

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
 - 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

EXHIBIT 1

EXHIBIT 2

EXHIBIT 3

EXHIBIT 4

C. Consideration for Approval – Agreement Between the Highland Meadows II Community Development District and Highland Meadows 3A Homeowners Association, Inc. for Entrance Monument Enhancement and Maintenance

[EXHIBIT 5A](#)

D. Consideration for Approval – Agreement Between the Highland Meadows II Community Development District and Highland Meadows 3B Homeowners Association, Inc. for Entrance Monument Enhancement and Maintenance

[EXHIBIT 5B](#)

E. Consideration for Ratification:

1. Good Home Services – Repair of Water Fountains \$ 25

[EXHIBIT 6A](#)

2. Good Homes Services – Repair Fence on Woodlark \$325

[EXHIBIT 6B](#)

3. Good Homes Services – Repair Fence at 4331 Swan \$1,150

[EXHIBIT 6C](#)

F. Presentation of Check Register Details

[EXHIBIT 7](#)

VII. District Manager

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

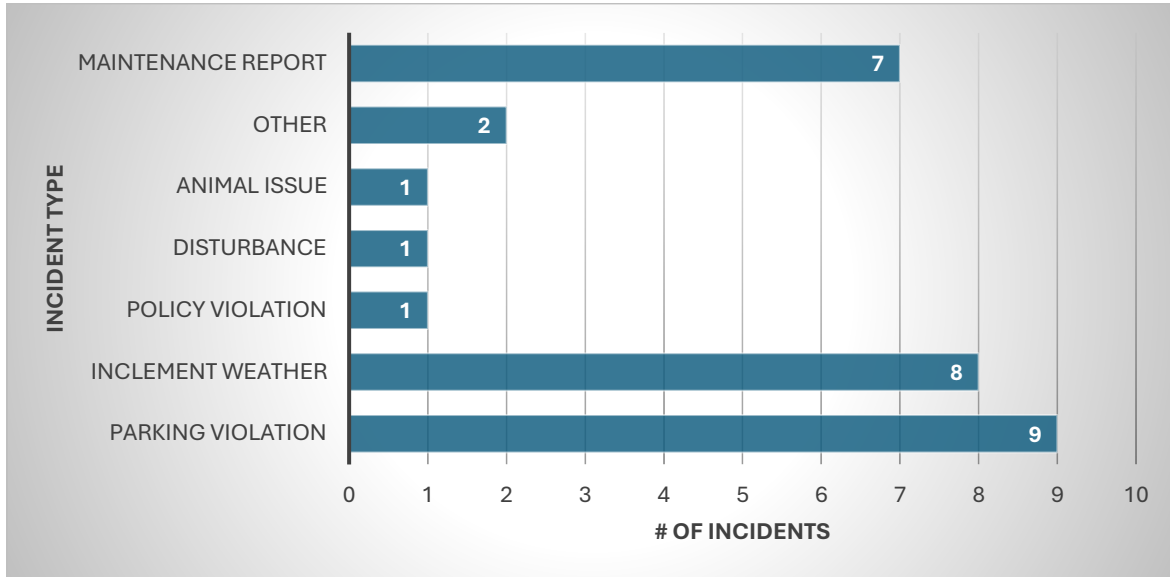
IX. Supervisor Requests

X. Adjournment

EXHIBIT 1
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*

Incident Report

Time Zone: America/New_York

ID, Date, Client, Site

Internal Display ID: 930486
Date Entered: 07/10/2026 8:37 PM
Client: Highland Meadows 2
Site: Highland Meadows 2

Officer / Entered By

Officer Name: Carter, Austin
Entered By: Carter, Austin

Overview

Incident Report #: *Reported Incident Type Corrected 7/17/26
Date and Time of Incident: 07/10/2026 8:35 PM
Incident Type: Parking Violation
If Other, What Type:
Victim Name(s):
Victim Contact Info:
Suspect Name(s):
Suspect Contact Info:
Witness Name(s):
Witness Contact Info:
Incident Location: 392 Meadow Pointe Dr
Incident Summary: Vehicle blocking sidewalk path.

RESPONDER INFO

Police Called: No
If Not, Why?:
Police Name(s) & Badge(s):
Fire Truck Number:
Ambulance Number:

Details

Who, What, When, etc.: Black Toyota Corolla license plate 24C-BIU blocking sidewalk path.

Officer Actions

Details: Took photos and made report.

Photos

1		File Name: TC_00377.jpeg Uploaded By: Carter, Austin Date: 07/10/2026 8:37 PM Description: N/A
2		File Name: TC_00378.jpeg Uploaded By: Carter, Austin Date: 07/10/2026 8:37 PM Description: N/A

Comments

Add Comment

Date

Entered By

Related Section

Comment

No comment found.

EXHIBIT 2
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%				



Construction going on outside of pool area



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 3
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

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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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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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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
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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)

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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
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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 4
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 (via virtual means)	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 a proposal from **Advanced Drainage Solutions** 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 – Advanced Drainage Solutions – \$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.

Chairwoman Galbraith 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 Anderson 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. Chairwoman Galbraith noted they had been shut down 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.

Chairwoman Galbraith 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 5A
RETURN TO AGENDA

**AGREEMENT BETWEEN THE HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT AND HIGHLAND
MEADOWS 3A 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 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 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 5B
RETURN TO AGENDA

**AGREEMENT BETWEEN THE HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT AND HIGHLAND
MEADOWS 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 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 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 6A
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
-------------	-------

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
--------------	----------------

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 6B
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

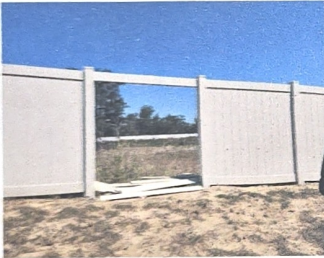
Description

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

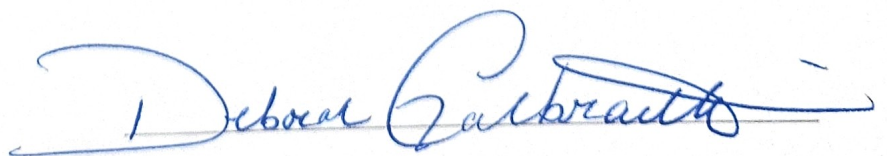
Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

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

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.



Highland Meadows II

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

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows II

7-6-26

EXHIBIT 6C
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



By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows II

EXHIBIT 7
RETURN TO AGENDA



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	---

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 8

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current electric usage for meter number 4336733	
Actual reading on May 8	22006
Previous reading on Apr 10	- 21988
Energy Used	18 kWh
Billed kWh	18.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 4336733	
Customer Charge	\$17.92
Energy Charge	
18.000 kWh @ 9.566c	1.73
Fuel Charge	
18.000 kWh @ 4.422c	0.80
Asset Securitization Charge	
18.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.51
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

Service address

HIGHLAND MEADOWS II CDD
600 EAGLECREST DR
HAINES CITY FL 33844

Bill date May 12, 2026

For service Apr 10 - May 8
29 days

Account number **9100 8826 8263**

Billing summary

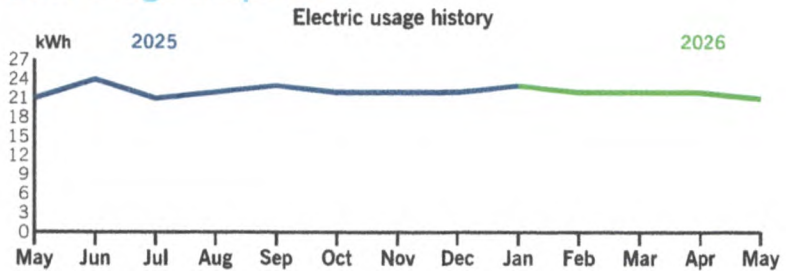
Previous Amount Due	\$32.66
<i>Payment Received May 04</i>	-32.66
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 02	\$32.65



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	21	21	266	22
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 8263

\$32.65
by Jun 2

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882682630006600000000000000000326500000032659

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 8

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 3549115	
Actual reading on May 8	1584
Previous reading on Apr 10	- 1563
Energy Used	21 kWh
Billed kWh	21.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 3549115	
Customer Charge	\$17.92
Energy Charge	
21.000 kWh @ 9.566c	2.01
Fuel Charge	
21.000 kWh @ 4.422c	0.93
Asset Securitization Charge	
21.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.10
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

Service address

HIGHLAND MEADOWS II CDD
3950 N 10TH ST
HAINES CITY FL 33844

Bill date May 12, 2026

For service Apr 10 - May 8
29 days

Account number **9100 8826 7105**

Billing summary

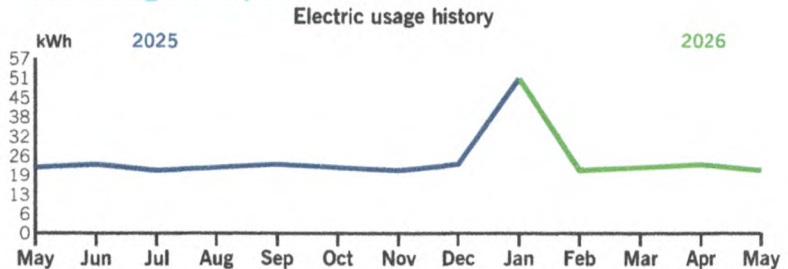
Previous Amount Due	\$32.65
<i>Payment Received May 04</i>	-32.65
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 02	\$32.65



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	21	22	293	24
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 7105

\$32.65
by Jun 2

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882671050006600000000000000000326500000032658

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 8

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current electric usage for meter number 3615634	
Actual reading on May 8	1262
Previous reading on Apr 10	- 1241
Energy Used	21 kWh
Billed kWh	21.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 3615634	
Customer Charge	\$17.92
Energy Charge	
21.000 kWh @ 9.566c	2.01
Fuel Charge	
21.000 kWh @ 4.422c	0.93
Asset Securitization Charge	
21.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.10
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

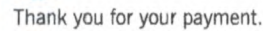
Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65



Bill date May 12, 2026
For service Apr 10 - May 8
29 days

Previous Amount Due	\$32.64
<i>Payment Received May 04</i>	-32.64
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 02	\$32.65



The chart displays the monthly electric usage in kWh. The y-axis ranges from 0 to 50 kWh in increments of 5. The x-axis shows months from May 2025 to May 2026. The data for 2025 is shown in blue, and the data for 2026 is shown in green. Usage starts at approximately 10 kWh in May 2025, rises to about 11 kWh in June, dips slightly in July and August, then rises steadily to a peak of about 44 kWh in January 2026. After January, usage drops sharply to about 22 kWh in February and remains relatively stable around 20 kWh through May 2026.

