding the \$29,000 fine. Ms. Thibault advised that Mr. Magee was putting together the documentation to get the District excused from the violation as they are a government entity.

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

B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held April 23, 2026

On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Accepted the May 28, 2026 Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community Development District.

C. Consideration to Ratify Good Home Service Proposal for Garbage Can Removal on Phase 7 - \$175

Ms. Thibault briefly presented the proposal for ratification, noting that the can was embedded in concrete and had to be ground down.

On a MOTION by Supervisor DiBrango SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Ratified the Good Home Service Proposal for Garbage Can Removal on Phase 7 for \$175 for the Highland Meadows II Community Development District.

VII. District Management

A. Reminder: Form 1 – Due July 1

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

An audience member commented on a drainage issue, noting the water had backed up to their hedges. She noted that the construction signs on Olsen had been moved; one leaning against their trees, and the other in front of the monument. The resident also noted that there were trees sticking into the road that was scraping the tops of cars on the turns by Pheasant and Woodlark. Ms. Thibault asked for some pinpoints.

IX. Supervisor Requests

Chairwoman Galbraith suggested property managers attend the meetings or listen to the meetings to keep their residents informed.

X. Adjournment

There being no further business, the meeting was adjourned.

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

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

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 6
RETURN TO AGENDA

**AGREEMENT BETWEEN THE HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT AND HIGHLAND
MEADOWS 3A & 3B HOMEOWNERS ASSOCIATION, INC.
FOR ENTRANCE MONUMENT ENHANCEMENT AND
MAINTENANCE**

THIS AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2026,
by and between:

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida, whose address is c/o Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 ("District"); and

HIGHLAND MEADOWS 3A & 3B HOMEOWNERS ASSOCIATION, Inc. a Florida not-for-profit corporation, whose address is 121 Webb Drive, Suite 205, Davenport, FL 33837 ("Association" and together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the Association is a Florida not-for-profit corporation established pursuant to Chapter 720, *Florida Statutes*, as the governing homeowners' association for the Highland Meadows Phase 4B and 4C community; and

WHEREAS, the District and Association desire to enter into this Agreement to provide for the sharing of costs, including all labor and materials, associated with the entrance monument enhancement and maintenance for the mutual benefit of the community;

WHEREAS, the District and the Association have a mutual obligation to the District's property owners and residents to provide for the proper and efficient operation of the District's facilities, and the parties accordingly agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

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

SECTION 2. ASSOCIATION OBLIGATIONS. The Association shall pay for the costs associated with installation of the landscape enhancements to its respective community entrance monuments located on the parcels depicted in **Exhibit A**. The Association shall promptly and properly pay the sum of an amount not to exceed [REDACTED] (\$[REDACTED]) to [Insert Contractor] for installation of landscape enhancements as depicted in **Exhibit B**. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of its obligations under this Agreement. The Association shall keep the District Property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 3. DISTRICT OBLIGATIONS. Following the completion of the landscape enhancement installations referenced in Section 2 above, the District shall assume landscape maintenance responsibilities for the parcels included in Exhibit A.

SECTION 4. TERM AND TERMINATION. The term of this Agreement shall commence as of the effective date of this Agreement. A party shall provide a minimum of ninety (90) days' written notice of its intent to terminate the Agreement to the other party hereto.

SECTION 5. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the CDD or the CDD's staff in connection with the activities contemplated under this Agreement are public records pursuant to Chapter 119, *Florida Statutes*, and are treated as such in accordance with Florida law.

SECTION 6. NOTICES. All notices, requests, consents and other communications, hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to HOA: Highland Meadows 3A & 3B Homeowners
Association, Inc.
c/o Garrison Property Services
121 Webb Drive
Davenport, FL
Attn: Crystal Bunch

B. If to District: Highland Meadows II Community Development
District
c/o Haven Management Solutions,
255 Primera Boulevard, Suite 160,
Lake Mary, FL 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

SECTION 7. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. AMENDMENTS; ASSIGNMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by each of the parties hereto. Neither of the parties may assign their rights, duties or obligations under this Agreement without prior written approval of the other party. Any purported assignment without said written authorization is void.

SECTION 9. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 10. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 12. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Polk County, Florida.

SECTION 13. FINAL AGREEMENT. This instrument shall constitute the final and complete expression between the District and the Association relating to the subject matter of this Agreement.

SECTION 14. INDEMNIFICATION.

- A.** The Association agrees to require that, by written contract, any contractor and subcontractors hired in connection with this Agreement indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto, to the maximum extent permitted by Florida law.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 15. RECOVERY OF COSTS AND FEES. In the event either the District or the Association are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Association, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorney's fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 16. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chairperson, Board of Supervisors

**HIGHLAND MEADOWS 3A & 3B
HOMEOWNERS ASSOCIATION, INC.**

(Signature of Witness)

By: _____

Its: _____

(Print Name of Witness)

**Exhibit A – Entrance Monument Parcels
Exhibit B – Landscape Enhancement Proposal**

Exhibit A
Entrance Monument Parcels

Entrance Monument on Parcel ID 27-27-08-727506-002000

Exhibit B
Landscape Enhancement Proposal

EXHIBIT 7A
RETURN TO AGENDA

INVOICE



Bill To

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

Payment terms 45 Days
Invoice # 585
Date 07/07/2026

Description	Total
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Repair water fountains at HM II Amenities Center	\$25.00
--	---------

Remove covers for water fountains, check breaker, reset units through GFCI, replace covers.
Both fountains were operating as expected after reset.



Subtotal	\$25.00
-----------------	---------

Total	\$25.00
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DG

7/7/2026

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.

A handwritten signature in black ink, reading "Deborah Galbraith", written over a horizontal line.

Highland Meadows II
7/7/2026

EXHIBIT 7B
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

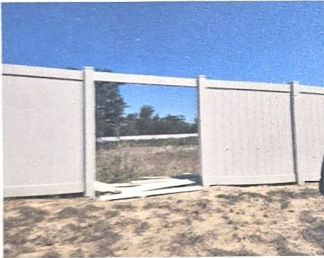
Description

Total

Repair fencing at home corner of Woodlark

\$325.00

This includes purchase of materials needed to repair this section of fencing, and labor



Subtotal

\$325.00

Total

\$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.

Deborah Galbraith

Highland Meadows II

7-6-26

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 # 463

Date 06/23/2026

Description	Total
Remove pallette at 1015 Condor	\$70.00
Remove pallette at 1015 Condor, with disposal fees	
Subtotal	\$70.00
Total	\$70.00

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Highland Meadows II

7-6-26

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 # 465

Date 06/23/2026

Description	Total
Install new sign at HM II amenities center	\$25.00
Subtotal	\$25.00
Total	\$25.00

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Highland Meadows II

7-6-26

EXHIBIT 7C
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 # 470
Date 07/07/2026

Description	Total
Fence Repair at 4331 Swan	\$1,150.00
The fence repair at 4331 Swan consists of (4) leaning fence posts and one damaged fence panel. This would include labor to dig out (4) fence posts, remove any tree roots that may be contributing to this issue, reposition the (4) posts and their footers so they are plumb, fill and back fill both sides of the posts, repair/replace any damaged areas of the fence for proper integrity of the fence.	
Subtotal	\$1,150.00
Total	\$1,150.00



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Highland Meadows II