Month	Year	kWh
May	2025	10
Jun	2025	11
Jul	2025	10
Aug	2025	9
Sep	2025	10
Oct	2025	15
Nov	2025	22
Dec	2025	28
Jan	2026	44
Feb	2026	22
Mar	2026	20
Apr	2026	20
May	2026	18

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	18	10	233	19
Avg. Daily (kWh)	1	0	1	

12-month usage based on most recent history

Please return this portion with your payment. Thank you for your business.



After 90 days from bill date, a late charge will apply.

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882417090006600000000000000000326500000032654

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042
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Your usage snapshot - Continued

Current electric usage for meter number 3610825	
Actual reading on May 8	1370
Previous reading on Apr 10	- 1352
Energy Used	18 kWh
Billed kWh	18.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 3610825	
Customer Charge	\$17.92
Energy Charge	
18.000 kWh @ 9.566c	1.73
Fuel Charge	
18.000 kWh @ 4.422c	0.80
Asset Securitization Charge	
18.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.51
Total Current Charges	\$30.00

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Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

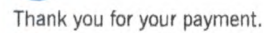
Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65



Bill date May 12, 2026
For service Apr 10 - May 8
29 days

Account number **9100 8826 7527**

Previous Amount Due	\$32.65
<i>Payment Received May 04</i>	-32.65
Current Electric Charges	30.00
Taxes	2.66
Total Amount Due Jun 02	\$32.66



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Month	2025 (kWh)	2026 (kWh)
May	8.5	-
Jun	7.5	-
Jul	7.5	-
Aug	7.5	-
Sep	8.0	-
Oct	9.0	-
Nov	8.0	-
Dec	8.5	-
Jan	9.0	9.0
Feb	-	8.5
Mar	-	11.0
Apr	-	14.0
May	-	11.0

Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	8	113	9
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8826 7527

\$32.66
by Jun 2

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088267527000660000000000000000326600000032661

We're here for you

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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Asset Securitization Charge

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Special Needs Customers

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duke-energy.com
877.372.8477

Account number **9100 8826 7527**

Your usage snapshot - Continued

Current electric usage for meter number 8354890	
Actual reading on May 8	479
Previous reading on Apr 10	- 467
Energy Used	12 kWh
Billed kWh	12.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 8354890	
Customer Charge	\$17.92
Energy Charge	
12.000 kWh @ 9.566c	1.14
Fuel Charge	
12.000 kWh @ 4.422c	0.53
Asset Securitization Charge	
12.000 kWh @ 0.195c	0.02
Minimum Bill Adjustment	10.39
Total Current Charges	\$30.00

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Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.86
Total Taxes	\$2.66



duke-energy.com
800.700.8744

Your Energy Bill

Page 1 of 3

Service address

HIGHLAND MEADOWS II CDD
565 PATTERSON RD
WELL

Bill date

May 12, 2026
For service Apr 10 - May 8
29 days

Account number **9100 8826 8437**

Billing summary

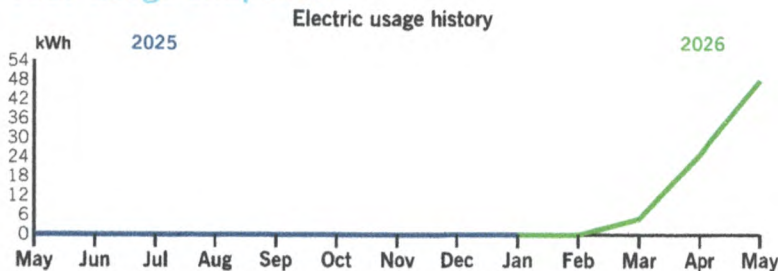
Previous Amount Due	\$61.60
Payment Received	0.00
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 02	\$92.40

REMINDER

Did you overlook paying last month's bill? If payment has been made, please accept our thanks. If not, please make a payment promptly to avoid further collection activity. If you have any questions about your account, please contact us at the customer service number listed on this bill.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	48	0	N/A	26
Avg. Daily (kWh)	2	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 8437

Amount due

\$92.40
by Jun 2

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008826843700066000000616000000030800000092405

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
800.700.8744

Account number **9100 8826 8437**

Your usage snapshot - Continued

Current electric usage for meter number 4336707	
Actual reading on May 8	8899
Previous reading on Apr 10	- 8851
Energy Used	48 kWh
Billed kWh	48.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 4336707	
Customer Charge	\$14.27
Energy Charge	
48.000 kWh @ 9.141c	4.39
Fuel Charge	
48.000 kWh @ 4.127c	1.98
Asset Securitization Charge	
48.000 kWh @ 0.228c	0.11
Minimum Bill Adjustment	9.25
Total Current Charges	\$30.00

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Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
800.700.8744

Your Energy Bill

Page 1 of

Service address

HIGHLAND MEADOWS II CDD
599 PATTERSON RD
HAINES CITY FL 33844

Bill date May 12, 202

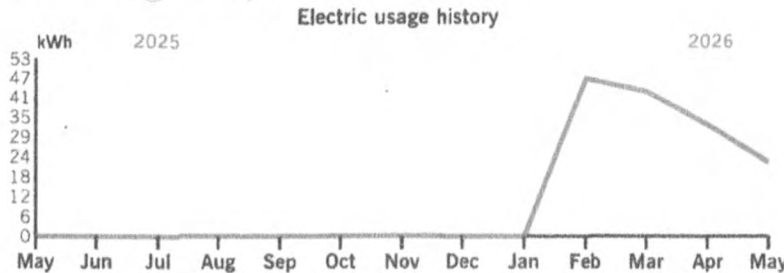
For service Apr 10 - May
29 day

Account number 9100 8824 256

Billing summary

Previous Amount Due	\$92.40
Payment Received	0.00
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 02	\$123.20

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	22	0	N/A	36
Avg. Daily (kWh)	1	0	N/A	
12-month usage based on most recent history				

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Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 2560

Amount due

\$123.20
by Jun 2

After 90 days from bill date, a late charge will apply.

\$ _____
Add here, to help others with a contribution to Share the Light

\$ _____
Amount enclosed

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088242560000660000009240000000308000000123200

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
800.700.8744

Account number 9100 8824 2560

Your usage snapshot - Continued

Current electric usage for meter number 3493801	
Actual reading on May 8	841
Previous reading on Apr 10	- 819
Energy Used	22 kWh
Billed kWh	22.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 10 26 to May 08 26	
Meter - 3493801	
Customer Charge	\$14.27
Energy Charge	
22.000 kWh @ 9.141c	2.01
Fuel Charge	
22.000 kWh @ 4.127c	0.91
Asset Securitization Charge	
22.000 kWh @ 0.228c	0.05
Minimum Bill Adjustment	12.76
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



INVOICE

Invoice Number	2557667
Invoice Date	April 17, 2026
Customer Number	1678093
Project Number	238202256

Bill To

Highland Meadows 2 Community
Development District
Accounts Payable
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Highland Meadows 2 Community Development District

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$5,487.42

For Period Ending:

April 3, 2026

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number
Project Number

2557667
238202256

Top Task 2026 2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2026-03-31	8.00	162.00	1,296.00
Woodcock, Braydon	2026-04-02	2.00	162.00	324.00
		10.00		1,620.00
Level 10				
Nolte, Robert (Frank)	2026-03-10	5.00	198.00	990.00
Nolte, Robert (Frank)	2026-03-11	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-03-12	3.00	198.00	594.00
Nolte, Robert (Frank)	2026-03-13	1.00	198.00	198.00
Nolte, Robert (Frank)	2026-03-16	2.00	198.00	396.00
Nolte, Robert (Frank)	2026-03-19	1.00	198.00	198.00
Rankin, Ashley Alexandra	2026-03-18	0.25	198.00	49.50
		13.25		2,623.50
Level 13				
Woodcock, Gregory (Greg)	2026-03-16	1.25	237.00	296.25
Woodcock, Gregory (Greg)	2026-03-20	0.75	237.00	177.75
Woodcock, Gregory (Greg)	2026-03-24	0.50	237.00	118.50
Woodcock, Gregory (Greg)	2026-03-26	1.25	237.00	296.25
Woodcock, Gregory (Greg)	2026-03-31	1.00	237.00	237.00
		4.75		1,125.75
Professional Services Subtotal		28.00		5,369.25

Disbursements

	Date	Cost	%	Current Amount
Direct - Meals & Entertainment				
Nolte, Robert (Frank) US10225974	2026-03-10	18.14	10.00	19.95
Direct - Printing				
ARC 21015ARC031826B	2026-03-18	2.29	10.00	2.52
Direct - Vehicle (mileage)				
Nolte, Robert (Frank) US10225974 120 MILES	2026-03-12			95.70

INVOICE

Invoice Number	2557667
Project Number	238202256

Disbursements Subtotal	<u>118.17</u>
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Top Task 2026 Total	<u>5,487.42</u>
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Total Fees & Disbursements	\$5,487.42
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INVOICE TOTAL (USD)	<u><u>\$5,487.42</u></u>
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Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-03-10	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	198.00	990.00	SITE VISIT TO REVIEW DRIVEWAY AND SIDEWALK POURS. REVIEWING ADDITIONAL LOCATIONS FOR ADA RAMPS WITH CONTRACTOR.
2026-03-11	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	REVIEWING AND SIGNING PAY APPLICATIONS FOR WALL INSTALLATIONS
2026-03-12	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	198.00	594.00	SITE MEETING WITH PLAYGROUND CONSULTANT TO MOVE PLAYGROUND TO NEW LOCATION.
2026-03-13	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	COORDINATION WITH HAINES CITY FOR PLAYGROUND EQUIPMENT PERMITTING/PLANS
2026-03-16	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	198.00	396.00	REQUESTING PLAYGROUND PLANS FROM CITY OF DAVENPORT. REVIEWING EXISTING FILES FOR COORDINATION WITH CONTRACTOR
2026-03-19	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	198.00	198.00	COORDINATION WITH PLAYGROUND CONTRACTOR FOR PLANS AND CONSTRUCTION FILES
2026-03-18	238202256	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	198.00	49.50	PM SUPPORT
2026-03-31	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	POND REVIEW AND PHEASANT DR. REVIEW
2026-04-02	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	2.00	162.00	324.00	POND REVIEW AND PHEASANT DR. REPORT
2026-03-16	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	237.00	296.25	COORDINATE WITH ADS REGARDING SIDEWALK REPAIR SUMMARY FOR GRIND AND REPLACEMENT.
2026-03-20	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	237.00	177.75	REVIEW AGENDA. PRINT AND PREPARE FOR MEETING NEXT WEEK.
2026-03-24	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	REVIEW AGENDA AND ADS INVOICES AND SEND FOR PAYMENT.
2026-03-26	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	237.00	296.25	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2026-03-31	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	REVIEW CROSS BRACE EMAIL AND PROVIDE INPUT. REVIEW INVOICES FROM ADS AND SEND TO PATRICIA.
Total Labor:					28.00		\$5,389.25	
2026-03-10	238202256	2026	Direct - Meals & Entertainment	NOLTE, ROBERT (FRANK)	18.14	1.10	19.95	SITE VISIT LUNCH
Total Direct - Meals & Entertainment					18.14		\$19.95	
2026-03-18	238202256	2026	Direct - Printing	ARC	2.29	1.10	2.52	21015ARC031826815
Total Direct - Printing					2.29		\$2.52	
2026-03-12	238202256	2026	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	87.00	1.10	95.70	RFN - PROJECT TRAVEL MILEAGE
Total Direct - Vehicle (mileage)					87.00		\$95.70	
Total Project 238202256					135.43		\$5,487.42	



INVOICE

Invoice Number	2498312
Invoice Date	November 7, 2025
Customer Number	1678093
Project Number	238202256

Bill To

Highland Meadows 2 Community
Development District
Accounts Payable
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$4,959.00

For Period Ending:

October 31, 2025

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number	2498312
Project Number	238202256

Top Task 2026	2026 FY
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Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 13				
Woodcock, Gregory (Greg)	2025-10-09	1.75	228.00	399.00
Woodcock, Gregory (Greg)	2025-10-10	2.00	228.00	456.00
Woodcock, Gregory (Greg)	2025-10-13	2.00	228.00	456.00
Woodcock, Gregory (Greg)	2025-10-14	2.00	228.00	456.00
Woodcock, Gregory (Greg)	2025-10-15	5.00	228.00	1,140.00
Woodcock, Gregory (Greg)	2025-10-20	2.50	228.00	570.00
Woodcock, Gregory (Greg)	2025-10-21	6.50	228.00	1,482.00
		21.75		4,959.00
Professional Services Subtotal		21.75		4,959.00

Top Task 2026 Total	4,959.00
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Total Fees & Disbursements	\$4,959.00
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INVOICE TOTAL (USD)	\$4,959.00
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Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-10-09	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.75	228.00	399.00	SUPPLEMENTAL ENGINEERS REPORT PREPARATION
2025-10-10	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	COORDINATION REGARDING WALL. SUPPLEMENTAL ENGINEERS REPORT PREPARATION
2025-10-13	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	PREPARE ESTIMATE OF PROBABLY COST DRAFT. UPDATE REPORT.
2025-10-14	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	PREPARE SUPPLEMENTAL ENGINEERS REPORT
2025-10-15	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	228.00	1,140.00	PREPARE SUPPLEMENTAL ENGINEERS REPORT
2025-10-20	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.50	228.00	570.00	COST ESTIMATE UPDATE AND COORDINATE EXHIBITS WITH STAFF.
2025-10-21	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	6.50	228.00	1,482.00	REVIEW AND FINALIZE ESTIMATE AND SEND TO PATRICIA. PREPARE FOR CDD MEETING.
Total Labor:					21.75		\$4,959.00	
Total Project 238202256					21.75		\$4,959.00	



INVOICE

Invoice Number	2498316
Invoice Date	November 7, 2025
Customer Number	1678093
Project Number	238202256

Bill To

Highland Meadows 2 Community
Development District
Accounts Payable
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$13,367.75

For Period Ending:

October 31, 2025

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number
Project Number

2498316
238202256

Top Task 2026 2026 FY

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2025-10-06	8.00	156.00	1,248.00
Woodcock, Braydon	2025-10-09	0.75	156.00	117.00
Woodcock, Braydon	2025-10-24	6.00	156.00	936.00
Woodcock, Braydon	2025-10-28	8.00	156.00	1,248.00
Woodcock, Braydon	2025-10-30	8.00	156.00	1,248.00
		30.75		4,797.00
Level 07				
Dabash, Sama	2025-10-24	0.50	167.00	83.50
		0.50		83.50
Level 10				
Nolte, Robert (Frank)	2025-10-09	2.00	190.00	380.00
Nolte, Robert (Frank)	2025-10-13	0.50	190.00	95.00
Nolte, Robert (Frank)	2025-10-16	4.00	190.00	760.00
Nolte, Robert (Frank)	2025-10-17	5.50	190.00	1,045.00
Nolte, Robert (Frank)	2025-10-20	5.00	190.00	950.00
Nolte, Robert (Frank)	2025-10-22	1.50	190.00	285.00
Nolte, Robert (Frank)	2025-10-27	1.00	190.00	190.00
		19.50		3,705.00
Level 13				
Woodcock, Gregory (Greg)	2025-10-08	1.00	228.00	228.00
Woodcock, Gregory (Greg)	2025-10-21	0.50	228.00	114.00
Woodcock, Gregory (Greg)	2025-10-23	1.00	228.00	228.00
Woodcock, Gregory (Greg)	2025-10-24	7.00	228.00	1,596.00
Woodcock, Gregory (Greg)	2025-10-27	1.50	228.00	342.00
Woodcock, Gregory (Greg)	2025-10-28	1.50	228.00	342.00
Woodcock, Gregory (Greg)	2025-10-29	0.50	228.00	114.00
Woodcock, Gregory (Greg)	2025-10-31	3.00	228.00	684.00
		16.00		3,648.00
Professional Services Subtotal		66.75		12,233.50

Disbursements

	Date	Cost	%	Current Amount
Direct - Field Supplies				
Woodcock, Gregory (Greg)	2025-10-28	479.00	10.00	526.90

INVOICE

Invoice Number 2498316
Project Number 238202256

US9318958					
Direct - Printing					
ARC	2025-10-22	20.14	10.00	22.15	
21015ARC102225B					
Direct - Vehicle (mileage)					
Woodcock, Braydon	2025-10-06			147.07	
US9164847 191 MILES					
Woodcock, Braydon	2025-10-24			145.53	
US9235797 189 MILES					
Woodcock, Braydon	2025-10-28			143.99	
US9285842 187 MILES					
Woodcock, Braydon	2025-10-30			148.61	
US9285842 193 MILES					
Disbursements Subtotal				1,134.25	
Top Task 2026 Total				13,367.75	
Total Fees & Disbursements				\$13,367.75	
INVOICE TOTAL (USD)				\$13,367.75	

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-10-24	238202256	2026	Direct - Regular	DABASH, SAMA	0.50	167.00	83.50	PROJECT CO COORDINATION
2025-10-09	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	REVISING STAKEOUT EXHIBITS FOR PROPOSED WALL. COORDINATION WITH SURVEYOR FOR LIMITS AND START DATE
2025-10-13	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	0.50	190.00	95.00	COORDINATION WITH SURVEYOR FOR WALL STAKING DATE
2025-10-16	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	190.00	760.00	AMENITY EXPANSION EXHIBITS, OWNERSHIP AND MAINTENANCE OF RIGHT OF WAY ON 10TH STREET EXHIBITS
2025-10-17	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	5.50	190.00	1,045.00	AMENITY EXPANSION EXHIBITS AND PRELIMINARY PARKING LOT LAYOUT
2025-10-20	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	190.00	950.00	PARKING LOT LAYOUT AND COST ESTIMATE
2025-10-22	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.50	190.00	285.00	REVIEWING PH III PLAT FOR EASEMENT LOCATIONS, PER DISTRICT REQUEST. ALL EASEMENTS BLOCKING ACCESS TO CDD OWNED/MAINTAINED AREA.
2025-10-27	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	COORDINATING INVOICE PAYMENT FOR SURVEY STAKEOUT OF PROPOSED WALL LOCATIONS
2025-10-06	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	156.00	1,248.00	RETAINING WALL REVIEW
2025-10-09	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	0.75	156.00	117.00	UPLOADING PHOTOS FROM REVIEW FOR HOA ISSUE
2025-10-24	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	6.00	156.00	936.00	FENCE REVIEW WITH CONTRACTOR
2025-10-28	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	156.00	1,248.00	PERMACAST WALL INSTALL.
2025-10-30	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	156.00	1,248.00	PERMACAST WALL INSTALL.
2025-10-08	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	228.00	228.00	MEET WITH FRANK TO REVIEW EXHIBITS FOR WALL LAYOUT. PREPARE AERIALS WITH FENCE LAYOUT. COORDINATE WITH DM
2025-10-21	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	REVIEW AND FINALIZE ESTIMATE AND SEND TO PATRICIA. PREPARE FOR CDD MEETING.
2025-10-23	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	228.00	228.00	PREPARE FOR AND CALL INTO CDD MEETING.
2025-10-24	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	7.00	228.00	1,596.00	ONSITE MEETING WITH WALL INSTALLATION COMPANY.
2025-10-27	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	228.00	342.00	WALL PROJECT COORDINATION. PRINT EXHIBITS AND PLANS.
2025-10-28	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	228.00	342.00	WALL PROJECT COORDINATION. DUMPSTER COORDINATION AND RENTAL. COORDINATE MATS FOR WALL PROJECT.
2025-10-29	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	WALL PROJECT COORDINATION
2025-10-31	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	228.00	684.00	ONSITE REVIEW OF WALL PROJECT.
Total Labor:					66.75		\$12,233.50	
2025-10-28	238202256	2026	Direct - Field Supplies	WOODCOCK, GREGORY (GREG)	479.00	1.10	526.90	DUMPSTER FOR WALL PROJECT
Total Direct - Field Supplies					479.00		\$526.90	
2025-10-22	238202256	2026	Direct - Printing	ARC	20.14	1.10	22.15	21015ARC102225B14
Total Direct - Printing					20.14		\$22.15	
2025-10-06	238202256	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	133.70	1.10	147.07	HIGHLAND MEADOWS II ONSITE INSPECTION
2025-10-24	238202256	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	132.30	1.10	145.53	HIGHLAND MEADOWS II ONSITE INSPECTION
2025-10-28	238202256	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	130.90	1.10	143.99	HIGHLAND MEADOWS II ONSITE INSPECTION
2025-10-30	238202256	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	135.10	1.10	148.61	HIGHLAND MEADOWS II ONSITE INSPECTION
Total Direct - Vehicle (mileage)					532.00		\$585.20	

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
Total Project 238202256					1,097.89		\$13,367.75	



INVOICE

813 Security & Protective Services dba '813 Services'

Address:

28803 Stormcloud Pass
Wesley Chapel, FL 33543

Phone: (216) 372-0864

Email: admin@813services.com

Date:

6/1/2026

Invoice #:

0006

Bill To:

Highland Meadows II CDD
C/O Haven Management Solutions
255 Primera Boulevard
Lake Mary, FL 32746
Suite 160

Customer ID:

HMII CDD

Job Description

CDD Facilities and Staffing

Payment Terms

Due Upon Receipt

Dates**Position Description****Per Hour Rate****Total**

6/1/2026-6/30/2026

Mon-Thurs (18 Days/6 Hours = 108 total hours)

\$

22.00 \$

2,376.00

6/1/2026-6/30/2026

Fri- Sun (12 days/8 Hours = 96 total hours)

\$

22.00 \$

2,112.00

6/1/2026 - 06/30/2026

Roving Patrol

\$

2,250.00

Make all checks payable to
813 Security & Protective Services

If you have any questions concerning this invoice, contact
813 Security & Protective Services at
admin@813services.com

Total:

\$

6,738.00

Thank you for your business!

INVOICE

**Southern Green Residential &
Commercial Cleaning**
Calabay Parc Blvd
Davenport, FL 33897

info@southerngreencleaning.info
+1 (863) 301-1039
http://www.flssoutherngreencleaning.com



Bill to

Highland Meadows II Community
Development District

Invoice details

Invoice no.: 1606
Invoice date: 06/01/2026
Due date: 06/01/2026

#	Date	Product or service	Description	Amount
1.	06/01/2026	Pool Bathroom Maintenance	Weekly Pool Bathroom Cleaning/Trash Removal & Common area upkeep 5x week Cleanings for June	\$2,200.00
Total				\$2,200.00

Ways to pay



View and pay



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

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

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

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

Work Order #: 18726

Transaction Date: 6/2/2026

Terms: Net 30

Invoice Due Date: 7/2/2026

Invoice #: i7946

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



INVOICE

Invoice Number	2498337
Invoice Date	December 4, 2025
Customer Number	1678093
Project Number	238202256

Bill To

Highland Meadows 2 Community
Development District
Accounts Payable
255 Primera Boulevard
Suite 160
Lake Mary FL 32746
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$6,277.45

For Period Ending:

November 28, 2025

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number
Project Number

2498337
238202256

Top Task 2026 2026 FY

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2025-11-14	6.00	156.00	936.00
Woodcock, Braydon	2025-11-17	4.50	156.00	702.00
		10.50		1,638.00
Level 10				
Nolte, Robert (Frank)	2025-11-06	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-11-07	1.00	190.00	190.00
Nolte, Robert (Frank)	2025-11-10	4.00	190.00	760.00
Nolte, Robert (Frank)	2025-11-11	3.00	190.00	570.00
		9.00		1,710.00
Level 13				
Woodcock, Gregory (Greg)	2025-11-05	1.00	228.00	228.00
Woodcock, Gregory (Greg)	2025-11-06	1.25	228.00	285.00
Woodcock, Gregory (Greg)	2025-11-11	1.75	228.00	399.00
Woodcock, Gregory (Greg)	2025-11-14	4.00	228.00	912.00
Woodcock, Gregory (Greg)	2025-11-17	2.75	228.00	627.00
Woodcock, Gregory (Greg)	2025-11-21	1.25	228.00	285.00
		12.00		2,736.00
Professional Services Subtotal		31.50		6,084.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Field Supplies				
Woodcock, Gregory (Greg) US9277650	2025-10-28	479.00	10.00	526.90
Woodcock, Gregory (Greg) US9318958	2025-11-04	-454.00	10.00	-499.40
Direct - Printing				
ARC 21015ARC111425B	2025-11-14	8.76	10.00	9.64
Direct - Vehicle (mileage)				
Woodcock, Braydon US9389919 203 MILES	2025-11-14			156.31

INVOICE

Invoice Number	2498337
Project Number	238202256

Disbursements Subtotal	<u>193.45</u>
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Top Task 2026 Total	<u>6,277.45</u>
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Total Fees & Disbursements	\$6,277.45
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INVOICE TOTAL (USD)	<u><u>\$6,277.45</u></u>
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Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-11-06	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	PUBLIC RECORDS REQUEST THROUGH POLK COUNTY AND CITY OF DAVENPORT FOR APPLICABLE PLANS FOR AMENITY CENTER
2025-11-07	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	COORDINATION WITH CITY OF DAVENPORT FOR AMENITY CENTER PLANS
2025-11-10	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	190.00	760.00	PLAYGROUND SITE PLAN LAYOUT, REVIEWING EXISTING PLANS AND PLATS FOR EXISTING INFORMATION.
2025-11-11	238202256	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	190.00	570.00	PLAYGROUND SITE PLAN LAYOUT, REVIEWING EXISTING PLANS AND PLATS FOR EXISTING INFORMATION. COORDINATION WITH CITY OF DAVENPORT FOR ADDITIONAL PLANS
2025-11-14	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	6.00	156.00	936.00	POST PERACAST CONSTRUCTION REVIEW
2025-11-17	238202256	2026	Direct - Regular	WOODCOCK, BRAYDON	4.50	156.00	702.00	HIGHLAND MEADOWS II RESTORATION REPORT AND SEND OUT FOR PROPOSALS
2025-11-05	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	228.00	228.00	REVIEW ST JOHNS WEBSITE FOR AMENITY CENTER PLANS. COORDINATE WITH STAFF TO REQUEST PLAN FOR POLK COUNTY.
2025-11-06	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	228.00	285.00	REVIEW SW PAINT COLORS AND GO TO SW STORE TO DISCUSS COLOR MATCH. PRINT COLOR WHEEL AND SEND TO PATRICIA TO VERIFY COLOR FOR NEW WALL.
2025-11-11	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.75	228.00	399.00	REVIEW SWFWMD WEBSITE FOR PERMIT CERTIFICATIONS DUE AND PREPARE AND SEND TO VASILU TO UPLOAD TO SWFWMD WEBSITE. REVIEW SITE PLANS AND PERMITS FOR AMENITY CENTER SITE PLANS. COORDINATE WITH STAFF TO CONTACT COUNTY FOR PLANS, SUBMIT PLAN.
2025-11-14	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	228.00	912.00	REVIEW OF WALL CONSTRUCTION DAMAGE FOR REMEDIATION.
2025-11-17	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.75	228.00	627.00	REVIEW PENTAS AND MERLIN DAMAGE REPORT AND UPDATE AS NEEDED. SEND PHOTO OF PAINT COLOR FOR ALL TO PATRICIA. PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-11-21	238202256	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	228.00	285.00	REVIEW OWNERSHIP OF PARCELS AND SEND INFORMATION TO PATRICIA.
Total Labor:					31.50		\$6,084.00	
2025-10-28	238202256	2026	Direct - Field Supplies	WOODCOCK, GREGORY (GREG)	479.00	1.10	526.90	DUMPSTER FOR WALL PROJECT
2025-11-04	238202256	2026	Direct - Field Supplies	WOODCOCK, GREGORY (GREG)	(454.00)	1.10	(499.40)	RETURNED DUMPSTER FOR WALL PROJECT
Total Direct - Field Supplies					25.00		\$27.50	
2025-11-14	238202256	2026	Direct - Printing	ARC	8.19	1.10	9.01	21015ARC111425B17
2025-11-14	238202256	2026	Direct - Printing	ARC	0.57	1.11	0.63	21015ARC111425B17
Total Direct - Printing					8.76		\$9.64	
2025-11-14	238202256	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	142.10	1.10	156.31	HIGHLAND MEADOWS II ONSITE INSPECTION
Total Direct - Vehicle (mileage)					142.10		\$156.31	
Total Project 238202256					207.36		\$6,277.45	



Corporate Trust Services
EP-MN-VVN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8120402
Account Number: 221219000
Invoice Date: 03/25/2026
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Highland Meadows II COMM Dev Dist
C/O Haven Mgt. Solutions
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
United States

HIGHLAND MEADOWS 11 CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HIGHLAND MEADOWS 11 CDD 2016

Invoice Number: 8120402
Account Number: 221219000
Current Due: \$4,256.13

Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 221219000
Invoice # 8120402
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-VVN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8120402
Invoice Date: 03/25/2026
Account Number: 221219000
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

3/3

HIGHLAND MEADOWS 11 CDD 2016

Accounts Included	221219000	221219002	221219004	221219005	221219006	221219008
In This Relationship:	248024000	248024002	248024004	248024005	248024006	248024008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$3,950.00
Incidental Expenses 03/01/2026 to 02/28/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



ECS INTEGRATIONS LLC

PO Box 1225
Polk City, FL 33868 US
chris@ecsintegrations.com



INVOICE

BILL TO

Highland Meadows 2 CDD
255 Primera Boulevard Suite 160
Lake Mary, FL 32746 USA

SHIP TO

Highland Meadows 2 CDD
1015 Condor Drive
Haines City, FL 33844 USA

INVOICE 104152
DATE 06/04/2026
TERMS Net 15
DUE DATE 06/19/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/21/2026	After troubleshooting, the tech determined that a power cycle was needed for the system. The tech power cycled, and everything came back up.	1	205.00	205.00

Ways to pay



View and pay

SUBTOTAL	205.00
TAX	0.00
TOTAL	205.00
BALANCE DUE	\$205.00



CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

CYCLE B

AUTO PAY

BYVA

16002

Account #	Service Address	Billing Period		Bill Date	Due Date	TOTAL DUE		
15511	3 Highland Meadows Phase 3 Park	05/05/26 to 05/21/26		05/25/2026	06/15/2026	\$ 40.68		
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
						PRIOR CHARGES DUE		20.34
AW ALTERNATIVE WATER SUR	05/05	0	05/21	0	100.000	0	0	0.00
BF BACKFLOW PREVENTION FEE								3.50
IR IRRIGATION	05/05	0	05/21	0	100.000	0	0	15.31
						* TAXES		1.53
						39.18 cleared BNC act due to charges → un billing date		
Your Auto Payment is scheduled for 06/15/2026						CURRENT CHARGES		20.34
						TOTAL AMOUNT DUE		40.68

Your Auto Payment is scheduled for 06/15/2026

39.18 cleared bnlc
act due to
charges
in
billing
date

Consumption for service IR Maximum: 0

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2025 2026

THIS IS YOUR NEW BILL- FOR ONLY 16 DAYS OF SERVICE- YOUR NEW DUE DATE
WILL BE ON THE 15th OF EVERY MONTH MOVING FORWARD.

COMMISSION MEETINGS WILL BE HELD ON THE 1st & 3rd MONDAY OF THE MONTH
DATES ARE SUBJECT TO CHANGE

FOR UP TO DATE CITY EVENTS PLEASE VISIT OUR FACEBOOK PAGE AT
<https://www.facebook.com/mydavenportfl/>

*****DETACH AND RETURN STUB WITH REMITTANCE
PAST DUE BILLS ARE DUE IMMEDIATELY



CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

PayID	Account #	Bill Date	TOTAL DUE
BYVA	15511	05/25/2026	\$ 40.68
Type	Due Date	Amount Paid	
CYCLE B	06/15/2026	**AUTO PAY**	

Your Auto Payment is scheduled for 06/15/2026

HIGHLAND MEADOWS II CDD
DOG PARK
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746

1 S ALLAPAHA AVE
DAVENPORT FL 33837

00000155119 0000040683

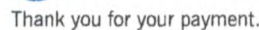
00000061226 0000134148



For service Apr 25 - May 22
28 days

Account number **9100 8826 9230**

Previous Amount Due	\$32.64
<i>Payment Received May 19</i>	-32.64
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 17	\$32.65



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

The chart displays monthly electricity usage in kWh. The y-axis ranges from 0 to 30 kWh in increments of 3. The x-axis shows months from May 2025 to May 2026. The data is represented by a blue line for 2025 and a green line for 2026.

Month	Usage (kWh)	Year
May	18	2025
Jun	20	2025
Jul	18	2025
Aug	20	2025
Sep	21	2025
Oct	24	2025
Nov	21	2025
Dec	25	2025
Jan	27	2026
Feb	22	2026
Mar	22	2026
Apr	20	2026
May	18	2026

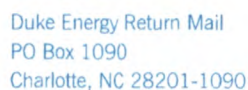
Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 79°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	18	18	258	22
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.



Account number
9100 8826 9230

\$32.65
by Jun 17

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882692300006600000000000000000326500000032654

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 23

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 1026849	
Actual reading on May 22	1638
Previous reading on Apr 25	- 1620
Energy Used	18 kWh
Billed kWh	18.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 25 26 to May 22 26	
Meter - 1026849	
Customer Charge	\$17.92
Energy Charge	
18.000 kWh @ 9.566c	1.73
Fuel Charge	
18.000 kWh @ 4.422c	0.80
Asset Securitization Charge	
18.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.51
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

Service address **Bill date** May 27, 2026
HIGHLAND MEADOWS II CDD For service Apr 25 - May 22
1015 CONDOR DR 28 days
POOL / CABANA

Account number 9100 8826 8031

Billing summary

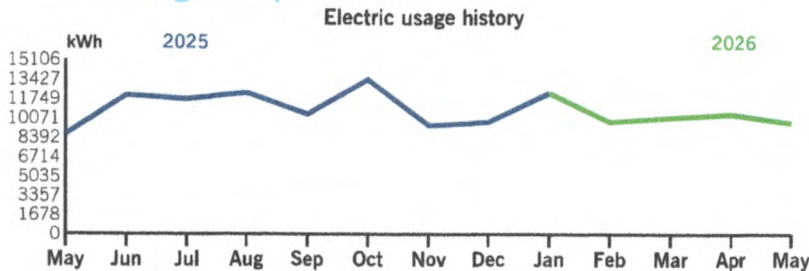
Previous Amount Due	\$1,133.57
Payment Received May 19	-1,133.57
Current Electric Charges	985.54
Taxes	86.85
Total Amount Due Jun 17	\$1,072.39



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 79°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9,712	8,705	131,623	10,969
Avg. Daily (kWh)	347	300	362	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 8031

Amount of automatic draft

\$1,072.39
by Jun 17

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008826803100066000000000000010723900001072399



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 23

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

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Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
178442	Actual	Apr 25 - May 22
<u>Usage Values</u>		
Billed kWh		9,712.387 kWh
Billed Demand kW		16.218 kW
Load Factor		89.12 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Apr 25 26 to May 22 26	
Meter - 178442	
Customer Charge	\$18.47
Energy Charge	
9,712.387 kWh @ 3.411c	331.29
Fuel Charge	
9,712.387 kWh @ 4.422c	429.48
Demand Charge	
16.218 kW @ \$11.69	189.59
Asset Securitization Charge	
9,712.387 kWh @ 0.172c	16.71
Total Current Charges	\$985.54

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

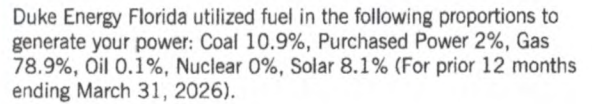
Billing details - Taxes

Regulatory Assessment Fee	\$0.86
Gross Receipts Tax	25.29
Municipal Franchise Fee	60.70
Total Taxes	\$86.85



Account number **9100 8826 9850**

Previous Amount Due	\$805.21
<i>Payment Received May 21</i>	-805.21
Current Lighting Charges	791.70
Taxes	13.51
Total Amount Due Jun 19	\$805.21



The chart displays electricity consumption in kWh for the years 2025 and 2026. The y-axis represents kWh, ranging from 0 to 1900 in increments of 211. The x-axis shows months from May to May. The 2025 data (blue line) shows a constant consumption of approximately 1689 kWh from May to January. The 2026 data (green line) shows a constant consumption of approximately 1478 kWh from February to May.

Year	Month	Consumption (kWh)
2025	May	1689
	Jun	1689
	Jul	1689
	Aug	1689
	Sep	1689
	Oct	1689
	Nov	1689
2026	Dec	1689
	Jan	1689
	Feb	1478
	Mar	1478
	Apr	1478

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 79°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,689	1,689	20,268	1,689
Avg. Daily (kWh)	58	56	56	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



After 90 days from bill date, a late charge will apply.

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088269850000660000000000000008052100000805211



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 29

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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Electric service does not depend on payment for other products or services

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When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 30 - May 28		
Description	Quantity	Usage
50W LED RW GRY MICRO II 3K OH	3	51 kWh
HPS UG RDWAY 9500L	39	1,638 kWh
Total	42	1,689 kWh

Billing details - Lighting

Billing Period - Apr 30 26 to May 28 26	
Customer Charge	\$1.92
Energy Charge	
1,689.000 kWh @ 4.188c	70.73
Fuel Charge	
1,689.000 kWh @ 4.325c	73.05
Asset Securitization Charge	
1,689.000 kWh @ 0.054c	0.91
Fixture Charge	
HPS UG RDWAY 9500L	234.39
50W LED RW GRY MICRO II 3K OH	11.31
Maintenance Charge	
HPS UG RDWAY 9500L	112.71
50W LED RW GRY MICRO II 3K OH	6.12
Pole Charge	
CONCRETE, 30/35	
42 Pole(s) @ \$6.680	280.56
Total Current Charges	\$791.70

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.69
Gross Receipts Tax	3.76
Municipal Franchise Fee	9.06
Total Taxes	\$13.51



INVOICE

Highland Meadows II CDD
1540 International Parkway
Suite 2000
Lake Mary FL 32746
United States

Invoice # INV-SN-1277
Invoice Date: 2/1/2026
Due Date: 3/3/2026
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF		\$937.50
Subtotal:		\$1,537.50
Tax Total:		
Total:		\$1,537.50
Amount Paid:		\$0.00
Direct Deposit Instruction:		Amount Due: \$1,537.50

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

INVOICE



Good Home Services LLC

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

Bill To

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Payment terms 45 Days
Invoice # 565
Date 03/30/2026

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

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 # 577
Date 06/23/2026

Description	Total
Remove garbage can in Phase 7 at playground This includes removing trash can, disposal fees, and grinding down the bolt that used to secure the trash can.	\$175.00
Subtotal	\$175.00
Total	\$175.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/27/2024	INV0000093633

Bill To:

Highland Meadows II CDD
3434 Colwell Ave
Suite 200
Tampa, FL FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00672

Description	Qty	Rate	Amount
Audit Support Services for the Fiscal Year 2023 Financial Audit	1.00	\$4,000.00	\$4,000.00
		Subtotal	\$4,000.00
		Total	\$4,000.00



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HIGHLAND MEADOWS II CDD
00 PATTERSON RD
LITE

Bill date

Jun 4, 2026
For service May 6 - Jun 3
29 days

Account number **9100 8824 2354**

Billing summary

Previous Amount Due	\$274.56
Payment Received May 27	-274.56
Current Lighting Charges	270.46
Taxes	2.45
Total Amount Due Jun 25	\$272.91

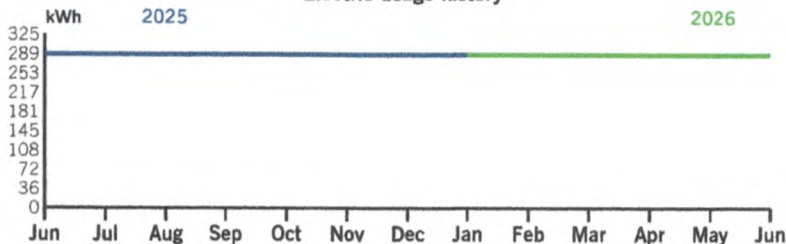


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 81°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	289	289	3,468	289
Avg. Daily (kWh)	10	10	10	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$272.91
by Jun 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 2354

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

8891008824235400066000000000000002729100000272918



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
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Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 6

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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When you pay by check

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Asset Securitization Charge

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 06 - Jun 03		
Description	Quantity	Usage
48W LED ROADWAY UG	17	289 kWh
Total	17	289 kWh

Billing details - Lighting

Billing Period - May 06 26 to Jun 03 26	
Customer Charge	\$1.93
Energy Charge	
289.000 kWh @ 4.205c	12.15
Fuel Charge	
289.000 kWh @ 3.775c	10.91
Asset Securitization Charge	
289.000 kWh @ 0.054c	0.16
Fixture Charge	
48W LED ROADWAY UG	97.07
Maintenance Charge	
48W LED ROADWAY UG	34.68
Pole Charge	
CONCRETE, 30/35	
17 Pole(s) @ \$6.680	113.56
Total Current Charges	\$270.46

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	0.65
Municipal Franchise Fee	1.56
Total Taxes	\$2.45



CITY OF HAINES CITY

Code Compliance Division

35400 U.S. Highway 27 Haines City, Florida 33844

(863) 421-9937 – telephone / (863) 354-6619 – fax

www.hainescity.com

INVOICE

Bill To.:

HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT
255 PRIMERA BLVD STE 160
LAKE MARY, FL. 32746-2168

Date Due: 08/24/2026
Invoice Number: 40023/ 1102 ZION DRIVE
Invoice Date: 06/23/2026

Item	Amount
E-CERTIFIED RETURN RECEIPT	\$8.86
FIRST CLASS POSTAGE	\$0.74
PAPER FEE	\$3.60
FIRST CLASS POSTAGE	\$0.74
PAPER FEE	\$0.45
PAPER FEE	\$0.45
Total	\$14.84

Date	Paid By	Payment Type	Amount
		Total Paid	\$0.00

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Highland Meadows II CDD
Anchor Stone Mgt
255 Primera Blvd Ste 160
Lake Mary, FL 32746

June 29, 2026
Invoice: 90119552

Services rendered regarding audited financial statements for the year ended
September 30, 2025.

\$3,500.00

Invoice Total \$3,500.00

INVOICE AMOUNT DUE IN 30 DAYS

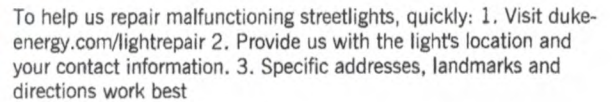
We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,500.00	0.00	0.00	0.00	3,500.00



Bill date Jun 8, 2026
For service May 7 - Jun 4
29 days

Previous Amount Due	\$32.64
<i>Payment Received May 29</i>	-32.64
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 29	\$32.65



The chart displays monthly electricity consumption in kWh. The 2025 data (blue line) shows a significant decrease from June to October, followed by a slight increase in January. The 2026 data (green line) shows a much lower and more stable consumption level from February onwards.

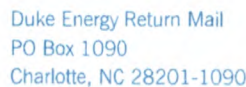
Month	2025 (kWh)	2026 (kWh)
Jun	187	-
Jul	187	-
Aug	175	-
Sep	117	-
Oct	47	-
Nov	47	-
Dec	47	-
Jan	47	47
Feb	-	47
Mar	-	47
Apr	-	47
May	-	47
Jun	-	47

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	46	184	894	75
Avg. Daily (kWh)	2	6	2	

12-month usage based on most recent history

Please return this portion with your payment. Thank you for your business.



After 90 days from bill date, a late charge will apply.

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

[illegible]

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
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By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 7

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

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duke-energy.com
877.372.8477

Account number **9100 8824 2106**

Your usage snapshot - Continued

Current electric usage for meter number 4303845	
Actual reading on Jun 4	10469
Previous reading on May 7	- 10423
Energy Used	46 kWh
Billed kWh	46.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 07 26 to Jun 04 26	
Meter - 4303845	
Customer Charge	\$18.01
Energy Charge	
46.000 kWh @ 9.609c	4.43
Fuel Charge	
46.000 kWh @ 3.859c	1.78
Asset Securitization Charge	
46.000 kWh @ 0.195c	0.09
Minimum Bill Adjustment	5.69
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

Service address
HIGHLAND MEADOWS II CDD
0000 PATTERSON RD
LITE

Bill date Jun 5, 2026
For service May 7 - Jun 4
29 days

Account number 9100 8826 9066

Billing summary

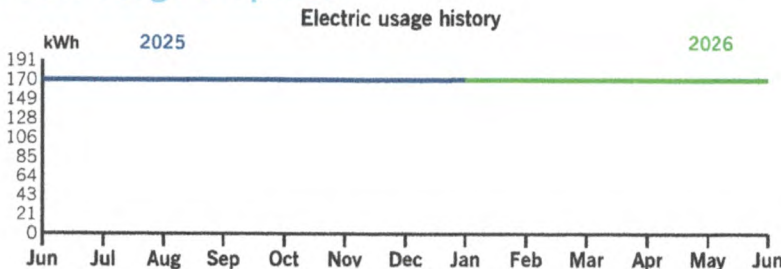
Previous Amount Due	\$162.35
Payment Received May 28	-162.35
Current Lighting Charges	159.88
Taxes	1.50
Total Amount Due Jun 29	\$161.38



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	170	170	2,040	170
Avg. Daily (kWh)	6	6	6	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 9066

Amount of automatic draft

\$161.38
by Jun 29

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882690660006600000000000000001613800000161388

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

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P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 07 - Jun 04		
Description	Quantity	Usage
48W LED ROADWAY UG	10	170 kWh
Total	10	170 kWh

Billing details - Lighting

Billing Period - May 07 26 to Jun 04 26	
Customer Charge	\$1.93
Energy Charge	
170.000 kWh @ 4.205c	7.14
Fuel Charge	
170.000 kWh @ 3.775c	6.42
Asset Securitization Charge	
170.000 kWh @ 0.054c	0.09
Fixture Charge	
48W LED ROADWAY UG	57.10
Maintenance Charge	
48W LED ROADWAY UG	20.40
Pole Charge	
CONCRETE, 30/35	
10 Pole(s) @ \$6.680	66.80
Total Current Charges	\$159.88

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	0.40
Municipal Franchise Fee	0.96
Total Taxes	\$1.50



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HIGHLAND MEADOWS II CDD
000 PATTERSON RD
LITE HM PH 6 SL

Bill date

Jun 5, 2026
For service May 7 - Jun 4
29 days

Account number **9100 8824 2924**

Billing summary

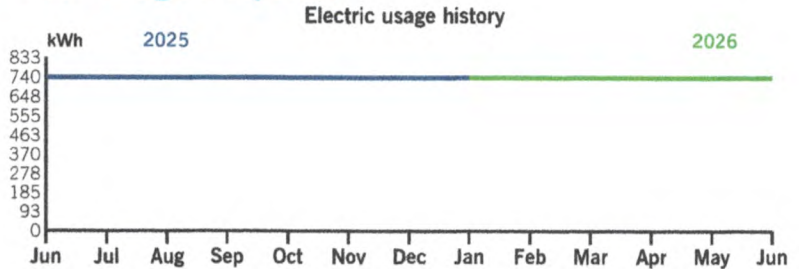
Previous Amount Due	\$372.43
Payment Received May 28	-372.43
Current Lighting Charges	362.46
Taxes	5.71
Total Amount Due Jun 29	\$368.17



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	740	740	8,880	740
Avg. Daily (kWh)	26	25	24	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 2924

Amount of automatic draft

\$368.17
by Jun 29

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088242924000660000000000000000000003681700000368175

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 7

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 07 - Jun 04		
Description	Quantity	Usage
48W LED ROADWAY OVHD	1	17 kWh
50 MICRO II 3K UG	1	17 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
50W LED RW GRY MICRO II 3K OH	1	17 kWh
HPS UG RDWAY 9500L	16	672 kWh
Total	20	740 kWh

Billing details - Lighting

Billing Period - May 07 26 to Jun 04 26	
Customer Charge	\$1.93
Energy Charge	
740.000 kWh @ 4.205c	31.11
Fuel Charge	
740.000 kWh @ 3.775c	27.94
Asset Securitization Charge	
740.000 kWh @ 0.054c	0.40
Fixture Charge	
HPS UG RDWAY 9500L	96.16
48W LED ROADWAY OVHD	4.51
50W LED RW GRY MICRO II 3K OH	3.77
50W LED RW GRY MICRO III 3K OH	3.77
50 MICRO II 3K UG	4.87
Maintenance Charge	
HPS UG RDWAY 9500L	46.24
48W LED ROADWAY OVHD	2.04
50W LED RW GRY MICRO II 3K OH	2.04
50W LED RW GRY MICRO III 3K OH	2.04
50 MICRO II 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
20 Pole(s) @ \$6.680	133.60
Total Current Charges	\$362.46

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.32
Gross Receipts Tax	1.58
Municipal Franchise Fee	3.81
Total Taxes	\$5.71

Service address

HIGHLAND MEADOWS II CDD
0 10TH ST
LITE HGLND MDW PH4A SL

Bill date Jun 5, 2026

For service May 7 - Jun 4
29 days

Account number **9100 8824 1890**

Billing summary

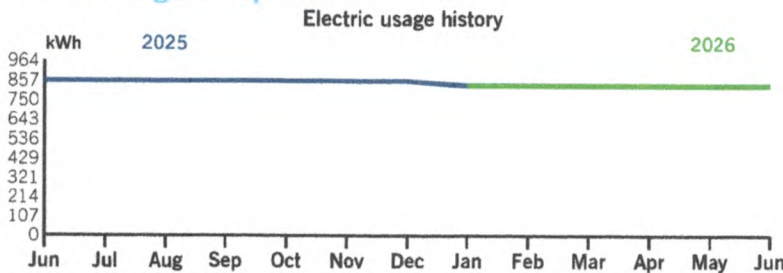
Previous Amount Due	\$402.04
<i>Payment Received May 28</i>	<i>-402.04</i>
Current Lighting Charges	390.88
Taxes	6.37
Total Amount Due Jun 29	\$397.25



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	832	857	10,134	845
Avg. Daily (kWh)	29	29	28	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 1890

\$397.25
by Jun 29

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 7

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 07 - Jun 04		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
50W LED RW GRY MICRO II 3K OH	1	17 kWh
HPS UG RDWAY 9500L	19	798 kWh
Total	21	832 kWh

Billing details - Lighting

Billing Period - May 07 26 to Jun 04 26	
Customer Charge	\$1.93
Energy Charge	
832.000 kWh @ 4.205c	34.99
Fuel Charge	
832.000 kWh @ 3.775c	31.41
Asset Securitization Charge	
832.000 kWh @ 0.054c	0.45
Fixture Charge	
HPS UG RDWAY 9500L	114.19
50W LED RW GRY MICRO II 3K OH	3.77
50 MICRO II 3K UG	4.87
Maintenance Charge	
HPS UG RDWAY 9500L	54.91
50W LED RW GRY MICRO II 3K OH	2.04
50 MICRO II 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
21 Pole(s) @ \$6.680	140.28
Total Current Charges	\$390.88

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.34
Gross Receipts Tax	1.77
Municipal Franchise Fee	4.26
Total Taxes	\$6.37



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HIGHLAND MEADOWS II CDD
0 N 10TH ST
LITE HIGHLAND MDWS PH 2B

Bill date Jun 5, 2026
For service May 7 - Jun 4
29 days

Account number **9100 8826 9652**

Billing summary

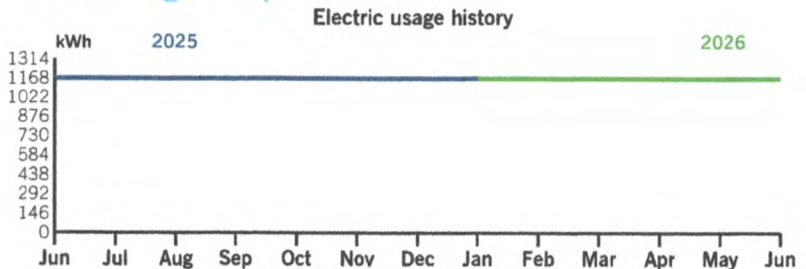
Previous Amount Due	\$558.12
Payment Received May 28	-558.12
Current Lighting Charges	542.50
Taxes	8.85
Total Amount Due Jun 29	\$551.35



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,168	1,168	14,016	1,168
Avg. Daily (kWh)	40	39	39	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 9652

Amount of automatic draft

\$551.35
by Jun 29

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088269652000660000000000000551350000551357

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 7

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 07 - Jun 04		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
50W LED RW GRY MICRO II 3K OH	1	17 kWh
HPS UG RDWAY 9500L	27	1,134 kWh
Total	29	1,168 kWh

Billing details - Lighting

Billing Period - May 07 26 to Jun 04 26	
Customer Charge	\$1.93
Energy Charge	
1,168.000 kWh @ 4.205c	49.11
Fuel Charge	
1,168.000 kWh @ 3.775c	44.09
Asset Securitization Charge	
1,168.000 kWh @ 0.054c	0.63
Fixture Charge	
HPS UG RDWAY 9500L	162.27
50W LED RW GRY MICRO II 3K OH	3.77
50 MICRO II 3K UG	4.87
Maintenance Charge	
HPS UG RDWAY 9500L	78.03
50W LED RW GRY MICRO II 3K OH	2.04
50 MICRO II 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
29 Pole(s) @ \$6.680	193.72
Total Current Charges	\$542.50

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.47
Gross Receipts Tax	2.46
Municipal Franchise Fee	5.92
Total Taxes	\$8.85



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HIGHLAND MEADOWS II CDD
0 N 10TH ST
LITE HIGHLAND MDWS PH 2A

Bill date

Jun 5, 2026
For service May 7 - Jun 4
29 days

Account number **9100 8826 8867**

Billing summary

Previous Amount Due	\$577.63
Payment Received May 28	-577.63
Current Lighting Charges	561.47
Taxes	9.16
Total Amount Due Jun 29	\$570.63

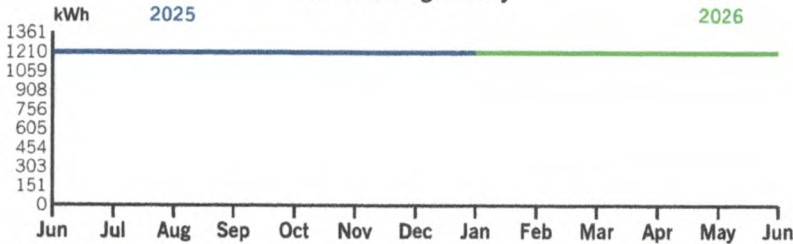


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,210	1,210	14,520	1,210
Avg. Daily (kWh)	42	40	40	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 8867

Amount of automatic draft

\$570.63
by Jun 29

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882688670006600000000000005706300000570636



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 07 - Jun 04		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
HPS UG RDWAY 9500L	28	1,176 kWh
Total	30	1,210 kWh

Billing details - Lighting

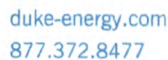
Billing Period - May 07 26 to Jun 04 26	
Customer Charge	\$1.93
Energy Charge	
1,210.000 kWh @ 4.205c	50.89
Fuel Charge	
1,210.000 kWh @ 3.775c	45.68
Asset Securitization Charge	
1,210.000 kWh @ 0.054c	0.65
Fixture Charge	
HPS UG RDWAY 9500L	168.28
50 MICRO II 3K UG	4.87
50W LED RW GRY MICRO III 3K OH	3.77
Maintenance Charge	
HPS UG RDWAY 9500L	80.92
50 MICRO II 3K UG	2.04
50W LED RW GRY MICRO III 3K OH	2.04
Pole Charge	
CONCRETE, 30/35	
30 Pole(s) @ \$6.680	200.40
Total Current Charges	\$561.47

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.49
Gross Receipts Tax	2.54
Municipal Franchise Fee	6.13
Total Taxes	\$9.16



Bill date Jun 5, 2026
For service May 7 - Jun 4
29 days

Billing summary

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,261	2,261	27,132	2,261
Avg. Daily (kWh)	78	75	75	
12-month usage based on most recent history				

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Account number
9100 8827 0605

889100882706050006600000000000000010847800001084789

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 7

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

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Para nuestros clientes que hablan Español

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 07 - Jun 04		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
50 MICRO II 3K UG	1	17 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
50W LED RW GRY MICRO II 3K OH	4	68 kWh
HPS UG RDWAY 9500L	51	2,142 kWh
Total	58	2,261 kWh

Billing details - Lighting

Billing Period - May 07 26 to Jun 04 26	
Customer Charge	\$1.93
Energy Charge	
2,261.000 kWh @ 4.205c	95.08
Fuel Charge	
2,261.000 kWh @ 3.775c	85.35
Asset Securitization Charge	
2,261.000 kWh @ 0.054c	1.22
Fixture Charge	
HPS UG RDWAY 9500L	306.51
50W LED RW GRY MICRO II 3K OH	15.08
50 MICRO II 3K UG	4.87
50W LED RW GRY MICRO III 3K OH	3.77
50 MICRO II 3K UG	4.87
Maintenance Charge	
HPS UG RDWAY 9500L	147.39
50W LED RW GRY MICRO II 3K OH	8.16
50 MICRO II 3K UG	2.04
50W LED RW GRY MICRO III 3K OH	2.04
50 MICRO II 3K UG	2.04
Pole Charge	
CONCRETE, 30/35	
58 Pole(s) @ \$6.680	387.44
Total Current Charges	\$1,067.79

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.93
Gross Receipts Tax	4.71
Municipal Franchise Fee	11.35
Total Taxes	\$16.99



Outlook

RE: HM2 Need a Check Cut

From Patricia Thibault <Patricia@havenmgtsol.com>

Date Tue 6/30/2026 9:32 AM

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

Cc dgalbraithhm2@gmail.com <dgalbraithhm2@gmail.com>; Austin Comings <Austin@havenmgtsol.com>; Shima Pakzadian <Shima@havenmgtsol.com>

Hi there and Good Morning Kyle

We will get the check teed up and will fed ex out today

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

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

Sent: Tuesday, June 30, 2026 9:24 AM

To: Patricia Thibault <Patricia@havenmgtsol.com>

Cc: Haven Mgt <Havenadmin@havenmgtsol.com>

Subject: HM2 Need a Check Cut

Hey Patricia,

I heard back from Haines City regarding the lien reduction application fee for HM2. Can you please cut a check for \$250 made out to "City of Haines City" and put "Code Compliance" in the memo line and send it to me at my office. Unfortunately, they don't appear to have an option for electronic payment. Address is below. Thanks!

Kutak Rock LLP

107 W. College Ave., Tallahassee, FL 32301

Kyle M. Magee

Associate

Kutak Rock LLP

107 W. College Ave., Tallahassee, FL 32301

Kyle.Magee@kutakrock.com

p: 850.692.7334 m: 850.509.7213

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



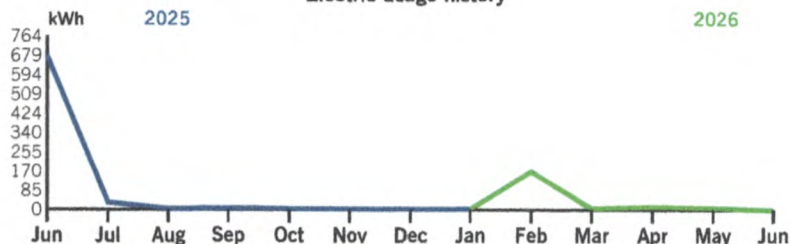
Bill date Jun 9, 2026
For service May 8 - Jun 5
29 days

Account number 9100 8827 0423

Previous Amount Due	\$-19.58
<i>Payment Received</i>	0.00
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 30	\$13.07

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Electric usage history



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	679	268	22
Avg. Daily (kWh)	0	23	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8827 0423

\$13.07
by Jun 30

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
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Business	duke-energy.com/manage-bus

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 8

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Your usage snapshot - Continued

Current electric usage for meter number 4506090	
Actual reading on Jun 5	44961
Previous reading on May 8	- 44961
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 4506090	
Customer Charge	\$18.01
Minimum Bill Adjustment	11.99
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

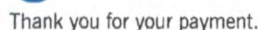


Bill date Jun 9, 2026
For service May 8 - Jun 5
29 days

Account number 9100 8827 0796

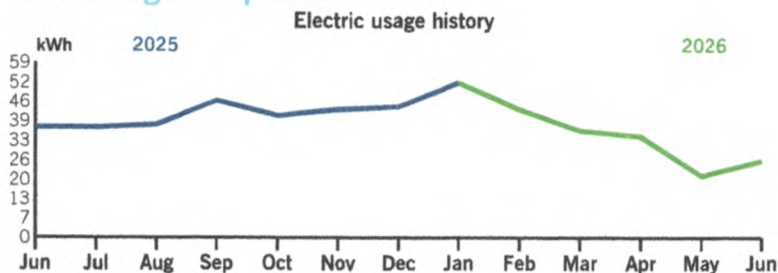
Billing summary

Previous Amount Due	\$32.65
<i>Payment Received Jun 01</i>	-32.65
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 30	\$32.65



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Your usage snapshot



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	26	37	461	38
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8827 0796

\$32.65
by Jun 30

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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Check utility rates

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Current electric usage for meter number 3340746	
Actual reading on Jun 5	18712
Previous reading on May 8	- 18686
Energy Used	26 kWh
Billed kWh	26.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 3340746	
Customer Charge	\$18.01
Energy Charge	
26.000 kWh @ 9.609c	2.50
Fuel Charge	
26.000 kWh @ 3.859c	1.00
Asset Securitization Charge	
26.000 kWh @ 0.195c	0.05
Minimum Bill Adjustment	8.44
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

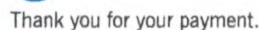
Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65



For service May 8 - Jun 5
29 days

Account number **9100 8824 2750**

Previous Amount Due	\$32.65
<i>Payment Received Jun 01</i>	-32.65
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 30	\$32.65



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Electric usage history

Month	2025 (kWh)	2026 (kWh)
Jun	18	-
Jul	18	-
Aug	18	-
Sep	18	-
Oct	19	-
Nov	19	-
Dec	16	-
Jan	20	18
Feb	-	16
Mar	-	16
Apr	-	18
May	-	16
Jun	-	17

Average temperature in degrees

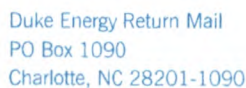
81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	17	18	214	18
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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Account number
9100 8824 2750

\$32.65
by Jun 30

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\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891.00882427500006600000000000000000326500000032657

We're here for you

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Electric outage	duke-energy.com/outages 800.228.8485
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In person	duke-energy.com/location

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Your usage snapshot - Continued

Current electric usage for meter number 3870704	
Actual reading on Jun 5	1604
Previous reading on May 8	- 1587
Energy Used	17 kWh
Billed kWh	17.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 3870704	
Customer Charge	\$18.01
Energy Charge	
17.000 kWh @ 9.609c	1.64
Fuel Charge	
17.000 kWh @ 3.859c	0.66
Asset Securitization Charge	
17.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.66
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

